

LEGEND

These standard symbols may be found in the drawing.

- Light Pole
Concrete
Bituminous
Utility Pole
Water Valve
Gas Valve
Chain Link Fence
Boundary Line
Proposed Lot Line
Edge of Road / Drive
Stone Wall
Catch Basin
Sewer Manhole
5/8" Iron Pin Set
Railroad Spike Found
Drill Hole Found
Drill Hole Set
Wetland Flag
Granite Merestone
Existing Concrete Monument To Be Set
Limits of Clearing/Tree Line
Highway Department Monument
Existing Contour Line
Proposed Contour Line
Silt Fence
Water Line
Sewer Line
Electric Service
Communications Service
Bit Conc Lipped Curbing
Drainage Pipe

Approved by the WPCA or Health District

Table with columns for Montville WPCA, Ledge Light Health District, Date of Completion of All Work, Planning and Zoning Chairman or Secretary, Passive Solar Energy Techniques as Prescribed by Law Have Been Considered in Development of this Plan, Developer, Engineer, Erosion and Sediment Control Plan - Certified by the Montville Planning and Zoning Commission, Planning and Zoning Chairman or Secretary, and Date.

Bearing & Distance Chart table with columns for LINE, BEARING, and DISTANCE.

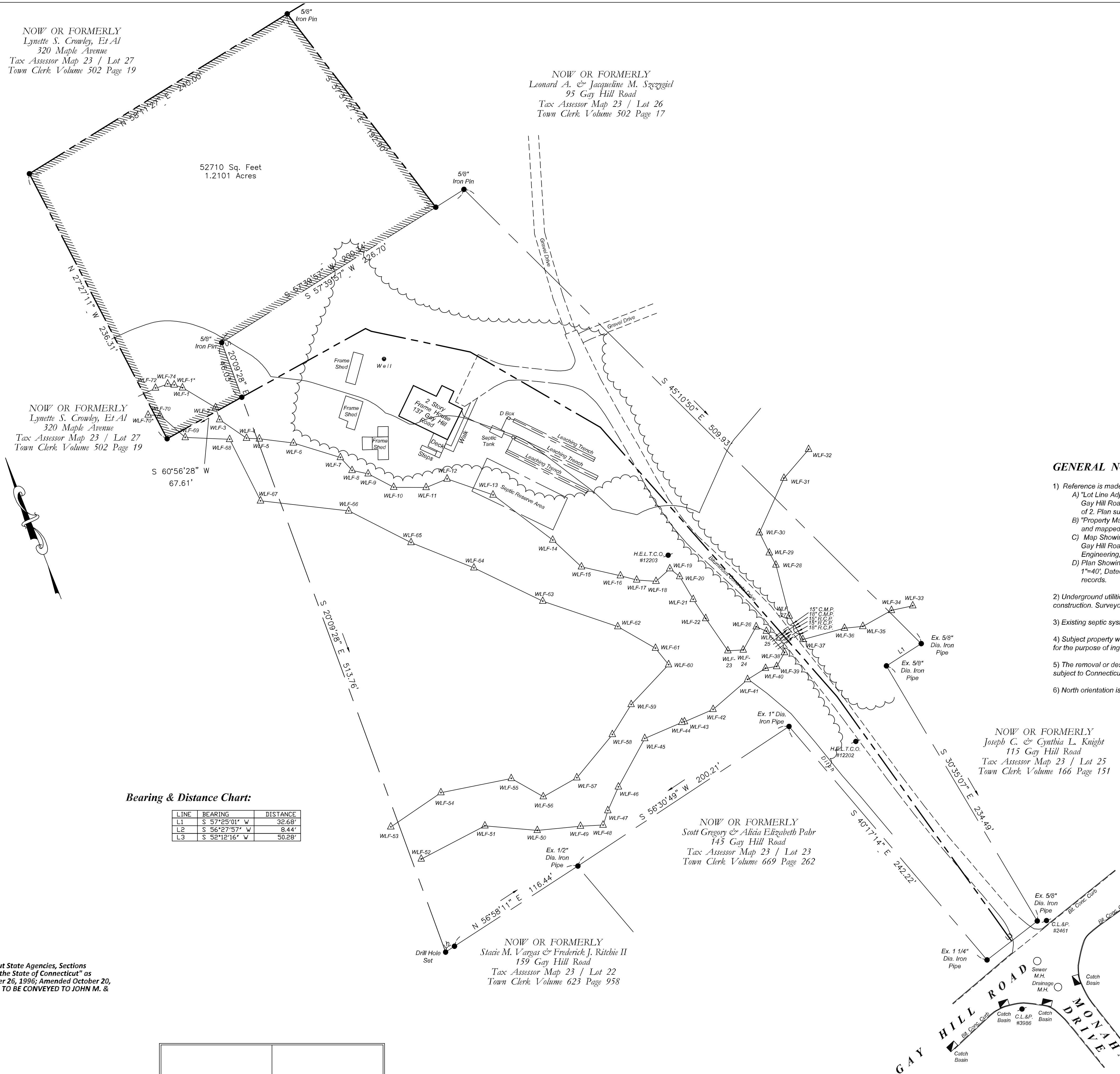
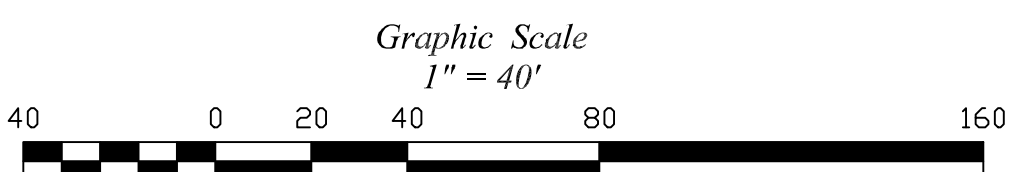
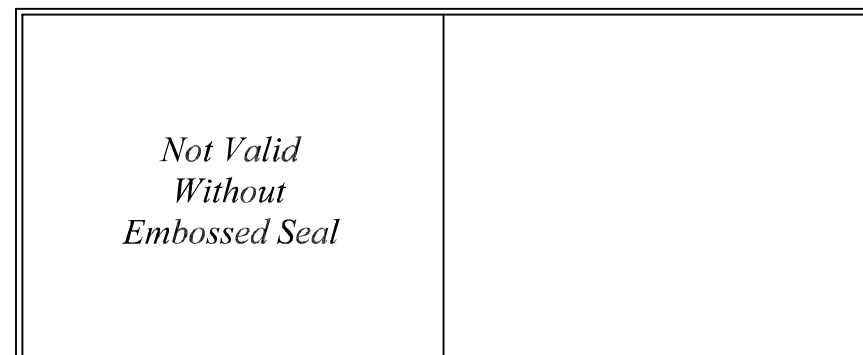
SURVEY NOTES:

1. This survey has been prepared pursuant to the regulations of the Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and the "Standards for surveys and maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996; Amended October 20, 2018. This survey type is a PROPERTY SURVEY. It is intended to show AREA TO BE CONVEYED TO JOHN M. & LYNETTE S. CROWLEY.

