

SEQUENCE OF ACTIVITY – HOUSE LOT DEVELOPMENT  
SEDIMENT AND EROSION CONTROL NARRATIVE

- DESIGN CRITERIA/CONSTRUCTION METHODS AND DETAILS: State of Connecticut DOT form 814 guidelines for soil erosion and sediment control.
- LIMITS OF DISTURBANCE: Upon approval of individual site plan development, the limit of development shall be established in the field for each proposed structure. Disturbance limits as shown shall be bounded by staked hay bales or silt fence.
- EROSION CONTROLS: Area to be disturbed shall be bounded by staked hay bales or silt fence. All erosion controls, including silt fence and anti-tracking pad shall be installed and inspected by the Land use ZEO and/or Wetland Agent prior to stumps being pulled, grubbing, or excavation. The ZEO and Wetland Agent may modify the erosion control requirement based on field conditions so as to adequately control erosion and siltation from the site.
- TREES CLEARED: Trees shall be cleared and cut to length and stacked or removed from the site. Then the pulling of stumps, grubbing and/or excavation shall begin.
- DEMOLITION OF EXISTING STRUCTURES: All demolition materials to be placed in containers, removed off site and properly disposed of. Any resulting holes will be filled with clean fill and re-graded to match existing contours.
- DRIVEWAYS: All driveway and driveway shoulders shall be stripped, graded as shown on plan, and graveled. All driveway shoulders shall be stabilized immediately upon grading, either by diverting runoff, mulching, or seeding and hay bales, silt fence or other approved measures the same day that cuts are made.
- TOPSOIL: All topsoil shall be stripped and saved in an area as shown on the plan or as approved by the Planner and Wetland Agent. Topsoil shall not be removed from the site except as in compliance with the Zoning Regulations.
- CONSTRUCTION & DISTURBED AREA: Excavation and construction shall commence following inspection and approval of erosion control and construction of the driveway. The disturbed area shall be so as to contain runoff within the lot to the greatest extent possible.
- SITES IN WINTER: When a site will be open during the winter months, rough grading and 4-6 inch mulching must occur prior to construction in order to minimize erosion and uncontrolled runoff.
- DRAINS: Foundation and curtain drains shall be installed as shown on the approved plan. Any changes to the location of the drains or the additions of any drains shall be approved by the Wetlands Agenda prior to installation.
- COMPLETE SITE WORK: Finish grading shall occur as soon as possible on all lots where there is potential for erosion and for degradation of wetlands and watercourses. Lots shall be finish graded, seeded with perennial grasses suitable for the respective amount of sun or shade and mulched prior to Certificate of Zoning Compliance.
- FINAL STABILIZATION: Erosion controls shall be maintained on the lot as long as they are needed to control erosion and sedimentation.
- E&S CONTROLS: All E&S controls shall be inspected on a daily basis and maintained as necessary until all disturbed areas are permanently re-vegetated or otherwise stabilized. Remove silt at hay bales or silt fence outlets after all rainfalls. The responsibility of such inspection shall be that of the contractor.
- SCHEDULE: Construction to commence August 1, 2022 and completion by August 1, 2024.

NOTE: BUILDER RESPONSIBLE FOR CONSTRUCTION OF BLDG. AND OTHER IMPROVEMENTS AND IS RESPONSIBLE FOR ALL EROSION CONTROL MEASURES SHOWN HEREON AND AS OTHERWISE REQUIRED BY CONSTRUCTION TECHNIQUES UTILIZED.

