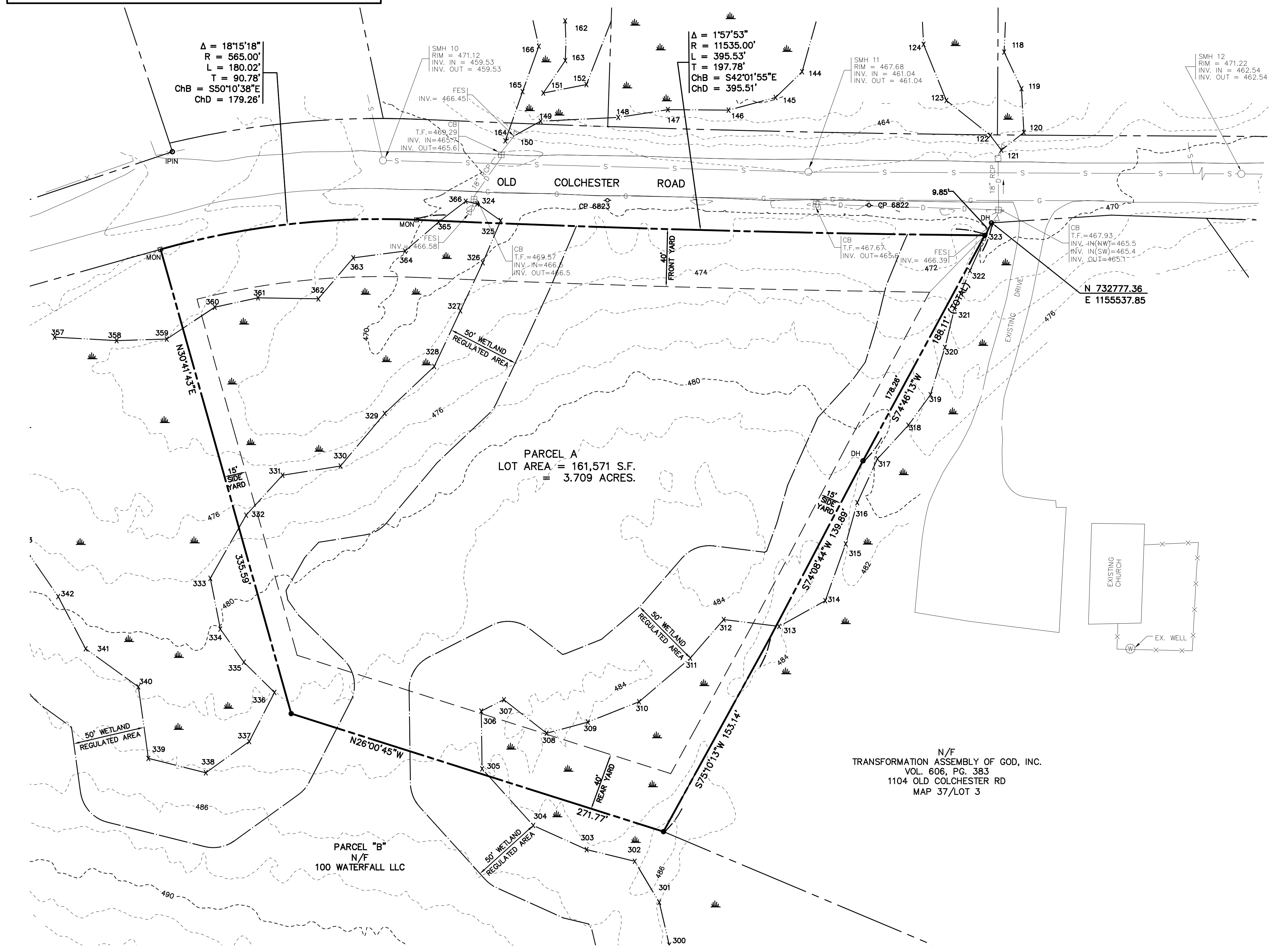
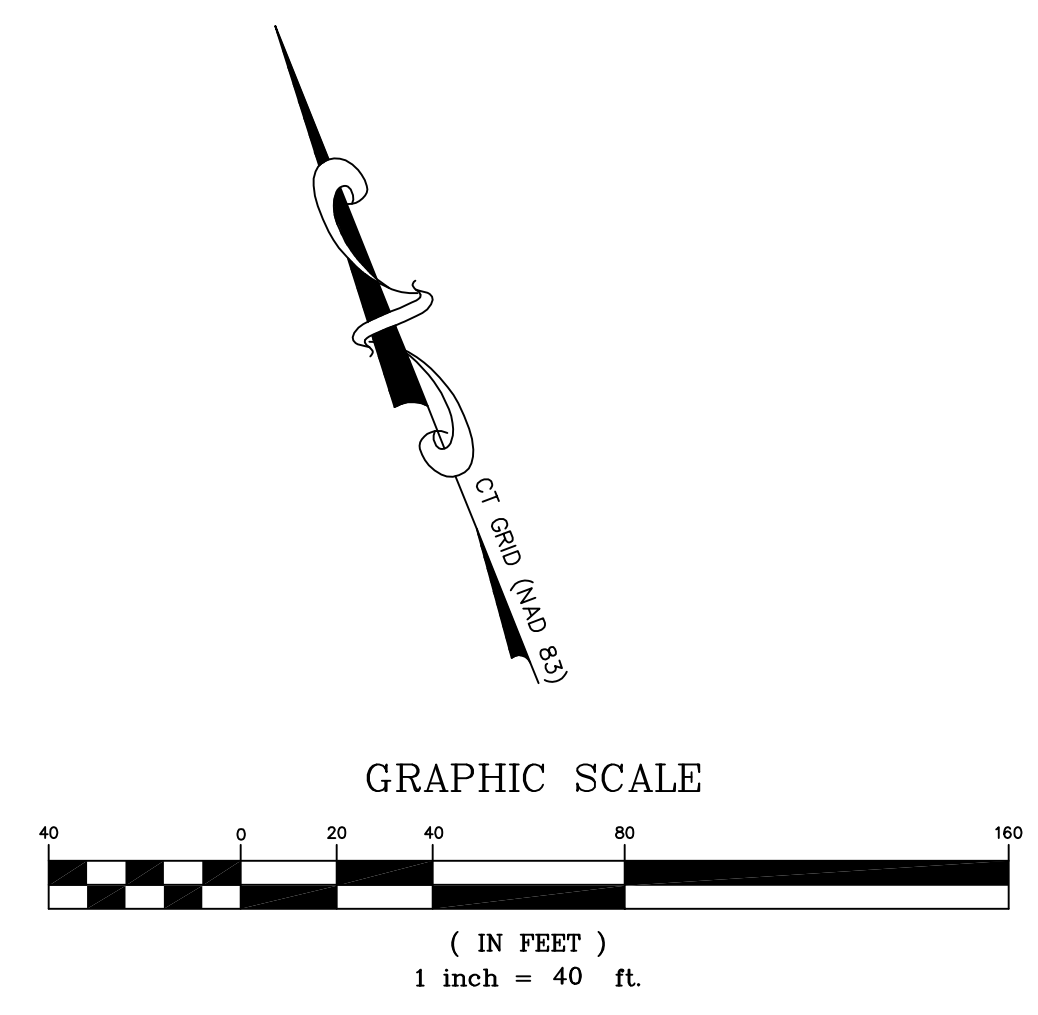


- LEGEND**
- PROPERTY/STREET LINE
 - MON CONCRETE MONUMENT
 - PIN/IP/DH IRON PIN/IRON PIPE/DRILLHOLE
 - PROPOSED IRON PIN
 - EASEMENT LINE
 - STREAM
 - INLAND WETLANDS
 - WETLAND REGULATED AREA
 - WETLAND/MARSH
 - LOT 1
 - STONE WALL
 - CHAIN LINK FENCE
 - SETBACK LINE
 - 50'--- CONTOUR
 - D--- STORM SEWER, CATCH BASIN
 - S--- SANITARY SEWER, MANHOLE
 - G--- GAS MAIN



- NOTES:**
- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON JUNE 21, 1996 AND AMENDED OCTOBER 26, 2018.
 - THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2, AND THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS T-2.
 - THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDANT RESURVEY OF THE MAP REFERENCED IN NOTE #2.A. PROPOSED PROPERTY LINES ARE BASED UPON AN ORIGINAL SURVEY.
 - THE TYPE OF SURVEY IS A RECORD SUBDIVISION MAP. THIS MAP IS INTENDED TO DEPICT OR NOTE THE LOCATION OF EXISTING PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS, ENCROACHMENTS, BUILDINGS, OTHER SITE IMPROVEMENTS AND PROPOSED LOT LINES.
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 - "PLAN MADE FOR GRACE H. LAKENBACH, OLD COLCHESTER ROAD, MONTVILLE, CONNECTICUT", BY CHANDLER, PALMER & KING, SCALE: 1"=100' AND DATED SEPT. 24, 1975.
 - "PROPERTY SURVEY, PREPARED FOR DORA RYTMAN, OLD COLCHESTER ROAD, MONTVILLE, CONN.", BY TOWNE ENGINEERING INC., SCALE: 1"=100', DATED 6/8/80 AND REVISED 9/15/80.
 - "SUBDIVISION PLAN, LAND OF MISSIONARY SOCIETY OF CONNECTICUT, #1104 OLD COLCHESTER ROAD, OAKDALE, CT", BY BRIAN F. SITTY, SCALE 1"=40', DATED NOVEMBER, 1997 AND REVISED 12/15/97.
 - "SUBDIVISION PLAN, PROPERTY OF GRACE H. LAKENBACH, PREPARED FOR PAUL LAKENBACH, OLD COLCHESTER ROAD, MONTVILLE, CONNECTICUT", BY CHANDLER, PALMER & KING, SCALE: 1"=40', DATED MAY 2, 1994 AND REVISED LAST 9/19/94.
 - "RECORD SUBDIVISION MAP PINE RIDGE ESTATES SUBDIVISION OLD COLCHESTER ROAD MONTVILLE, CONNECTICUT" (SHEETS 1-4 OF 4), BY: BENNETT & SMILAS ENGINEERING, INC., SCALE: 1" = 100', DATED: JANUARY 20, 2000, SHEETS 1 & 2 REVISED: 4/26/00, 6/8/00, AND 11/14/00 AND SHEET 4 REVISED 4/26/00, 6/20/00, AND 10/20/00. SAID MAPS ARE RECORDED IN THE TOWN OF MONTVILLE CLERK'S OFFICE AS MAPS #1725, #1726, #1727, AND #1728.
 - "FIRST CUT MAP LAND NOW OR FORMERLY 100 WATERFALL, LLC. OLD COLCHESTER ROAD & BLACK ASH ROAD MONTVILLE, CONNECTICUT" (SHEETS 1 & 2 OF 2), BY BENNETT & SMILAS ASSOCIATES, INC., SCALE: 1" = 100', AND DATED: JAN. 10, 2022. SAID MAPS ARE RECORDED IN THE TOWN OF MONTVILLE CLERK'S OFFICE AS MAPS #2862 AND #2863.
 - BEARING AND COORDINATES SHOWN HEREON ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM, NAD 83, HOLDING CGS MON. #4875 AND "MAYNARD" N723206.859 E1142281.573 "MAYNARD" N729085.117 E1139334.313
 - ELEVATIONS ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) HOLDING THE MONUMENTS REFERENCED IN NOTE #3.
 - CONTOURS SHOWN HEREON ARE BASED UPON LIDAR COORDINATES.
 - THE CURRENT PROPERTY OWNER OF RECORD IS WATCH HILL BUILDERS, LLC, OF MILFORD, CONNECTICUT AS DESIGNATED IN VOLUME 686, PAGE 61 IN THE TOWN OF MONTVILLE LAND RECORDS.
 - PROPERTY LOCATED AT OLD COLCHESTER RD, IS DESIGNATED AS MAP BLOCK 036 - 005, LOT 000 IN THE TOWN OF MONTVILLE ASSESSOR'S OFFICE.
 - THIS PROPERTY IS ZONED R-40, RESIDENCE DISTRICT. THE MINIMUM LOT AREA IS 40,000 SQUARE FEET AND THE MINIMUM SETBACK REQUIREMENTS ARE GENERALLY: FRONT: 40 FEET, SIDE: 15 FEET, AND REAR: 40 FEET.
 - THE TOTAL AREA OF THIS PROPERTY IS 161,571 SQUARE FEET (3.709 ACRES).
 - INLAND WETLAND LIMITS SHOWN HEREON WERE DELINEATED BY RICHARD SNARSKI, SOIL SCIENTIST AND LOCATED IN THE FIELD BY BENNETT & SMILAS ENGINEERING, INC. IN APRIL, 1998.
 - THE LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATIONS, MAPPING, INFORMATION PROVIDED BY OTHERS AND OTHER SOURCES. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. IF APPLICABLE, UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, FLOOD ZONE X AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM), STATE: CONNECTICUT; COUNTY NAME: NEW LONDON; COMMUNITY NAME: MONTVILLE; COMMUNITY NUMBER: 09099; MAP NUMBER: 0901100331G; EFFECTIVE/REVISED DATE: JULY 18, 2011.