2. This survey conforms to Class A-2/T-2

To the best of my knowledge and belief this map is substantially correct as noted thereon.

Brian D. Florek, L.S. #70135
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
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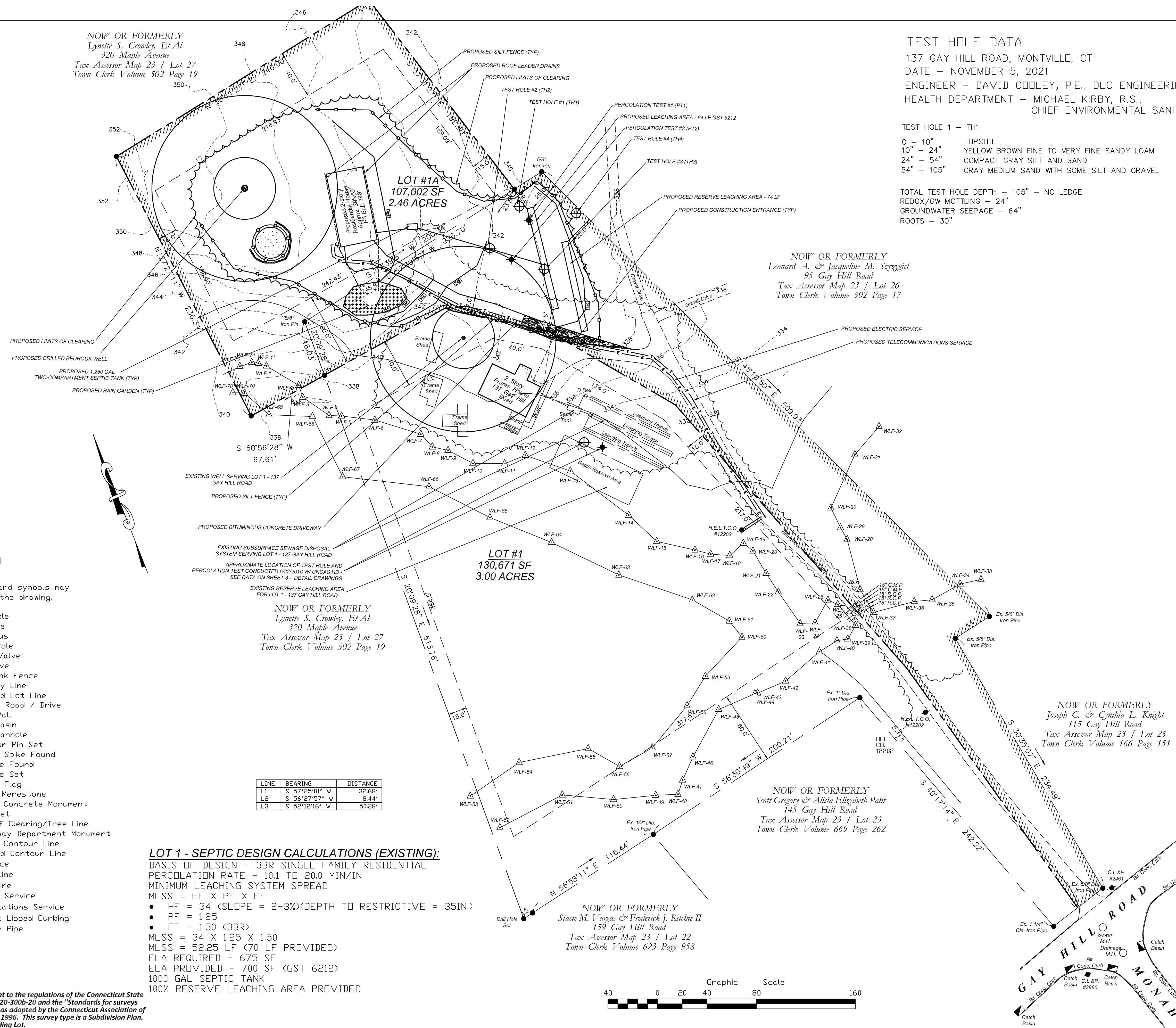
GENERAL NOTES:

- 1) Reference is made to the following plans:
A) "Lot Line Adjustment Site Plan For Proposed Addition, Property Belonging To: John M. & Lynette S. Crowley, 137 Gay Hill Road, Montville, Connecticut, Zone: R-40, Scale: 1"=40', May 8, 2016, Revised: June 28, 2016, Sheet 1 of 2. Plan surveyed and mapped by Florek Surveying, LLC.
B) "Property Map for Lindsay Szczygiel, Gay Hill Road, Montville, CT, Scale: 1"=20', Dated: 3/1/01." Plan surveyed and mapped by Kratzer, Jones & Associates, Inc. Plan recorded on the Montville Land Records as Map #1939.
C) Map Showing Transfer Of Property From Leopold A. & Jennie S Szczygiel to Leonard & Jacqueline Szczygiel, Gay Hill Road, Montville, CT, Scale: 1"=60', Dated: August 16, 2004. Plan surveyed and mapped by Jones Engineering, LLC. Plan provided to Florek Surveying, LLC by the client.
D) Plan Showing Property Of John M. & Lynette S. Crowley, 137 Gay Hill Road, Montville, Connecticut, Scale: 1"=40', Dated: October 24, 1993. Map surveyed and mapped by William F. Kent. Plan in Florek Surveying, LLC records.
2) Underground utilities are not shown on this plan. Call Before You Dig (C.B.Y.D.) should be called prior to any construction. Surveyor makes no guarantee of items not shown on plan.
3) Existing septic system data taken from an as-built map provided to Florek Surveying, LLC by the client.
4) Subject property was conveyed subject to a 50' right of way in favor of the grantor, their heirs, successors and assigns for the purpose of ingress and egress to other remaining lands of the grantor.
5) The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.
6) North orientation is based on a GPS / RTK observation in November 2021 utilizing the Acorn Network.

