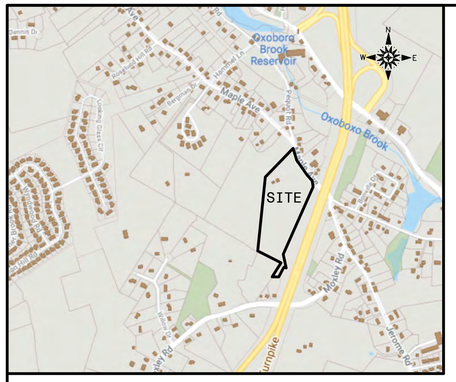


LOCATION MAP
SCALE 1"=1000'±

2 LOT SUBDIVISION
82 MAPLE AVE
PREPARED FOR
LINDO CONSTRUCTION, LLC
MONTVILLE, CONNECTICUT

ZONING TABLE

TOTAL AREA: 17.97 AC.
ZONE: R-40

	REQUIRED	PROVIDED	
	MINIMUM FRONT LOT	LOT 1	LOT 2
LOT AREA:	40,000 SF	121,727 SF 2.79 AC.	661,201 SF 17.97 AC.
LOT FRONTAGE:	150 FT	218.86'	291.57'
BUILDING SETBACKS:	40' FY 40' RY 15' SY	40' FY 40' RY 15' SY	40' FY 40' RY 15' SY

OWNER: LINDO CONSTRUCTION, LLC
542 FLANDERS RD.
OAKDALE, CT 06370

SUBDIVIDER: LINDO CONSTRUCTION, LLC
542 FLANDERS RD.
OAKDALE, CT 06370

TABLE OF CONTENTS

APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION ON _____

BY: _____
CHAIRMAN, VICE CHAIRMAN, SECRETARY

DATE: _____

PER C.G.S. SECTION 8-26C, AS MAY BE AMENDED, ALL WORK IN CONJUNCTION WITH THE APPROVED SUBDIVISION SHALL BE COMPLETED WIHTIN FIVE (5) YEARS ON OR BEFORE _____

APPROVAL OF THS SUBDIVISION PLAN BY THE COMMISSION SHALL MEAN CERTIFICATION OF THE EROSION AND SEDIMENT CONTROL PLAN.

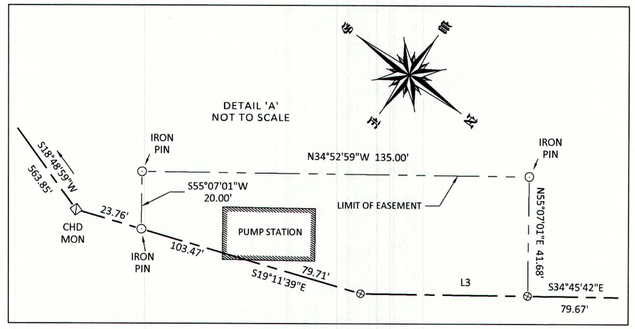
ROB HELLSTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CT., 06248
(860) 228-9853
(860) 228-1360 (FAX)
hellstromsurveying@yahoo.com
rhlsct.com
Mailing Address:
P.O. BOX 378
HEBRON, CT. 06248-0378

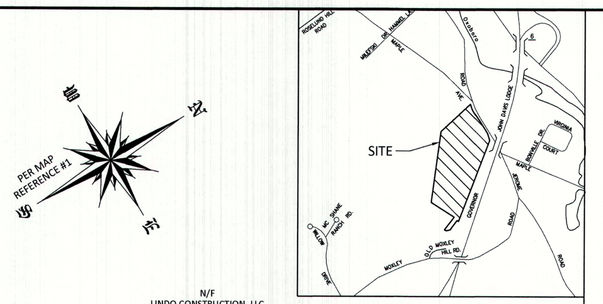
WENTWORTH CIVIL ENGINEERS LLC
177 WEST TOWN ST.
LEBANON, CT 06249
TEL. (860) 642-7255
FAX (860) 642-4794
web: wentworthcivil.com