BENNETT & SMILAS ASSOCIATES, INC.
 415 KILLINGWORTH ROAD, P.O. BOX 241
 HIGGANUM, CONNECTICUT 06441
 (860) 346-4669 FAX (860) 346-8888

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Michael J. Bennett
 MICHAEL J. BENNETT R.L.S. #10831

SEAL

THE EMBOSSED SEAL OF THE SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

MICHAEL J. BENNETT, L.S. No. 10831

PROPERTY AND TOPOGRAPHIC SURVEY
 LAND NOW OR FORMERLY
 WATCH HILL BUILDERS, LLC
 OLD COLCHESTER ROAD, MONTVILLE, CT

DATE OF COMPLETION OF ALL WORK - _____

CHAIRMAN, VICE CHAIRMAN OR SECRETARY DATE
 PLANNING AND ZONING COMMISSION

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

SUBDIVIDER DATE _____

ENGINEER/SURVEYOR DATE _____

APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

CHAIRMAN, VICE CHAIRMAN OR SECRETARY DATE
 PLANNING & ZONING COMMISSION

EROSION & SEDIMENTATION CONTROL CERTIFICATION:
 CERTIFIED BY THE MONTVILLE PLANNING AND ZONING COMMISSION.

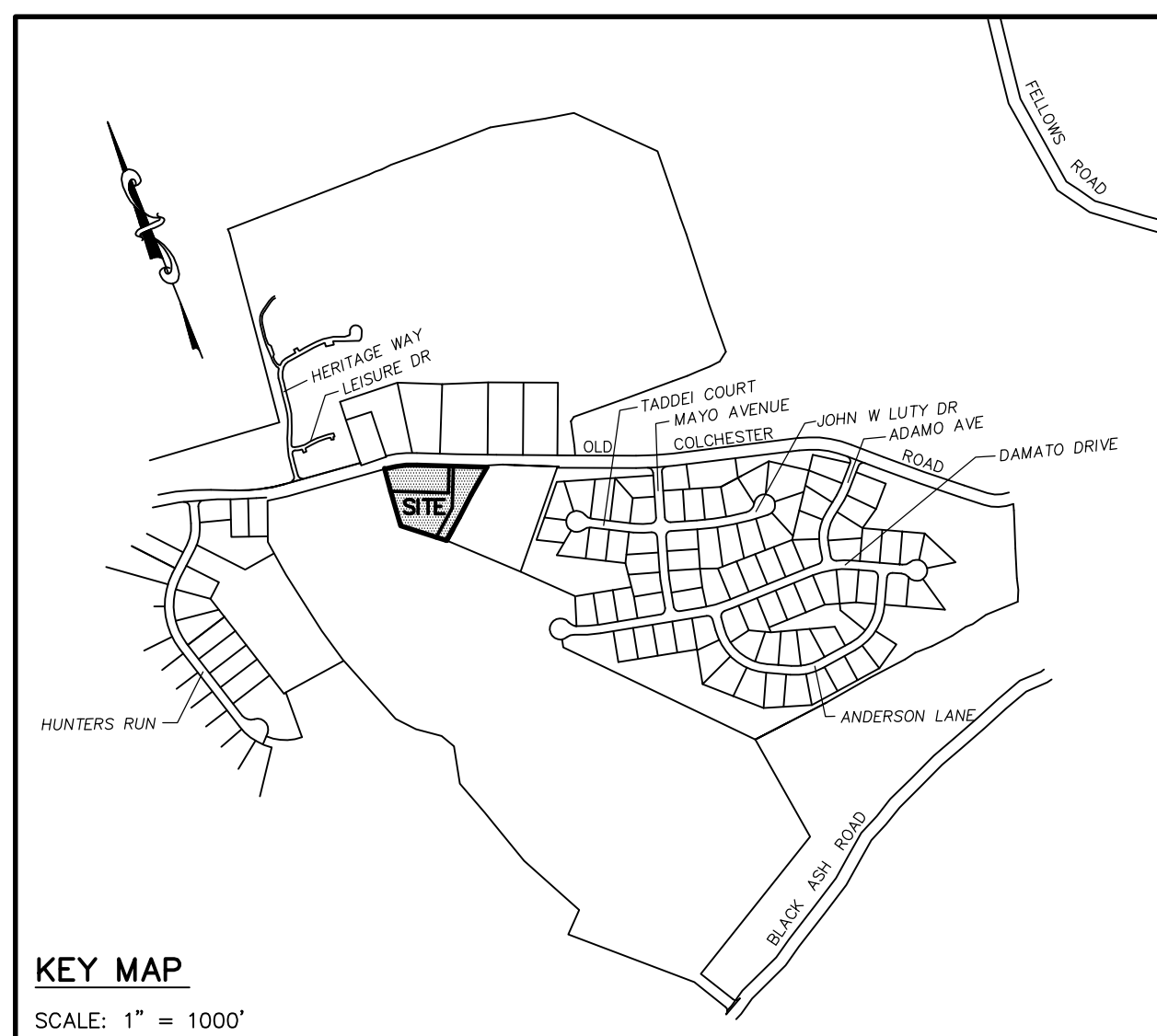
CHAIRMAN, VICE CHAIRMAN OR SECRETARY DATE _____

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
RECORD SUBDIVISION MAP	2
SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS No. 1	4
CONSTRUCTION NOTES & DETAILS No. 2	5

