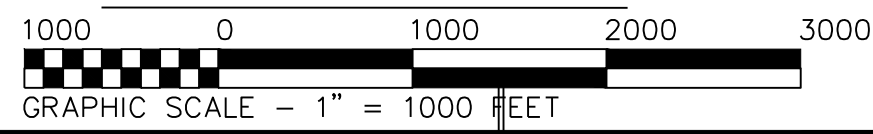


VICINITY MAP



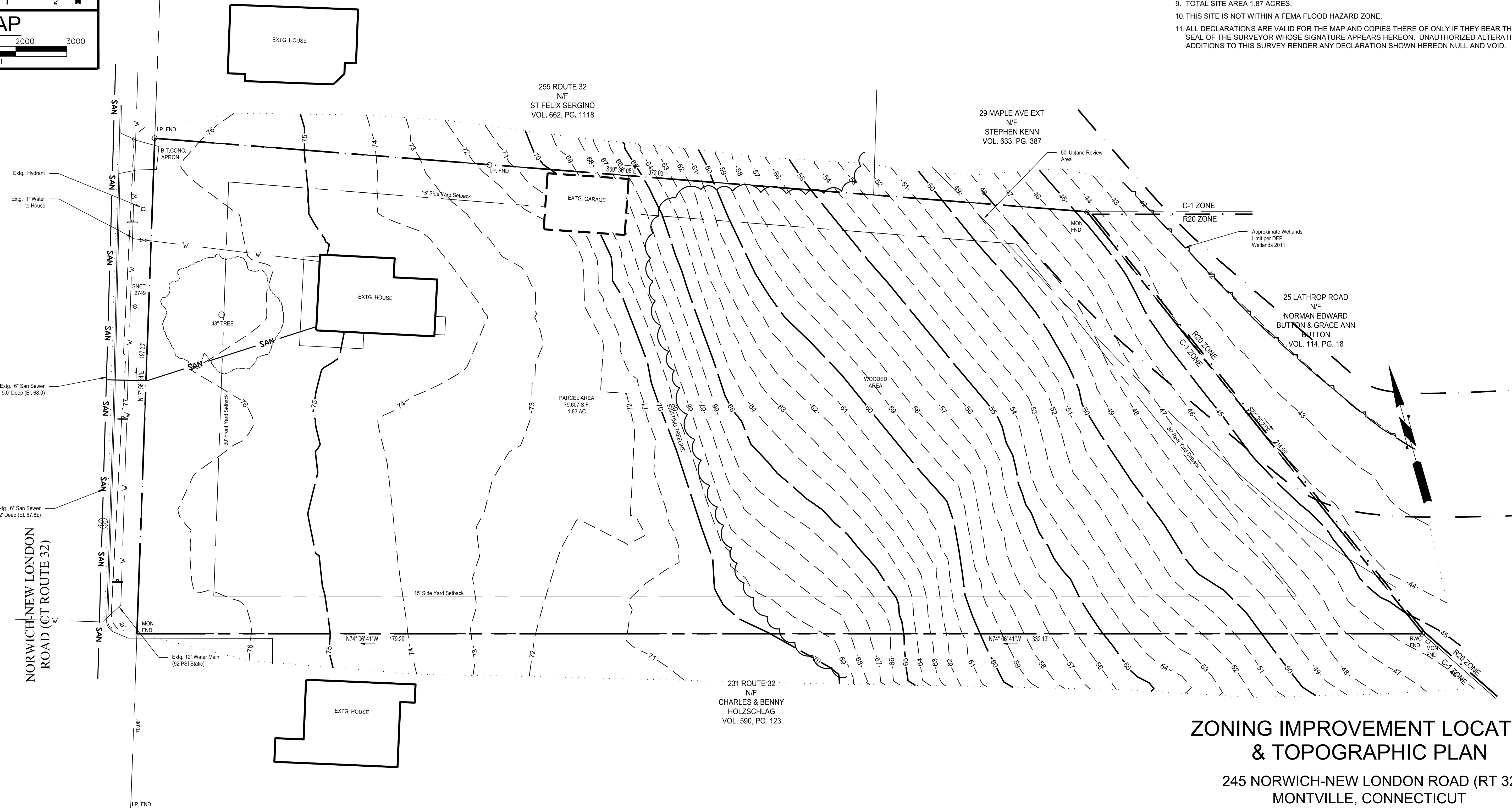
DEVELOPMENT STANDARDS C-1 Zone District			
STANDARD	REQUIREMENT	EXISTING	COMMENTS
Minimum Lot Area	40000	79607	
Minimum Lot Frontage	150 Ft.	197.3	
Minimum Building Setbacks			
Front Yard	30 Ft.	66.9 Ft.	
Side Yard (to Commercial Zone)	15 Ft.	15 Ft.	
Rear Yard (to Residential Zone)	30 Ft.	181.3 Ft.	
Rear Yard	30 Ft.	181.3 Ft.	
Maximum Height	35 Ft.	<35 Ft.	
Building Coverage		3.0%	
Lot Coverage (Total Impervious)		3.0%	

MAP REFERENCES:

- A. "LOCATION MAP, NOTES, & A2 SURVEY, COMMERCIAL / RESIDENTIAL COMPLEX NORWICH-NEW LONDON ROAD (CT ROUTE 32) MONTVILLE, CONNECTICUT, PREPARED FOR TOMASHE, LLC, 19 TUSA COURT MONMOUTH JUNCTION, NJ 08852", DATED SEPTEMBER 19, 2014, REVISED THROUGH 3/17/15, SCALE: 1" = 20', BY DENNIS A. JEROME, J. DEMPSEY, L.S. ON FILE AS MAP 2519 IN THE TOWN OF MONTVILLE LAND RECORDS.

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED ON SEPT. 26, 1996.
- THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP.
- THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
- WITH RESPECT TO VERTICAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS T-D.
- UTILITY, STRUCTURES, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN-PART, BY FIELD LOCATIONS OF OBSERVABLE STRUCTURES AND PAINTED MARKINGS. THE ACTUAL LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO EXCAVATION OR CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG", (800) 922-4455.
- OWNER OF RECORD: WESTERN GROUP LLC, RECORDED IN VOLUME 672, PAGE 82 IN THE TOWN OF MONTVILLE TOWN CLERK'S OFFICE.
- PARCEL IS LOCATED IN THE C-1 ZONE ON MAP 070, BLOCK 010, LOT 000.
- TOTAL SITE AREA 1.87 ACRES.
- THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE.
- ALL DECLARATIONS ARE VALID FOR THE MAP AND COPIES THERE OF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY RENDER ANY DECLARATION SHOWN HEREON NULL AND VOID.

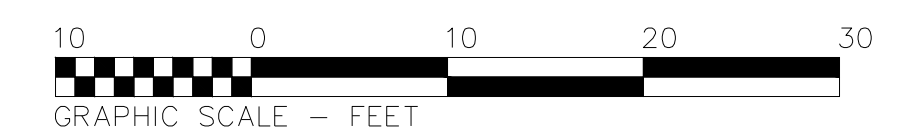


ZONING IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN

245 NORWICH-NEW LONDON ROAD (RT 32)
MONTVILLE, CONNECTICUT

PREPARED FOR:
WESTERN GROUP, LLC

SCALE 1" = 10' 7 JANUARY 2022
FE22-1700



THIS MAP IS NOT VALID UNLESS IT HAS A LIVE SIGNATURE AND EMBOSSED SEAL OF KEVIN M. CROWLEY.

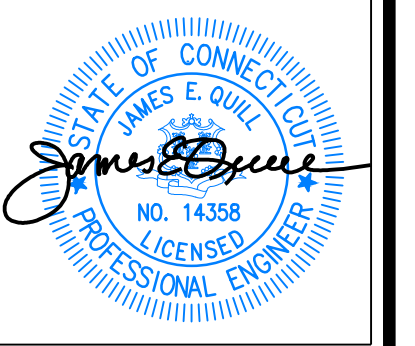
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS "A2" AS NOTED HEREON.

KEVIN M. CROWLEY
R.L.S. # 70261



FULLER ENGINEERING & LAND SURVEYING

525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL: INFO@FULLERSURVEYORS.COM



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 e-mail info@FullerSurveyors

WILTON'S WAY
22 UNIT CONDOMINIUM DEVELOPMENT
 245 NORWICH-NEW LONDON ROAD (RT 32)
 MONTVILLE, CONNECTICUT
 PREPARED FOR
WESTERN GROUP, LLC

Job Number:
 FE22-1700

Job Start Date:
 1/4/22

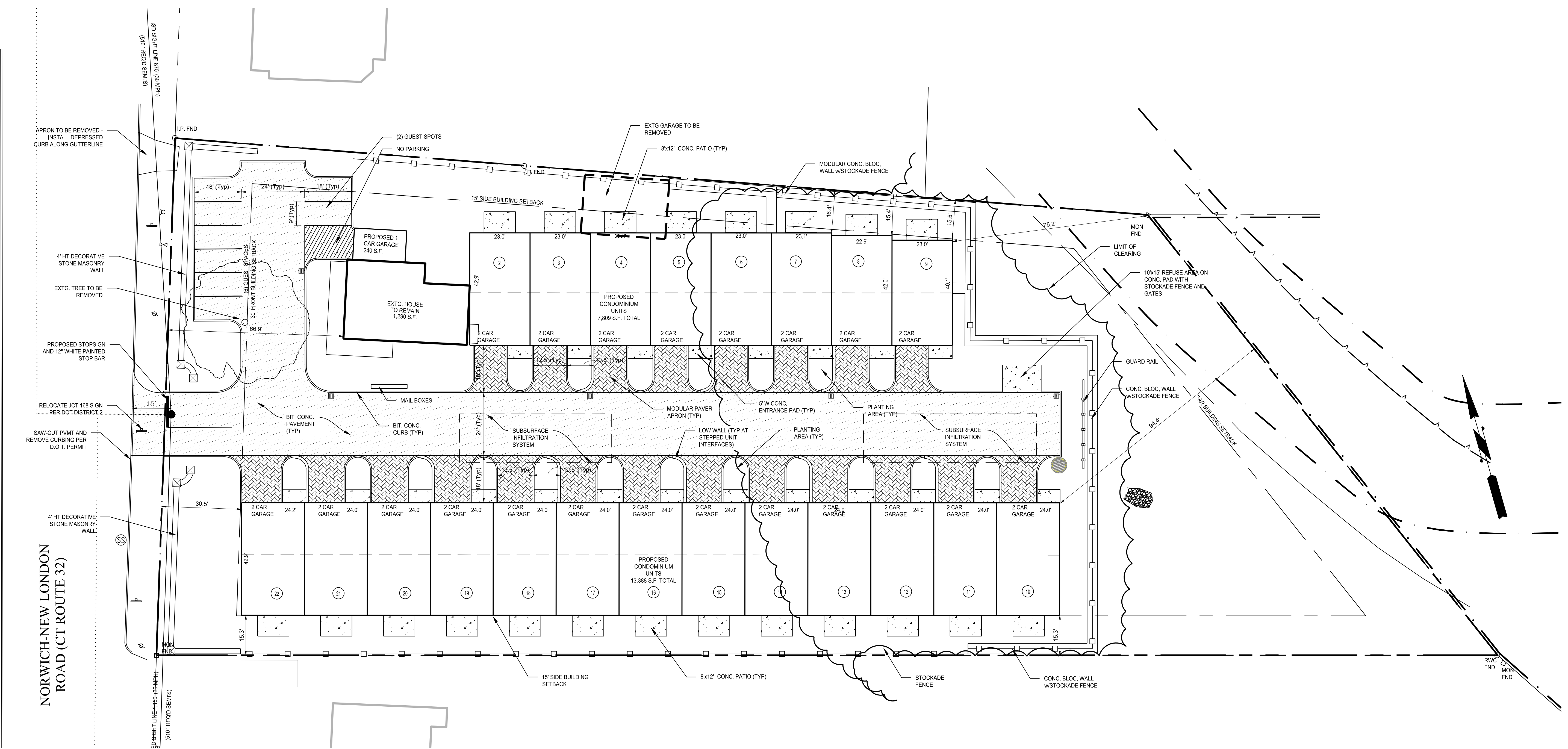
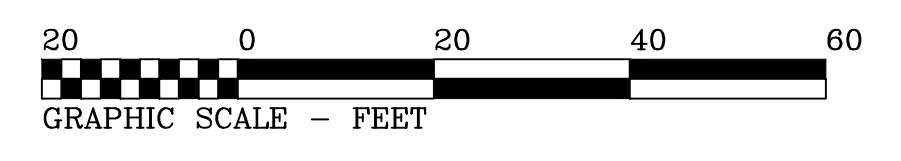
Submission	01/25/22

Drawn By: Checked By:
 D.R.R. J.E.Q.

Sheet Title:
PROPOSED SITE PLAN

Scale:
 1" = 20'

Sheet Number:
C-2.1



MAP REFERENCES:

- A. "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.
- B. "LOCATION MAP, NOTES, & A2 SURVEY, COMMERCIAL / RESIDENTIAL COMPLEX NORWICH-NEW LONDON ROAD (CT ROUTE 32) MONTVILLE, CONNECTICUT", DATED SEPTEMBER 19, 2014, REVISED THROUGH 3/17/15, SCALE: 1" = 20', BY DENNIS A. JEROME J. DEMPSEY, L.S.

NOTES:

- THIS PLAN IS FOR THE PROPOSED CONDOMINIUM BUILDINGS WITH PARKING CONSTRUCTION, AND MISCELLANEOUS LANDSCAPING ALONG 125-131 MAIN STREET, NORWALK, CT. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
- LOCATION OF EXISTING OUT STRUCTURES, AND TOPOGRAPHY WERE OBTAINED FROM A SURVEY TITLED "ZONING MAP OF PROPERTY PREPARED FOR WEST MAIN GROUP, LLC, 125 - 131 MAIN STREET, NORWALK, CT.", DATED JANUARY 23, 2019, SCALE: 1" = 20', BY DENNIS A. DEILUS - LAND SURVEYOR."
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
- THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE NORWALK BUILDING DEPARTMENT.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
- SUBJECT PROPERTY IS NOT WITHIN THE FEMA FLOOD HAZARD. SEE FEMA FLOOD INSURANCE RATE MAP #09001C0393G REVISED DATE OF OCTOBER 16, 2013.
- EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM REFERENCE MAP A.

