



70 Essex Street, Mystic, CT 06355 ■ Phone: 860-536-7390 ■

Erosion & Sediment Control Narrative:
695 Route 32, Uncasville, CT

July 14, 2026

A. Purpose and description of project.

The property is an existing house and detached garage located within the C-1 Zoning District and the Route 32 Overlay Zone on a 52,314 square foot (1.20 Acre) lot. The proposed project consists of modifying the existing dwelling and constructing two additional single-family units to create a triplex development.

B. Estimate the total area of the project site and the total area of the site that is expected to be disturbed by construction activities.

The total proposed building area is 4,481 square feet, with a total site disturbance of 0.41 Acres.

C. Identification of site-specific erosion or sediment control concerns and issues.

As identified on the attached plan set.

D. The phases of development if more than one phase is planned.

The site will be constructed in one phase.

E. The planned start and completion dates for each phase of the project.

The project will start upon receipt of all Town and DOT approvals.

F. *Either provide or identify where in the E&S plan the following information is found:*

1. The design criteria, construction details and maintenance program, for the erosion and sediment control measures to be used.

The design criteria, construction details, and maintenance program for the erosion and sediment control measures to be used are shown on the accompanying plan set, and consist of silt fence along the limits of disturbance and a stabilized anti-tracking pad. All measures will be installed and maintained in accordance with the Connecticut Guidelines for Soil Erosion & Sediment Control, and will be inspected regularly and repaired or replaced as needed until permanent stabilization is achieved.

- 2. The sequence of major operations within each phase, such as installation of erosion control measures, clearing, grubbing, excavation, grading, drainage and utility installation, temporary stabilization, road base, paving for roadways and parking areas, building construction, permanent stabilization, removal of temporary erosion control measures.**

The sequence of major operation is as follows: install erosion and sediment control measures; demolish the existing detached garage; clear and grub the limits of disturbance; excavate and grade for the proposed additional units; install utilities and drainage improvements; construct roadway/ parking base and pavement; construct the proposed building addition; permanently stabilize all disturbed areas; and remove any temporary erosion and sediment control measures once permanent vegetative cover is established.

- 3. The time (in days) required for the major operations identified in the sequence.**

The number of days required to perform the major operations is 9 – 12 months.

G. Identify other possible local, state, and federal permits required.

Town of Montville, planning and zoning site plan approval is required as well as a DOT Encroachment Permit.

H. Identify the conservation practices to be used.

The conservation practices used are 235' buffer to flood zone and 250' ± buffer to Horton Cove, and erosion and sediment and stormwater best management practices.

I. A listing of all other documents to be considered part of the E&S plan.

The Connecticut Guidelines for Soil Erosion & Sediment Control and the Town of Montville Zoning Regulations.