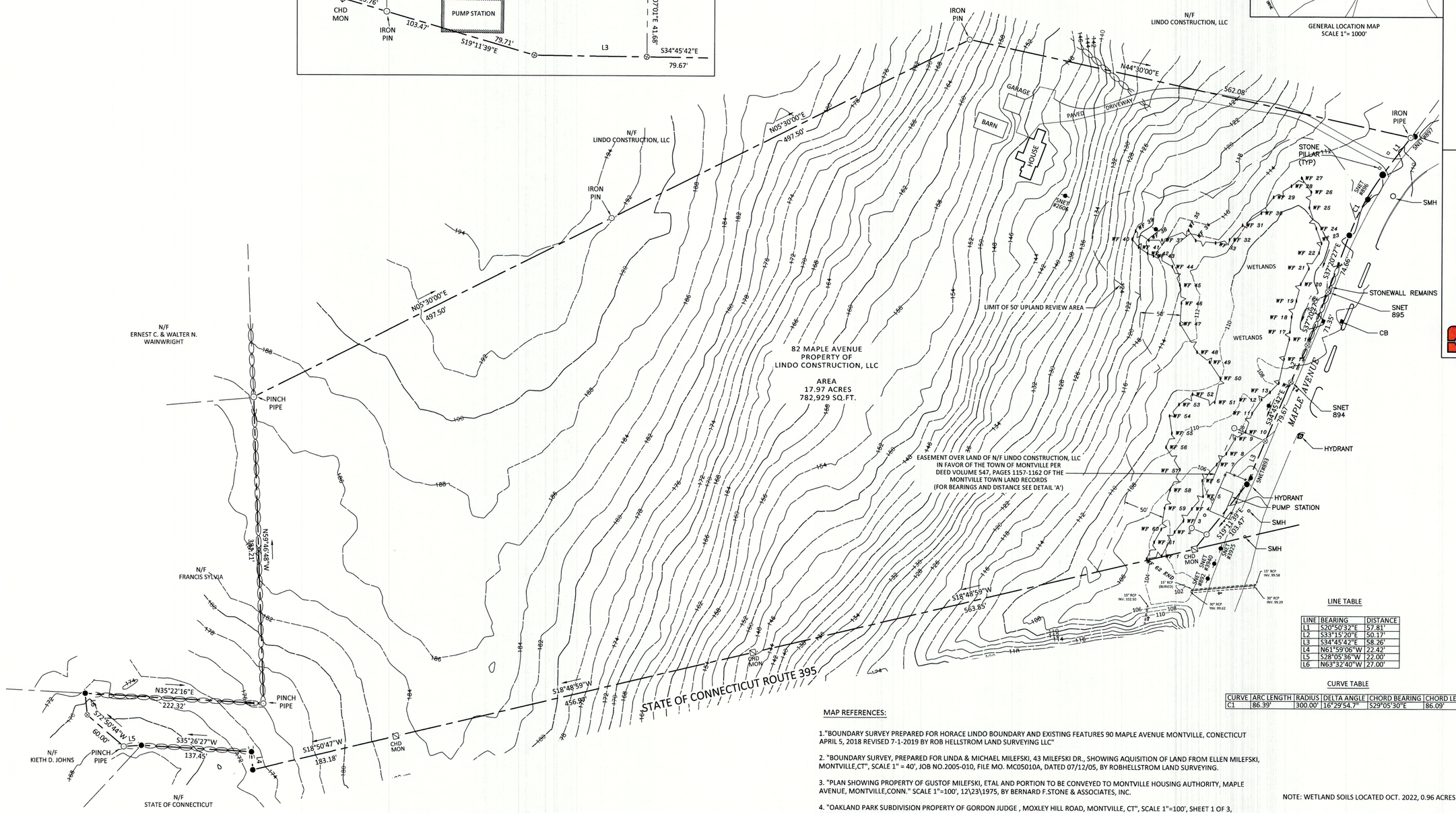
JOB NO.: 2022-271 | DATE: 1/25/25 | SHEET C-1 | MAP NO. 2021-049-1C

LEGEND

- PROPERTY LINE
- STONE WALL
- ANGLE POINT
- IRON PIN OR PIPE FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- IRON PIN SET: 5/8" REBAR
- CHD MONUMENT FOUND







LINE TABLE

LINE	BEARING	DISTANCE
L1	S20°50'32"E	57.81'
L2	S33°15'30"E	50.17'
L3	S34°45'42"E	58.26'
L4	N61°59'06"W	22.42'
L5	S28°05'36"W	22.00'
L6	N63°32'40"W	27.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	86.39'	300.00'	16°29'54.7"	S29°05'30"E	86.09'

MAP REFERENCES:

1."BOUNDARY SURVEY PREPARED FOR HORACE LINDO BOUNDARY AND EXISTING FEATURES 90 MAPLE AVENUE MONTVILLE, CONECTICUT APRIL 5, 2018 REVISED 7-1-2019 BY ROB HELLSTROM LAND SURVEYING LLC"

2. "BOUNDARY SURVEY, PREPARED FOR LINDA & MICHAEL MILEFSKI, 43 MILEFSKI DR., SHOWING AQUISITION OF LAND FROM ELLEN MILEFSKI, MONTVILLE,CT", SCALE 1" = 40', JOB NO.2005-010, FILE MO. MC05010A, DATED 07/12/05, BY ROBHELLSTROM LAND SURVEYING.

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5."OAKLAND PARK, RESUBDIVISION SECTION 2, PROPERTY OF GORDON JUDGE ETAL WILLOW DRIVE MONTVILLE,CT", SCALE 1"=40', DATED 7, 1982, SHEET 1 OF 2, BY FRANSEN CONSULTANTS. JOB NO.82-003.