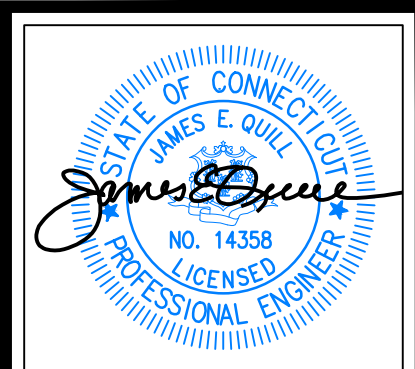
SIGN LEGEND

SIZES (IN) 30"	SIZES (IN) 18"x12"
CONN DOT # 31-0552	CONN DOT #
SUPPORTS 1	SUPPORTS 1

Parking	Provided
Condominium Units	42
Existing House Garage	1
Guest Parking	8
Total Parking Provided	51

DEVELOPMENT STANDARDS C-1 Zone				
District				
STANDARD	REQUIREMENT	EXISTING	PROPOSED	COMMENTS
Minimum Lot Area	40000	79607	No Change	
Minimum Lot Frontage	150 Ft.	197.3	No Change	
Minimum Building Setbacks				
Front Yard	30 Ft.	66.9 Ft.	30.5 Ft.	
Side Yard (to Commercial Zone)	15 Ft.	15 ft.	15 Ft.	
Rear Yard (to Residential Zone)	30 Ft.	181.3 Ft.	N/A	
Rear Yard	30 Ft.	181.3 Ft.	75.2 Ft.	
Maximum Height	35 Ft.	<35 Ft.	<35 Ft.	
Building Coverage	3.0%	28.5%		
Lot Coverage (Total Impervious)	3.0%	56.1%		

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
 CHAIRMAN _____ DATE _____



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WILTON'S WAY
22 UNIT CONDOMINIUM DEVELOPMENT
245 NORWICH-NEW LONDON ROAD (RT 32)
MONTVILLE, CONNECTICUT
PREPARED FOR
WESTERN GROUP, LLC

Job Number:
FE22-1700

Job Start Date:
1/4/22

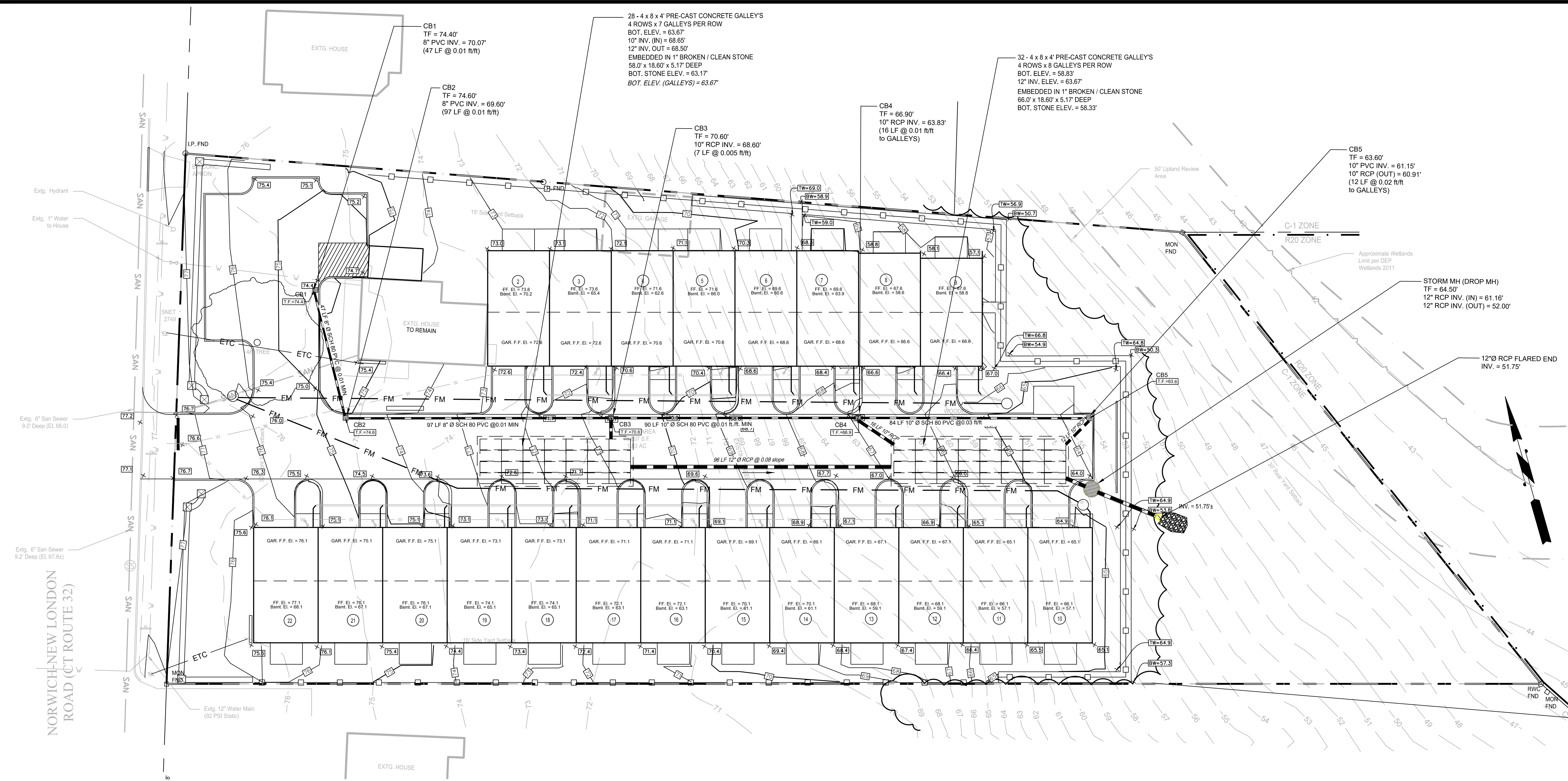
Submission	01/25/22

Drawn By: Checked By:
D.R.R. J.E.Q.

Sheet Title:
GRADING AND DRAINAGE PLAN

Scale:
1" = 20'

Sheet Number:
C-3.1



MAP REFERENCES:

- "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.
- "LOCATION MAP, NOTES, & A2 SURVEY, COMMERCIAL / RESIDENTIAL COMPLEX NORWICH-NEW LONDON ROAD (CT ROUTE 32) MONTVILLE, CONNECTICUT", DATED SEPTEMBER 19, 2014, REVISED THROUGH 3/17/15, SCALE: 1" = 20', BY DENNIS A. JEROME J. DEMPSEY, L.S.

NOTES:

- THIS PLAN IS FOR THE PROPOSED GRADING AND DRAINAGE FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT WITH PARKING, AND MISCELLANEOUS LANDSCAPING ALONG THE CT ROUTE 32. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
- THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE MONTVILLE BUILDING DEPARTMENT.
- ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, JANUARY 1985.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
- ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE TOWN OF MONTVILLE AND UTILITY COMPANY STANDARDS.

EARTHWORK

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Earthwork	1.000	1.000	66340.66 Sq. Ft.	3325.99 Cu. Yd.	3645.68 Cu. Yd.	319.69 Cu. Yd. <Fill>
Totals			66340.66 Sq. Ft.	3325.99 Cu. Yd.	3645.68 Cu. Yd.	319.69 Cu. Yd. <Fill>

A. TOTAL AREA OF DISTURBANCE: 66,340 S.F. (1.5 AC.±)

WETLAND AREAS

AREA	AREA (S.F.)	AREA (AC.)	NOTES
WETLAND AREA ON SITE	0 S.F.	0 AC.	OFFSITE WETLANDS TAKEN FROM GIS MAPPING
UPLAND REVIEW AREA ON SITE	4,253 S.F.	0.1 AC.	
TOTAL WETLAND AREA DISTURBED	0 S.F.	0 AC.	
UPLAND REVIEW AREA DISTURBED	0 S.F.	0 AC.	
TOTAL WETLAND & UPLAND REVIEW AREA DISTURBED	0 S.F.	0 AC.	

TEST PIT AND PERCOLATION DATA

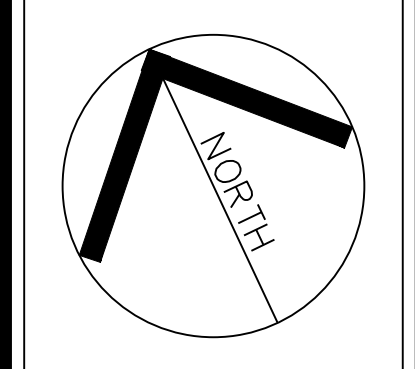
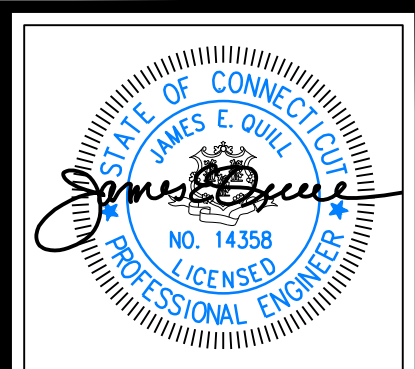
TEST HOLE DATA
PERFORMED 9/30/14, BY P. LAFAYETTE, P.E.

- TH-1**
0-12" TOPSOIL
12-47" TAN FINE-MED. SAND W/SOME SILT
47-130" MED.-COARSE SAND AND STONES
NO MOTTLING, NO WATER, NO LEDGE
- TH-2**
0-6" TOPSOIL
6-40" TAN FINE-MED. SAND W/SOME SILT
40-128" MED.-COARSE SAND AND STONES
NO MOTTLING, NO WATER, NO LEDGE

- TH-3**
0-4" TOPSOIL
4-32" ORANGE FINE SAND W/SOME SILT & STONES
32-125" MED.-COARSE SAND AND STONES
NO MOTTLING, NO WATER, NO LEDGE
- TH-4**
0-10" TOPSOIL
10-52" ORANGE FINE SAND W/SOME SILT & STONES
52-136" MED.-COARSE SAND AND STONES
NO MOTTLING, NO WATER, NO LEDGE

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
CHAIRMAN _____ DATE _____

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WILTON'S WAY
22 UNIT CONDOMINIUM DEVELOPMENT
 245 NORWICH-NEW LONDON ROAD (RT 32)
 MONTVILLE, CONNECTICUT
 PREPARED FOR
WESTERN GROUP, LLC

Job Number:
FE22-1700

Job Start Date:
1/4/22

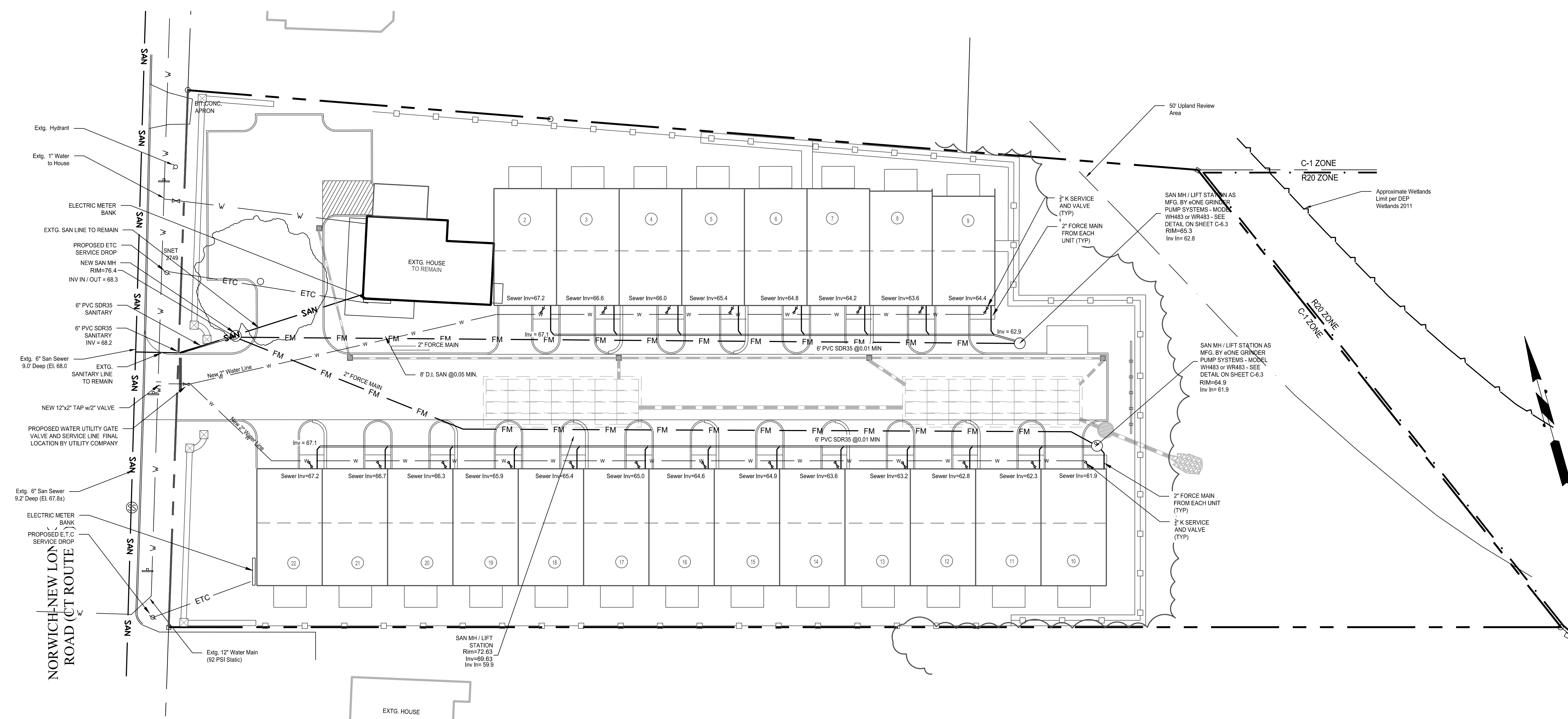
Submission	01/25/22

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title:
PROPOSED UTILITIES PLAN

Scale:
1" = 20'

Sheet Number:
C-3.2

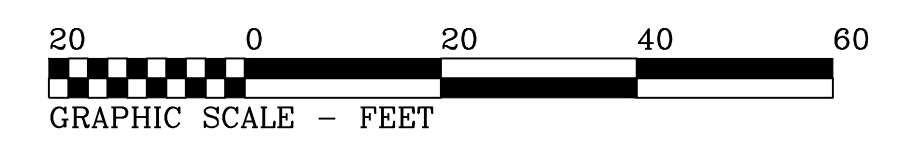


NOTES:

- THIS PLAN IS FOR THE PROPOSED UTILITIES OF THE PROPOSED RESIDENTIAL DEVELOPMENT WITH PARKING CONSTRUCTION, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
- THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, JANUARY 1985.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY. APPLICATION WILL BE MADE TO THE WATER POLLUTION CONTROL AUTHORITY FOR A PERMIT TO CONSTRUCT AND CONNECT WATER AND SEWER LINES TO THE MONTVILLE SEWER SYSTEM.
- EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM MAPS PROVIDED BY UTILITY COMPANY AND SEWER DEPARTMENT, PRIOR SURVEYS, AND FIELD MARKINGS.
- ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE CITY OF NORWALK AND UTILITY COMPANY STANDARDS.
- IF REQUIRED, ALL EXISTING SANITARY SEWER LINES SHALL BE CAPPED WITHIN 2 FEET OF THE EXISTING SEWER MAIN.
- ALL ROOF LEADERS SHALL BE PIPED AND CONNECTED TO THE SUBSURFACE DRAINAGE SYSTEM. PIPE ROUTING AND GUTTER CONNECTIONS SHALL BE DETERMINED BY CONTRACTOR.
- ALL UNITS ARE DESIGNED TO HAVE SANITARY CONNECTIONS IN EACH BASEMENT AND WILL PUMP UP TO THE MAIN LATERAL AT THE FRONT OF THE BUILDINGS. SANITARY LIFT SYSTEMS ARE REQUIRED TO FACILITATE ALL SEWAGE DISCHARGE TO THE TOWN SEWER SYSTEM IN THE STREET.
- ALL WORK SHALL COMPLY WITH THE FOLLOWING TOWN STANDARDS:
 - TOWN OF MONTVILLE SEWER USE RULES AND REGULATIONS.
 - TOWN OF MONTVILLE SANITARY SEWER MATERIALS AND CONSTRUCTION STANDARDS.
 - TOWN OF MONTVILLE SPECIFICATIONS OF WATER MAINS AND APPURTENANCES.
- SEWER PIPE TO BE PLASTIC PVC-SDR35.
- WATER LINES TO BE TYPE K COPPER TUBING.