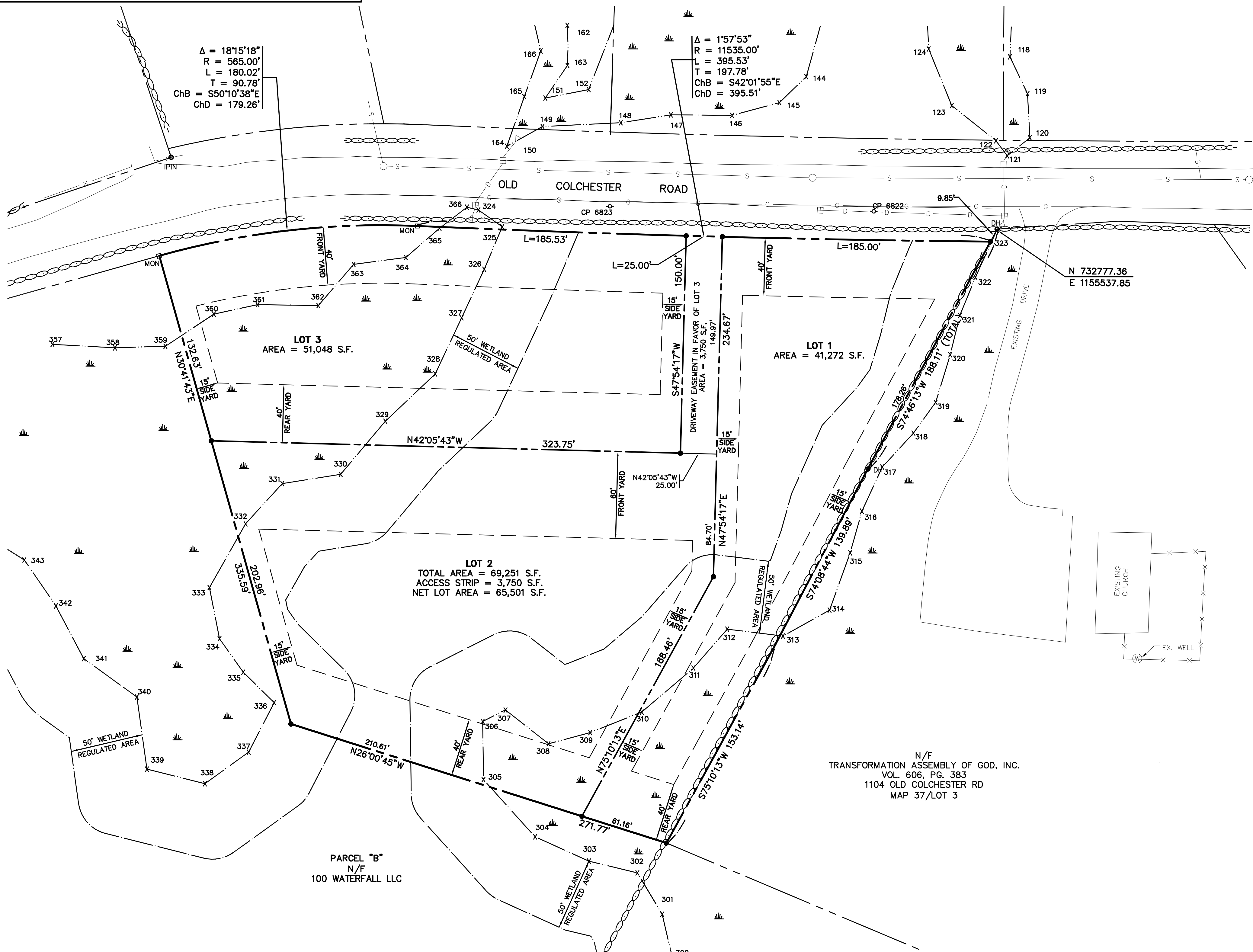
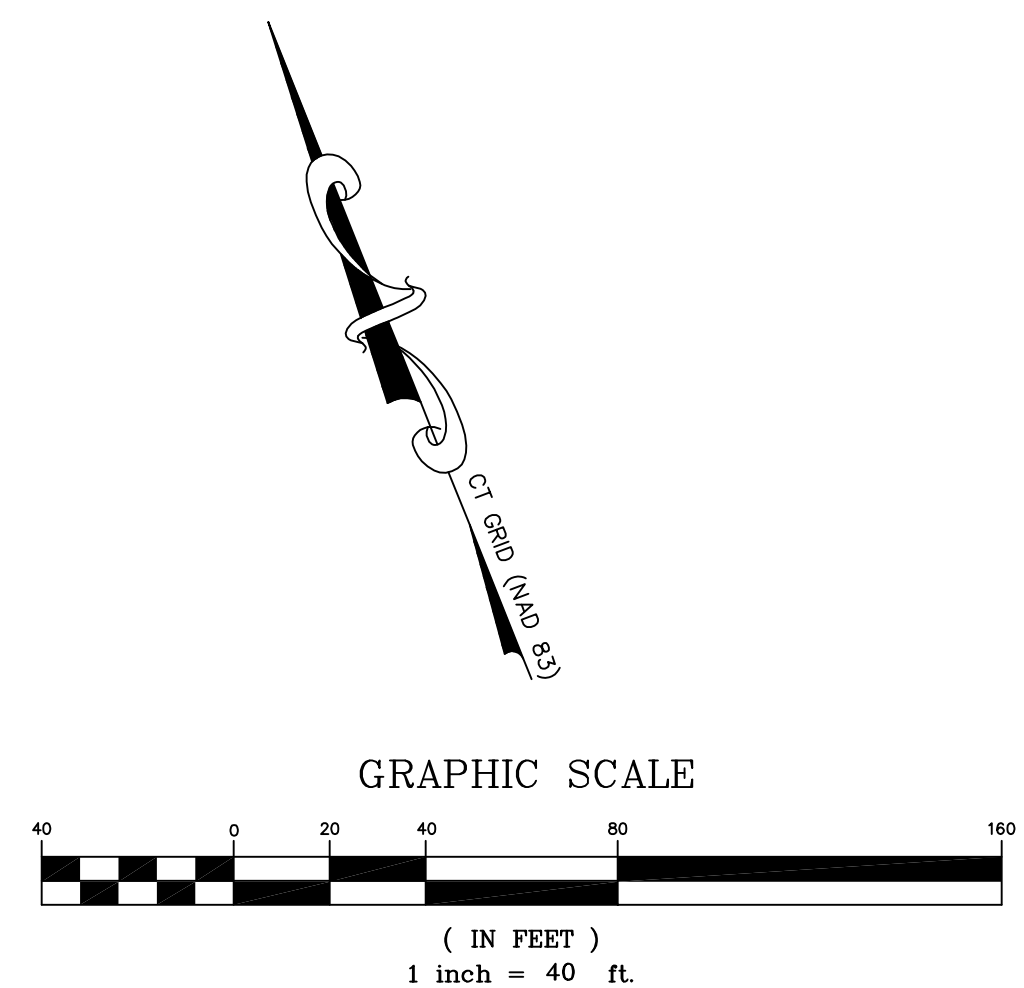
NO.	DATE	DESCRIPTION	BY
1	09/27/22	TOWN COMMENTS, HOUSE FOOTPRINT	MJB

DATE: JULY 27, 2022
 SCALE: 1"=40'
 SHEET: 1 OF 5
 DWG. NO.: 1

C:\USERS\DAVE\DESKTOP\JOBS\213075\DRAWINGS\SEVEN_OAKS_PARCEL A SUBDIVISION P15 REV 1.DWG



- LEGEND**
- PROPERTY/STREET LINE
 - MON CONCRETE MONUMENT
 - PIN/IP/DH IRON PIN/IRON PIPE/DRILLHOLE
 - PROPOSED IRON PIN
 - EASEMENT LINE
 - STREAM
 - INLAND WETLANDS
 - WETLAND REGULATED AREA
 - WETLAND/MARSH
 - LOT 1
 - STONE WALL
 - CHAIN LINK FENCE
 - SETBACK LINE
 - 50' CONTOUR
 - CB STORM SEWER, CATCH BASIN
 - S SANITARY SEWER, MANHOLE
 - G GAS MAIN



- NOTES:**
- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON JUNE 21, 1996 AND AMENDED OCTOBER 26, 2018.
 - THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2, AND THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS T-2.
 - THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDANT RESURVEY OF THE MAP REFERENCED IN NOTE #2.A. PROPOSED PROPERTY LINES ARE BASED UPON AN ORIGINAL SURVEY.
 - THE TYPE OF SURVEY IS A RECORD SUBDIVISION MAP. THIS MAP IS INTENDED TO DEPICT OR NOTE THE LOCATION OF EXISTING PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS, ENCROACHMENTS, BUILDINGS, OTHER SITE IMPROVEMENTS AND PROPOSED LOT LINES.
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 - "PLAN MADE FOR GRACE H. LAKENBACH, OLD COLCHESTER ROAD, MONTVILLE, CONNECTICUT", BY CHANDLER, PALMER & KING, SCALE: 1"=100' AND DATED SEPT. 24, 1975.
 - "PROPERTY SURVEY, PREPARED FOR DORA RYTMAN, OLD COLCHESTER ROAD, MONTVILLE, CONN.", BY TOWNE ENGINEERING INC., SCALE: 1"=100', DATED 6/80 AND REVISED 9/15/80.
 - "SUBDIVISION PLAN, LAND OF MISSIONARY SOCIETY OF CONNECTICUT, #1104 OLD COLCHESTER ROAD, OAKDALE, CT., BY BRIAN F. SITY, SCALE 1"=40', DATED NOVEMBER, 1997 AND REVISED 12/15/97.
 - "SUBDIVISION PLAN, PROPERTY OF GRACE H. LAKENBACH, PREPARED FOR PAUL LAKENBACH, OLD COLCHESTER ROAD, MONTVILLE, CONNECTICUT", BY CHANDLER, PALMER & KING, SCALE: 1"=40', DATED MAY 2, 1994 AND REVISED LAST 9/19/94.
 - "RECORD SUBDIVISION MAP PINE RIDGE ESTATES SUBDIVISION OLD COLCHESTER ROAD MONTVILLE, CONNECTICUT" (SHEETS 1-4 OF 4), BY: BENNETT & SMILAS ENGINEERING, INC., SCALE: 1" = 100', DATED: JANUARY 20, 2000, SHEETS 1 & 2 REVISED: 4/26/00, 6/8/00, AND 11/14/00 AND SHEET 4 REVISED 4/26/00, 6/20/00, AND 10/20/00, SAID MAPS ARE RECORDED IN THE TOWN OF MONTVILLE CLERK'S OFFICE AS MAPS #1725, #1726, #1727, AND #1728.
 - "FIRST CUT MAP LAND NOW OR FORMERLY 100 WATERFALL, LLC. OLD COLCHESTER ROAD & BLACK ASH ROAD MONTVILLE, CONNECTICUT" (SHEETS 1 & 2 OF 2), BY BENNETT & SMILAS ASSOCIATES, INC., SCALE: 1" = 100', AND DATED: JAN. 10, 2022. SAID MAPS ARE RECORDED IN THE TOWN OF MONTVILLE CLERK'S OFFICE AS MAPS #2862 AND #2863.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM, NAD 83, HOLDING CGS MON. #4875 AND "MAYNARD".

#4875 N723206.859 E1142281.573	"MAYNARD" N729085.117 E1139334.313
-----------------------------------	---------------------------------------
 - ELEVATIONS ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) HOLDING THE MONUMENTS REFERENCED IN NOTE #3.
 - CONTOURS SHOWN HEREON ARE BASED UPON LIDAR COORDINATES.
 - THE CURRENT PROPERTY OWNER OF RECORD IS WATCH HILL BUILDERS, LLC, OF MILFORD, CONNECTICUT AS DESIGNATED IN VOLUME 686, PAGE 61 IN THE TOWN OF MONTVILLE LAND RECORDS.
 - PROPERTY LOCATED AT OLD COLCHESTER RD, IS DESIGNATED AS MAP BLOCK 036 - 005, LOT 000 IN THE TOWN OF MONTVILLE ASSESSOR'S OFFICE.
 - THIS PROPERTY IS ZONED R-40, RESIDENCE DISTRICT. THE MINIMUM LOT AREA IS 40,000 SQUARE FEET AND THE MINIMUM SETBACK REQUIREMENTS ARE GENERALLY: FRONT: 40 FEET, SIDE: 15 FEET, AND REAR: 40 FEET.
 - THE TOTAL AREA OF THIS PROPERTY IS 161,571 SQUARE FEET (3.709 ACRES).
 - INLAND WETLAND LIMITS SHOWN HEREON WERE DELINEATED BY RICHARD SNARSKI, SOIL SCIENTIST AND LOCATED IN THE FIELD BY BENNETT & SMILAS ENGINEERING, INC. IN APRIL, 1998.
 - THE LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATIONS, MAPPING, INFORMATION PROVIDED BY OTHERS AND OTHER SOURCES. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. IF APPLICABLE, UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, FLOOD ZONE X AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM), STATE: CONNECTICUT; COUNTY NAME: NEW LONDON; COMMUNITY NAME: MONTVILLE; COMMUNITY NUMBER: 09099; MAP NUMBER: 0901100331G; EFFECTIVE/REVISED DATE: JULY 18, 2011.
 - AN INDIVIDUAL PLOT PLAN MUST BE SUBMITTED FOR EACH LOT AT THE TIME OF DEVELOPMENT.
 - THE ENTIRE STONEWALL AND VEGETATION WITHIN THE TOWN RIGHT OF WAY FROM THE WETLAND 50 FOOT BUFFER LINE ON LOT 1 TO THE WETLAND 50 FOOT BUFFER LINE ON LOT 3 MUST BE REMOVED.