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DEED REFERENCES:

1. VOLUME 329, PAGE 27 OF THE MONTVILLE TOWN LAND RECORDS

NOTE: WETLAND SOILS LOCATED OCT. 2022, 0.96 ACRES BY RHLS, LLC

MAP STANDARD NOTES

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: PROPERTY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: A-2
VERTICAL ACCURACY CLASS: T-D (CT-ECO LIDAR 2023)

PROPERTY SURVEY
- PREPARED FOR -
HORACE LINDO
82 MAPLE AVENUE
MONTVILLE CONNECTICUT

SHEET NO.: 1 OF 1 | JOB NO.: 2022-271
BY: AGS | SCALE: 1"= 60' | FILE NO.: 22-271_82_MAPLE_AVE_
DATE: DECEMBER 20, 2022

ROB HELLSTROM
LAND SURVEYING LLC
61 MAIN STREET – SUITE G
HEBRON, CONNECTICUT
(860)-228-9853
Mailing Address:
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HEBRON, CT 06248
www.rhlsct.com
Email: hellstromsurveying@yahoo.com

NO.	DATE	REVISIONS
1.	1/16/25	FIELD TOPOGRAPHY, LIDAR DATA, ETC.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

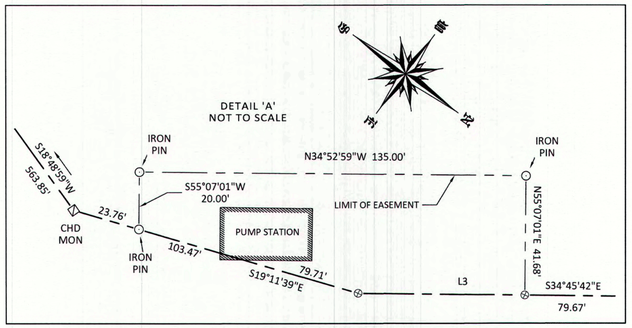
THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.

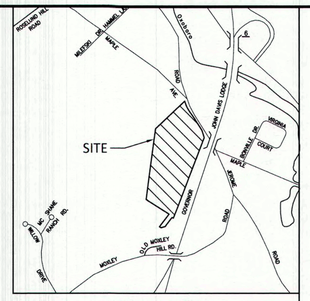
ROBERT W. HELLSTROM, L.S. #13626

GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)
1 inch = 60 ft.

LEGEND

- PROPERTY LINE
- BUILDING LINE
- STONE WALL
- ANGLE POINT
- IRON PIN OR PIPE FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- IRON PIN SET: 5/8" REBAR
- CHD MONUMENT FOUND





GENERAL LOCATION MAP
SCALE 1"= 1000'

PER MAP REFERENCE #1

N/F
LINDO CONSTRUCTION, LLC

IRON PIN

N44°30'00"E 562.08'

N 38°09'31" W 101.05'

N 51°13'56" W 130.45'

GARAGE
BARN
HOUSE
PAVED DRIVEWAY
20' BL
40' BL

LOT 1
AREA: 121,727 SF (2.79 ACRES)

IRON PIPE
SNET #897
STONE PILLAR (TYP)
SNET #895
SNET #2606
SMH

PROPOSED LOT LINES

S 44°30'00" W 500.04'

WETLANDS

S37°20'27"E 74.66'

LIMIT OF 50' UPLAND REVIEW AREA

STONEWALL REMAINS
SNET 895

S37°20'27"E 21.18'

S37°20'27"E 50.17'

LOT 2
AREA: 661,202 SF (15.18 ACRES)

MAPLE AVENUE

S32°45'04"E 79.67'

SNET 894

HYDRANT

EASEMENT OVER LAND OF N/F LINDO CONSTRUCTION, LLC
IN FAVOR OF THE TOWN OF MONTVILLE PER
DEED VOLUME 547, PAGES 1157-1162 OF THE
MONTVILLE TOWN LAND RECORDS
(FOR BEARINGS AND DISTANCE SEE DETAIL 'A')

SNET #895

HYDRANT
PUMP STATION
SMH
SMH

S19°11'39"E 103.47'

CHD MON

SNET #895
SNET #2606

15" RCP INV. 99.58
15" RCP (BURIED)
15" RCP INV. 102.50
30" RCP INV. 99.62
30" RCP INV. 99.29

N/F
LINDO CONSTRUCTION, LLC

N05°30'00"E 497.50'

IRON PIN

20' BL

N05°30'00"E 497.50'

N/F
ERNEST C. & WALTER N. WAINWRIGHT

PINCH PIPE

N/F
FRANCIS SYLVIA

N05°46'46"W 381.21'

40' BL

N/F
KIETH D. JOHNS

PINCH PIPE

N35°22'16"E 222.32'

PINCH PIPE

L6
S72°50'44"W 60.00'
L5
S35°26'27"W 137.45'

L4

S18°50'47"W 183.18'

CHD MON

N/F
STATE OF CONNECTICUT

S18°48'59"W 563.85'

20' BL

CHD MON

S18°48'59"W 456.97'

STATE OF CONNECTICUT ROUTE 395

82 MAPLE AVENUE
PROPERTY OF
LINDO CONSTRUCTION, LLC

TOTAL AREA:
782,929 SF (17.97 ACRES)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S20°50'32"E	57.81'
L2	S33°15'20"E	50.17'
L3	S34°45'42"E	58.26'
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L6	N63°32'40"W	27.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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DEED REFERENCES:

1. VOLUME 329, PAGE 27 OF THE MONTVILLE TOWN LAND RECORDS

NOTE: WETLAND SOILS LOCATED OCT. 2022, 0.96 ACRES BY RHLS, LLC

MAP STANDARD NOTES

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

   TYPE OF SURVEY: SUBDIVISION MAP
   BOUNDARY DETERMINATION CATEGORY: RESURVEY
   HORIZONTAL ACCURACY CLASS: A-2

GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)
1 inch = 60 ft.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND EMBOSSED SEAL.