PROPERTY SURVEY
PROPERTY BELONGING TO:
137 GAY HILL ROAD SUBDIVISION
JOHN M. & LYNETTE S. CROWLEY
137 GAY HILL ROAD
MONTVILLE, CONNECTICUT
ZONE: R - 40
SCALE: 1" = 40'

REVISIONS:
APRIL 30, 2022
AUGUST 15, 2022

NOW OR FORMERLY
Lynette S. Crowley, Et Al
320 Maple Avenue
Tax Assessor Map 23 / Lot 27
Town Clerk Volume 502 Page 19



TEST HOLE DATA
137 GAY HILL ROAD, MONTVILLE, CT
DATE - NOVEMBER 5, 2021
ENGINEER - DAVID COOLEY, P.E., DLC ENGINEERING SERVICES, LLC
HEALTH DEPARTMENT - MICHAEL KIRBY, R.S., CHIEF ENVIRONMENTAL SANITARIAN, UNCAS HD

TEST HOLE 2 - TH2
0 - 10" TOPSOIL
10" - 28" YELLOW BROWN FINE TO VERY FINE SANDY LOAM
28" - 97" GRAY MEDIUM SAND WITH SOME SILT AND GRAVEL

TOTAL TEST HOLE DEPTH - 97" - NO LEDGE
REDOX/GW MOTTLING - 24"
GROUNDWATER SEEPAGE - 70"
ROOTS - TH3

TEST HOLE 1 - TH1
0 - 10" TOPSOIL
10" - 24" YELLOW BROWN FINE TO VERY FINE SANDY LOAM
24" - 54" COMPACT GRAY SILT AND SAND
54" - 105" GRAY MEDIUM SAND WITH SOME SILT AND GRAVEL

TOTAL TEST HOLE DEPTH - 105" - NO LEDGE
REDOX/GW MOTTLING - 24"
GROUNDWATER SEEPAGE - 64"
ROOTS - 30"

TEST HOLE 3 - TH3
0 - 11" TOPSOIL
11" - 32" YELLOW BROWN FINE TO VERY FINE SANDY LOAM
32" - 99" GRAY MEDIUM SAND WITH SOME SILT AND GRAVEL

TOTAL TEST HOLE DEPTH - 99" - NO LEDGE
REDOX/GW MOTTLING - 32"
GROUNDWATER SEEPAGE - 74"
ROOTS - 34"

TEST HOLE 4 - TH4
0 - 12" TOPSOIL
12" - 25" YELLOW BROWN FINE TO VERY FINE SANDY LOAM
25" - 108" GRAY MEDIUM SAND WITH SOME SILT AND GRAVEL

TOTAL TEST HOLE DEPTH - 108" - NO LEDGE
REDOX/GW MOTTLING - 25"
GROUNDWATER SEEPAGE - 69"
ROOTS - 17"

LOT 1A - SEPTIC DESIGN CALCULATIONS:
BASIS OF DESIGN - 4BR SINGLE FAMILY RESIDENTIAL
PERCOLATION RATE - LESS THAN 10.1 MIN/IN
MINIMUM LEACHING SYSTEM SPREAD
MLSS = HF X PF X FF
• HF = 42 (SLOPE = 3.9%)(DEPTH TO RESTRICTIVE = 24IN.)
• PF = 1.0
• FF = 1.75 (4BR)
MLSS = 42 X 1.0 X 1.75
MLSS = 73.5 LF (84 LF PROVIDED)
ELA REQUIRED - 577.5 SF
ELA PROVIDED - 840 SF (GST 6212)
1250 GAL SEPTIC TANK
100% RESERVE LEACHING AREA PROVIDED

	BULK REQUIREMENTS/ZONING COMPLIANCE TABLE		
	R-40 ZONE - REAR LOTS (Sections 8 & 4.11.4)		
		LOT 1	LOT 1A
MINIMUM LOT AREA (BEYOND 150 FT LOT WIDTH):	REQUIRED 60,000 FT ²	PROVIDED 122,467 FT ²	PROVIDED 64,817 FT ²
MINIMUM LOT FRONTAGE:	REQUIRED 25 FT	PROVIDED 25 FT	PROVIDED 25 FT
MINIMUM FRONT YARD SETBACK:	REQUIRED 60 FT	PROVIDED 332 FT	PROVIDED 75 FT
MINIMUM SIDE YARD SETBACK:	REQUIRED 15 FT	PROVIDED 33 FT	PROVIDED 86 FT
MINIMUM REAR YARD SETBACK:	REQUIRED 40 FT	PROVIDED 58 FT	PROVIDED 101 FT
MAXIMUM BUILDING HEIGHT:	REQUIRED 35 FT	PROVIDED <35 FT	PROVIDED <35 FT
MINIMUM ACCESSORY BUILDING SETBACK:	REQUIRED 10 FT	PROVIDED 11 FT	PROVIDED N/A

GENERAL NOTES:

- Reference is made to the following plans:
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D) "Plan Showing Property Of John M. & Lynette S. Crowley, 137 Gay Hill Road, Montville, Connecticut, Scale: 1"=40", Dated: October 24, 1993. Map surveyed and mapped by William F. Kent. Plan in Florek Surveying, LLC records.
- Underground utilities are not shown on this plan. Call Before You Dig (C.B.Y.D.) should be called prior to any construction. Surveyor makes no guarantee of items not shown on plan.
- Existing septic system data taken from an as-built map provided to Florek Surveying, LLC by the client.
- Subject property was conveyed subject to a 50' right of way in favor of the grantor, their heirs, successors and assigns for the purpose of ingress and egress to other remaining lands of the grantor.

137 GAY HILL ROAD SUBDIVISION
PROPERTY BELONGING TO:
JOHN M. & LYNETTE S. CROWLEY
137 GAY HILL ROAD
MONTVILLE, CONNECTICUT
ZONE: R - 40
SCALE: 1" = 40'

REVISIONS:
October 11, 2021
June 22, 2022
JULY 26, 2022
AUGUST 15, 2022

LEGEND

- These standard symbols may be found in the drawing.
- ★ Light Pole
 - CDNC Concrete
 - BIT. Bituminous
 - ∅ Utility Pole
 - WV Water Valve
 - GV Gas Valve
 - X X Chain Link Fence
 - Boundary Line
 - - - Proposed Lot Line
 - ==== Edge of Road / Drive
 - ===== Stone Wall
 - CB Catch Basin
 - SMH Sewer Manhole
 - I.P.S. 5/8" Iron Pin Set
 - RR SPIKE FOUND Railroad Spike Found
 - D.H.F. Drill Hole Found
 - D.H.S. Drill Hole Set
 - WLF 2 Wetland Flag
 - GMS Granite Merestone
 - EX. CDNC. MON. Existing Concrete Monument To Be Set
 - TBS To Be Set
 - ==== Limits of Clearing/Tree Line
 - ==== CT Highway Department Monument
 - Existing Contour Line
 - Proposed Contour Line
 - Silt Fence
 - Water Line
 - Sewer Line
 - Electric Service
 - Communications Service
 - Bit Conc Lipped Curbing
 - Drainage Pipe