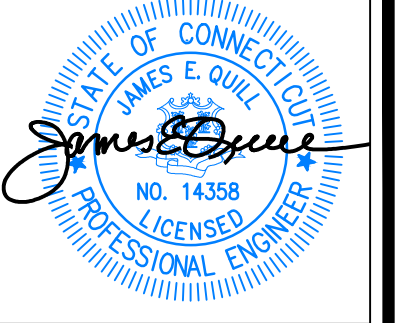
MAP REFERENCES:

- "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.
- "LOCATION MAP, NOTES, & A2 SURVEY, COMMERCIAL / RESIDENTIAL COMPLEX NORWICH-NEW LONDON ROAD (CT ROUTE 32) MONTVILLE, CONNECTICUT", DATED SEPTEMBER 19, 2014, REVISED THROUGH 3/17/15, SCALE: 1" = 20', BY DENNIS A. JEROME J. DEMPSEY, L.S.



APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
 CHAIRMAN _____ DATE _____

O:\Fuller\CAD Files\CT\Montville\Re 32\245 Route 32 - FE22-1700 - Eanout\DWG\ShtC 3.2 - UTILITY.dwg, 1/25/2022 11:13:23 AM, DWG To PDF.pc3
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 e-mail info@FullerSurveyors

WILTON'S WAY
 22 UNIT CONDOMINIUM DEVELOPMENT
 245 NORWICH-NEW LONDON ROAD (RT 32)
 MONTVILLE, CONNECTICUT
 PREPARED FOR
WESTERN GROUP, LLC

Job Number:
FE22-1700

Job Start Date:
1/4/22

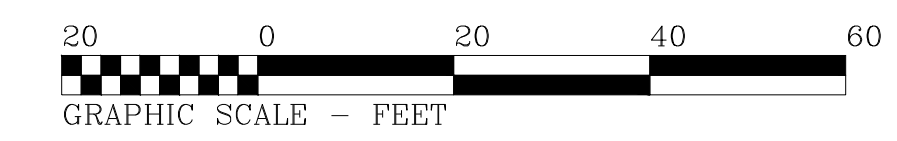
Submission	01/25/22

Drawn By: **D.R.R.** Checked By: **J.E.Q.**

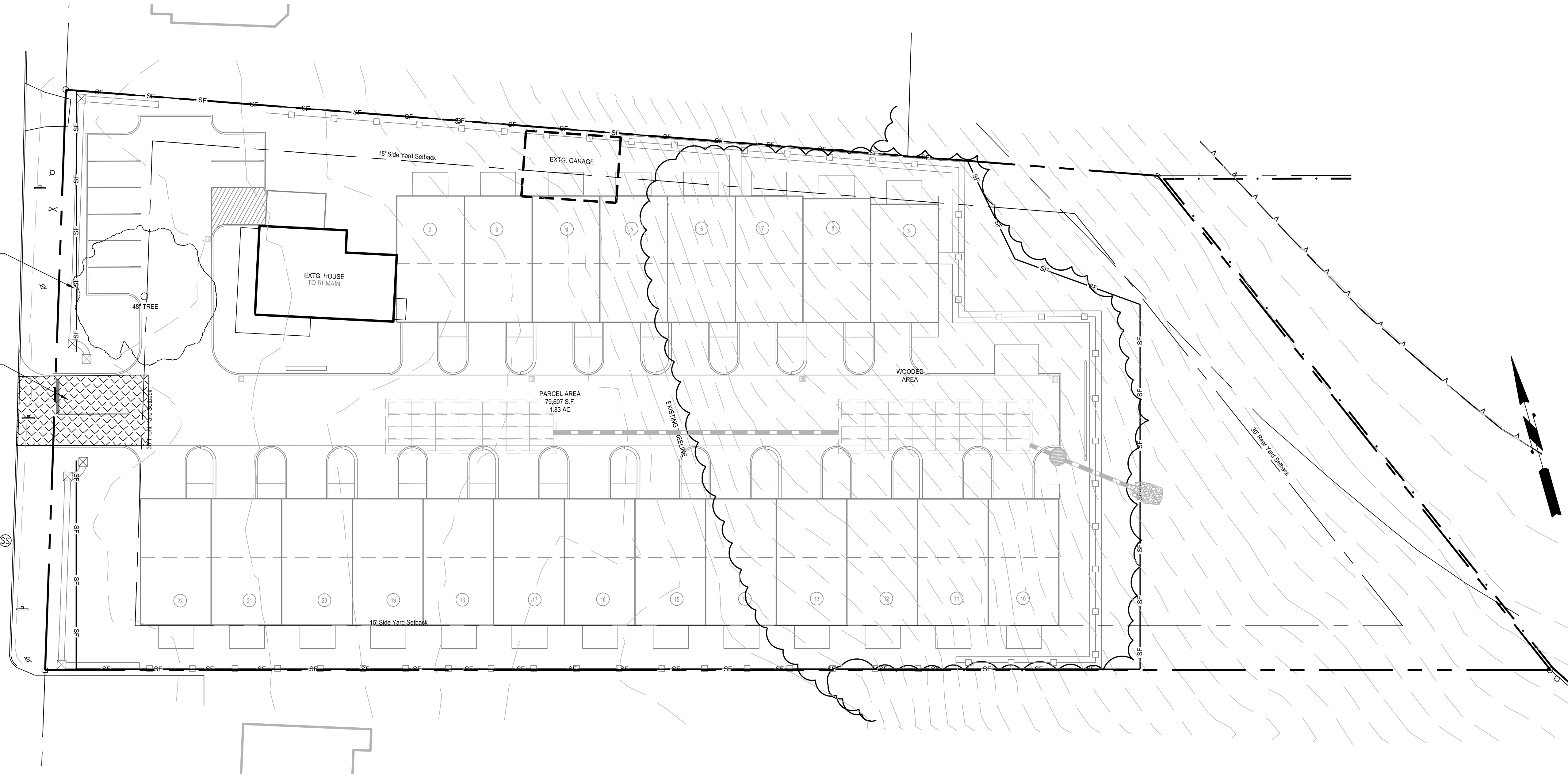
Sheet Title:
EROSION & SEDIMENT CONTROL PLAN

Scale:
1" = 20'

Sheet Number:
C-4.1



NORWICH-NEW LONDON ROAD (CT ROUTE 32)



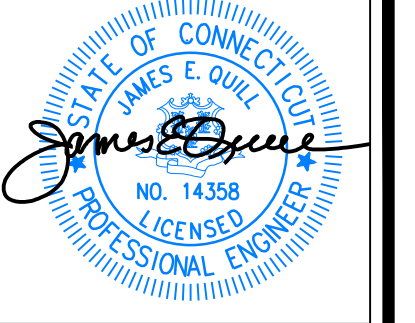
- MAP REFERENCES:**
- * LOCATION MAP, NOTES & A2 SURVEY, COMMERCIAL / RESIDENTIAL COMPLEX, NORWICH-NEW LONDON ROAD (CT ROUTE 32) MONTVILLE, CONNECTICUT*, DATED SEPTEMBER 19, 2014, REVISED THROUGH 3/17/15, SCALE 1"=20', SHEET 1 OF 5, BY JEROME J. DEMPSEY, L.S.

- NOTES:**
- THIS PLAN IS FOR THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT WITH PARKING, AND MISCELLANEOUS LANDSCAPING ALONG THE CT ROUTE 32. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
 - THE PROPOSED DEVELOPMENT SHOWN HEREON HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 15.1 OF THE ZONING REGULATIONS AND WILL REQUIRE REVIEW AND APPROVAL BY THE TOWN OF MONTVILLE BUILDING DEPARTMENT.
 - ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, JANUARY 1985.
 - RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
 - SEE SHEET C-4.2 FOR EROSION CONTROL NOTES AND DETAILS.

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

C:\pwworking\Fuller Engineering & Land Surveying\Projects\2022\Wilton's Way\Drawings\22 Units\22 Units Erosion & Sediment Control Plan.dwg
 Date: 01/25/22 10:58:00 AM
 User: jquill



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WILTON'S WAY
 22 UNIT CONDOMINIUM DEVELOPMENT
 245 NORWICH-NEW LONDON ROAD (RT 37)
 MONTVILLE, CONNECTICUT
 PREPARED FOR
WESTERN GROUP, LLC

Job Number:
FE22-1700

Job Start Date:
1/4/22

Submission	01/25/22

Drawn By: **Checked By:**
 D.R.R. J.E.Q.

Sheet Title:
EROSION & SEDIMENT CONTROL NOTES & DETAILS

Scale:

Sheet Number:
C-4.2

SOIL EROSION & SEDIMENTATION CONTROL NOTES:

A. PURPOSE-EROSION CONTROL

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DISTURBANCE OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO MINIMIZE EROSION AND CONTROL SEDIMENT DISPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THE MINIMUM STANDARD FOR INDIVIDUAL MEASURES SHALL BE THOSE OUTLINED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL" 2002 EDITION AS AMENDED TO DATE. THOSE METHODS DEEMED MOST EFFECTIVE FOR THIS PROJECT ARE DESCRIBED HEREIN.

B. CONTINGENCY PLAN

AS A PRECAUTIONARY MEASURE THE CONTRACTOR SHALL AT ALL TIMES KEEP AT LEAST TWO ONE HUNDRED FOOT ROLLS OF SEDIMENTATION FENCE & 20 STRAWBALES STOCKPILED ON SITE WHICH SHALL BE AVAILABLE FOR UNFORESEEN EROSION OR SEDIMENT PROBLEMS SHOULD ANY ARISE. THE CONTRACTOR SHALL IMMEDIATELY INSTALL THE SEDIMENT FENCE DOWN SLOPE SO AS TO CONTAIN ANY SEDIMENT. THE CONTRACTOR SHALL THEN PROMPTLY CONTACT THE DESIGN ENGINEER TO DETERMINE IF FURTHER CORRECTIVE ACTION IS REQUIRED. THE DESIGN ENGINEER, AFTER CONSULTATION WITH THE ZONING AND ZONING ENFORCEMENT OFFICER SHALL THEN INSTRUCT THE CONTRACTOR AS TO WHAT ADDITIONAL MEASURES ARE DEEMED NECESSARY.

C. GENERAL GUIDELINES-EROSION CONTROL

- OTHER THAN CONSTRUCTION SPECIFICALLY SHOWN ON THESE APPROVED PLANS, NO ACTIVITIES SHALL BE CONDUCTED WITHIN DESIGNATED WETLAND AREAS, WATERCOURSES, FLOOD PLANS OR WITHIN CHANNEL ENCROACHMENT LINES WITHOUT THE PRIOR APPROVAL OF THE PLANNING AND ZONING COMMISSION AND INLAND WETLANDS COMMISSION.
- WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.
- PRIOR TO THE START OF CONSTRUCTION, TEMPORARY BALES HAV EROSION CHECKS, SEDIMENTATION FENCES AND OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE SHOWN ON THESE PLANS AND AT OTHER LOCATIONS WHERE DEEMED NECESSARY.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM. INSTALLING PERMANENT AND FINAL VEGETATION, STRUCTURES, ETC. AT THE EARLIEST POSSIBLE OPPORTUNITY.
- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES, CULVERTS OR OTHER APPROVED MEANS.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL SHALL REMAIN IN PLACE AND BE MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION UNTIL ALL AREAS EXPOSED DURING SITE CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH FINAL VEGETATIVE COVER.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 UNLESS STABILIZED BY A GEOTEXTILE MAT.
- ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILLS.
- FILL SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF THE SOIL.

D. SEDIMENT BARRIERS

PURPOSE
 TO INTERCEPT AND RETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED OR UNPROTECTED AREAS OF LIMITED EXTENT.

MATERIALS AND INSTALLATION
 SEDIMENT BARRIERS MAY CONSIST OF FILTER FENCE OR STRAW OR STRAWBALES, STONE BERMS, OR OTHER FILTER MATERIALS. PLANNED LIFESPAN OF SEDIMENT BARRIERS VARIES. STRAWBALES SHOULD ONLY BE USED AS TEMPORARY BARRIERS FOR NO LONGER THAN 60 DAYS. SYNTHETIC FILTER FENCES CAN BE USED FOR 60 DAYS OR LONGER DEPENDING ON ULTRAVIOLET STABILITY AND MANUFACTURER'S RECOMMENDATIONS. STONE BARRIERS CAN BE USED FOR LONGER PERIODS OF TIME.

- STRAWBALES**
- SHEET FLOW APPLICATIONS**
 - BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
 - ALL BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES TO PREVENT DETERIORATION OF THE BINDINGS.
 - THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAPLED AND CHANGED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO 4 INCHES AGAINST THE UPHILL SIDE OF THE BARRIER. BALES SHOULD BE PLACED 10 FEET AWAY FROM TOE OF SLOPE OR AS SHOWN ON THE PLANS.
 - EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR REBARS SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.
 - THE GAPS BETWEEN BALES SHALL BE CHINKED (FILLED) BY WEDGING WITH STRAW TO PREVENT WATER FROM ESCAPING BETWEEN THE BALES. LOOSE STRAW SCATTERED OVER THE AREA IMMEDIATELY UPHILL FROM A STRAW BALE BARRIER TENDS TO INCREASE BARRIER EFFICIENCY IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE. PERPENDICULAR STAKE CHECKS SHALL BE INSTALLED AT APPROPRIATE INTERVALS (100 FEET MAXIMUM).
 - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - BALE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
 - MAINTENANCE**
 - INSPECTION SHALL BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - CLEAN OUT OF ACCUMULATED SEDIMENT BEHIND THE BALES IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED IN WITH SEDIMENT.