BENNETT & SMILAS ASSOCIATES, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANUM, CONNECTICUT 06441
(860) 346-6659 FAX (860) 346-8888

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Michael J. Bennett
MICHAEL J. BENNETT R.L.S. #10831

SEAL
THE EMBOSSED SEAL OF THE SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID
MICHAEL J. BENNETT, L.S. No. 10831

RECORD SUBDIVISION MAP
LAND NOW OR FORMERLY OF
WATCH HILL BUILDERS, LLC
OLD COLCHESTER ROAD, MONTVILLE, CT

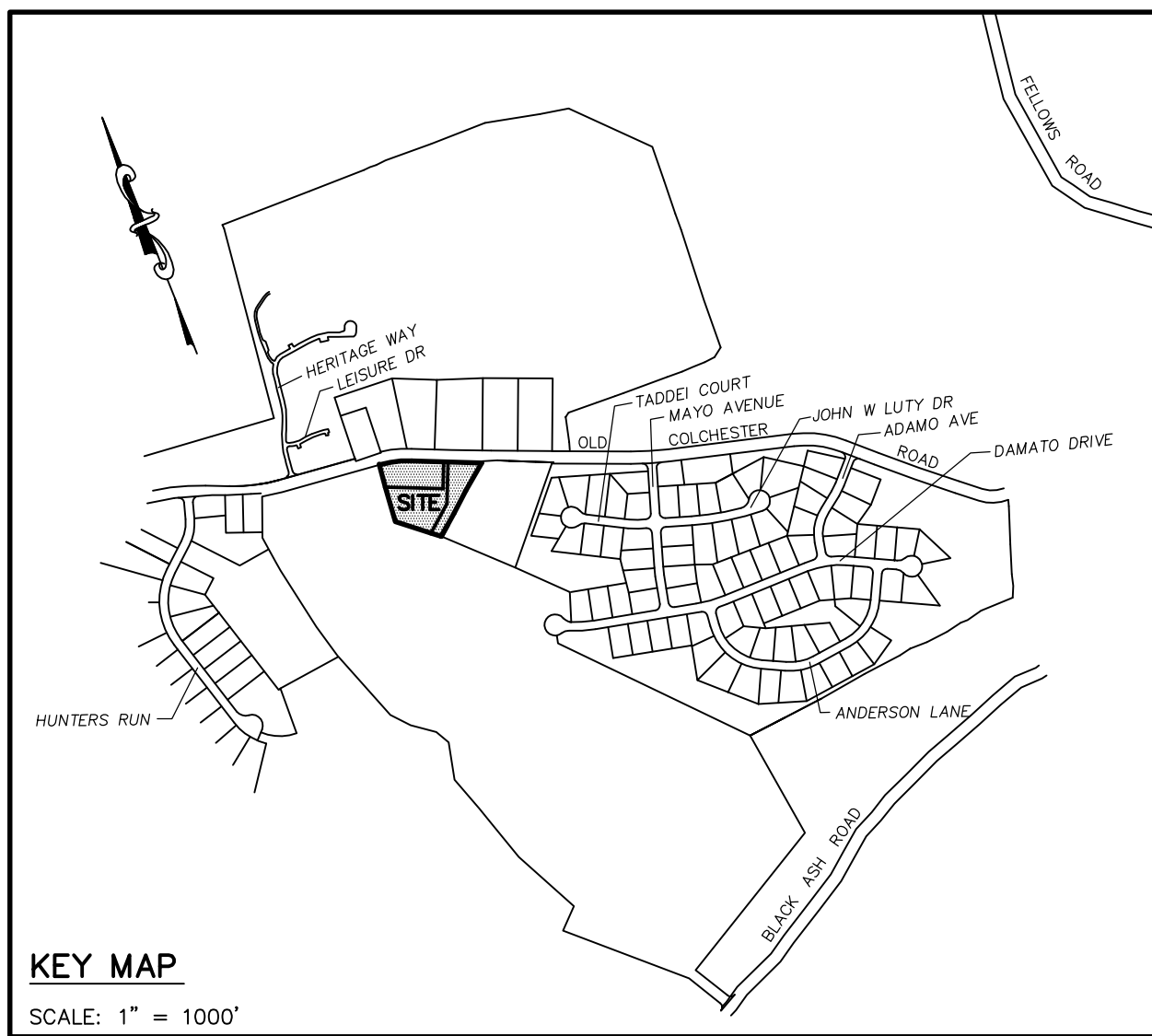
DATE OF COMPLETION OF ALL WORK -	
CHAIRMAN, VICE CHAIRMAN OR SECRETARY	DATE
PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPMENT OF THIS PLAN.	
SUBDIVIDER	DATE
ENGINEER/SURVEYOR	DATE
APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION	
CHAIRMAN, VICE CHAIRMAN OR SECRETARY	DATE
EROSION & SEDIMENTATION CONTROL CERTIFICATION:	
CERTIFIED BY THE MONTVILLE PLANNING AND ZONING COMMISSION.	
CHAIRMAN, VICE CHAIRMAN OR SECRETARY	DATE

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
RECORD SUBDIVISION MAP	2
SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS No. 1	4
CONSTRUCTION NOTES & DETAILS No. 2	5

NO.	DATE	DESCRIPTION	BY
1	09/27/22	TOWN COMMENTS, HOUSE FOOTPRINT	MJB

DATE: JULY 27, 2022
SCALE: 1"=40'
SHEET: 2 OF 5
DWG. NO.: 2

C:\USERS\DAVE\DESKTOP\JOBS\213075\DRAWINGS\SEVEN_OAKS_PARCEL_A_SUBDIVISION_RSM_REV 1.DWG



KEY MAP
SCALE: 1" = 1000'

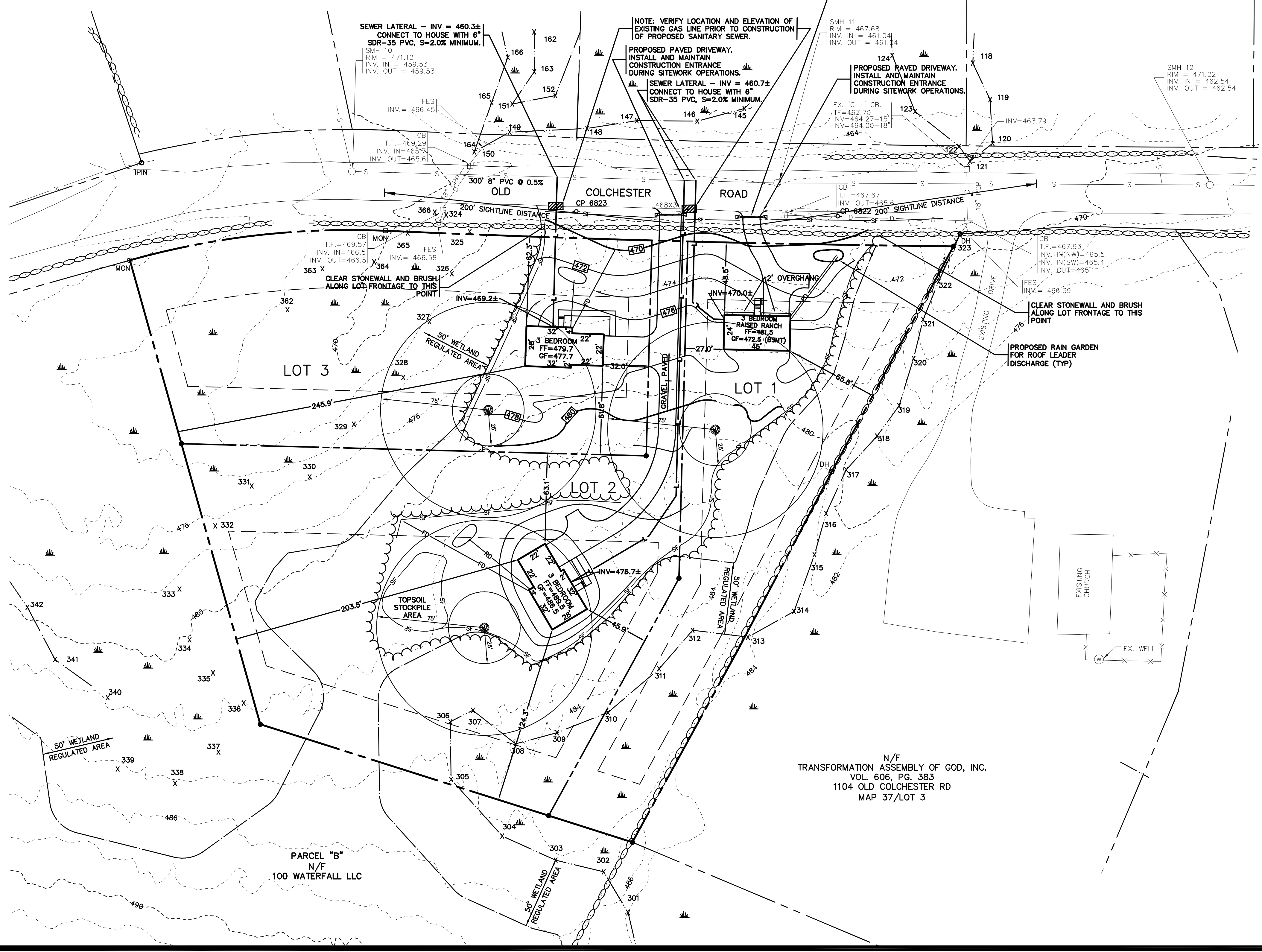
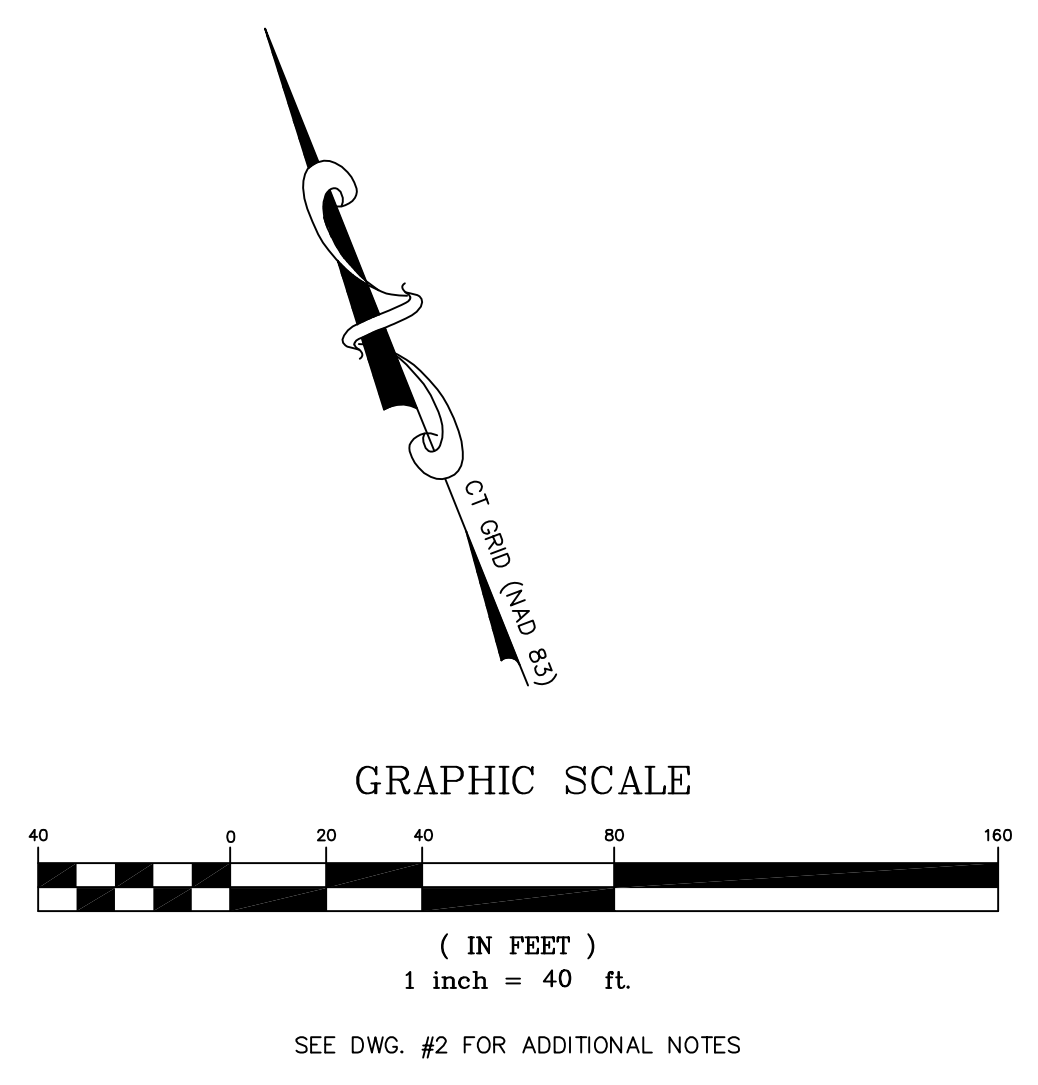
LEGEND