LINE	BEARING	DISTANCE
L1	S 57°25'01" W	36.68'
L2	S 56°23'57" W	8.44'
L3	S 52°12'16" W	50.28'

LOT 1 - SEPTIC DESIGN CALCULATIONS (EXISTING):
BASIS OF DESIGN - 3BR SINGLE FAMILY RESIDENTIAL
PERCOLATION RATE - 10.1 TO 20.0 MIN/IN
MINIMUM LEACHING SYSTEM SPREAD
MLSS = HF X PF X FF
• HF = 34 (SLOPE = 2-3%)(DEPTH TO RESTRICTIVE = 35IN.)
• PF = 1.25
• FF = 1.50 (3BR)
MLSS = 34 X 1.25 X 1.50
MLSS = 52.25 LF (70 LF PROVIDED)
ELA REQUIRED - 675 SF
ELA PROVIDED - 700 SF (GST 6212)
1000 GAL SEPTIC TANK
100% RESERVE LEACHING AREA PROVIDED

SURVEY NOTES:

- This survey has been prepared pursuant to the regulations of the Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and the "Standards for surveys and maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. This survey type is a Subdivision Plan. It is intended to show a Proposed Building Lot.
- This survey conforms to Class A-2/T-2

To the best of my knowledge and belief this map is substantially correct as noted thereon.

Not Valid Without Embossed Seal

Brian D. Florek, L.S. #70135 Date
Managing Member, Florek Surveying, LLC

To the best of my knowledge and belief this plan is substantially correct as noted thereon.

Not Valid Without Embossed Seal

David Cooley, P.E. #24892 Date
Managing Member, DLC Engineering Services, LLC



PERCOLATION TEST DATA

137 GAY HILL ROAD, MONTVILLE, CT
 DATE - NOVEMBER 5, 2021
 ENGINEER - DAVID COOLEY, P.E., DLC ENGINEERING SERVICES, LLC

PERCOLATION TEST 1 - PT1

DEPTH - 15"
 PRE-SOAK - 11:50AM

TIME	READING	WATER LEVEL DROP (RATE MIN./IN.)	
1:05	5.40"		
1:10	6.72"	1.32"	3.79
1:15	7.92"	1.20"	4.17
1:20	8.88"	0.96"	5.21
1:25	9.60"	0.72"	6.94
1:30	10.32"	0.72"	6.94
1:35	10.92"	0.60"	8.33
1:40	11.52"	0.60"	8.33
1:50	12.72"	1.20"	8.33
2:00	13.80"	1.08"	9.26
2:10	14.88"	1.08"	9.26
2:20	FULLY DRAINED		

PERCOLATION RATE AT 15" DEPTH = < 10.1 MINUTES/INCH

PERCOLATION TEST 2 - PT2

DEPTH - 15"
 PRE-SOAK - 11:50AM

TIME	READING	WATER LEVEL DROP (RATE MIN./IN.)	
1:03	7.44"		
1:08	9.60"	2.16"	2.32
1:13	10.68"	1.08"	4.63
1:18	11.76"	1.08"	4.63
1:23	12.60"	0.84"	5.95
1:28	13.56"	0.96"	5.21
1:33	14.16"	0.60"	8.33
1:38	14.88"	0.72"	6.94
1:43	15.48"	0.60"	8.33
1:53	16.56"	1.08"	9.26
2:03	17.64"	1.08"	9.26
2:13	FULLY DRAINED		