ROBERT W. HELLSTROM, L.S. #13626

NO.	DATE	DESCRIPTION
		REVISIONS

SUBDIVISION PLAN
- PREPARED FOR -
HORACE LINDO
DEPICTING PROPSOED LOT LAYOUT
82 MAPLE AVENUE
MONTVILLE CONNECTICUT

SHEET NO.:	1 OF 1	JOB NO.:	24-268 (REF. #22-271)
BY: AGS	SCALE: 1"= 60'	FILE NO.:	22-271_82_MAPLE_AVE_
DATE:	JANUARY 6, 2025		

ROB HELLSTROM
LAND SURVEYING LLC
61 MAIN STREET - SUITE G
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(860)-228-9853
Mailing Address:
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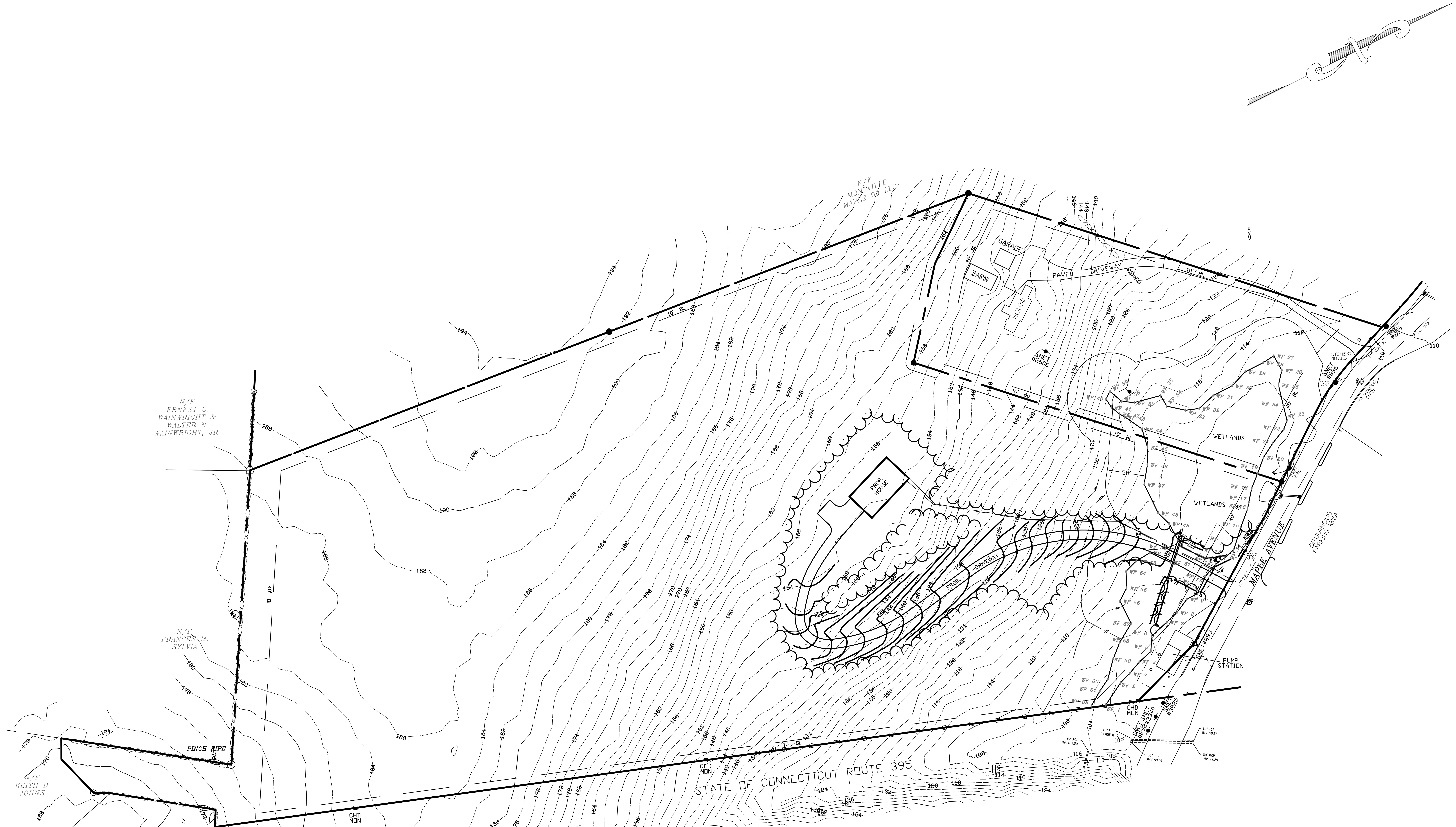


LEGEND

PROPERTY LINE	
BUILDING SETBACK LINE	
EXISTING ZONING BOUNDARY	
EXISTING CONTOUR	434

GRAPHIC SCALE

60 0 60 120

(IN FEET)
1 inch = 60 ft.