---	PROPERTY/STREET LINE
□ MON	CONCRETE MONUMENT
○ IPIN/IP/DH	IRON PIN/IRON PIPE/DRILLHOLE
●	PROPOSED IRON PIN
---	EASEMENT LINE
---	STREAM
---	INLAND WETLANDS
---	WETLAND REGULATED AREA
---	WETLAND/MARSH
1	LOT NUMBER
○ ○ ○ ○ ○	STONE WALL
---	EXISTING CHAIN LINK FENCE
---	SETBACK LINE
---	EXISTING CONTOUR
□ D	EXISTING STORM SEWER, CATCH BASIN
○ S	EXISTING SEWER, MANHOLE
○ G	EXISTING GAS MAIN
---	PROPOSED CONTOUR
---	PROPOSED SILT FENCE
---	PROPOSED SANITARY LATERAL
---	PROPOSED ROOF DRAIN
---	PROPOSED FOOTING DRAIN
○ W	PROPOSED WELL

ZONING DATA CHART

ZONING DISTRICT: R-40, RESIDENCE	REQUIRED	PROPOSED		
		LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA	40,000 S.F.	41,272 S.F.	65,501 S.F.	51,048 S.F.
MINIMUM FRONTAGE	150'	185.00'	25.00'	365.55'
MINIMUM FRONT YARD	40'	48.5'	63.1'	62.3'
MINIMUM SIDE YARD	15'	27.0'	45.9'	32.0'
MINIMUM REAR YARD	40'	331.7'	124.3'	61.8'
MAXIMUM HEIGHT	35'	<35'	<35'	<35'
MAXIMUM BUILDING COVERAGE	15%	2.9%	2.1%	2.7%

NOTES:



SITE DEVELOPMENT & CONSTRUCTION NOTES:

- INDIVIDUAL PLOT PLANS SHALL BE SUBMITTED TO THE TOWN AND UNCAS HEALTH DISTRICT AT THE TIME OF LOT DEVELOPMENT.
- SILT SACK DEVICES SHALL BE INSTALLED ON ALL CATCH BASINS ALONG THE PROJECT FRONTAGE AND SHALL BE MAINTAINED UNTIL EACH LOT HAS BEEN PERMANENTLY STABILIZED.
- IF DEWATERING OF UTILITY TRENCHES IS REQUIRED, A PROPERLY SIZED PUMP OUTLET SETTLING BASIN SHALL BE UTILIZED AT THE PUMP DISCHARGE.
- DRIVEWAY CULVERTS SHALL BE CONSTRUCTED OF 15" CLASS V RCP WITH FLARED END SECTIONS AT THE INLET AND OUTLET. THE PURPOSE OF DRIVEWAY CULVERTS IS TO PROVIDE POSITIVE DRAINAGE FLOW IN THE ROADSIDE SWALE TO EXISTING CATCH BASINS.
- RAIN GARDENS SHOWN ARE BASED ON THE DETAILED HOUSE FOOTPRINTS AND ARE SIZED TO RETAIN ONE INCH OF RUNOFF FROM THE HOUSE ROOF AREA. IF THE HOUSE FOOTPRINTS CHANGE, RAIN GARDENS SHALL BE MODIFIED TO COMPLY WITH THIS REQUIREMENT. DETAILED RAIN GARDEN SIZING SHALL BE ADDRESSED ON INDIVIDUAL LOT PLOT PLANS.

BENNETT & SMILAS ASSOCIATES, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANUM, CONNECTICUT 06441
(860) 346-6669 FAX (860) 346-8888

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Michael J. Bennett
MICHAEL J. BENNETT, L.S. #10831

SEAL
THE EMBOSSED SEAL OF THE SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID
MICHAEL J. BENNETT, L.S. No. 10831

Provost & Dovere, Inc.
Civil Engineering - Surveying - Site Planning
Geotechnical - Architectural - Professional Engineering
57 Highland Connecticut Blvd #101
(860) 230-8850 • FAX: (860) 230-6060
www.provostinc.com

SEAL
THE ORIGINAL SEAL OF THE ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID
DAVID J. HELD, P.E. No. 24287

DATE OF COMPLETION OF ALL WORK -	
CHAIRMAN, VICE CHAIRMAN OR SECRETARY DATE	
PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPMENT OF THIS PLAN.	
SUBDIVIDER DATE	
ENGINEER/SURVEYOR DATE	
APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION	
CHAIRMAN, VICE CHAIRMAN OR SECRETARY DATE	
EROSION & SEDIMENTATION CONTROL CERTIFICATION:	
CERTIFIED BY THE MONTVILLE PLANNING AND ZONING COMMISSION.	
CHAIRMAN, VICE CHAIRMAN OR SECRETARY DATE	

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
RECORD SUBDIVISION MAP	2
SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS No. 1	4
CONSTRUCTION NOTES & DETAILS No. 2	5

NO.	DATE	DESCRIPTION	BY
1	09/27/22	TOWN COMMENTS, HOUSE FOOTPRINT	MJB

10/11/2022
SITE DEVELOPMENT PLAN
LAND NOW OR FORMALLY
WATCH HILL BUILDERS, LLC
OLD COLCHESTER ROAD, MONTVILLE, CT

DATE: JULY 27, 2022
SCALE: 1"=40'
SHEET: 3 OF 5
DWG. NO.: 3

C:\USERS\DAVE\DESKTOP\JOBS\213075\DRAWINGS\SEVEN_OAKS_PARCEL_A_SUBDIVISION_SDP_REV 1.DWG

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. N.R.C.S. Soil Survey of Connecticut.

GENERAL CONSTRUCTION SEQUENCE (HOUSE LOTS):

1. Limits of disturbance and proposed improvements shall be staked by a Connecticut licensed land surveyor.
2. Install construction entrance.
3. Clear trees and brush. Cleared material shall be removed from the site or chipped for use in stabilizing the site.
4. Install silt fence or staked haybale perimeter erosion controls as shown on the plot plan.
5. Grub stumps from the development area. Stumps shall be removed from the site or be properly disposed of. No stumps, brush or other unsuitable materials shall be buried on site.
6. Strip topsoil and stockpile on site for use in final site stabilization. Stockpiles shall be protected with a perimeter silt fence or staked haybale barrier. If stockpiles will be in place for an extended time period, they shall be stabilized with a vegetative cover.
7. Rough grade the site for the installation of the house foundation and driveway.
8. Install the foundation and driveway as shown on the plot plan. Continue construction of the house.
9. Install utilities to the house.
10. When house construction and weather conditions permit, the site shall be permanently stabilized with topsoil, seed and mulch to establish a permanent vegetative cover. Temporary perimeter controls shall be removed and disposed of when the site has been permanently stabilized.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the individual lot owner, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover", if necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
 - the fence has been overtopped, undercut or bypassed by runoff water,
 - the fence has been moved out of position (knocked over), or
 - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
 - the barrier has been overtopped, undercut or bypassed by runoff water,
 - the barrier has been moved out of position, or
 - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Gross species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and graded waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retilt compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

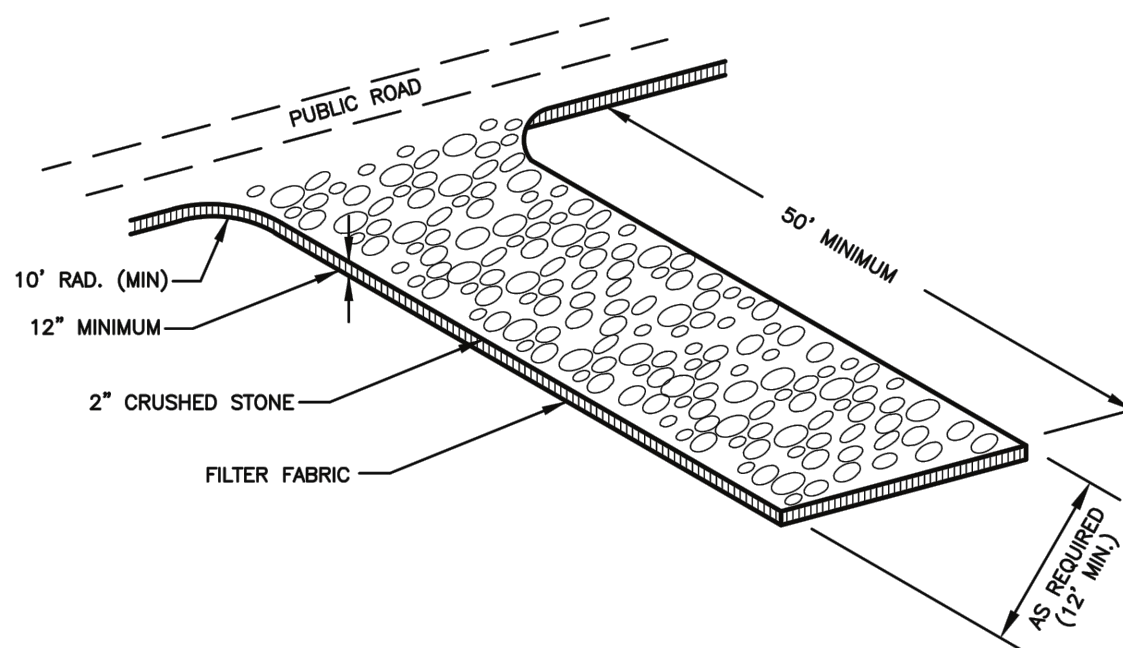
- Segregate construction waters from clean water.

- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off-site damage that it can cause is reduced. It is generally more expensive to correct off-site damage than it is to install proper internal controls.

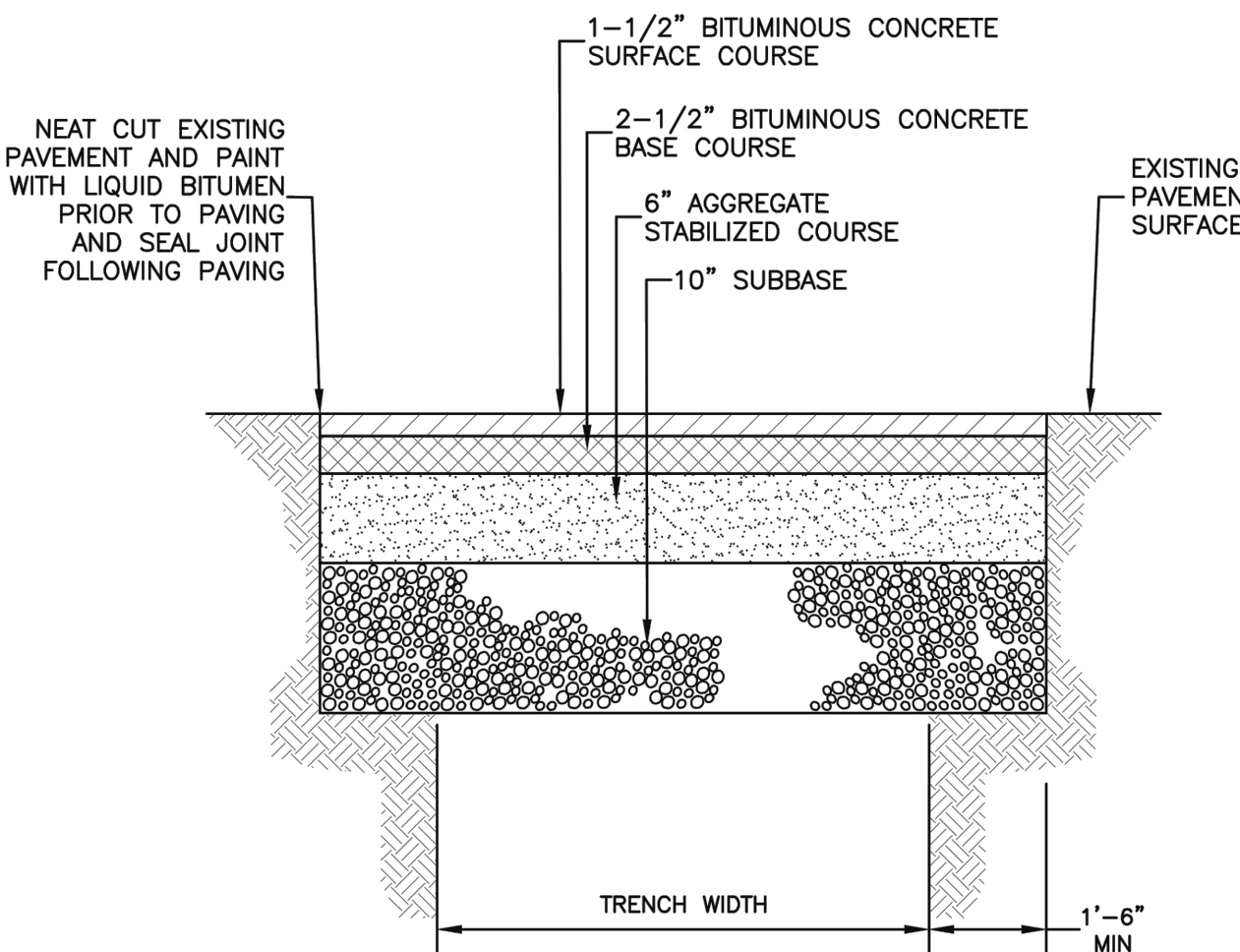
- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off-site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
- Grade and landscape around buildings and septic systems to divert water away from them.



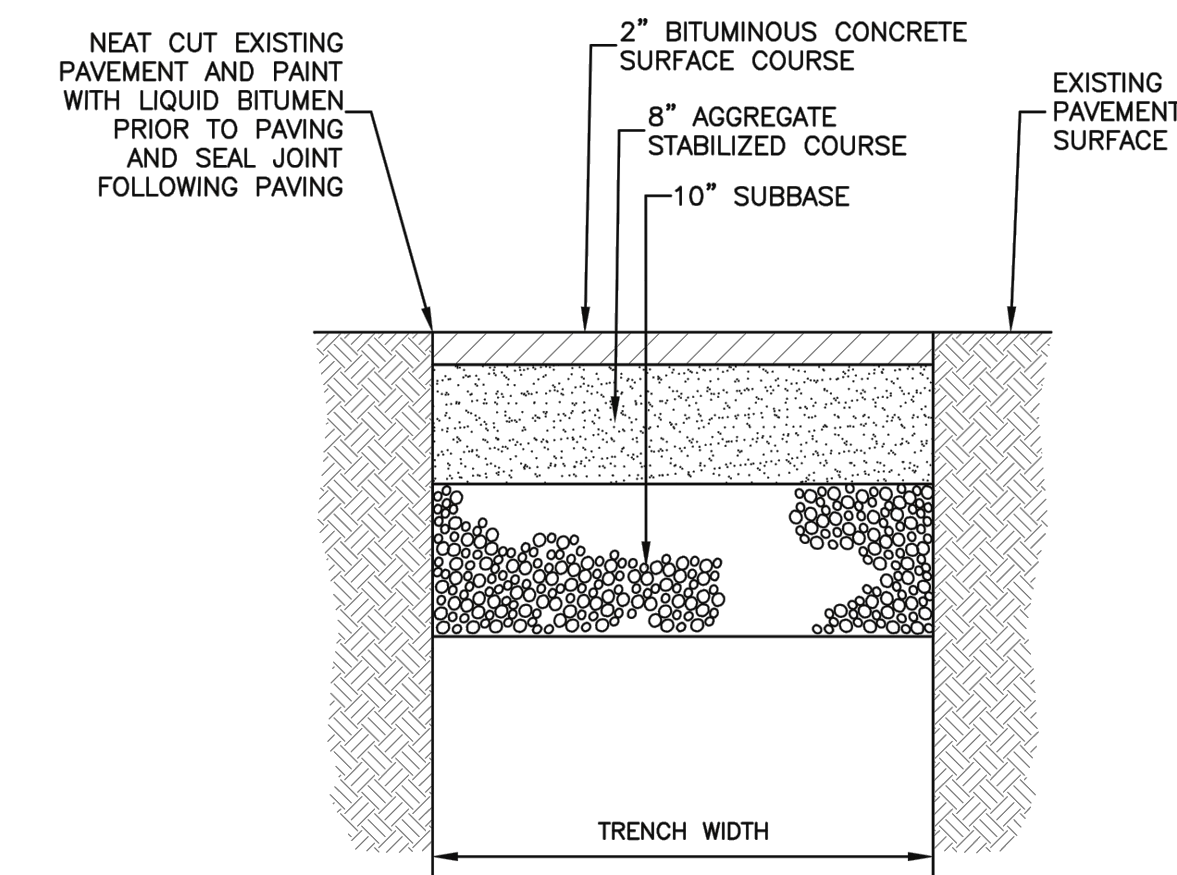
CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTE:

THE CONTRACTOR SHALL MAINTAIN A MINIMUM 15' WIDE TRAVEL WAY AT ROAD CROSSINGS AT ALL TIMES DURING CONSTRUCTION.