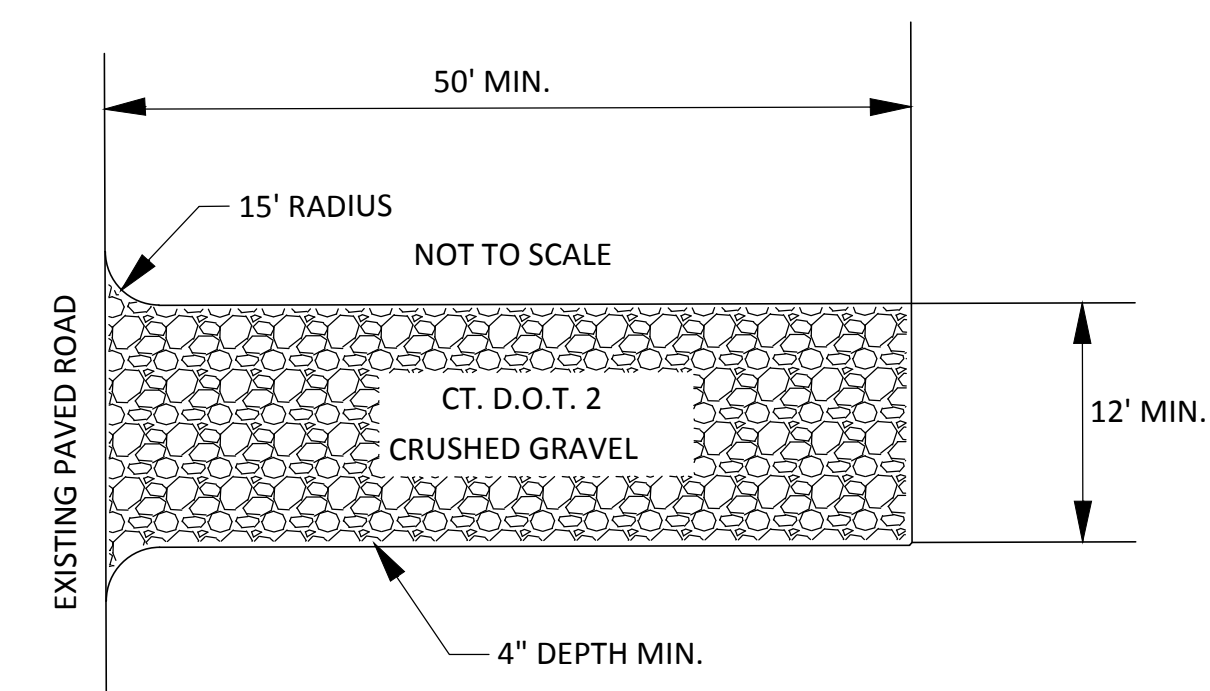
MAP STANDARD NOTES:

- 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: IMPROVEMENT LOCATION SURVEY  
BOUNDARY DETERMINATION: RESURVEY  
HORIZONTAL ACCURACY CLASS: A-2  
TOPOGRAPHIC ACCURACY CLASS: T-2  
VERTICAL DATUM: NAVD 88 (CTGS MON. 505 ELEV: 71.125)

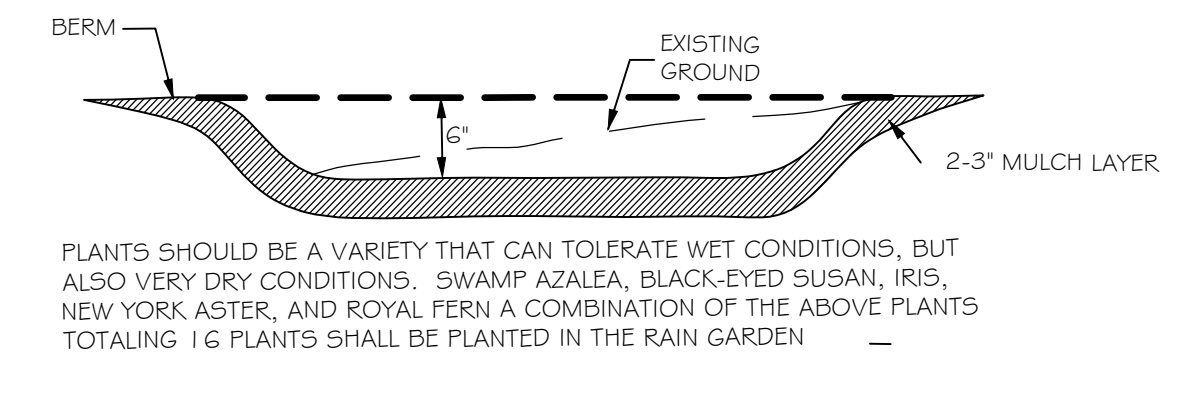
THE INTENDED PURPOSE OF THIS MAP/SURVEY IS TO DEPICT A CURRENT WETLANDS DELINEATION AND EXISTING CONDITIONS OF THE SITE.