PERCOLATION RATE AT 15" DEPTH = < 10.1 MINUTES/INCH

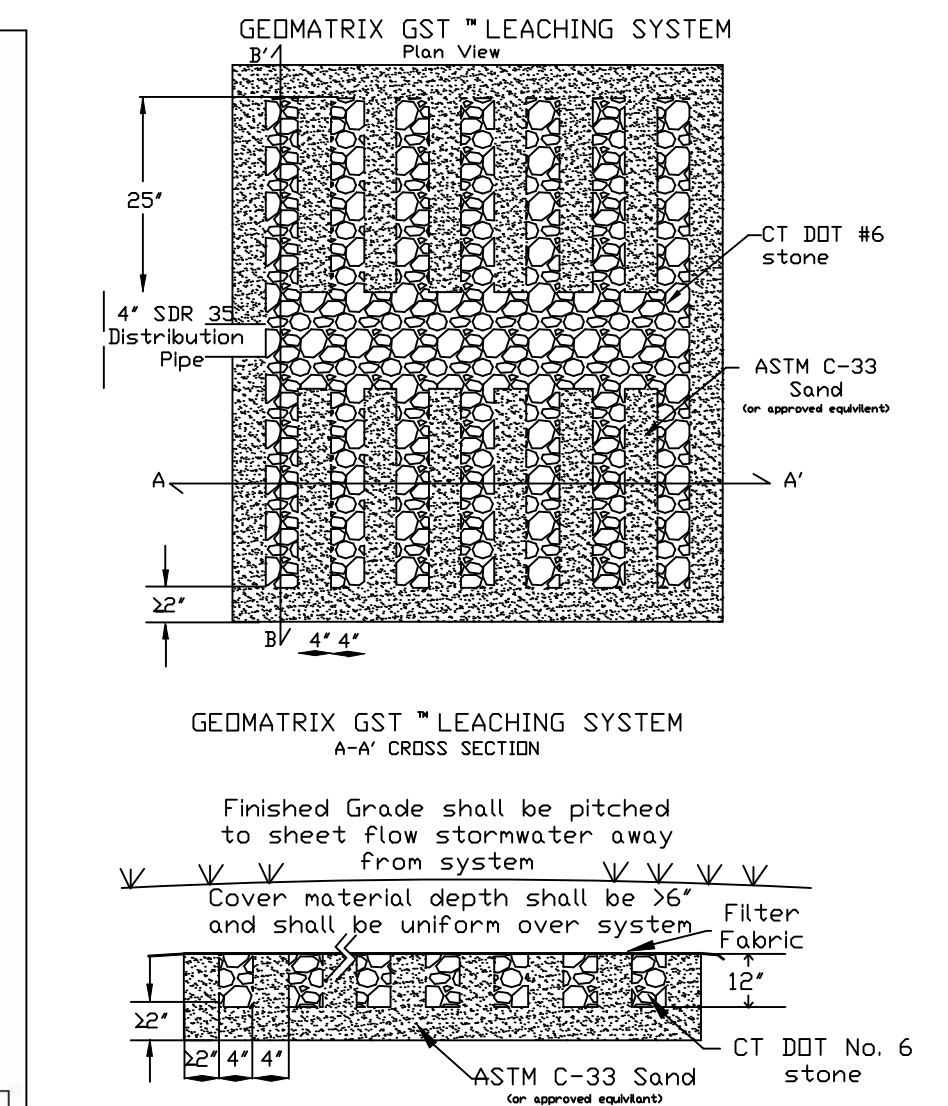
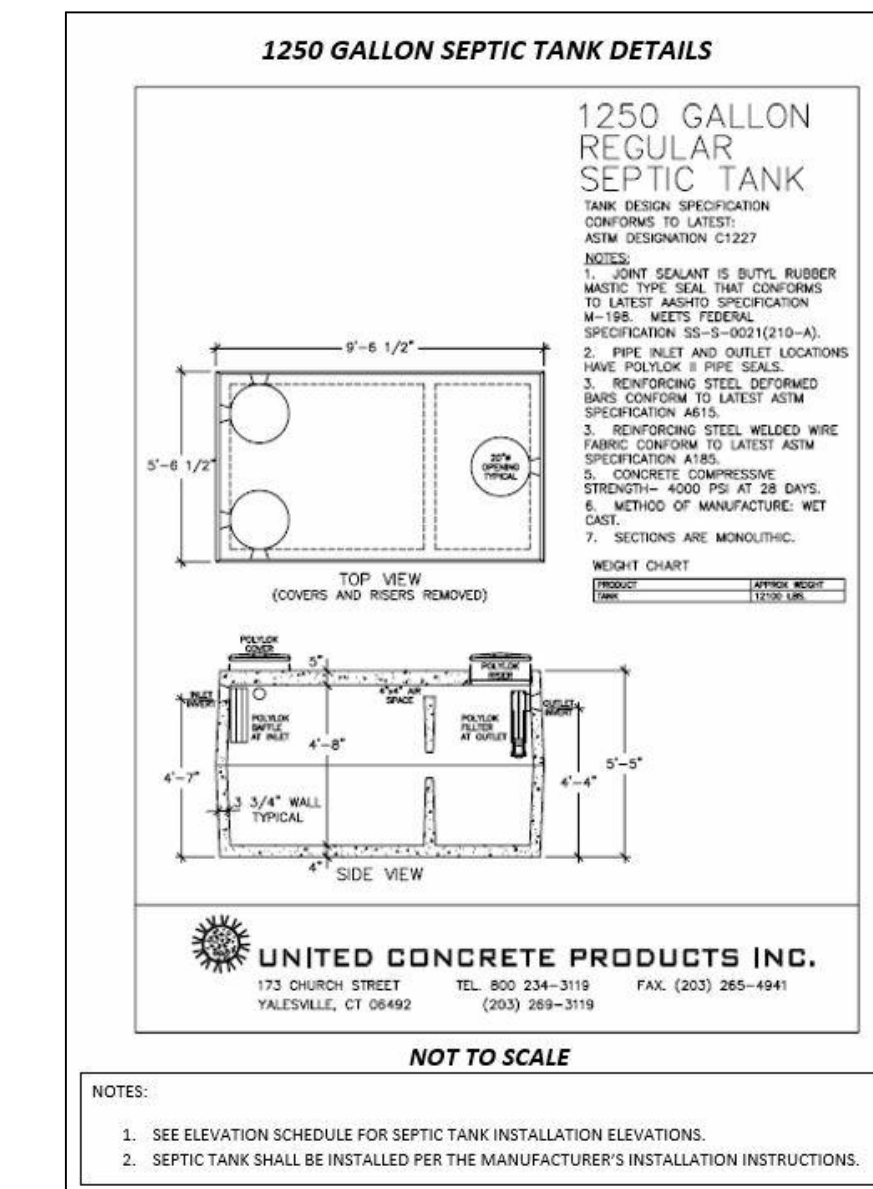
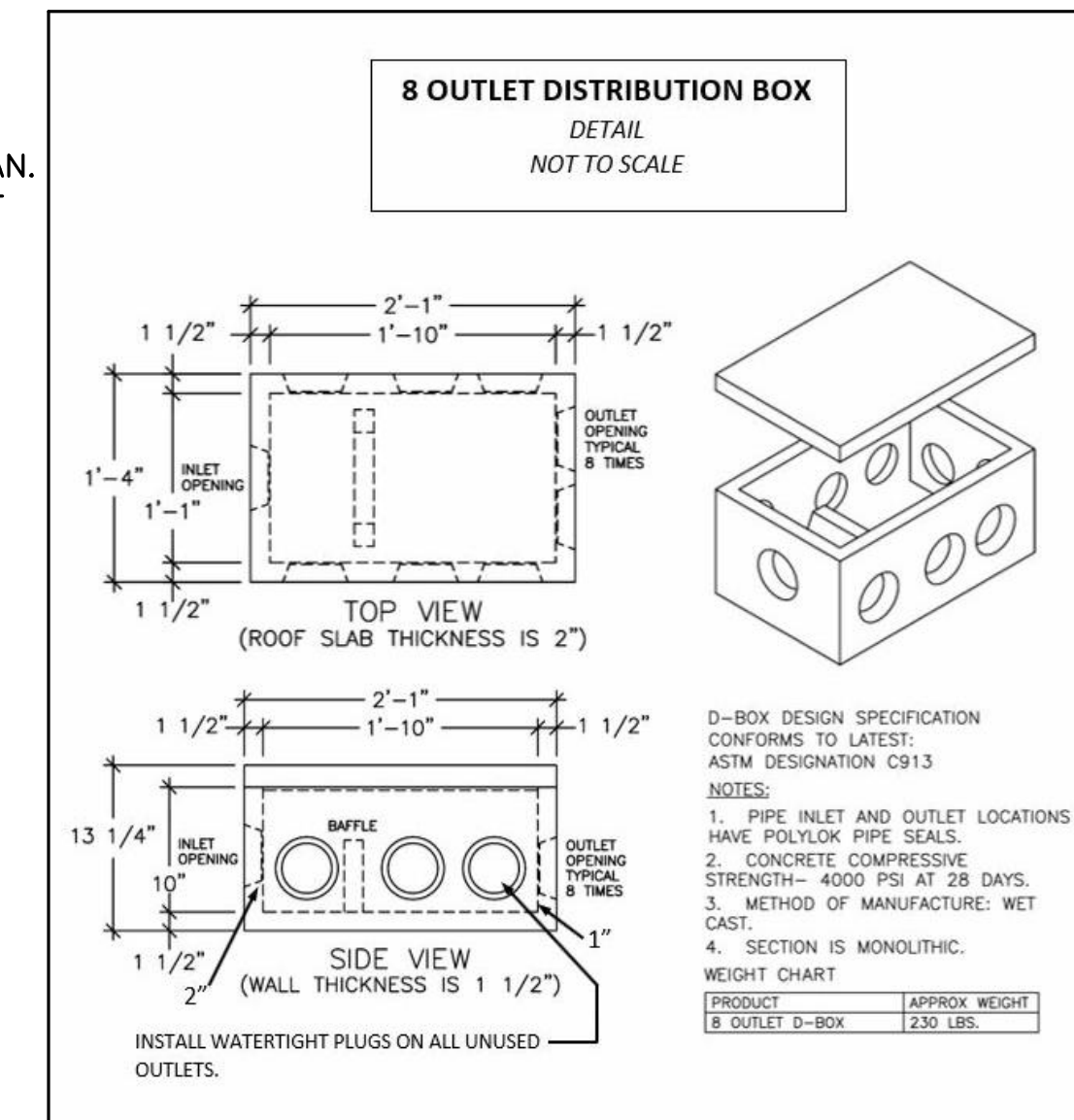
CONSTRUCTION SEQUENCE:

1. SURVEYOR TO MARK LIMITS OF CLEARING AND THE AREA OF DISTURBANCE.
2. INSTALL SILT FENCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
3. INSTALL CONSTRUCTION ENTRANCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
4. SURVEYOR TO MARK LIMITS OF FOUNDATION FOR PROPOSED BUILDING.
5. EXCAVATE FOR AND CONSTRUCT FOUNDATION FOR PROPOSED BUILDING.
6. EXCAVATE FOR AND INSTALL UTILITY SERVICE TO THE PROPOSED BUILDING.
7. CONSTRUCT PROPOSED BUILDING.
8. COMPLETE FINAL GRADING WITHIN THE AREA OF DISTURBANCE.
9. INSTALL SEPTIC SYSTEM.
10. INSTALL DRIVEWAY AND PARKING AREAS.
11. TOPSOIL OF EXPOSED SOILS TO PREPARE FOR RESEEDING.
12. RESEED ALL EXPOSED AREAS PER EROSION AND SEDIMENT CONTROL PLAN. COVER WITH STRAW.
13. SILT FENCE TO REMAIN IN PLACE UNTIL ALL UP-GRADIENT AREAS ARE PERMANENTLY ESTABLISHED TO THE SATISFACTION OF THE TOWN.

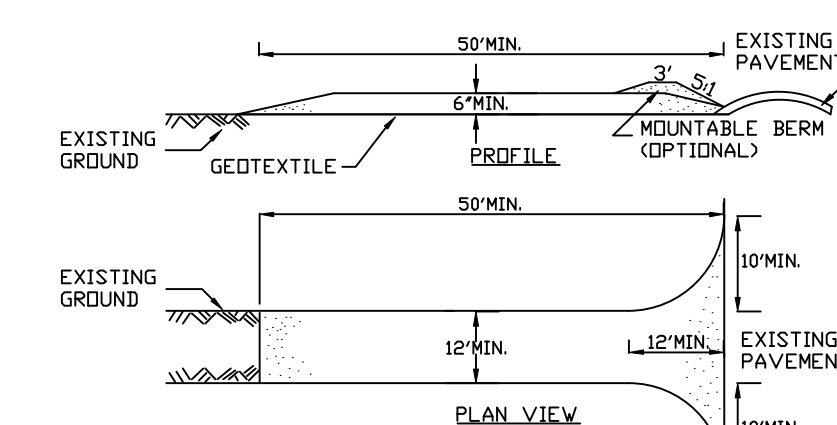
EROSION AND SEDIMENT CONTROL PLAN:

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND INSTALLED PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

1. ESTIMATED DURATION OF MAJOR CONSTRUCTION ACTIVITIES - 90 DAYS.
2. SURVEYOR TO MARK WETLAND SETBACK LIMITS ON THE PROPERTY AS APPLICABLE.
3. SILT FENCE IS TO BE INSTALLED, AS INDICATED ON THE SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY AND INSPECTED BY TOWN STAFF. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN FOR THE PURPOSE OF INSPECTION PRIOR TO ANY CONSTRUCTION ACTIVITIES.
4. CONSTRUCTION ENTRANCE TO BE INSTALLED, AS INDICATED ON THE SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS INDICATED IN THE CONSTRUCTION SEQUENCE ON THE SITE PLAN.
6. STOCKPILE AREAS MUST BE DIRECTLY CONTAINED WITHIN SILT FENCE AROUND THE COMPLETE PERIMETER.
7. EXCESS SPOILS SHALL BE DISPOSED OF OFF SITE AT AN APPROPRIATELY LICENSED FACILITY.
8. ALL REMAINING DISTURBED AREAS SHALL BE SEEDDED UPON COMPLETION OF CONSTRUCTION IF DURING THE PLANTING SEASON. RECOMMENDED SEEDING DATES SHALL BE BETWEEN APRIL 15 AND SEPTEMBER 15. SEED MIX WILL CONSIST OF 0.45 LB PER 1,000 S.F. OF CREEPING RED OR TALL FESCUE, 0.05 LB PER 1,000 S.F. OF REDTOP AND 0.20 LB PER 1,000 S.F. OF BIRD'S FOOT TREFOIL WITH INNOCULENT. FERTILIZER MAY BE APPLIED AT THE RATE OF 7.5 LB PER 1,000 S.F. OF 10-10-10.
9. SILT FENCE BARRIER TO BE MAINTAINED AND LEFT IN PLACE UNTIL ALL DISTURBED AREAS HAVE ESTABLISHED VEGETATION TO THE SATISFACTION OF TOWN STAFF.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION AND MAINTENANCE OF SILT FENCE AND EROSION AND SEDIMENT CONTROL CONDITIONS ONSITE DURING CONSTRUCTION.
11. PROJECT ENGINEER MAY BE CALLED FOR SPECIAL INSPECTIONS TO ASSESS EROSION AND SEDIMENT CONTROL PLAN EFFECTIVENESS AND MAKE REVISIONS AS NECESSARY.
12. PROJECT ENGINEER MAY ALSO BE CALLED IN TO ASSESS EMERGENCY SITUATIONS (I.E. SEVERE FLOODING, RAINS OR OTHER ENVIRONMENTAL PROBLEMS).

