

Subdivision/Resubdivision Application

Assessors Map 023 Lot 00A Acres 5.46 Zoning District R40 # Of lots 2
Project address: 137 Gay Hill Road Subdivision Name 137 Gay Hill Road

Resubdivision only:
Name of original Subdivision _____
Date of Commission Approval _____

Property owner name: John M. & Lynette S. Crowley
Property owner address: 137 Gay Hill Road, Uncasville, CT 06382

Applicant name: John M. & Lynette S. Crowley
Applicant address: 137 Gay Hill Road, Uncasville, CT 06382
Tel # _____ Cell # 860-885-4763
Fax # _____ Email jcrowley27@sbcglobal.net

Engineer name: David L. Cooley, P.E. - DLC Engineering Services, LLC
Tel # _____ Cell # 860-966-5528
Fax # _____ Email dlcengineeringservicesllc@gmail.com

Attorney name: _____
Tel # _____ Cell # _____
Fax # _____ Email _____

- Regulated wetlands yes no
- Public water supply watershed yes no
- Community well system yes no
- Flood Hazard Area yes no
- Municipal water yes no
- Individual well yes no
- Subsurface sewage disposal yes no
- Municipal sewer yes no
- Coastal Management Area yes no
- Ct General Stormwater Quality Permit yes no
- Army Corps of Engineers yes no
- Water diversion permit yes no
- Dam permit yes no
- Subject to a conservation restriction and/or a preservation restriction
 yes no
- Office of State Traffic Commission (OSTA)Permit yes no
- DOT encroachment permit yes no
- Waiver(s) requested yes no

Flood zone _____

Regulation section(s) _____

Erosion & sediment control bond \$ _____
Performance/Road bond \$ _____

The subdivision application must be submitted with the following approvals and or documents if applicable:

- Permit from the Inland Wetlands & Watercourses Commission or subdivision sign off.
- Approval letter from the Water Pollution Control Authority.
- Approval letter from the appropriate Water Authority.
- Approval letter from the Uncas Health District.
- Bond estimate.
- Erosion & sediment control narrative.
- Drainage calculations.
- State of Ct. Real Estate Conveyance Tax Return – OP236.
- Transfer of Title Deed.
- State of Ct. DOT District II approval.
- Copy of Ct. Department of Health notification if project is within a public water supply watershed.

Applicant signature John M. Crowley / Lynette A. Crowley Date 11/01/22
Owner signature John M. Crowley / Lynette A. Crowley Date 11/01/22



August 1, 2022

David Cooley, P.E.
DLC Engineering Services

Dear Mr. Cooley,

I have reviewed the plan revised July 26, 2022 for the proposed subdivision at 137 Gay Hill Road and have the following comments:

1. Both lots meet the requirements for subsurface sewage disposal. Therefore, the District has no objection to the proposed subdivision.
2. The subsurface sewage disposal system for the proposed lot must be designed by a professional engineer.
3. Additional test holes will be required at the time the system is designed.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Kirby". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Michael J. Kirby, R.S.
Chief Environmental Sanitarian

137 GAY HILL ROAD SUBDIVISION APPLICATION
EROSION AND SEDIMENT CONTROL PLAN NARRATIVE AND COST ESTIMATE

August 20, 2022

The Erosion and Sediment Control Plan for the 137 Gay Hill Road Subdivision is included within the 137 Gay Hill Road Subdivision plan set dated August 15, 2022. The plan utilizes silt fence to encompass the downgradient edge of all areas of disturbance, provides a construction entrance to limit the migration of sediment off-site through vehicular traffic and provides for multi-layer protection and containment of stockpile areas.

DLC Engineering has completed a quantification and cost estimation of all erosion and sediment control plan elements for the 137 Gay Hill Road Subdivision for inclusion in the subdivision application package and consideration by the Town of Montville and the Planning and Zoning Commission. The following itemizes the erosion and sediment control plan costs for each lot within the subdivision:

Lot #1

Silt Fence – None

Construction Entrance - None

Stockpile Area - None

Inspection Costs - None

Total - \$0

Lot #1A

Silt Fence – 718 LF at \$6/LF - \$4,308

Construction Entrance - \$2,500

Stockpile Area - \$1,560

Inspection Costs - \$1,650

Total - \$10,018

Totals for Subdivision

Silt Fence – 718 LF at \$6/LF - \$4,308

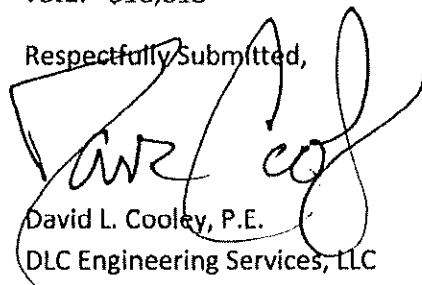
Construction Entrance - \$2,500/Lot - \$2,500