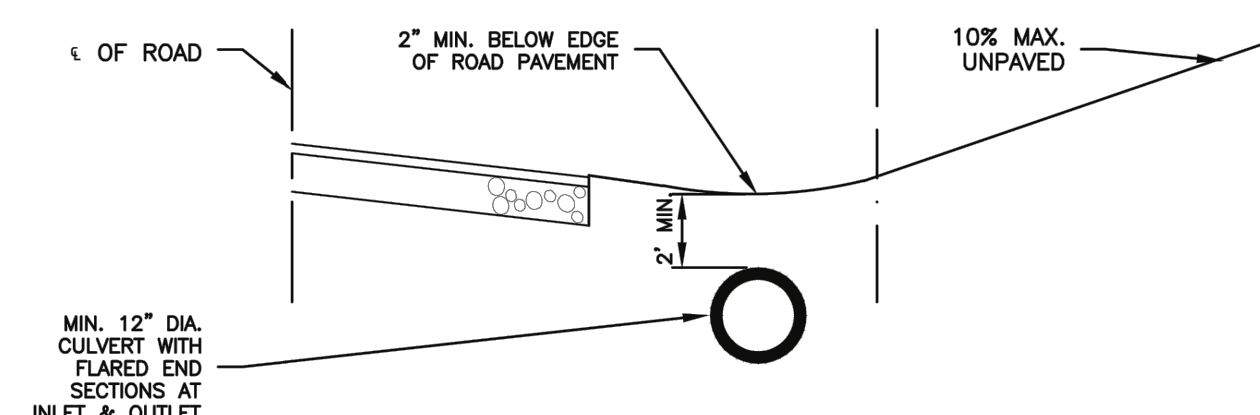
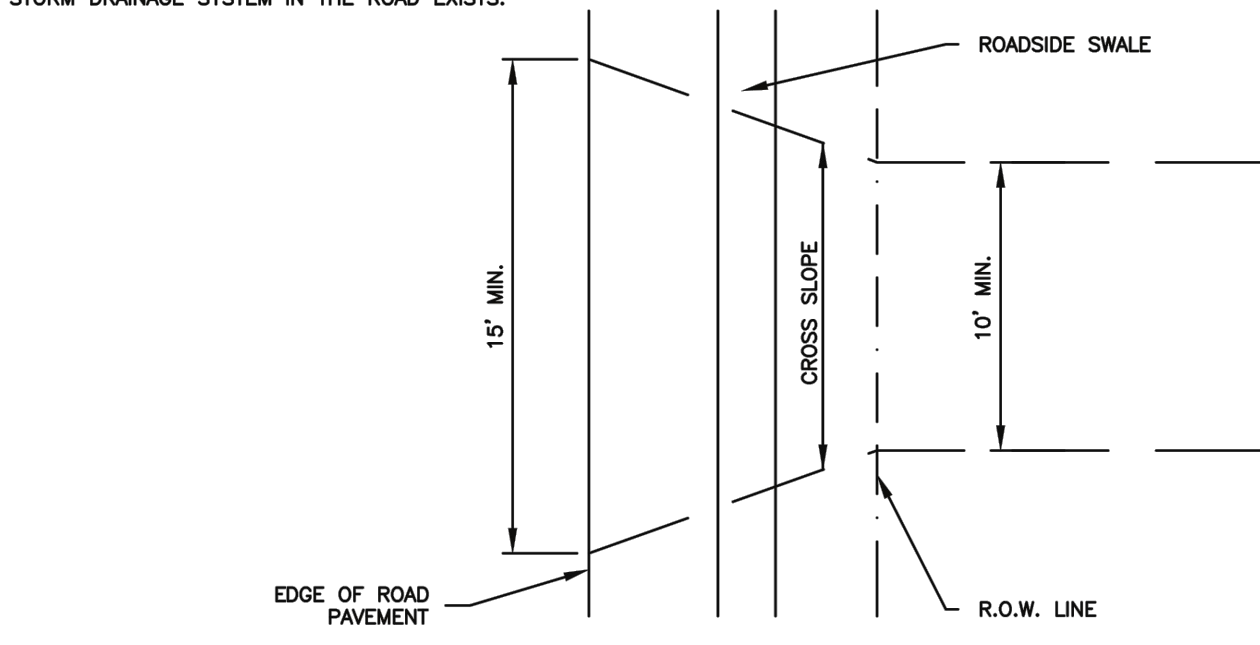
PERMANENT PAVEMENT REPAIR
NOT TO SCALE



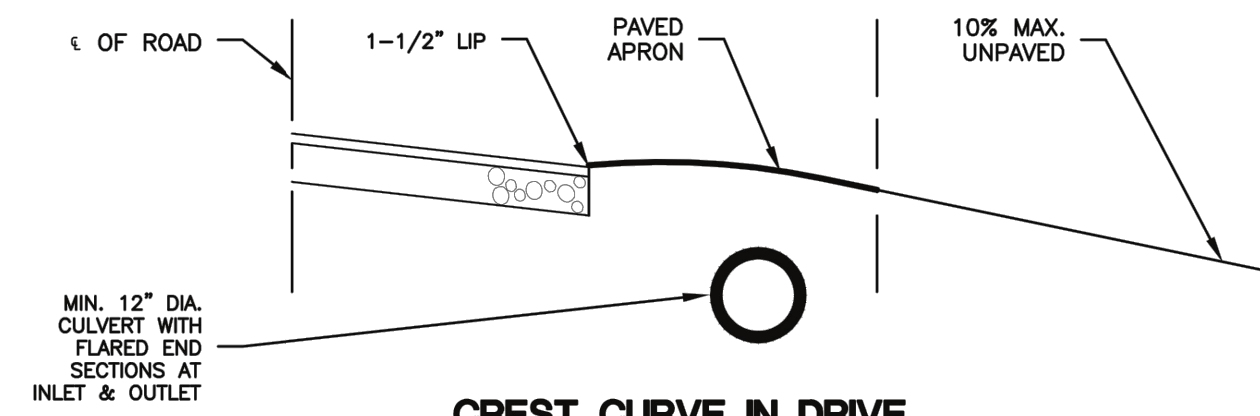
TEMPORARY PAVEMENT REPAIR
NOT TO SCALE

NOTE:

BELOW DETAILS SHALL BE USED WHERE A STORM DRAINAGE SYSTEM IN THE ROAD EXISTS.

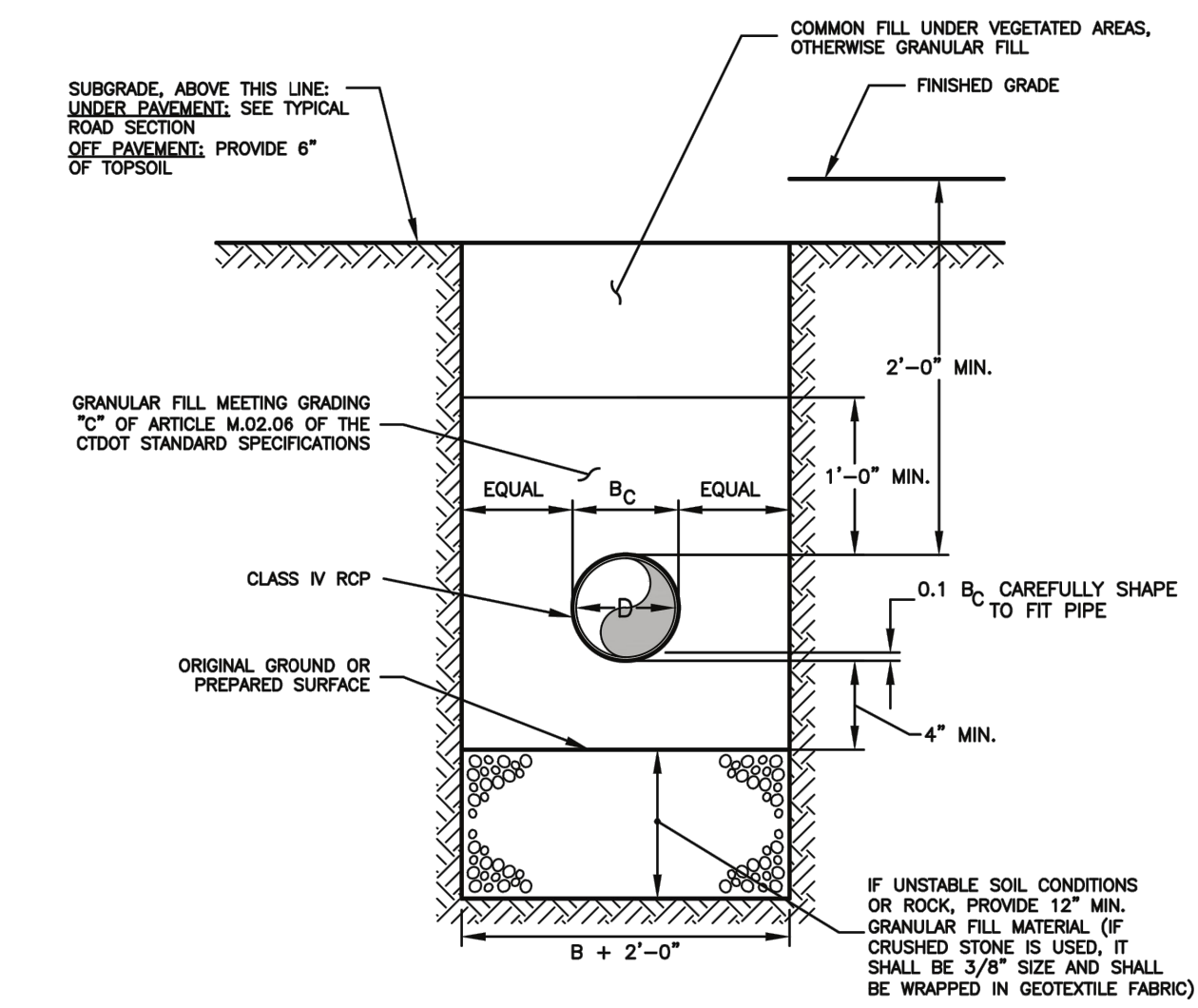


SAG CURVE IN DRIVE



CREST CURVE IN DRIVE

RESIDENTIAL DRIVEWAY DETAILS
NOT TO SCALE



NOTES:

1. CONTRACTOR SHALL PROTECT EXCAVATIONS BY SHORING, BRACING, SHEET PILING, UNDERPINNING OR OTHER METHODS TO PREVENT CAVE-IN OR LOOSE SOIL FROM FALLING INTO THE EXCAVATION AND DAMAGING THE WORK OR ADJACENT STRUCTURES AND UTILITIES.

PIPE TRENCH DETAIL
NOT TO SCALE

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
RECORD SUBDIVISION MAP	2
SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS No. 1	4
CONSTRUCTION NOTES & DETAILS No. 2	5

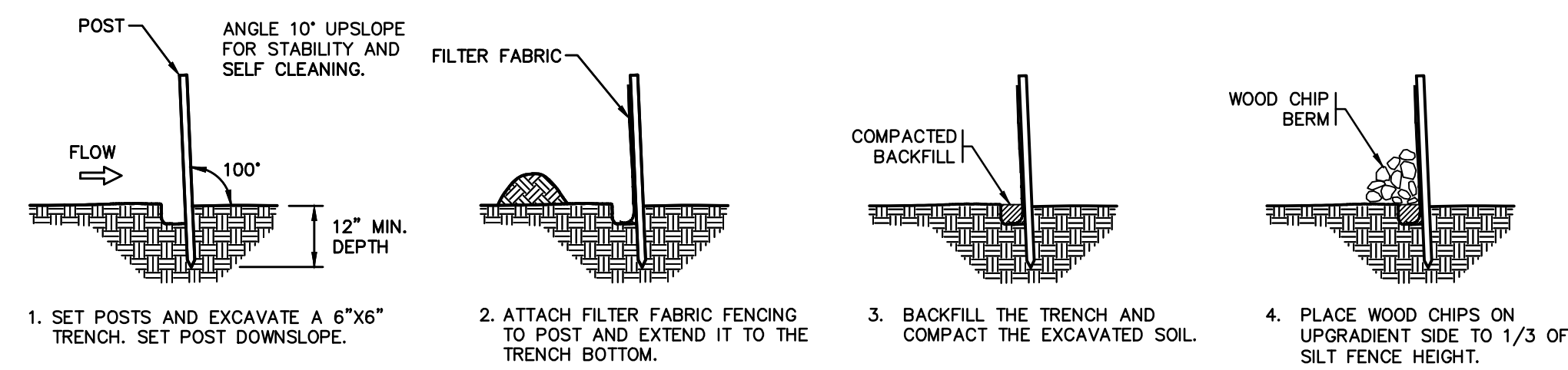
BENNETT & SMILAS ASSOCIATES, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANNUM, CONNECTICUT 06441
(860) 846-4668 FAX (860) 846-9868