MAP REFERENCES:

- "IMPROVEMENT LOCATION PLAN PREPARED FOR BRENT ALI, SHOWING PROPOSED HOUSE, 67 KITEMAUG ROAD, MONTVILLE, CONNECTICUT" DATED 11/26/2012 REVISED THROUGH 2/13/13, SCALE: 1"=20'
- "PLAN OF BUILDING LOTS ON MASSAPEAG FARM OWNED BY F.W. BROWNING 1910"
- "PLAN OF SHORE LOTS HAUGHTON COVE TERRACE MONTVILLE, CT. FOR BY F.W. WILBER REALTY CO. AUGUST 1911"
- "FLOOD INSURANCE RATE MAP NEW LONDON COUNTY CONNECTICUT PANEL 353 OF 554 MAP# 09011C0353G JULY 18, 2011"

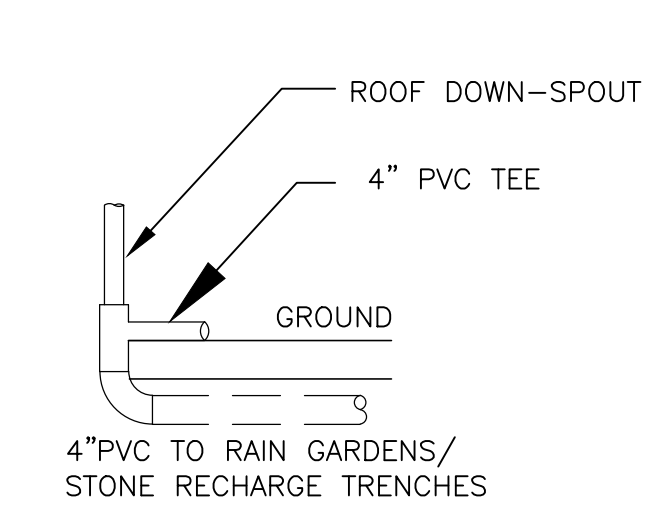


CONSTRUCTION ENTRANCE DETAIL

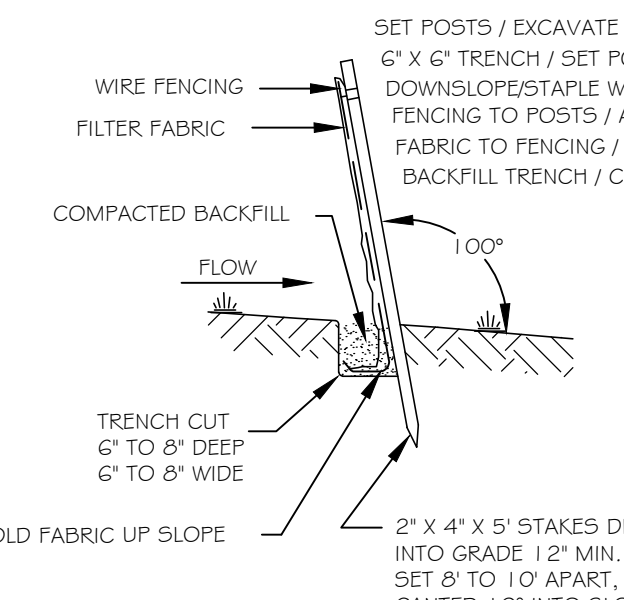


PLANTS SHOULD BE A VARIETY THAT CAN TOLERATE WET CONDITIONS, BUT ALSO VERY DRY CONDITIONS. SWAMP AZALEA, BLACK-EYED SUSAN, IRIS, NEW YORK ASTER, AND ROYAL FERN A COMBINATION OF THE ABOVE PLANTS TOTALING 16 PLANTS SHALL BE PLANTED IN THE RAIN GARDEN