ONSITE INLAND WETLANDS FIELD DELINEATED BY JOSEPH P. THEROUX
OCTOBER OF 2022.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES.
CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

REVISED 6/15/26

STATE OF CONNECTICUT
Wesley J Wentworth
20360
LICENSED
PROFESSIONAL ENGINEER

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

WESLEY J. WENTWORTH P.E. # 20360

WENTWORTH CIVIL ENGINEERS LLC
177 WEST TOWN ST.
LEBANON, CT 06249
TEL. (860) 642-7255
FAX (860) 642-4794
web: wentworthcivil.com

OVERALL PLAN
82 MAPLE AVE
PREPARED FOR
LINDO CONSTRUCTION, LLC
MONTVILLE, CONNECTICUT

DATE:	1/25/25
SCALE:	1"=60'
SHEET	S-1
MAP NO. 21-049-1PR	

CLEARING LIMITS ON ALL LOTS SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF WORK FOR INDIVIDUAL LOT DEVELOPMENT.

NOTE: THE ZONING & SUBDIVISION REGULATIONS OF THE TOWN OF MONTVILLE ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON THE COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID ZONING AND SUBDIVISION REGULATIONS

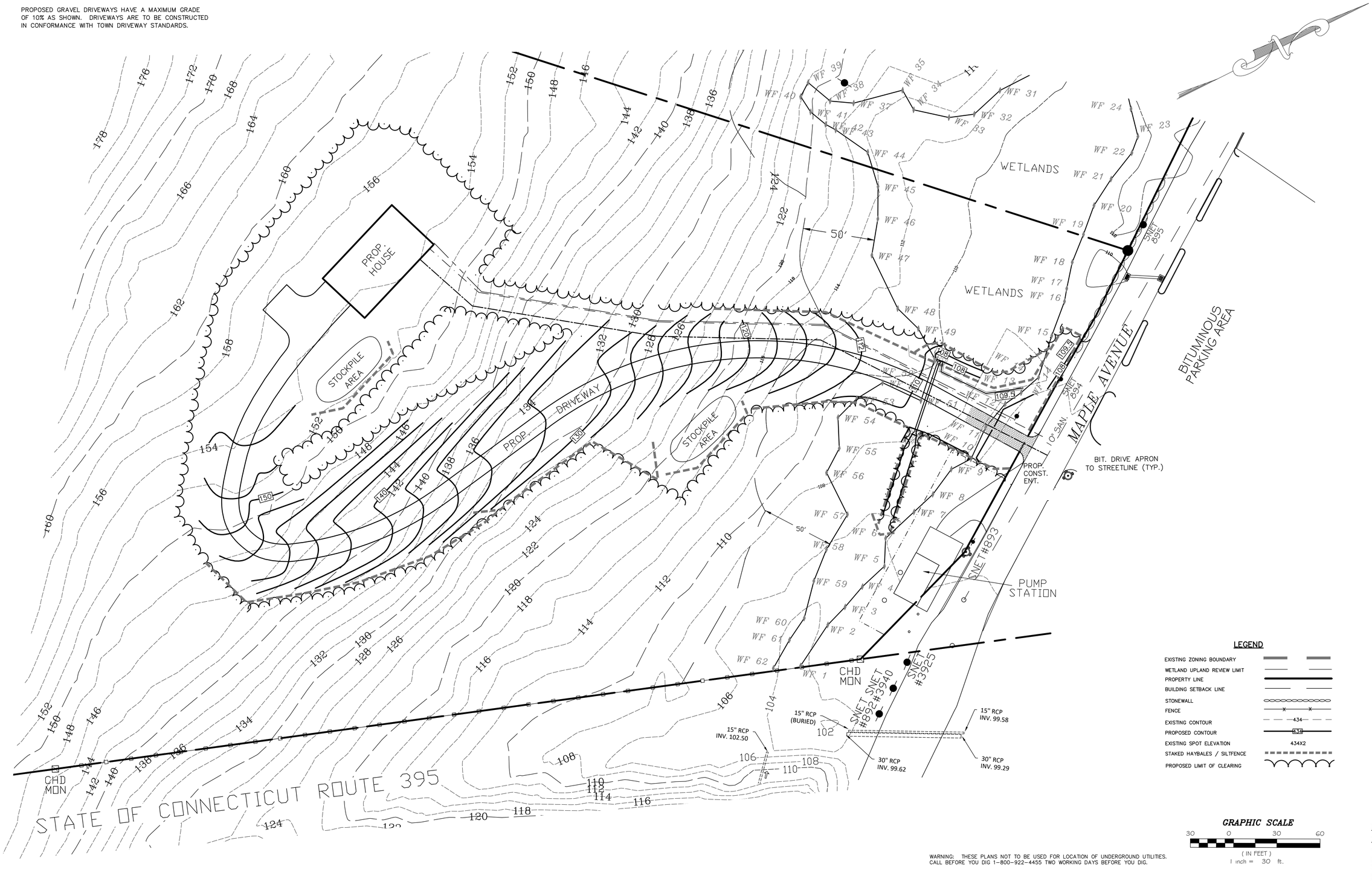
WARNING THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES – CALL BEFORE YOU DIG 1–800–922–4455 TWO WORKING DAYS BEFORE YOU DIG.