Stockpile Area - \$1,560/Lot - \$1,560

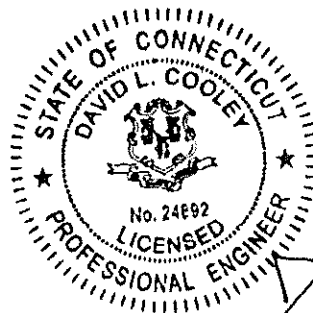
Inspection Costs - \$1,650/Lot - \$1,650

Total - \$10,018

Respectfully Submitted,



David L. Cooley, P.E.
DLC Engineering Services, LLC



DL 8/20/2022

Cowen EcoDesign, LLC

Ecological Design, Wetland, Biological and Soil Sciences

August 22, 2022

John & Lynnette Crowley
137 Gay Hill Road
Uncasville, CT 06382

**RE: 137 Gay Hill Road
Uncasville, CT 06382**

Dear John & Lynnette Crowley;

I am writing to report the results of a wetland investigation conducted at the referenced site on September 15, 2021 & July 12, 2022. The wetland delineation was conducted according to the requirements of the CT Inland Wetlands and Watercourses Acts. Inland Wetlands are defined as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist. Watercourses are defined as bogs, swamps, or marshes, as well as lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. Watercourses may be delineated by any competent professional.

The wetlands were delineated by walking across the parcel in question and examining the upper 20" of the soil profile with a spade and auger. Those areas meeting the requirements noted above were marked with pink plastic flagging tape numbered WL1-26, 27-32, 33-37, 38-52, 53-74.

SOILS

The wetlands consist of:

3—Ridgebury, Leicester, and Whitman soils, extremely stony

Ridgebury Soils

This component occurs on upland drainageway and depression landforms. The parent material consists of lodgement till derived from granite, schist, and gneiss. The slope ranges from 0 to 5 percent and the runoff class is very low. The depth to a restrictive feature is 20 to 30 inches to densic material. The drainage class is poorly drained.

Leicester Soils

This component occurs on upland drainageway and depression landforms. The parent material consists of melt-out till derived from granite, schist, and gneiss. The slope ranges from 0 to 5

percent and the runoff class is very low. The depth to a restrictive feature is greater than 60 inches. The drainage class is poorly drained.

Whitman Soils

This component occurs on upland drainageway and depression landforms. The parent material consists of lodgement till derived from gneiss, schist, and granite. The slope ranges from 0 to 2 percent and the runoff class is very low. The depth to a restrictive feature is 12 to 20 inches to densic material. The drainage class is very poorly drained.

The non-wetland soils were not examined in detail, except as was necessary to determine the presence or absence of wetlands.

Non-wetland Soils

The non-wetland soils consist primarily of:

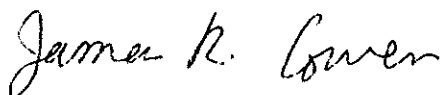
- 46B Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony
- 85B Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony

The Woodbridge soil is on drumlins on uplands, hills on uplands. Slopes are 2 to 15 percent. The parent material consists of coarse-loamy lodgment till derived from granite and/or schist and/or gneiss. Depth to a root restrictive layer, densic material, is 20 to 40 inches. The natural drainage class is moderately well drained.

The Paxton component is on drumlins on uplands, hills on uplands, till plains on uplands. Slopes are 3 to 8 percent. The parent material consists of coarse-loamy lodgment till derived from granite and/or schist and/or gneiss. Depth to a root restrictive layer, densic material, is 20 to 40 inches. The natural drainage class is well drained.

The Montauk is on drumlins on uplands, hills on uplands. Slopes are 3 to 8 percent. The parent material consists of coarse-loamy lodgment till derived from granite and/or coarse-loamy lodgment till derived from gneiss and/or coarse-loamy lodgment till derived from granite. Depth to a root restrictive layer, densic material, is 20 to 38 inches. The natural drainage class is well drained.

Respectfully submitted,



submitted electronically

James R. Cowen
Registered Soil Scientist
Certified Professional Wetland Scientist