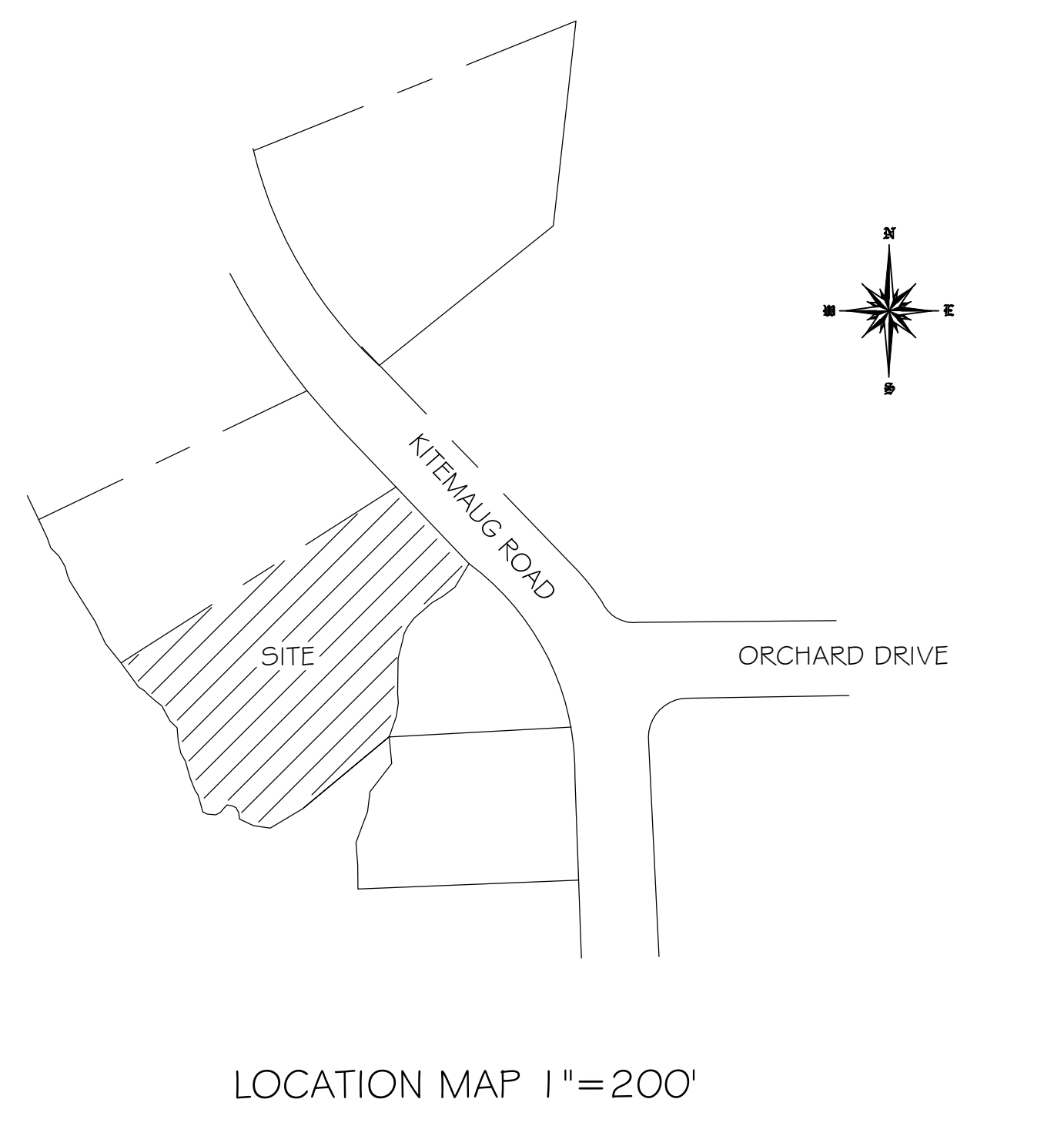
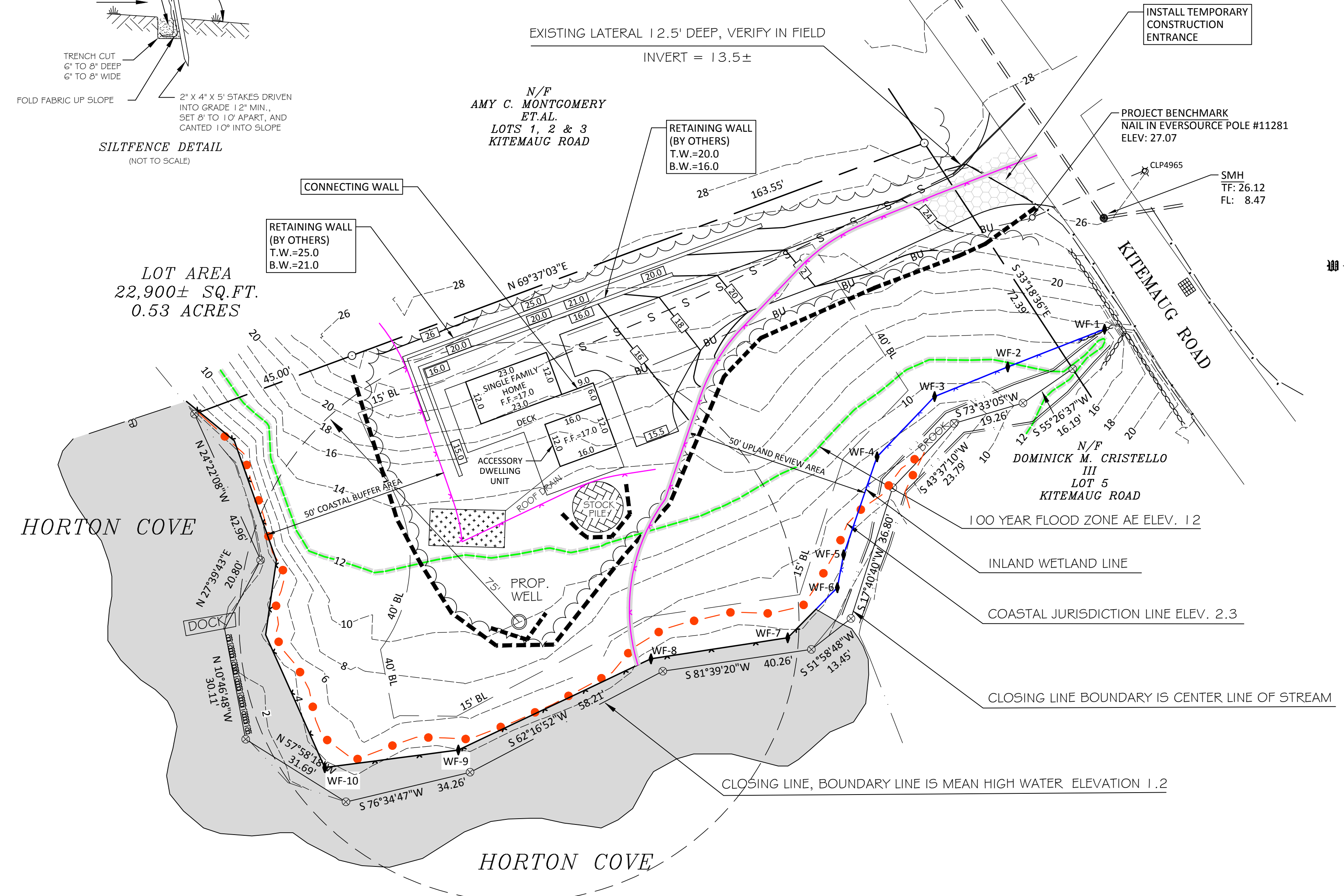
PROPOSED HOUSE AREA = 1156 SQ.FT.  
HOUSE = 1156 SQ.FT. AREA REQUIRED FOR RAIN GARDEN TO STORE FIRST 1" OF STORM AT 6" DEEP = 1156/6 = 96 CUBIC.FT. REQUIRED  
6" RAIN GARDEN 20' x 10' = 100 CUBIC.FT. PROVIDED