PROPOSED GRAVEL DRIVEWAYS HAVE A MAXIMUM GRADE OF 10% AS SHOWN. DRIVEWAYS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH TOWN DRIVEWAY STANDARDS.

PASSIVE SOLAR ENERGYTECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPMENT OF THIS PLAN.

NO ACTIVITIES SHALL COMMENCE WITHIN REGULATED UPLANDS / WETLANDS AREAS WITHOUT PRIOR APPROVAL OF THE MONTVILLE INLAND WETLANDS COMMISSION.

ALL IMPROVEMENTS SHOWN HERIN ARE CONCEPTUAL AND DEVELOPMENT OF INDIVIDUAL LOTS REQUIRE INDIVIDUAL SITE PLANS PREPARED BY A LICENSED LAND SURVEYOR AND/OR PROFESSIONAL ENGINEER.



LEGEND

- EXISTING ZONING BOUNDARY
- WETLAND UPLAND REVIEW LIMIT
- PROPERTY LINE
- BUILDING SETBACK LINE
- STONEWALL
- FENCE
- EXISTING CONTOUR — 434
- PROPOSED CONTOUR — 434
- EXISTING SPOT ELEVATION — 434X2
- STAKED HAYBALES / SILTFENCE
- PROPOSED LIMIT OF CLEARING

GRAPHIC SCALE

30 0 30 60

(IN FEET)

1 inch = 30 ft.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES. CALL BEFORE YOU DIG 1–800–922–4455 TWO WORKING DAYS BEFORE YOU DIG.

STATE OF CONNECTICUT — WESLEY J. WENTWORTH — 20360 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

WESLEY J. WENTWORTH P.E. # 20360

WENTWORTH CIVIL ENGINEERS LLC
177 WEST TOWN ST.
LEBANON, CT 06249
PH (860) 642-7795
FAX (860) 642-4794
web: wentworthcivil.com

LOT 2 GRADING / E&S CONTROL PLAN

82 MAPLE AVE

PREPARED FOR

LINDO CONSTRUCTION, LLC

MONTVILLE, CONNECTICUT

REVISED 6/15/26

DATE:	1/25/25
SCALE:	1"=30'
SHEET	S-2
MAP NO. 21-049-1PR	

GENERAL NOTES

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. D.O.T. FORM 819 (AS AMENDED) AND/OR THE TOWN STANDARD SPECIFICATIONS.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND FOR COORDINATING CONNECTION OF PROPOSED AND EXISTING UTILITIES.

TOWN MAY REQUIRE CHANGES TO THE PLAN TO ADDRESS PROBLEMS THAT MAY RESULT IN THE FIELD.

ALL UTILITIES TO BE INSTALLED/DIRECTED BY APPROPRIATE AUTHORITIES.

FOUNDATION DRAINS SHALL BE DEPICTED ON ALL PLOT PLANS.

HOUSE SITE DEVELOPMENT

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADBEDS SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ONSITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FABRIC FENCE.)

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS. PROPOSED LEACHING SYSTEM AREAS MUST NOT BE IMPACTED BY VEHICULAR TRAFFIC OR UTILIZED AS PARKING AREAS. DEVELOPMENT OF SEWAGE DISPOSAL LEACHING AREAS SHOULD BE STAGED TO FOLLOW HOUSE SITE PREPARATION. ONLY THE PRIMARY LEACHING SYSTEM NEED BE CLEARED OF EXISTING VEGETATION IN COORDINATION WITH APPROVED SEPTIC SYSTEM DESIGN. RESERVE AREAS SHOULD REMAIN UNALTERED IF SITE CONDITIONS PERMIT.

SOIL BOUNDARIES AND SOIL TYPES TAKEN FROM "SOIL SURVEY NEW LONDON COUNTY, CONNECTICUT", USDA SCS. WETLAND BOUNDARIES VERIFIED IN FIELD.

STUMPAGE AND DEBRIS SHALL NOT BE BURIED ON SITE.

PLOT PLANS FOR EACH LOT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS. ALSO THE PROPOSED HOUSE LOCATION, LOT GRADING LIMIT OF TREE CLEARING, DRIVEWAY DESIGN, SEPTIC SYSTEM DESIGN AND SITE DRAINAGE PLAN SHALL BE SHOWN. THESE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN.

UPON APPROVAL OF INDIVIDUAL SITE PLAN DEVELOPMENT, THE LIMITS OF DEVELOPMENT SHOULD BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED RESIDENTIAL STRUCTURE. DISTURBANCE LIMITS OF 25–30 FEET BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE ARE RECOMMENDED.

LEACHING FIELDS ARE TO BE LOCATED IN AREAS DESIGNATED ON SUBDIVISION PLAN.

SITE NARRATIVE

IN GENERAL THIS SITE CONSISTS OF 17.97 ACRES OF LAND TO BE DEVELOPED INTO 2 RESIDENTIAL BUILDING LOTS. LOT 1 CONSISTS OF AN EXISTING SINGLE FAMILY DWELLING. LOT 2 IS A VACANT WOODED PARCEL PROPOSED TO BE USED AS A SINGLE FAMILY DWELLING. PROPOSED DWELLING ON LOT 2 TO BE SERVICED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.