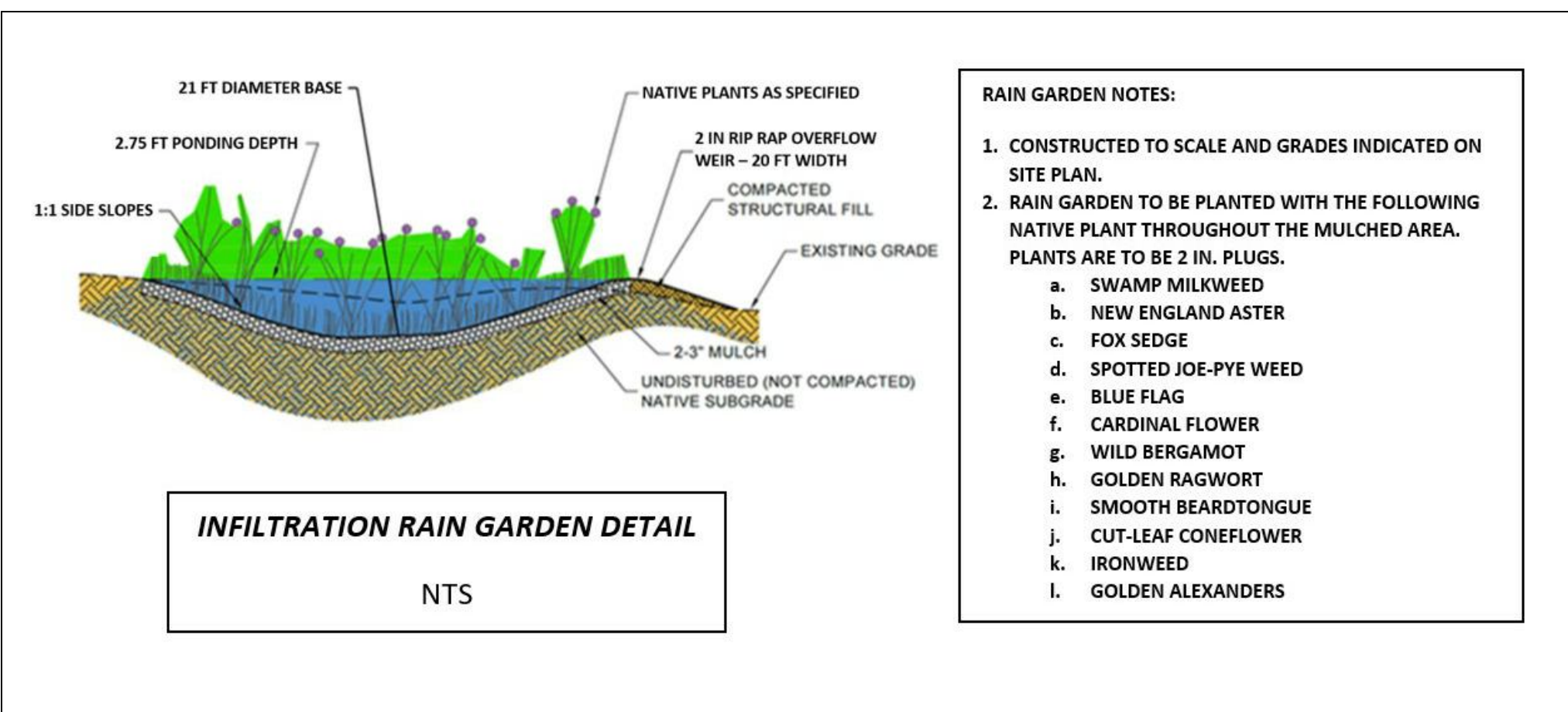
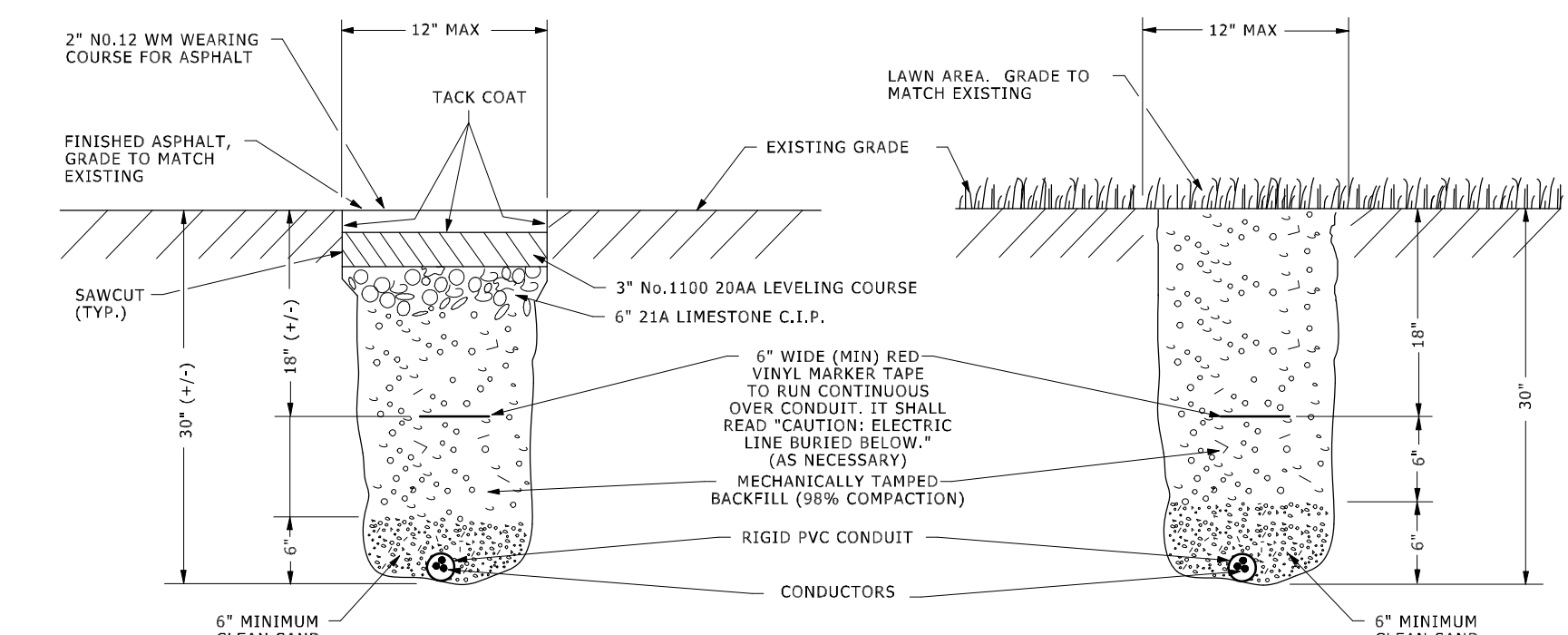