B. FILTER FENCES

1. MATERIALS

a. SYNTHETIC FIBER FILTER FABRIC

SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75% (MIN.)
TENSILE STRENGTH AT 20% (MAX.) ELONGATION	EXTRA STRENGTH- 50 LBS./LIN. IN. (MIN.) STANDARD STRENGTH- 30 LBS./LIN. IN. (MIN.)
FLOW RATE	0.3 GAL./SQ. FT./MIN. (MIN.)

b. NATURAL FIBER FILTER FABRIC

BURLAP SHALL BE 10 OUNCE PER SQUARE YARD FABRIC. POSTS FOR FILTER FENCES SHALL BE EITHER 2X3 OR 2X4 INCH STUDS OR 0.5 POUNDS (MINIMUM) PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM. STAKES FOR FILTER FENCE SHALL BE 1"X2" WOOD OR EQUIVALENT METAL WITH MINIMUM LENGTH OF 3 FEET.

WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT. A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.

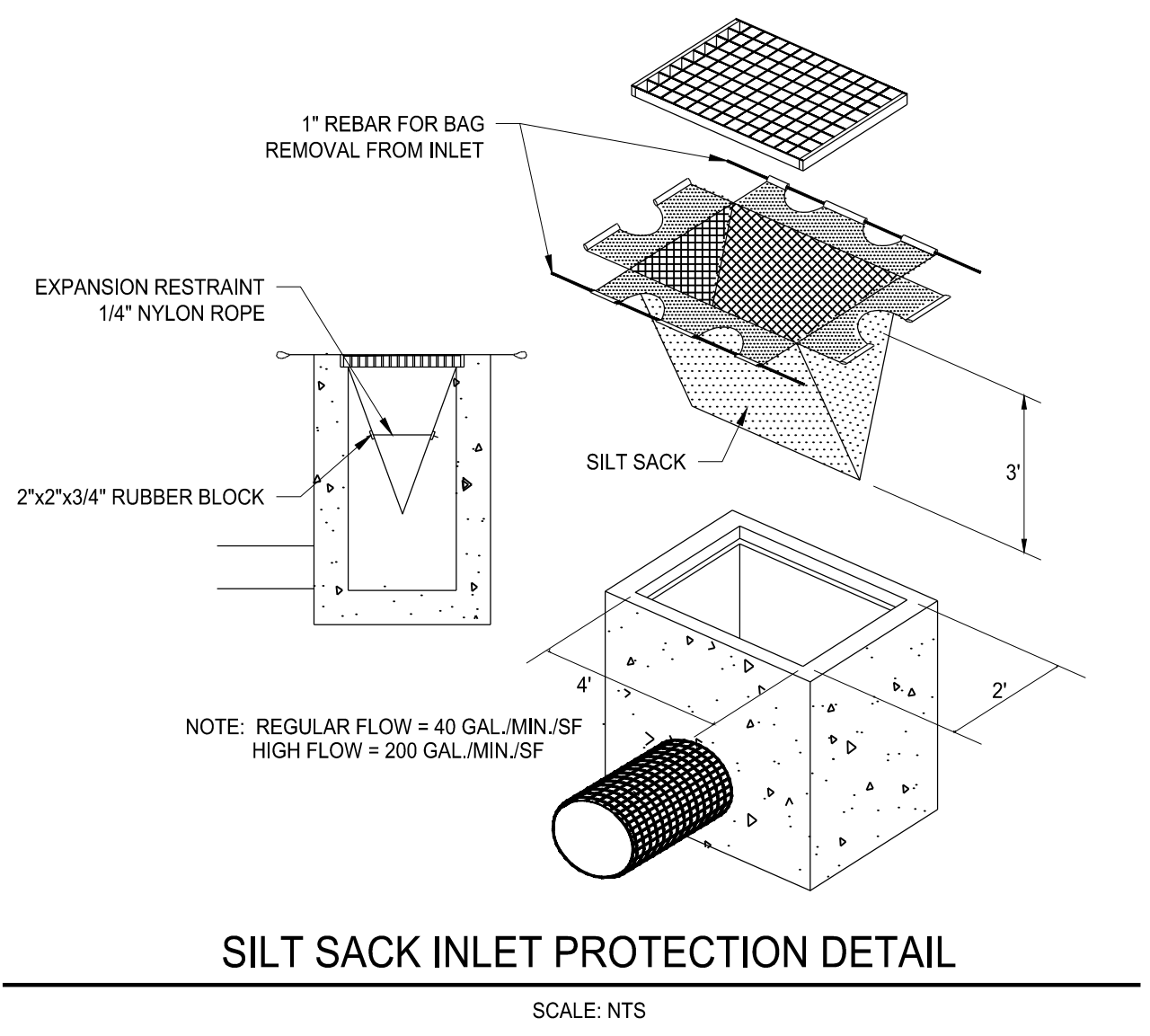
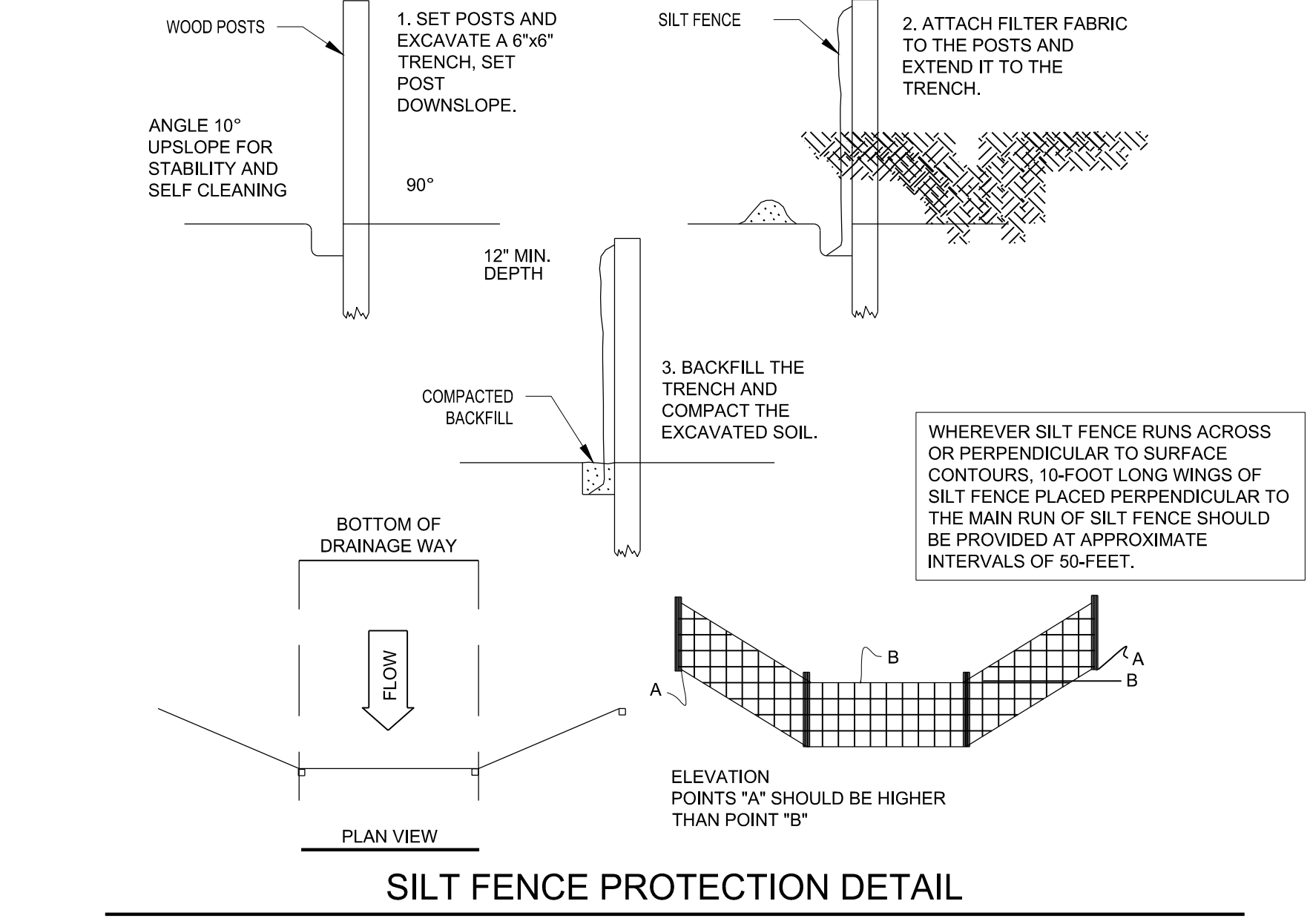
SOME SILT FENCES DO NOT REQUIRE A WIRE BACKING. CONSULT MANUFACTURER'S INSTRUCTIONS FOR PROPER INSTALLATION REQUIREMENTS.

2. INSTALLATION REQUIREMENTS

- THIS SEDIMENT BARRIER UTILIZES BURLAP OR STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS IS EXPECTED. IN SPECIAL CASES BURLAP MAY BE USED IN DRAINWAYS.
- THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES. HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE. THE FILTER FENCE SHALL BE PLACED 10 FEET AWAY FROM THE TOE OF THE SLOPE, OR AS SHOWN ON THE PLANS.
- WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES BELOW THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED, WIRED OR TIED TO THE WIRE FENCE, AND 8 INCHES OF FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA STRENGTH FILTER FABRIC OR BURLAP AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED, WIRED, OR TIED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 1 APPLYING.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

3. MAINTENANCE

- FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC DECOMPOSE OR BECOME DEFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



E. LAND GRADING

1. PURPOSE
 TO RESTORE AREA UPON COMPLETION OF CONSTRUCTION, AND DURING AND UPON COMPLETION OF LAND GRADING OPERATIONS.

2. INSTALLATION REQUIREMENTS

- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEANED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL.
- AREAS ARE TO BE TOPSOILED IN ACCORDANCE WITH TOPSOILING REQUIREMENTS.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
- ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED EIGHT INCHES IN THICKNESS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

3. MAINTENANCE

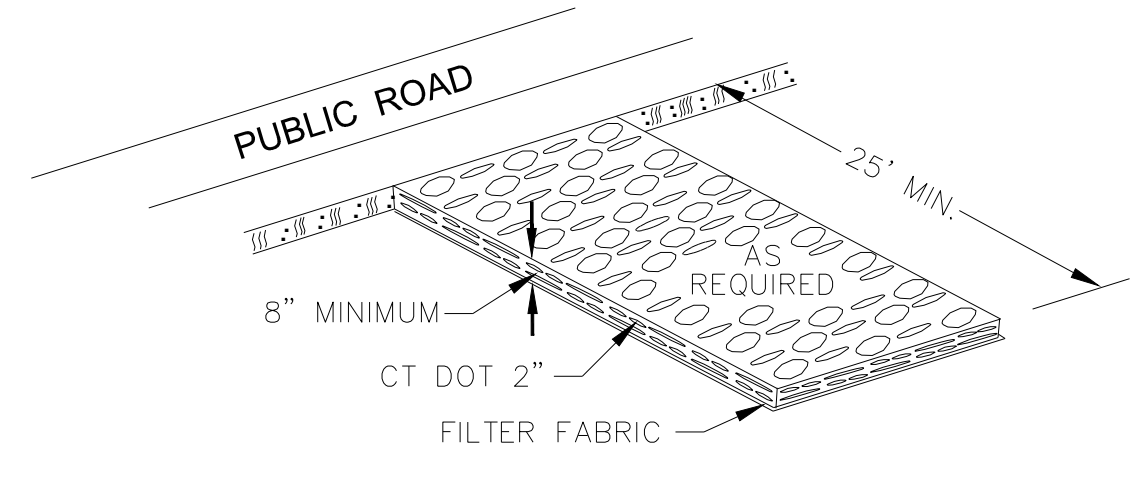
ALL STRUCTURAL, NONSTRUCTURAL AND VEGETATIVE SEDIMENT AND EROSION CONTROL PRACTICES IMPLEMENTED DURING LAND GRADING OPERATIONS SHALL BE MAINTAINED ACCORDING TO REQUIREMENTS OUTLINED ON THIS PLAN.

F. TOPSOILING

1. PURPOSE
 TO PROVIDE A SUITABLE GROWTH MEDIUM FOR FINAL SITE STABILIZATION WITH VEGETATION.

2. INSTALLATION REQUIREMENTS

- SITE INVESTIGATIONS SHALL BE MADE TO DETERMINE IF THERE IS SUFFICIENT TOPSOIL OF GOOD QUALITY TO USE FOR SITE RESTORATION. HIGH QUALITY TOPSOIL SHALL BE FRABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM). OTHER SOIL TYPES WITH HIGH ORGANIC CONTENT MAY BE FOUND SUITABLE AFTER TESTING. IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, AND NOXIOUS WEEDS. IT SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION. IT SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH. ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY TO DETERMINE THE PROPER APPLICATION RATES FOR LIME AND FERTILIZER.
- STRIPPING**
 STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. A 4 TO 6 INCH STRIPPING DEPTH IS COMMON, BUT DEPTH MAY VARY DEPENDING ON THE PARTICULAR SOIL. ALL PERIMETER DIKES, BASINS, AND ANY OTHER SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO STRIPPING.
- STOCKPILING**
 TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT.
- SIDE SLOPES**
 SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2 TO 1 (2 HORIZONTALLY TO 1 VERTICALLY).
- SEDIMENT BARRIER**
 A SEDIMENT BARRIER SHALL SURROUND ALL TOPSOIL STOCKPILES.
- TEMPORARY SEEDING**
 TEMPORARY SEEDING OF STOCKPILES SHALL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF THE STOCKPILE. IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE COVER REQUIREMENTS.
- SITE PREPARATION**
 BEFORE TOPSOILING, ESTABLISH NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, WATERWAYS, SEDIMENT BASINS, ETC. THESE MEASURES MUST BE MAINTAINED DURING TOPSOILING.
- GRADING**
 PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLANS.