THE NATURE OF THE PROPOSED CONSTRUCTION ACTIVITIES INCLUDE MINIMAL CLEARING AND GRUBBING, TOPSOIL STRIPPING, FOUNDATION EXCAVATION AND INSTALLATION OF DRIVEWAY, AND YARD AREA. ALL ACTIVITIES ARE DESIGNED WITH A STRONG FOCUS ON EROSION & SEDIMENTATION CONTROLS.

SOME GENERAL KEYS TO SUCCESSFUL EROSION & SEDIMENTATION CONTROLS ARE AS FOLLOWS:

1. KEEP CLEARING AND GRUBBING OF VEGETATION TO AN ABSOLUTE MINIMUM.
2. MINIMIZE TIME OF EXPOSURE OF UNPROTECTED SOIL SURFACES.
3. STABILIZE ALL GRADED AREAS WITH MULCH AND VEGETATION IMMEDIATELY AFTER GRADING.
4. DIVERT RUNOFF AWAY FROM STEEPLY SLOPED & DISTURBED AREAS.
5. MONITOR AND MAINTAIN CONTROLS REGULARLY (WEEKLY).

GENERAL

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:

A) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).

D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.

E) INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.

F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTWASH AND EROSION.

G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.

H) PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

I) PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.

J) EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING OR CRACKING.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. AN ORGANIC MATTER CONTENT OF OVER TWO (2%) PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR (4") INCHES.

EROSION CHECKS

GENERAL:

1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

WINDBLOWN SEDIMENT

GENERAL:

1. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

METHODS:

1. SPRAY ON ADHESIVES ARE ACCEPTABLE AND SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S GUIDELINES.
2. WATER IS ACCEPTABLE BUT MUST BE APPLIED OFTEN IN HOT, DRY WEATHER.
3. CALCIUM CHLORIDE IS ACCEPTABLE BUT MUST BE APPLIED AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.
4. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

TEMPORARY VEGETATIVE COVER

GENERAL:

1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQUARE FEET).
4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10–10–10 PER ACRE (7 LBS. PER 1,000 SQUARE FEET.)
5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

GENERAL:

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

– SPRING SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10–10–10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET); THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10–10–10 FERTILIZER PER ACRE.

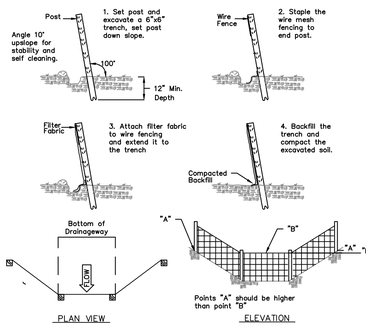
– FALL SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10–10–10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

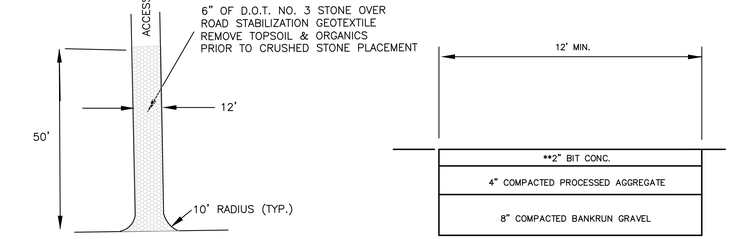
	LBS./ACRE	LBS./1000 S.F.
SUNNY TO PARTIALLY SUNNY SITES		
KENTUCKY BLUEGRASS	20	0.50
CREEPING RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10
SHADY SITES		
CREEPING RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10
DROUGHTY SITES		
CREEPING RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON–VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.
4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