- OPERATION AND MAINTENANCE PLAN - RAIN GARDENS
- THE HOMEOWNER SHALL NOT REMOVE A RAIN GARDEN, SEVER OR RE-ROUTE ANY DRAINAGE LINE LEADING TO THE RAIN GARDEN OR TAKE ANY OTHER ACTION WHICH PREVENTS SURFACE RUNOFF FROM REACHING THE RAIN GARDEN AND FLOWING THROUGH IT AS DESIGNED.
  - THE HOMEOWNER SHALL ANNUALLY REMOVE SEDIMENT, LEAVES, LITTER, OR OTHER MATERIALS WHICH MAY HAVE ACCUMULATED IN THE RAIN GARDEN.



SILT FENCE DETAIL (NOT TO SCALE)

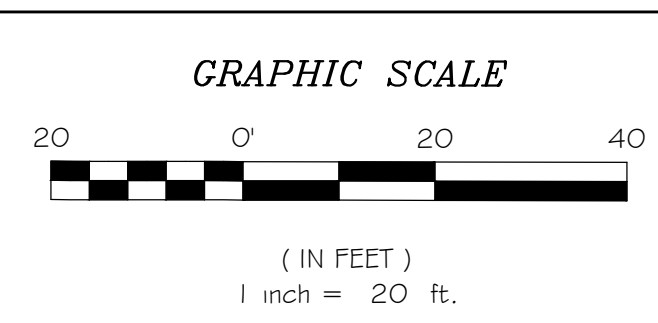


LOCATION MAP 1"=200'

LEGEND

- PROPERTY LINE
- BUILDING LINE
- CLOSING LINE
- STONE WALL
- WIRE FENCE
- SILT FENCE OR HAY BALES
- EXISTING CONTOUR
- PROPOSED CLEARING LIMIT
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- ANGLE POINT
- IRON PIN OR PIPE FOUND
- MONUMENT FOUND
- DRILL HOLE FOUND
- IRON PIN TO BE SET 5/8" REBAR
- MONUMENT TO BE SET
- DRILL HOLE TO BE SET
- SURVEYOR CONTROL POINT
- 50' UPLAND REVIEW AREA
- PROPOSED SANITARY SEWER LINE
- OVERHEAD UTILITIES
- INLAND WETLAND LINE
- EDGE OF WATER
- COASTAL JURISDICTION LINE ELEVATION = 2.3 NAVD 88
- 100 YEAR FLOOD ZONE AE ELEVATION 12
- TIDAL WETLAND AREA
- RAIN GARDEN 10' x 20'

COVERAGE TABLE	
INLAND WETLANDS (ON PROPERTY)	814± S.F. 0.02± AC.
INLAND WETLANDS DISTURBED	NONE
URA DISTURBED (ON PROPERTY)	1,211± S.F. 0.03± AC.



ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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

I HEREBY DECLARE THAT THE WETLANDS DEPICTED ON THIS MAP ARE SUBSTANTIALLY CORRECT.

IAN COLE REGISTERED SOIL SCIENTIST #2006 DATE

NO.	DATE	DESCRIPTION
2	8/4/22	REVIEW COMMENTS
1	7/20/22	REVIEW COMMENTS

**ROB HELLSTROM**  
LAND SURVEYING LLC

32 MAIN STREET  
HEBRON, CONNECTICUT  
(860)-228-9853

Mailing Address:  
P.O. BOX 378  
HEBRON, CT 06248

www.rhlsect.com  
Email: hellstromsurveying@yahoo.com

DATE: JULY 7th, 2022 BY: JRR SCALE: 1" = 20'

IMPROVEMENT LOCATION SURVEY  
- PREPARED FOR -  
**HARLON DALTON**

DEPICTING WETLANDS & EXISTING CONDITIONS  
67 KITEMAUG ROAD  
MONTVILLE CONNECTICUT

SHEET NO.: 1 OF 1 JOB NO.: 22-118

FILE NO.: 22-118\_67\_KITEMAUG\_RD

FOR PERMITTING ONLY