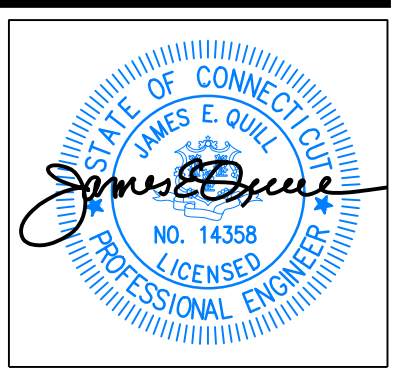


SQUARE MESH SIEVES	GRADATION TABLE		
	CONN. DOT 2\"/>		
2 1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1 1/2 INCHES	35-70	0-15	35-70
1 1/4 INCHES	0-25	---	---
1 INCHES	0-10	---	0-15
3/4 INCHES	---	0-5	---
1/2 INCHES	---	---	0-5
3/8 INCHES	---	---	---

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT.

2
 C-401 TYP ANTI TRACKING APRON DETAIL
 SCALE: N.T.S.

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
 CHAIRMAN _____ DATE _____



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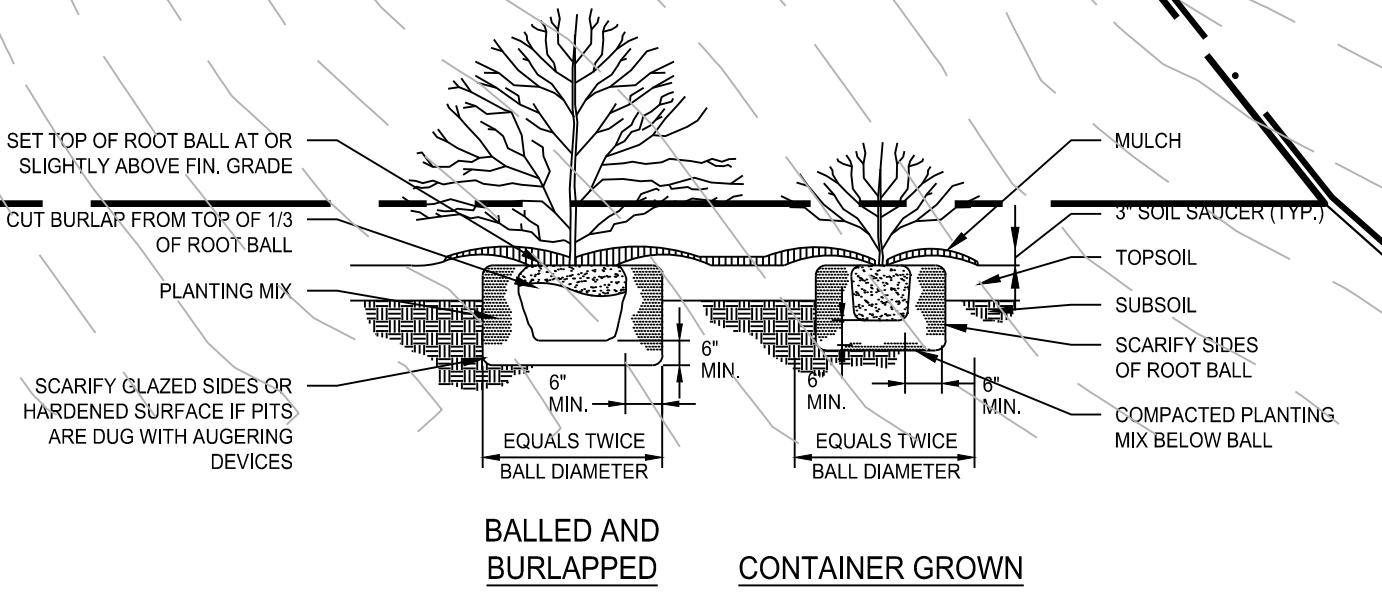
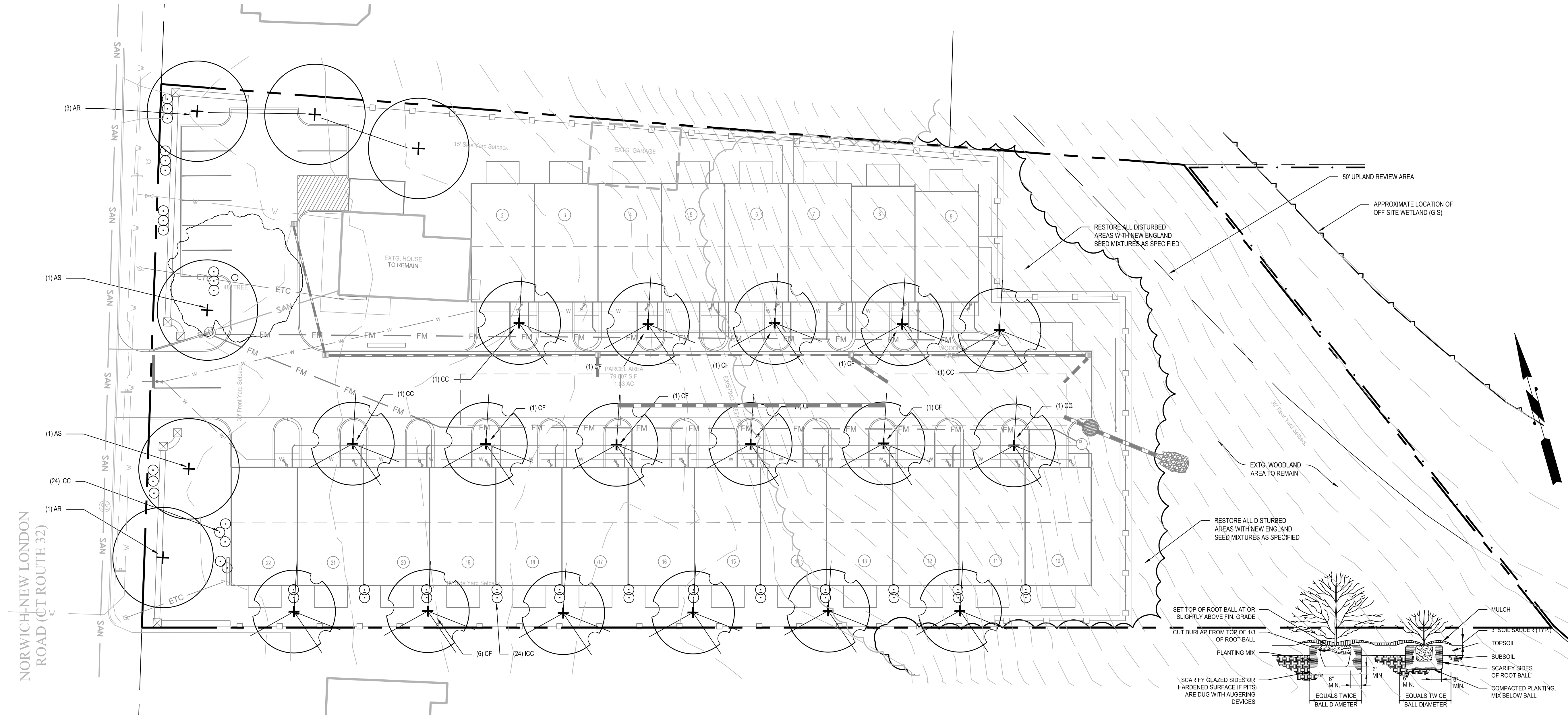
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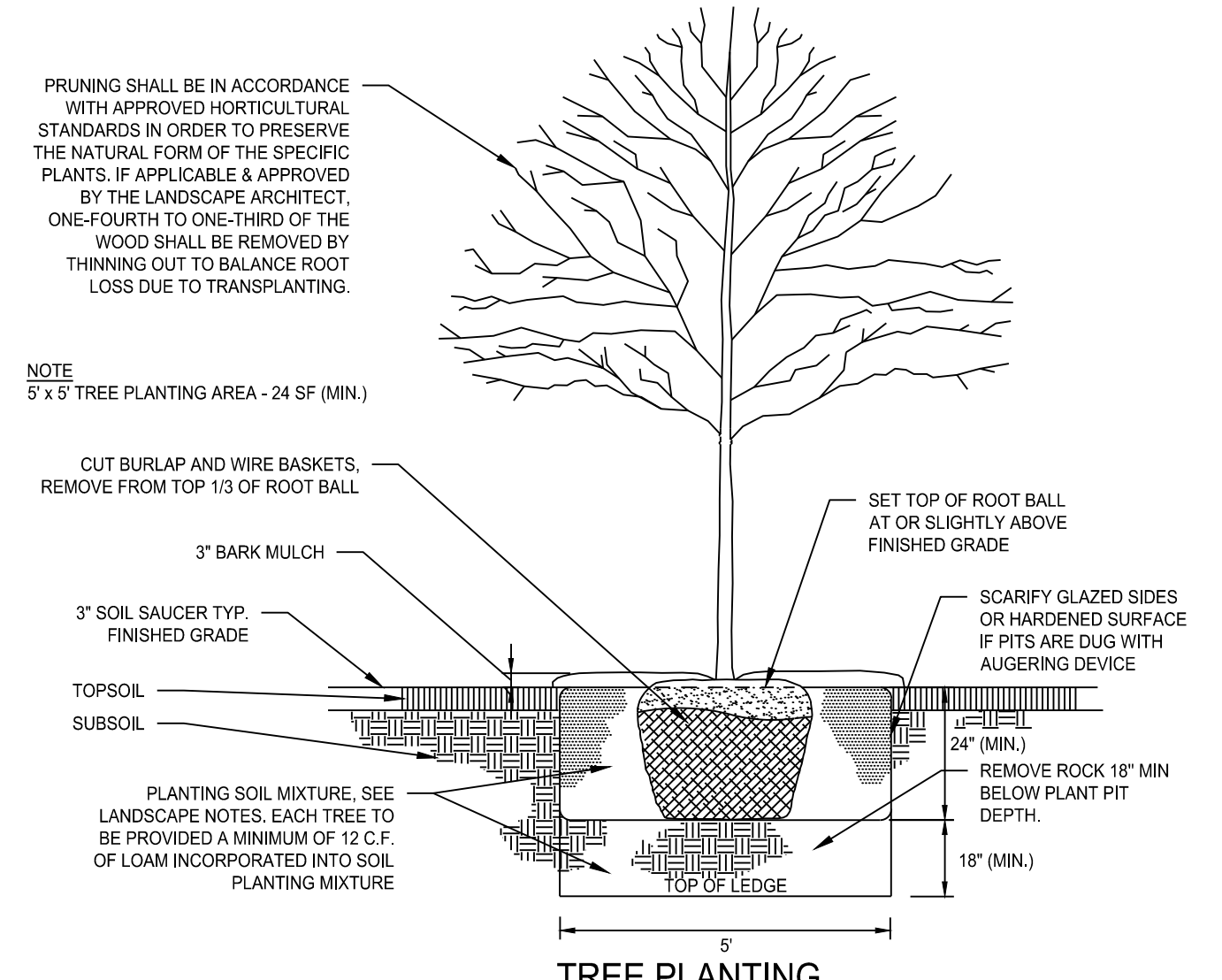
Sheet Title:
LANDSCAPE PLAN

Scale: 1"=20'

Sheet Number:
C-5.1



NOTE:
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.
SHRUB / GROUND COVER PLANTING
SCALE: NTS



APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
GRAPHIC SCALE - FEET
0 20 40 60
CHALK

GENERAL NOTES

- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY THE LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK.
- SEE SHEET C-4.1 FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

PLANTING SOIL NOTES

- ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
- PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
3 PARTS SCREED TOPSOIL
1 PART CLEAN WASHED COARSE SAND
1 PART PEAT HUMUS
5 LBS. COMPOST PER CUBIC YARD OF MIX
- MYCORRHIZAL INOCULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
- TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL
- SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
- TOPSOIL MIX SHALL INCLUDE:
3 PARTS SCREENED TOPSOIL
1 PART SAND
1 PART HUMUS
5 LBS. COMPOST PER CU. YD. OF MIX
- TOPSOIL:
A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
3/4"	97 - 100
NO. 200	20 - 65
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.
- REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

PLANTING NOTES

- BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
- ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
- CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
- CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
- NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
- PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
- CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
- CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
- VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
- THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT. ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING OR AT THE END OF THE GUARANTEE PERIOD, WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR.

- LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
- WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
 - PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
 - PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
 - MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
 - ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
 - TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.

MAP REFERENCES:

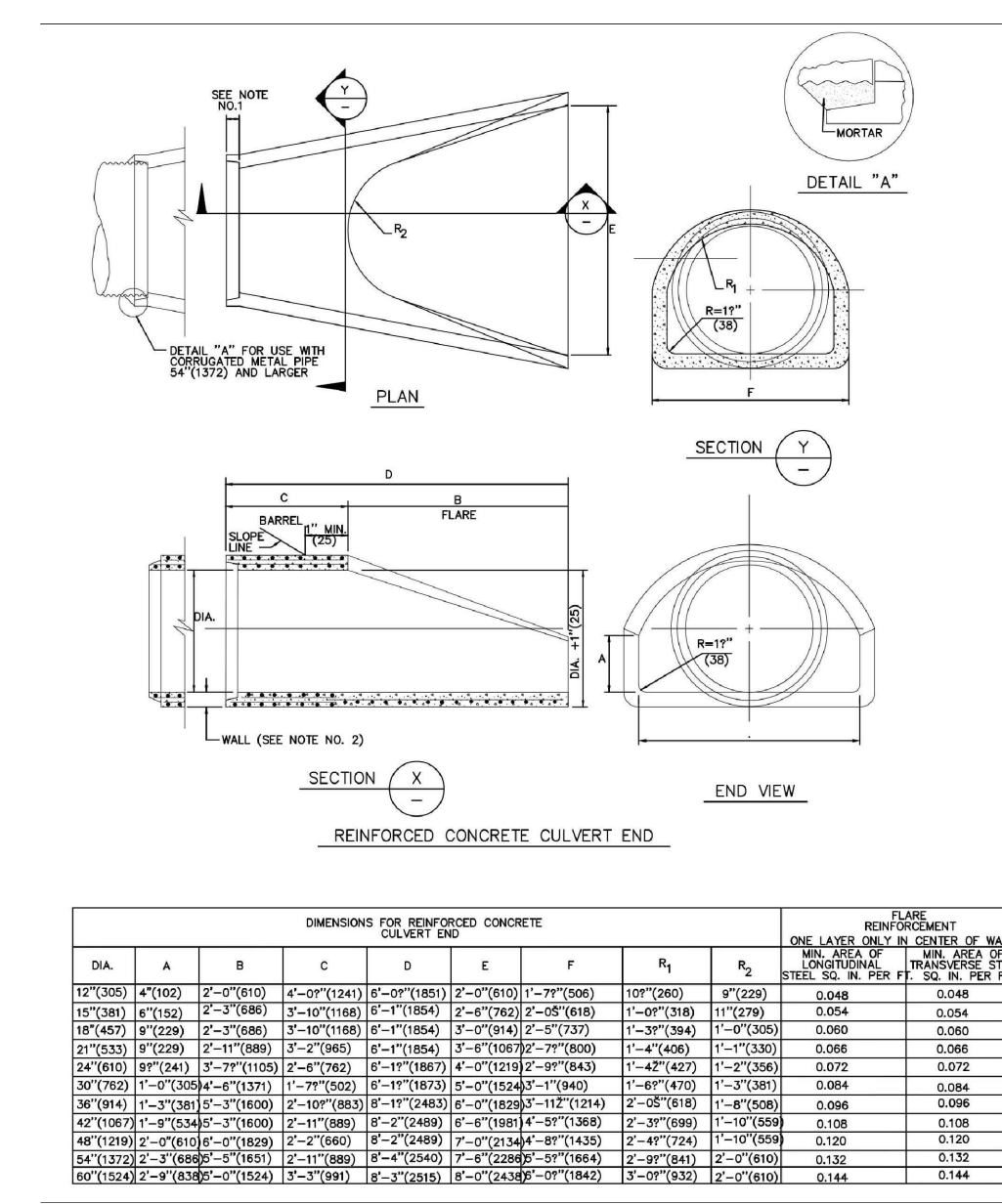
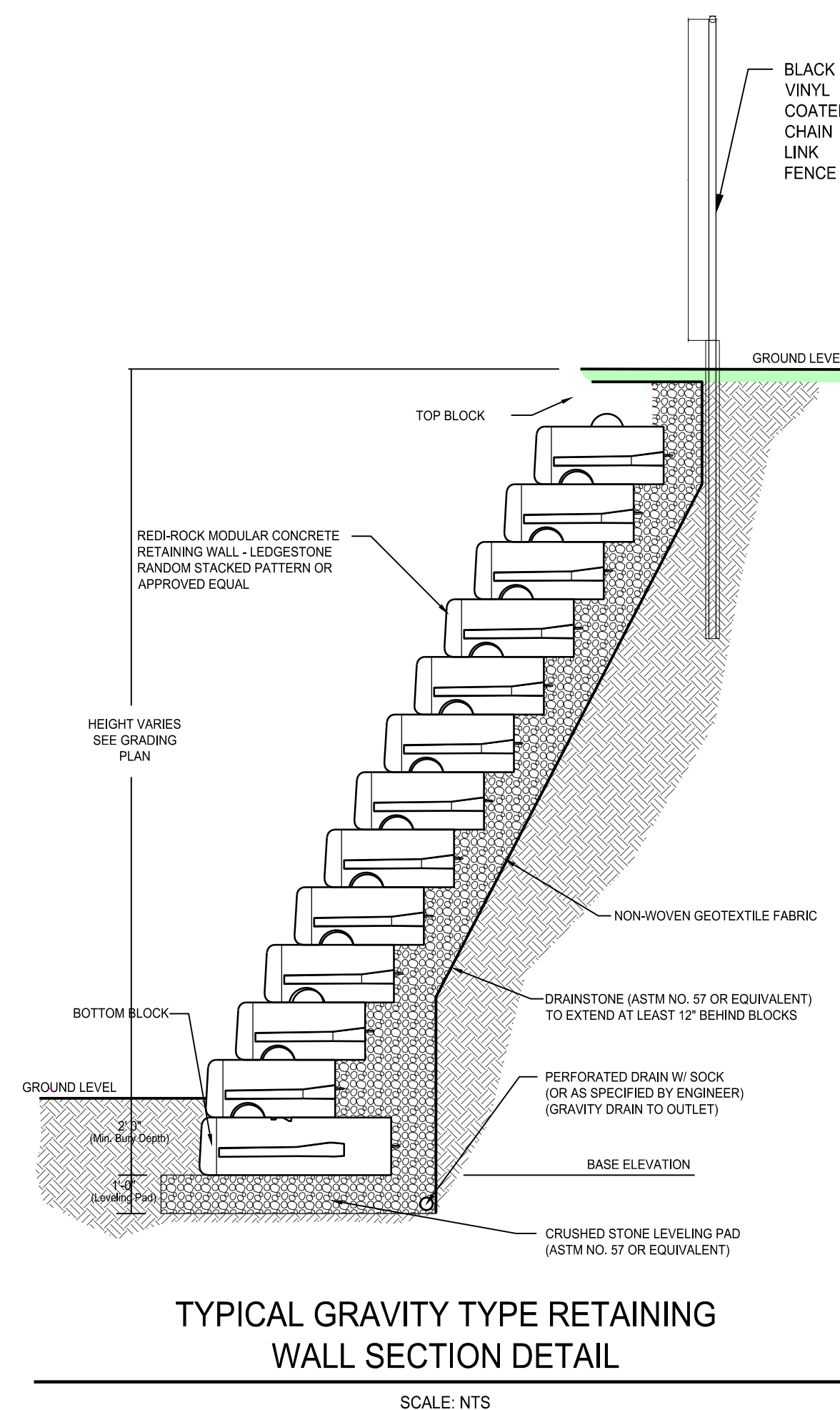
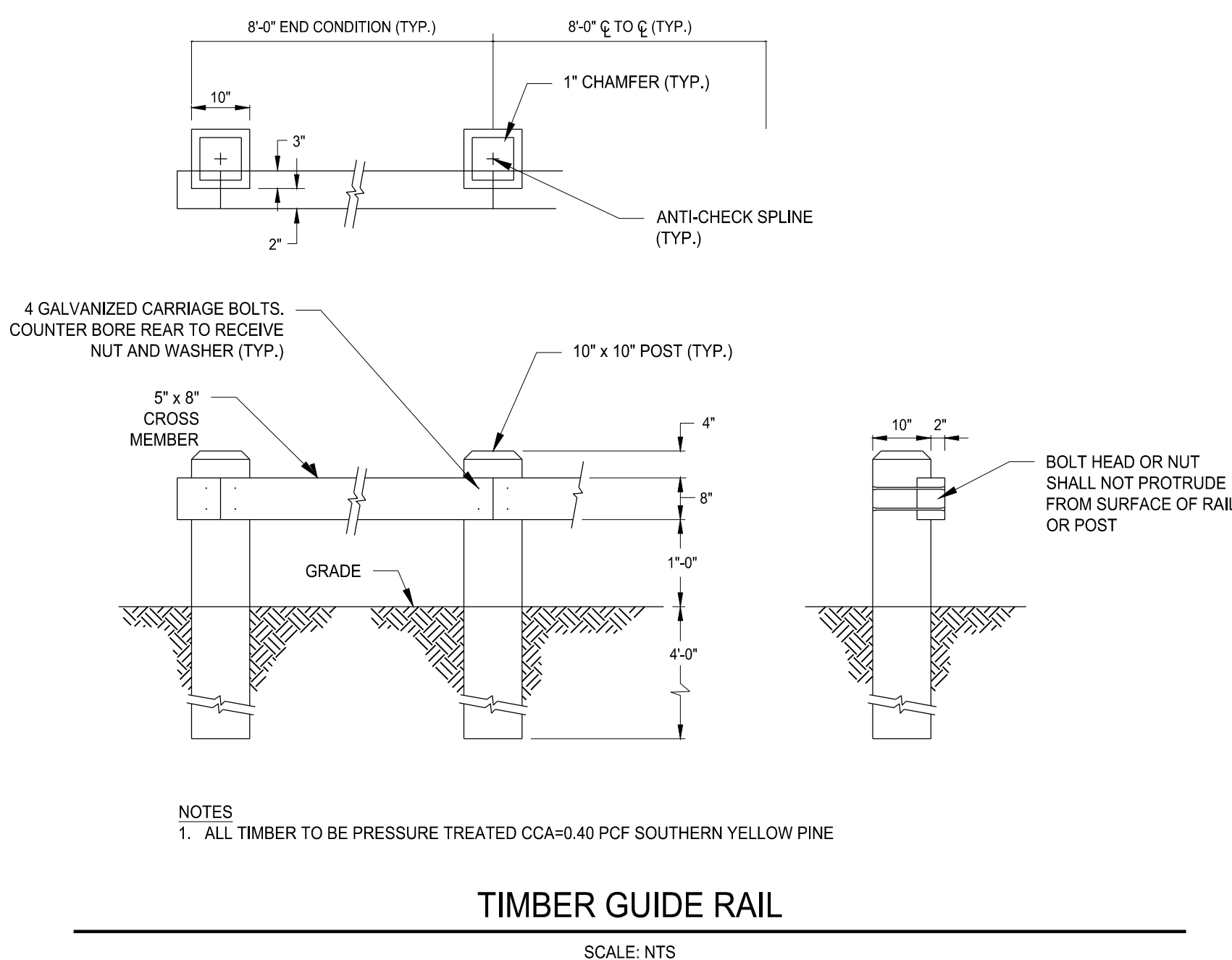
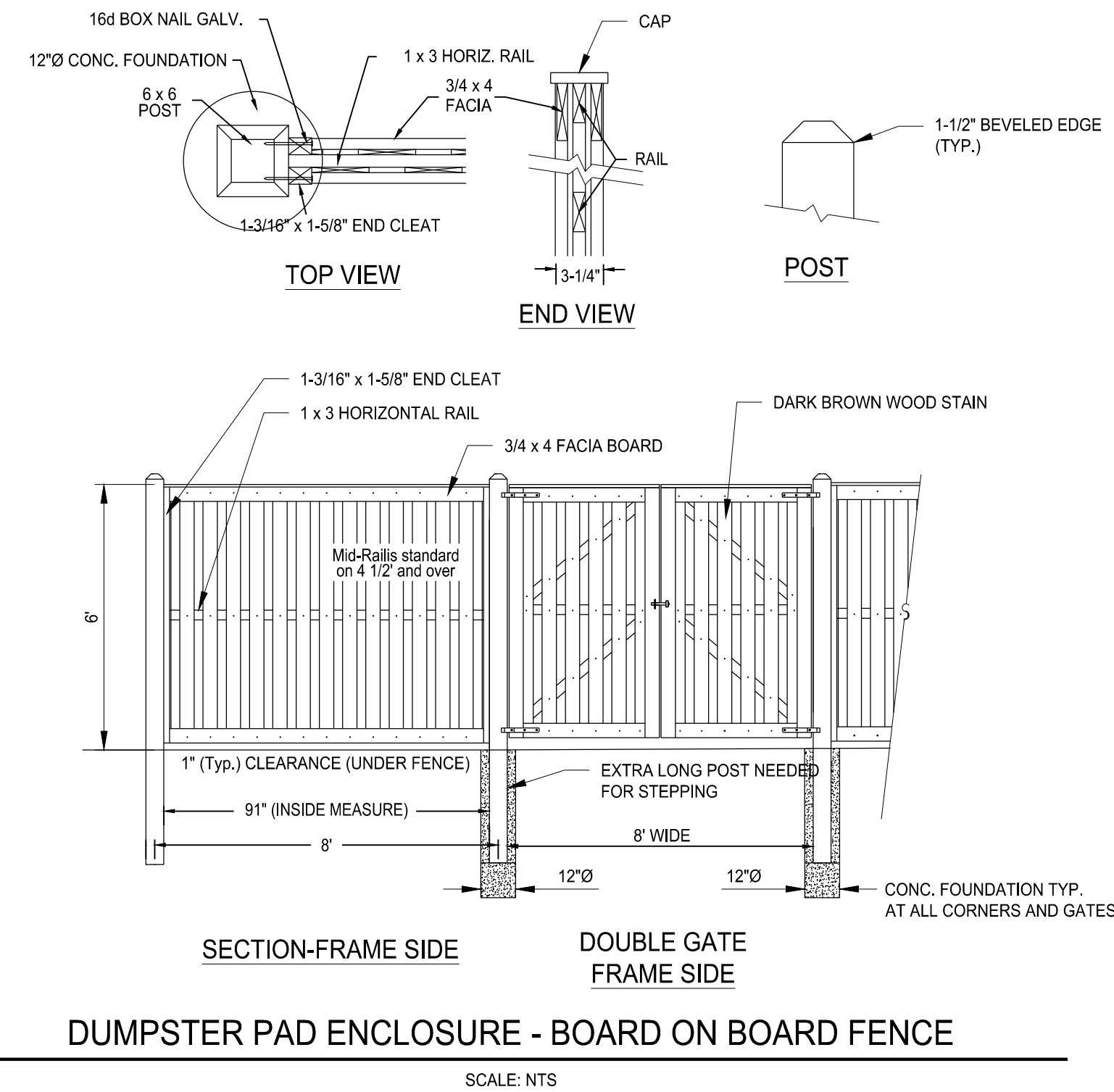
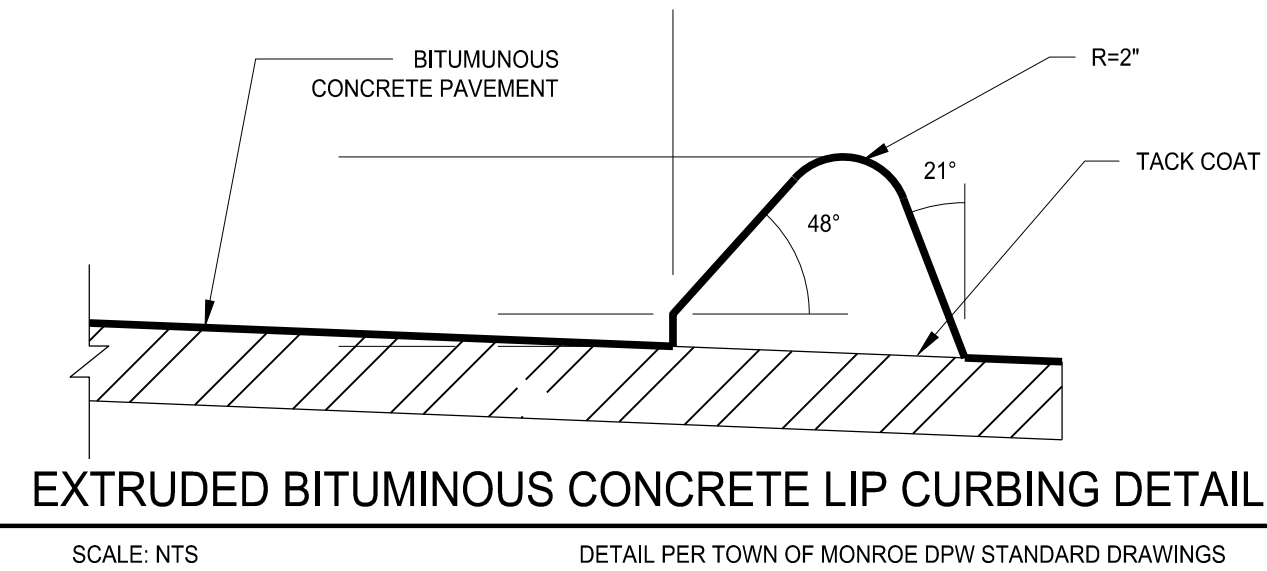
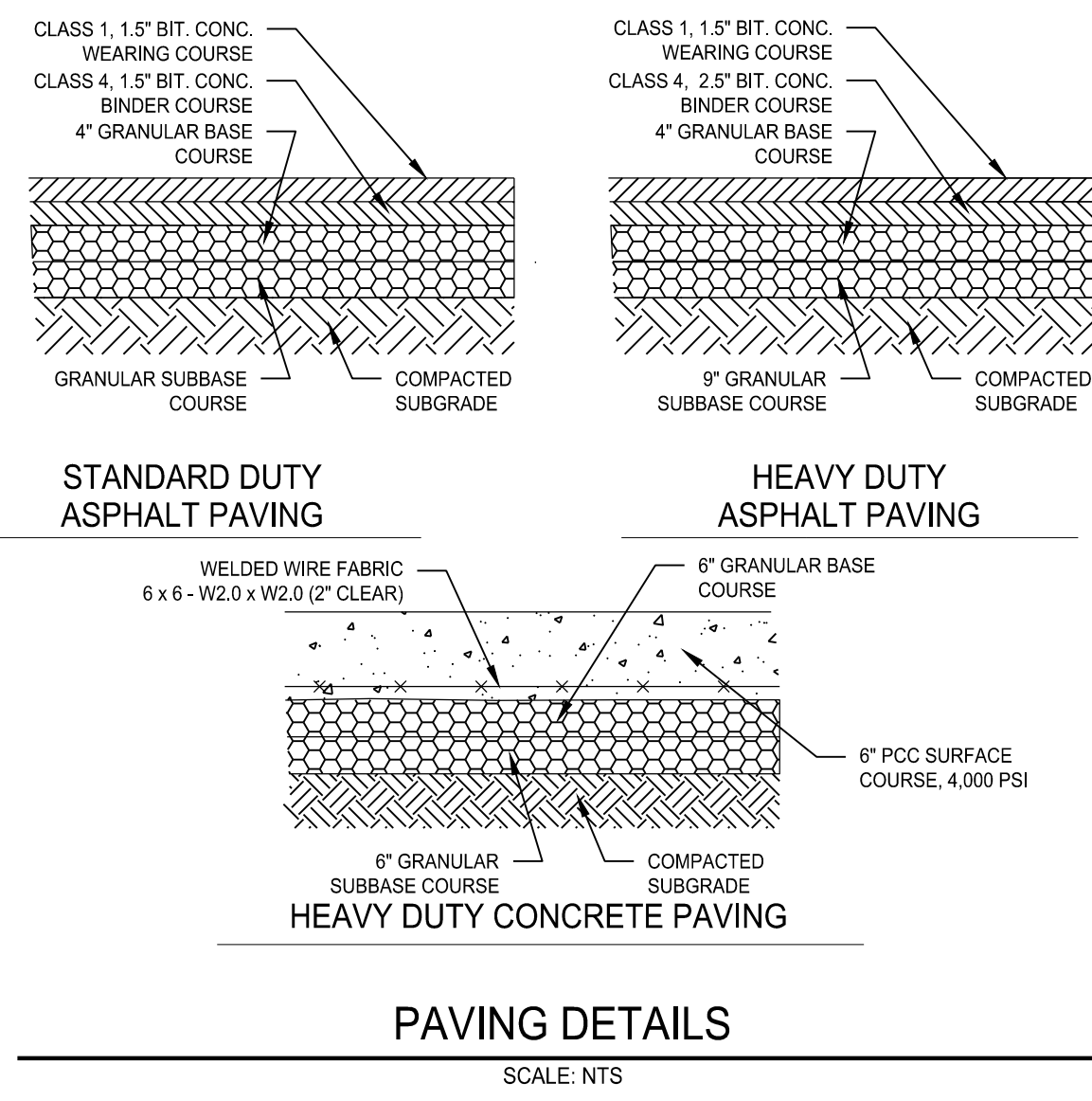
- "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20", BY FULLER ENGINEERING AND LAND SURVEYING, LLC.
- "LOCATION MAP, NOTES, & A2 SURVEY, COMMERCIAL / RESIDENTIAL COMPLEX NORWICH-NEW LONDON ROAD (CT ROUTE 32) MONTVILLE, CONNECTICUT", DATED SEPTEMBER 19, 2014, REVISED THROUGH 3/17/15, SCALE: 1" = 20', BY DENNIS A. JEROME J. DEMPSEY, L.S.