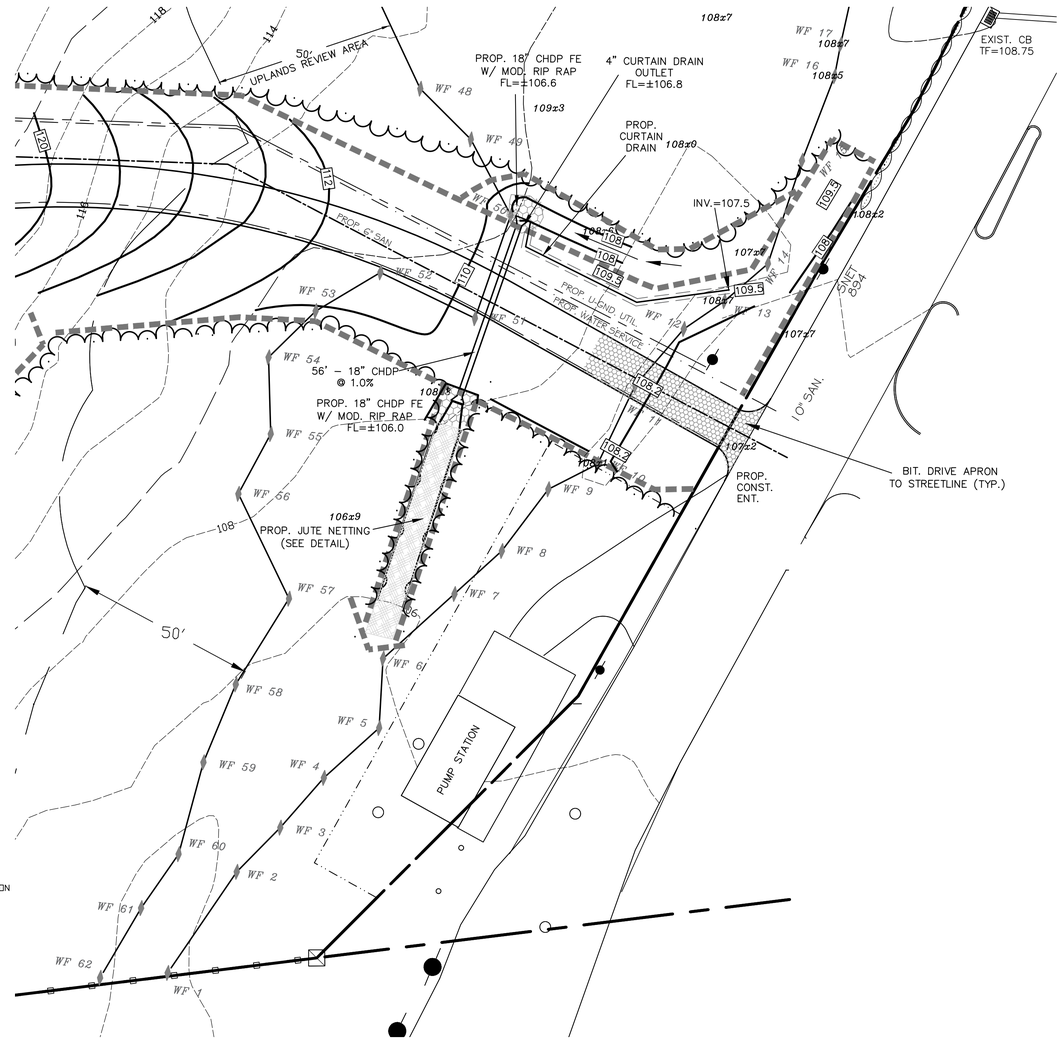
CONSTRUCTION ENTRANCE DETAIL

NO SCALE

LOT 2 DRIVEWAY DETAIL

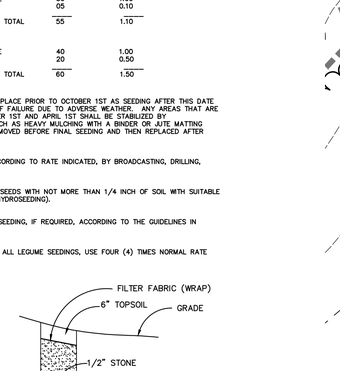
NOT TO SCALE

** 2" BIT. FOR DRIVEWAYS STEEPER THAN 10%



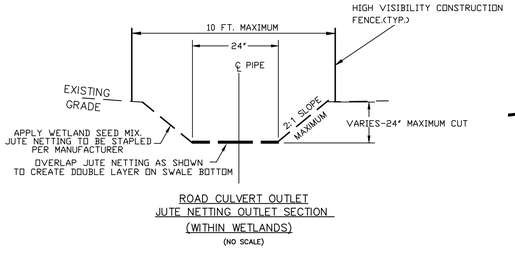
WETLANDS CROSSING DETAIL

SCALE: 1"=20'



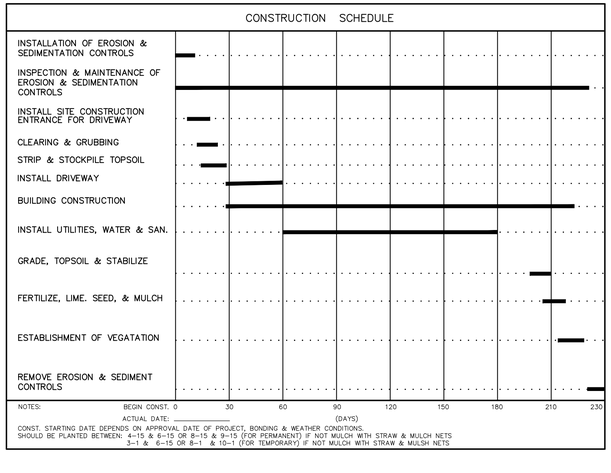
CURTAIN DRAIN DETAIL

NOT TO SCALE



ROAD CULVERT OUTLET JUTE NETTING OUTLET SECTION (WITHIN WETLANDS)

(NO SCALE)



STATE OF CONNECTICUT
WESLEY J. WENTWORTH
20360
REGISTERED PROFESSIONAL ENGINEER

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

WESLEY J. WENTWORTH P.E. # 20360

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NOTES & DETAILS
82 MAPLE AVE
PREPARED FOR
LINDO CONSTRUCTION, LLC
MONTVILLE, CONNECTICUT

REVISED 6/15/26

DATE:	1/25/25
SCALE:	1"=30'
SHEET	S–3
MAP NO.	21–049–1N