CONSTRUCTION ENTRANCE DETAIL



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLS, DEPOSIT, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



137 GAY HILL ROAD - EXISTING STRUCTURE DATA

TEST HOLE DATA - EXISTING STRUCTURE
 137 GAY HILL ROAD, MONTVILLE, CT
 DATE - JUNE 22, 2016
 PRESENT - BILL BOND, JOHN & LYNETTE CROWLEY HEALTH DEPARTMENT - KIMBERLY HAMLEY, SANITARIAN, UNCAS HD

PERCOLATION TEST DATA - EXISTING STRUCTURE
 137 GAY HILL ROAD, MONTVILLE, CT
 DATE - JUNE 22, 2016
 PRESENT - BILL BOND, JOHN & LYNETTE CROWLEY HEALTH DEPARTMENT - KIMBERLY HAMLEY, SANITARIAN, UNCAS HD

TEST HOLE 1 - TH1
 0 - 15" TOPSOIL
 15" - 35" BROWN FINE SANDY LOAM
 35" - 75" WET SAND AND GRAVEL
 TOTAL TEST HOLE DEPTH - 75" - NO LEGGE
 REDOX/GW MOTTILING - 35"

PERCOLATION TEST 1 - PT1
 DEPTH - 24"
 PRE-SOAK - 9:10AM

TIME	READING	WATER LEVEL DROP (RATE MIN./IN.)	
9:45	4.50"		
9:51	15.50"	11.00"	0.55
9:59	18.00"	2.50"	3.20
10:06	19.50"	1.50"	4.67
10:20	21.00"	1.50"	9.33
10:25	21.50"	0.50"	10.00
10:30	21.50"	0.00"	0.00
10:35	22.00"	0.50"	10.00
10:40	23.00"	1.00"	5.00
10:45	23.50"	0.50"	10.00

PERCOLATION RATE AT 24" DEPTH = 10 MINUTES/INCH

WATER QUALITY VOLUME

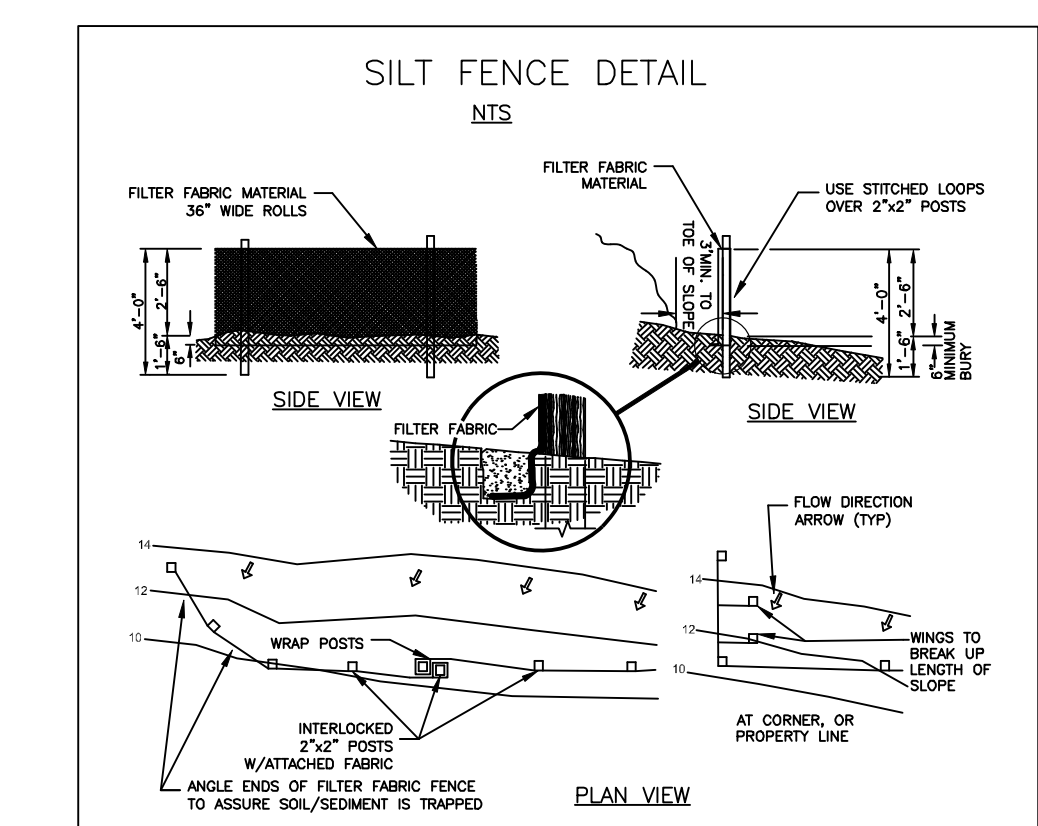
THE WATER QUALITY VOLUME (WQV) FOR THE SUBDIVISION IS CALCULATED TO BE 2,071 FT³ AS PRESENTED BELOW. THE WQV IS TREATED WITH A PROPOSED RAIN GARDEN ON LOT 1A WITH MINIMUM 2,100 FT³ OF TREATMENT CAPACITY.

$$WQV = \frac{(1')(R)(A)}{12}$$

$$WQV = 0.0475 \text{ acre-foot}$$

$$WQV = 2,071 \text{ ft}^3$$

Where,
 $R = 0.05 + 0.009(I)$
 Where,
 $I = \text{percent impervious cover}$
 $I = 6.06\% (6.06)$
 $R = 0.05 + 0.009(6.06)$
 $R = 0.1045$
 $A = 5.46 \text{ acres}$



DETAIL DRAWINGS
137 GAY HILL ROAD SUBDIVISION
 PROPERTY BELONGING TO:
JOHN M. & LYNETTE S. CROWLEY
137 GAY HILL ROAD
MONTVILLE, CONNECTICUT

REVISIONS:
 June 27, 2022
 JULY 26, 2022
 AUGUST 15, 2022