PROPOSED PLANT SCHEDULE

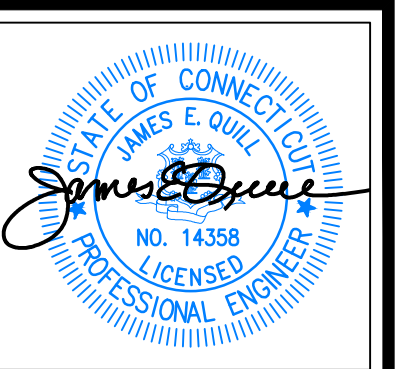
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	COMMENTS
TREES					
AS	2	ACER SACCHARUM	SUGAR MAPLE	B&B	3"-3 1/2" DBH FULL EXTRA HEAVY
AR	4	ACER RUBRUM	RED MAPLE	B&B	2 1/2" CAL FULL EXTRA HEAVY, SINGLE STRAIGHT LEADER
UNDERSTORY TREES					
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2" CAL FULL EXTRA HEAVY, SINGLE STRAIGHT LEADER
CF	13	CORNUS FLORIDA	FLOWERING DOGWOOD	B&B	2" CAL FULL EXTRA HEAVY, SINGLE STRAIGHT LEADER
UPLAND SHRUBS					
AD	7	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONT	24"-30" HT FULL EXTRA HEAVY
ICC	39	ILEX CRENATA COMPACTA	COMPACT JAPANESE HOLLY	CONT	24"-30" HT FULL EXTRA HEAVY

NEW ENGLAND CONSERVATION / WILDLIFE MIX
APPLICATION RATE: 1 LB/4,450 S.F.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX
APPLICATION RATE: 35 LB/ACRE

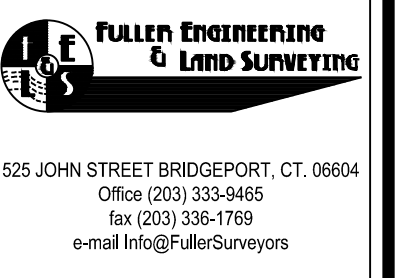
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APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
 CHAIRMAN _____ DATE _____



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WILTON'S WAY
 22 UNIT CONDOMINIUM DEVELOPMENT
 245 NORWICH-NEW LONDON ROAD (RT 32)
 MONTVILLE, CONNECTICUT
 PREPARED FOR
 WESTERN GROUP, LLC

Job Number:
 FE22-1700

Job Start Date:
 1/4/22

Submission	01/25/22

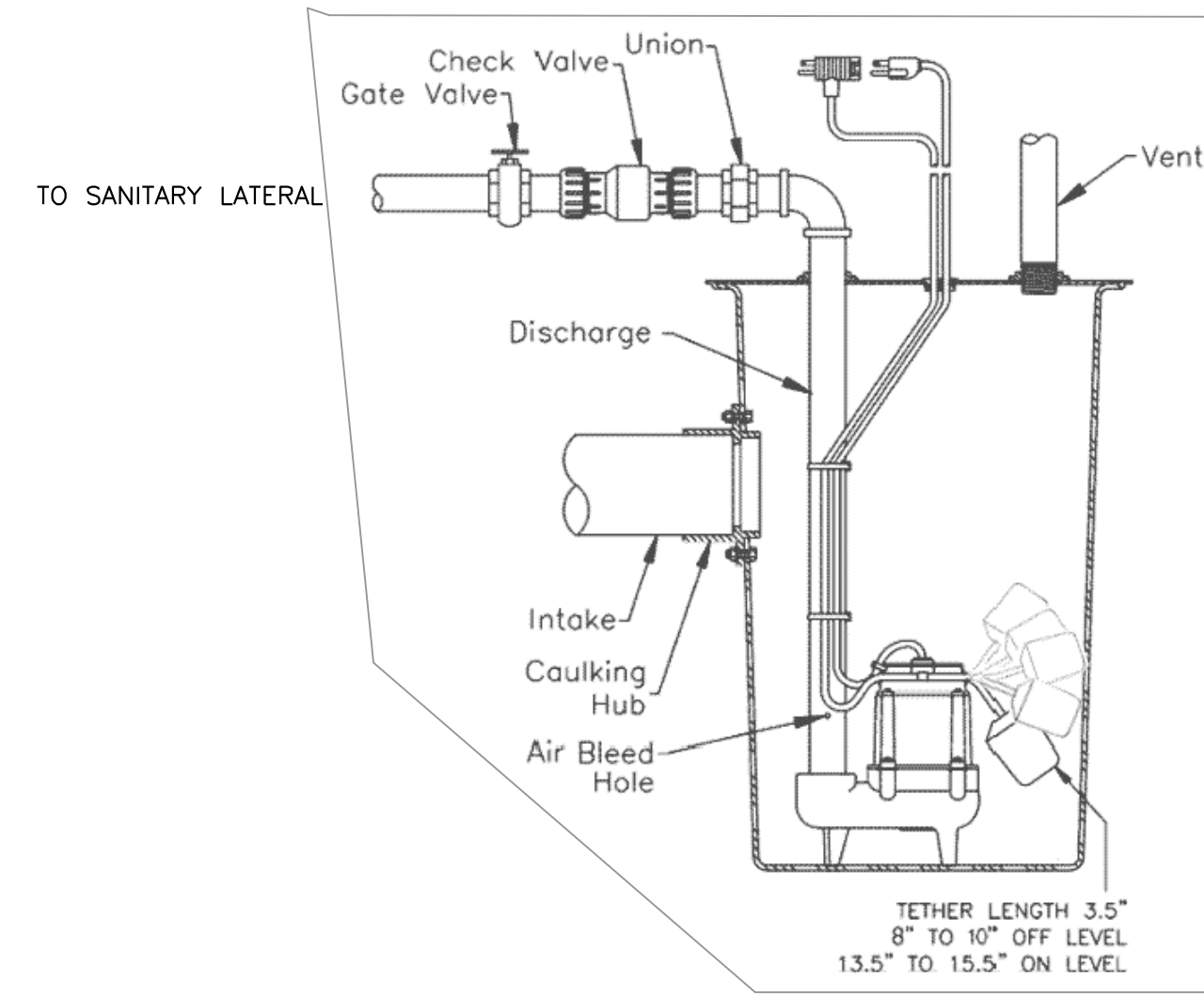
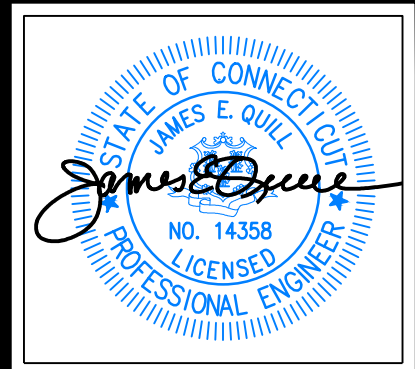
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 D.R.R. J.E.Q.

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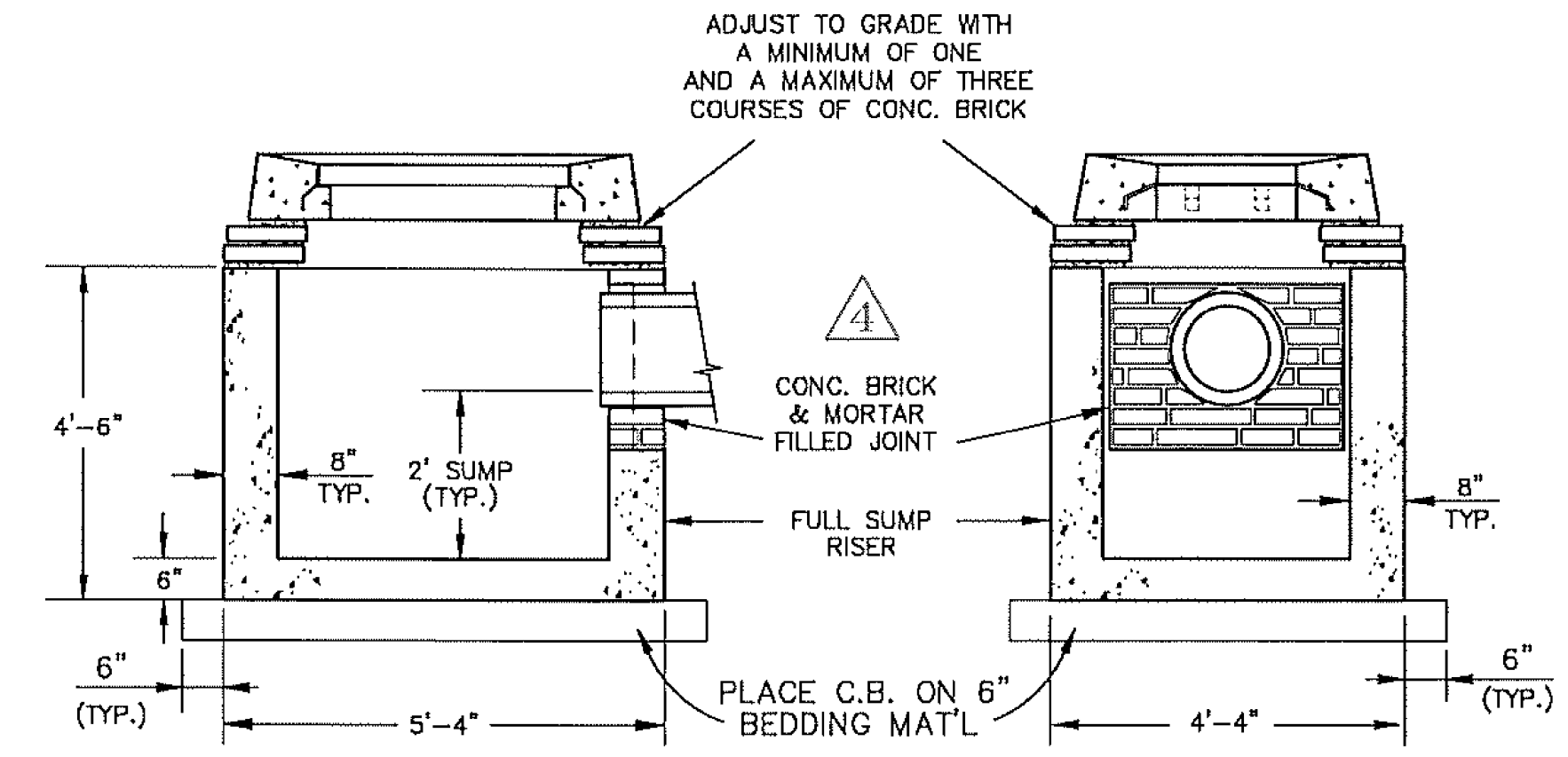
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**SEWAGE EJECTOR PUMP TYPICAL
BELOW BASEMENT FLOOR INSTALLATION**
NOT TO SCALE



NOTES: 1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN HS-20 TRUCK LOAD. ALL JOINTS ARE TO BE MORTARED. CATCH BASIN SHALL CONFORM TO ASTM C478.
2. KNOCK OUTS ARE TO BE APPLIED ONLY AS REQ'D TO ACCOMMODATE PIPES LOCATED PER PROJECT DESIGN.