Provoet & Doyere, Inc.
Structural & Mechanical Engineering
57 East Main Street, P.O. Box 191
Hartford, Connecticut 06114
(860) 726-0100
www.provoet.com

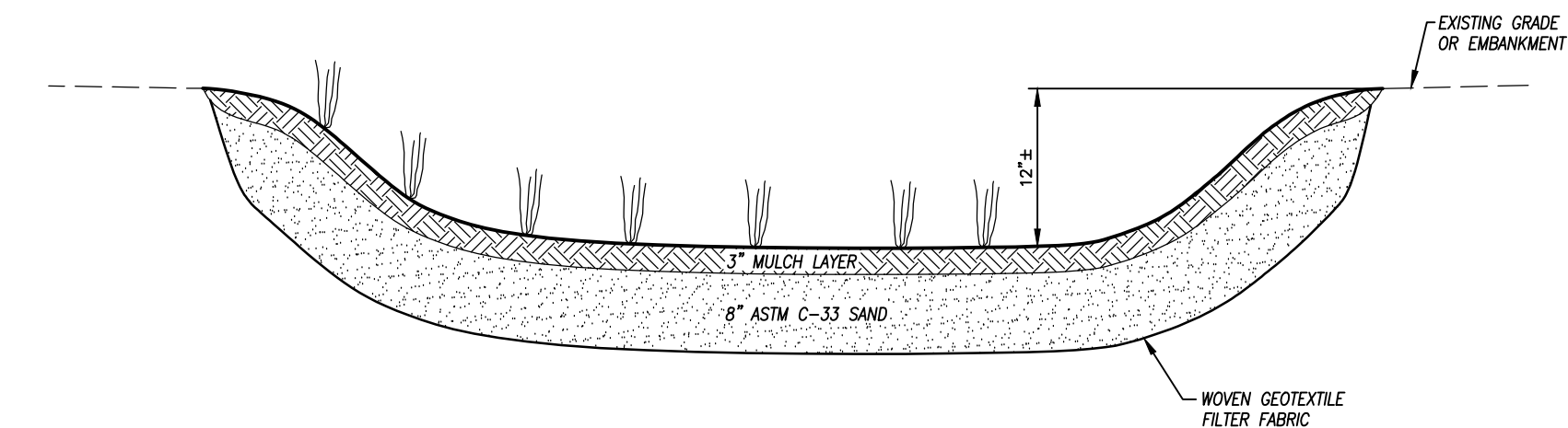
SEAL
THE ORIGINAL SEAL OF THE ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID
DAVID J. HILD, P.E. No. 2487

CONSTRUCTION NOTES AND DETAILS No. 1
LAND NOW OR FORMALLY WATCH HILL BUILDERS, LLC
OLD COLCHESTER ROAD, MONTVILLE, CT
DATE: JULY 27, 2022
SCALE: AS SHOWN
SHEET: 4 OF 5
DWG. NO.: 5

NO.	DATE	DESCRIPTION	BY
1	09/27/22	TOWN COMMENTS, HOUSE FOOTPRINT	MJB



SILT FENCE WITH WOOD CHIPS
NOT TO SCALE



RAIN GARDEN CROSS SECTION
NOT TO SCALE

**CONNECTICUT RAIN GARDENS
SUGGESTED PLANT LIST**

PERENNIALS

- A. Swamp Milkweed (*Asclepias incarnata*)
- B. New York aster (*Aster novae-belgii*)
- C. Astilbe (*Astilbe* spp.)
- D. Tickseed sunflower (*Bidens arifolosa*)
- E. Joe Pye weed (*Eupatorium fistulosum*)
- F. Rose mallow (*Hibiscus moscheutos*)
- G. Iris (*Iris versicolor*)
- H. Cardinal flower (*Lobelia cardinalis*)
- I. Spiked gay feather (*Liatris spicata*)
- J. Sensitive fern (*Onoclea sensibilis*)
- K. Cinnamon fern (*Osmunda cinnamomea*)
- L. Royal fern (*Osmunda regalis*)
- M. Marsh fern (*Thelypteris palustris*)
- N. Spiderwort (*Tradescantia virginiana*)
- O. Black-Eyed Susan (*Rudbeckia hirta*)

GRASSES

- P. Creeping bentgrass (*Agrostis stolonifera*)
- Q. Meadow fxtail (*Alopecurus pratensis*)
- R. Blue joint (*Calamagrostis canadensis*)
- S. Tussock sedge (*Carex stricta*)
- T. Tufted hair grass (*Deschampsia coespitosa*)
- U. Switch grass (*Panicum virgatum*)
- V. Ribbon grass (*Phalaris arundinacea*)

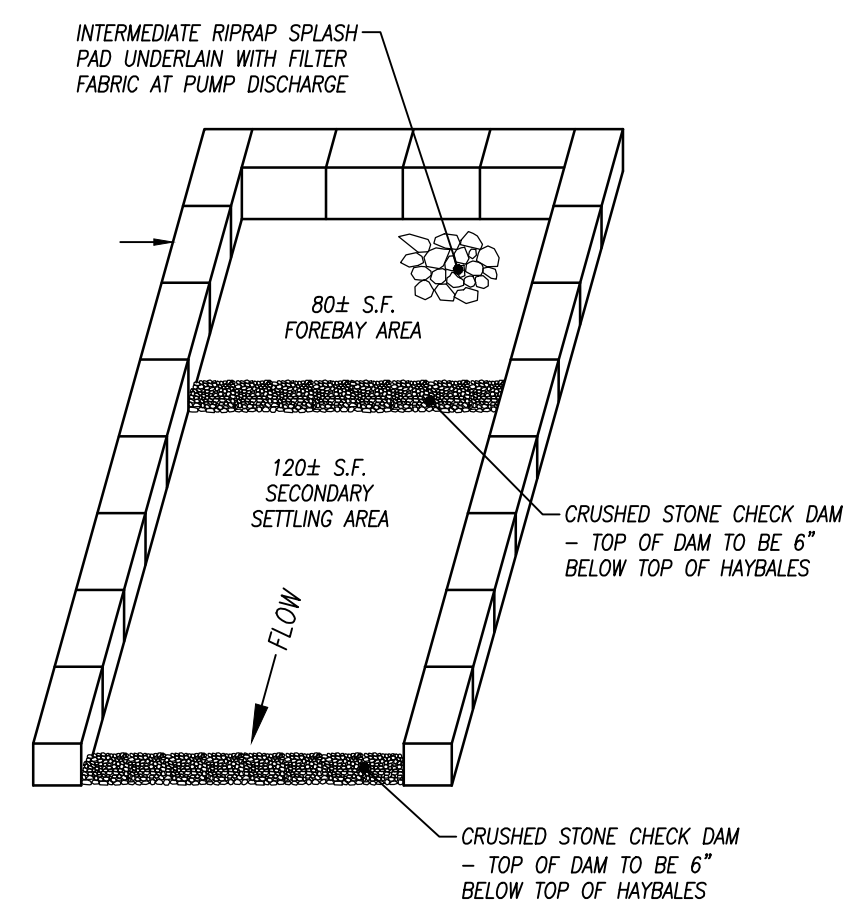
SHRUBS

- 1. Red chokeberry (*Aronia arbutifolia*)
- 2. Buttonbush (*Cephalanthus occidentalis*)
- 3. Summersweet clethra (*Clethra alnifolia*)
- 4. Silky dogwood (*Cornus amomum*)
- 5. Gray dogwood (*Cornus racemosa*)
- 6. Red osier dogwood (*Cornus sericea*)
- 7. Inkberry (*Ilex glabra*)
- 8. Winterberry (*Ilex verticillata*)
- 9. Spicebush (*Lindera aestivale benzoin*)
- 10. Pinxterbloom azalea (*Rhododendron periclymenoides*)
- 11. Swamp azalea (*Rhododendron viscosum*)
- 12. Elderberry (*Sambucus canadensis*)
- 13. Lowbush blueberry (*Vaccinium angustifolium*)
- 14. Highbush blueberry (*Vaccinium corymbosum*)
- 15. Witherod (*Viburnum cassinoides*)
- 16. Arrowwood (*Viburnum dentatum*)
- 17. Nannyberry (*Viburnum lentago*)
- 18. Black haw (*Viburnum prunifolium*)
- 19. American cranberry (*Viburnum trilobum*)

One or more trees can be added to a rain garden, depending upon its size. Caution should be used though, as a tree can quickly take over the garden and create a different look. Remember, most trees will grow very large unless they are purposely kept small. If a tree is desired, the following types are recommended:

TREES

- 20. River birch (*Betula nigra*)
- 21. Red maple (*Acer rubrum*)
- 22. Sweetgum (*Liquidambar styraciflua*)
- 23. Swamp white oak (*Quercus bicolor*)
- 24. Pin oak (*Quercus palustris*)
- 25. Larch (*Larix laricina*)
- 26. Cottonwood (*Populus deltoides*)
- 27. Shadblow (*Amelanchier* spp.)
- 28. Green ash (*Fraxinus pennsylvanica*)



PUMP DEWATERING BASIN
NOT TO SCALE

BENNETT & SMILAS ASSOCIATES, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANUM, CONNECTICUT 06441
(860) 846-4668 FAX (860) 846-8868

Provost & Dovo, Inc.
Structural • Mechanical • Electrical Engineering
57 East Main Street, P.O. Box 191
Hartford, Connecticut 06174
(860) 726-1000
www.provostinc.com

SEAL
THE ORIGINAL SEAL OF THE
ENGINEER MUST BE AFFIXED
HERE FOR THIS MAP TO BE VALID
DAVID J. HILD, P.E. No. 24587

CONSTRUCTION NOTES AND DETAILS No. 2
LAND NOW OR FORMALLY
WATCH HILL BUILDERS, LLC
OLD COLCHESTER ROAD, MONTVILLE, CT

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
RECORD SUBDIVISION MAP	2
SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS No. 1	4
CONSTRUCTION NOTES & DETAILS No. 2	5

DATE: JULY 27, 2022

SCALE: AS SHOWN

SHEET: 5 OF 5

DWG. NO.: 5

NO.	DATE	DESCRIPTION	BY
1	09/27/22	TOWN COMMENTS, HOUSE FOOTPRINT	MJB