SHALLOW CATCH BASIN DETAIL

N.T.S.
NOTE: TYPE "CL" CATCH BASIN TOP SHOWN. SEE CATCH BASIN TOP DETAILS (ABOVE) FOR OTHER CB TOP STYLES.

CATCH BASIN FILTER INSERT NOTES

- USE FILTER INSERTS WHERE SHOWN ON DESIGN PLANS OR AS REQUIRED BY D.P.W. ENGINEERING. FILTER USED SHALL BE FROM D.P.W. APPROVED SUPPLIERS LIST:
"ULTRA-URBAN FILTER W/SMART SPONGE FILTER MEDIA"
- ABTECH INDUSTRIES, SCOTTSDALE, AZ, 1-800-543-8999
"TRANSCO ENVROSAFE MODULAR STORMWATER CATCH BASIN FILTER"
- TRANSCO INDUSTRIES, NEW ROCHELLE, NY, 1-914-636-1000
OR OTHER APPROVED FILTER.
- ALLOW 24" MINIMUM CLEARANCE BETWEEN BOTTOM OF GRATE AND TOP OF PIPE INLET OR OUTLET.
- INSTALL AND MAINTAIN ACCORDING TO MANUFACTURERS RECOMMENDATIONS.



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e-mail info@FullerSurveyors

WILTON'S WAY
22 UNIT CONDOMINIUM DEVELOPMENT
245 NORWICH-NEW LONDON ROAD (RT 32)
MONTVILLE, CONNECTICUT
PREPARED FOR
WESTERN GROUP, LLC

Job Number:
FE22-1700

Job Start Date:
1/4/22

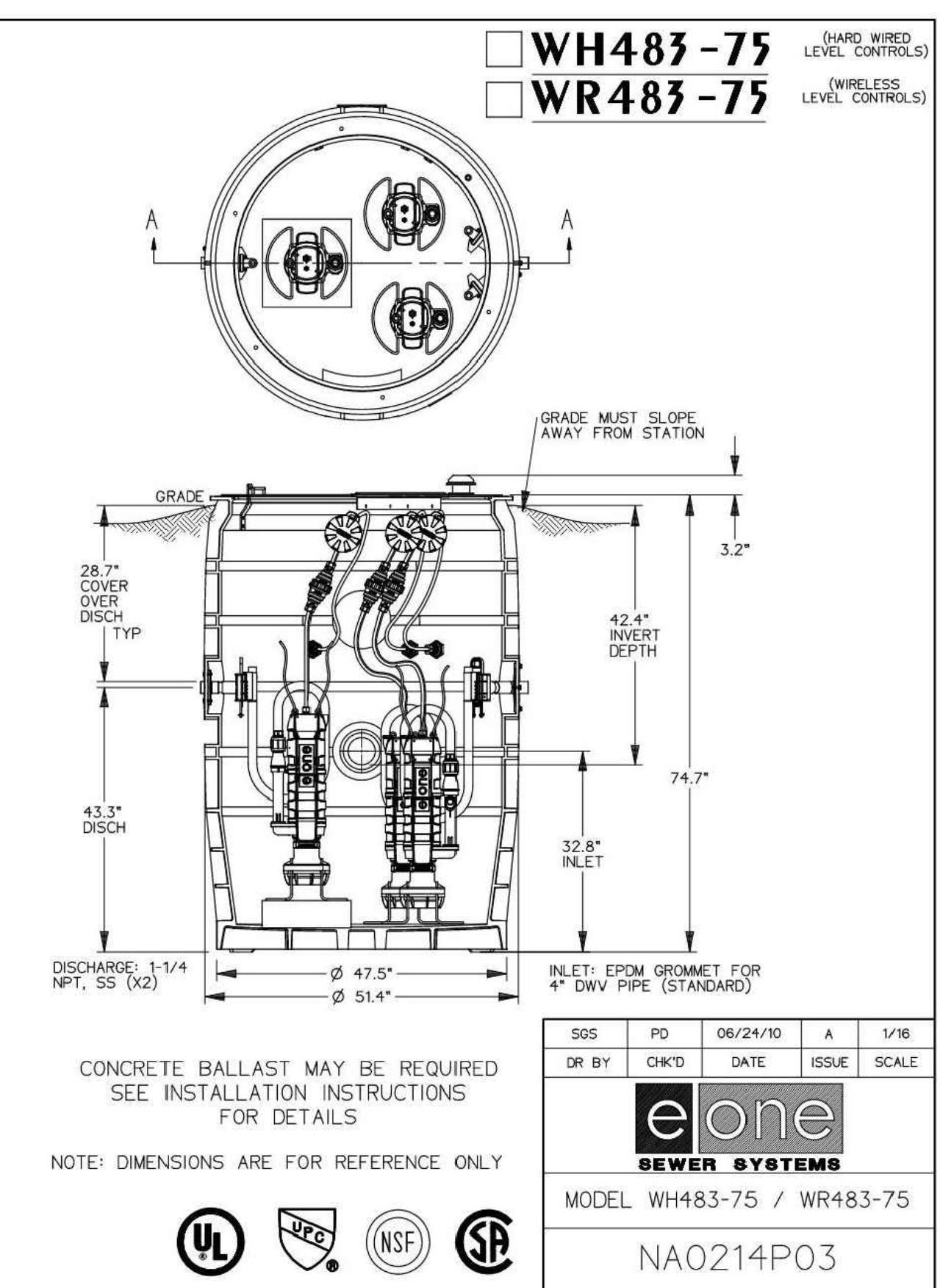
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Drawn By: Checked By:
D.R.R. J.E.Q.

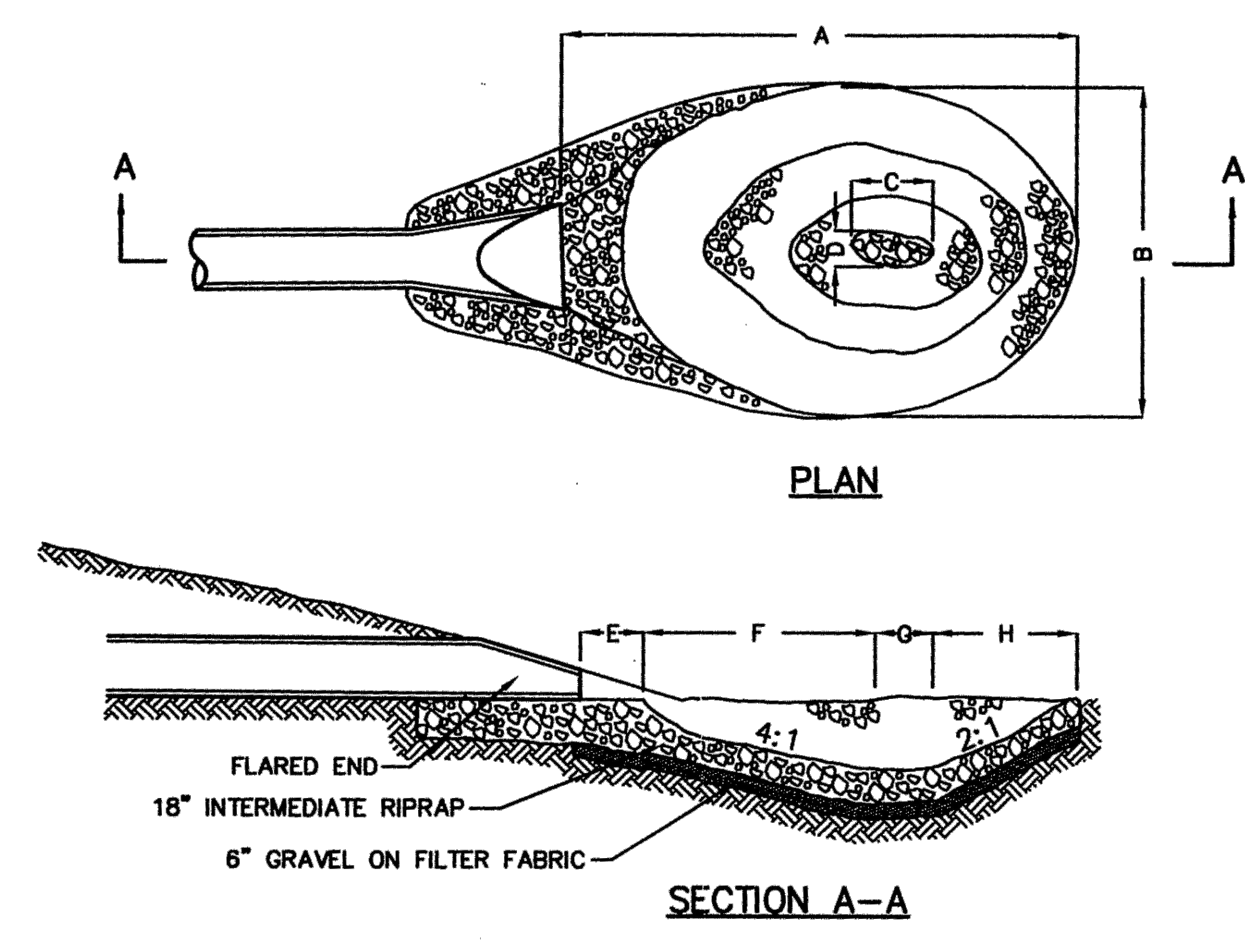
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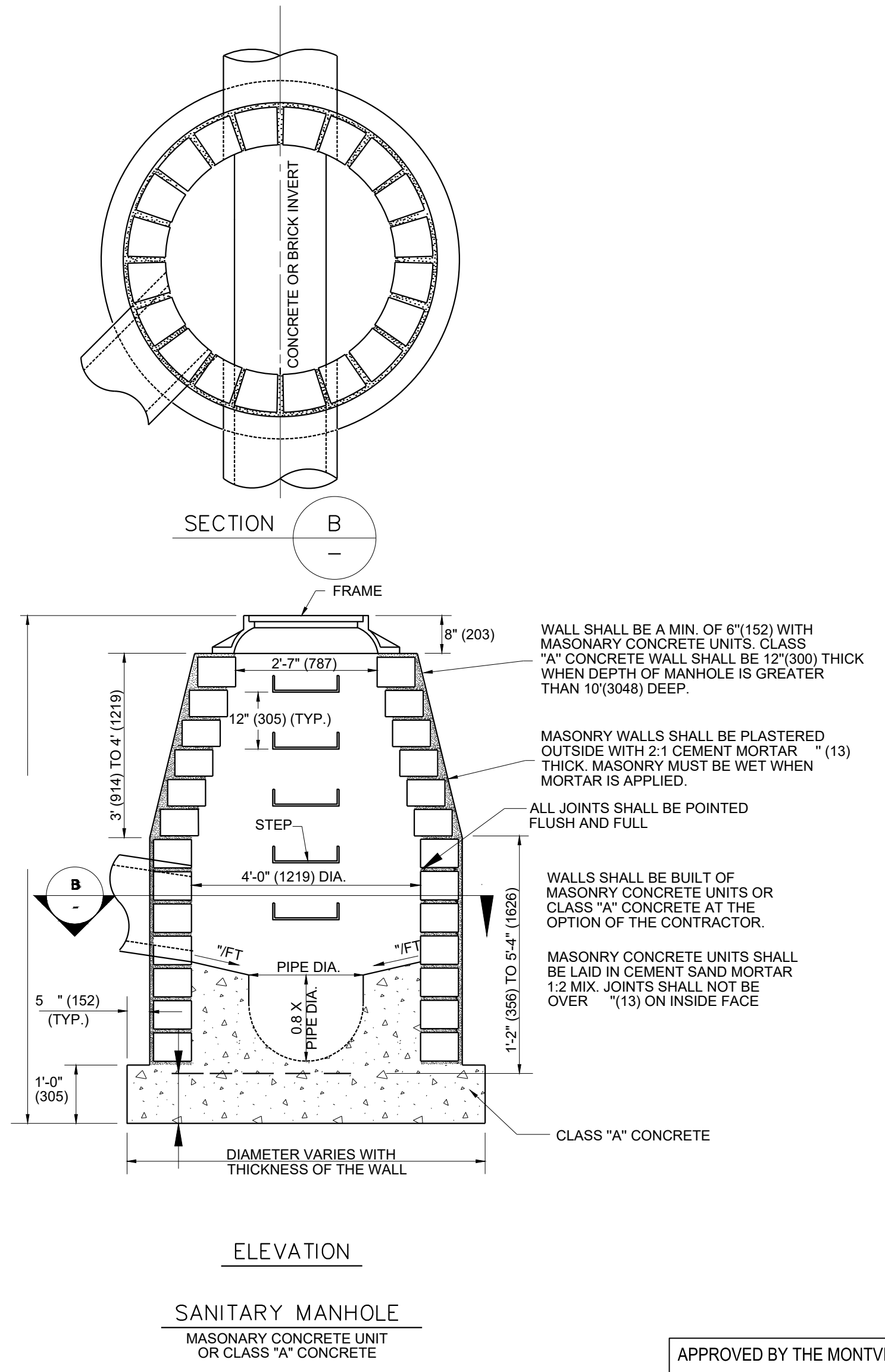


565	PD	06/24/10	A	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE
eone SEWER SYSTEMS				
MODEL WH483-75 / WR483-75				
NA0214P03				



RIPRAP PLUNGE POOL

PIPE SIZE	A	B	C	D	E	F	G	H	WT. RIPRAP TONS
12" x 15"	10'	7'	1'-6"	1'	1'	4'-6"	1'-6"	3'	6
18"	12'	8'	2'	1'	1'	5'	2'	4'	8
21"	15'	9'	2'-6"	1'-6"	1'	7'	2'-6"	4'-6"	12
24"	17'	10'	2'-6"	1'-6"	1'	8'	2'-6"	5'-6"	15
30"	20'	13'	3'	2'	2'	9'	3'	6'	22
36"	24'	16'	3'-6"	2'	2'	9'-6"	3'-6"	7'	33



SANITARY MANHOLE
MASONRY CONCRETE UNIT OR CLASS "A" CONCRETE

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

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