GRID NORTH - NAD 83

ZONING COMPLIANCE TABLE - R-40 DISTRICT			
ITEM	REQUIRED	*EX. LOT #24	PROPOSED LOT #24-2
LOT AREA REAR LOT AREA	40,000 S.F. 60,000 S.F.	262,328 SF +/-	40,427 S.F.±
LOT FRONTAGE	150 FT.	**39.50'	150.00'
FRONT YARD	40 FT.	***105'+/- (GAR.)	74'+/-
SIDE YARD	15 FT.	51'+/- (GAR.)	43'+/-
REAR YARD	40 FT.	66' +/- (DECK)	221' +/- (DECK)
BUILDING HEIGHT	35 FT.	28 FT.	26 FT.

* - INDICATES A REAR LOT
** - INDICATES REAR LOT STRIP (25' MINIMUM)
*** - INDICATES REAR LOT FRONT YARD (60' REQUIRED)

TEST HOLE DATA

WITNESSED BY MICHAEL KIRBY
UNCAS HEALTH DISTRICT - 9/17/08

TH#1 - 0"-7" TOPSOIL
- 7"-24" RED BROWN SANDY LOAM
- 24"-134" MED. SAND & GRAVEL
WATER@123"
NO MOTTLING
NO LEDGE

TH#2 - 0"-6" TOPSOIL
- 6"-30" RED BROWN SANDY LOAM
- 30"-50" COARSE GRAVEL
- 50"-129" FINE SAND MED.
WATER@122"
NO MOTTLING
NO LEDGE

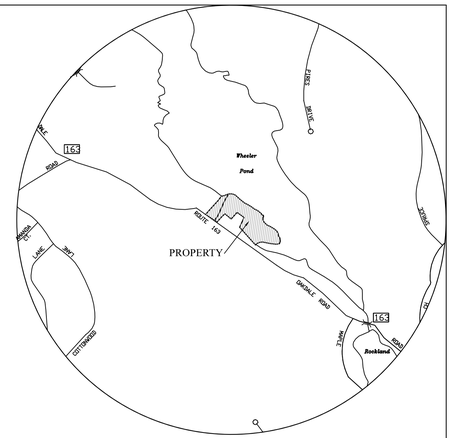
TH#3 - 0"-10" TOPSOIL
- 10"-26" RED BROWN LOAM
- 26"-62" COARSE GRAVEL-ROCKS
- 62"-133" MED. COARSE SAND & GRAVEL
WATER@122"
NO MOTTLING
NO LEDGE

TH#4 - 0"-6" TOPSOIL
- 6"-39" RED BROWN SANDY LOAM
- 39"-134" MED. COARSE SAND & GRAVEL
WATER@98"
NO MOTTLING
NO LEDGE

MLSS DATA

EXISTING LOT #24
MLSS - NEED NOT BE CONSIDERED

3 BEDROOM HOUSE REQUIRES 495 S.F.
OF EFFECTIVE LEACHING AREA
USE 50 FEET OF GEOMATRIX-GST 6212 (12" DEPTH)
(50 X 10.0 = 500 S.F.)
USE 1,000 GAL. 2 COMPARTMENT SEPTIC TANK
W/ OUTLET FILTER DEVICE



LOCATION MAP
1000 500 0 1000
GRAPHIC SCALE IN FEET

PROPERTY LINE IS ALONG THE EDGE OF WHEELER POND TOTAL LENGTH - 1,495±

WHEELER POND

SURVEY TIE LINE – S 55°43'36" E 324.89'

S 64°34'11" E 259.93'

SURVEY TIE LINE N 66°26'41" E 111.44'

PROPERTY LINE IS ALONG THE EDGE OF WHEELER POND TOTAL LENGTH - 105±

LIMITS OF INLAND WETLANDS AS SHOWN ON REF. MAP #1

LIMITS OF INLAND WETLANDS UPLAND REVIEW AREA

S 25°57'18" E 100.00'

N 61°17'24" E 52.68'

EXISTING GRAVEL DRIVEWAY

N 19°17'24" E 226.09'

N 37°43'04" E 191.51'

N 35°44'09" E 77.70'

IPIN REC.

IP REC.

WF#1 WF#2 WF#3 WF#4 WF#6 WF#7 WF#8 WF#9 WF#10 WF#12

BENCH

STORAGE SHED

DECK W/ CANOPY

GRAVEL DRIVEWAY

ELEC. BOX

EXISTING LOT 24
AREA-262,328 S.F.±
- 6.02 ACRES±
(#581 ROUTE 163)
(REAR LOT)

N 59°09'16" W 120.00'

S 37°09'24" W 123.18'

N 19°30'55" E 151.08'

N 46°38'06" W 46.00'

N 46°38'06" W 112.61'

N 46°38'06" W 165.00'

MON REC.

EDGE OF C.L.& P. CO. EASEMENT

SURVEY TIE LINE – S 38°32'36" E 394.69'

75' WELL RADIUS

EX. WELL

EXISTING RESIDENCE

PORCH

EXISTING GARAGE

EXIST. SEPTIC SYSTEM

TH#1 TH#2 TH#3 TH#4

EXIST. 2 BED

S 79°00'24" W 232.56'

SURVEY TIE LINE

WHEELER POND

PROPOSED LOT 24-2
AREA-40,427 S.F.±
- 0.93 ACRES±

INSTALL & MAINTAIN A CONTINUOUS LINE OF SILT FENCE (SEE DETAIL)

N 55°29'06" W 114.79'

PROPOSED WELL

75' WELL RADIUS

PROPOSED EASEMENT FOR ACCESS IN FAVOR OF LOT #24-2 (2,188 S.F.±)

N 60°09'56" W 26.49'

S 37°09'24" W 100.00'

PROPOSED RESIDENCE FLR.-265.0

PROPOSED DRIVE

PROPOSED UTILITIES

PROPOSED SEWER LINE

STOCKPILE TOPSOIL

BENCHMARK
N.-729,336.86
E.-1,164,420.36
ELEV.-267.17

CHD MON REC.

N 61°25'56" W 150.00'

CL&P #235 #236 #234 #233

GAS MAIN SEWER MAIN SMH

ROUTE #163
(OAKDALE ROAD)

N 55°18'46" W 13.90'

N 61°25'56" W 26.50'

PROPOSED SEWER TIE-IN (SEE NOTE #18)

PROVIDE A NON-TRACKING CONSTRUCTION PAD (SEE DETAIL)

N/F
MATTHEW W. BERGMAN & HEATHER L. BERGMAN
VOL. 647 PG. 1078
(MAP 30 - LOT 25)
#587 ROUTE 163

N/F
JAMES E. WILLIAMS
VOL. 672 PG. 427
(MAP 30 - LOT 25)
#571 ROUTE 163

N/F
CHRISTIAN R. PEREZ & GYNETT M. PEREZ
VOL. 666 PG. 073
(MAP 30 - LOT 24-1)
#577 ROUTE 163

N/F
JUDE A. MACLEAN
VOL. 369 PG. 049
(MAP 30 - LOT 26)
#565 ROUTE 163

N/F
WILLIAM W. BRADHAM & HEIDI BRADHAM
VOL. 484 PG. 228
(MAP 30 - LOT 28)
#559 ROUTE 163

N/F
JOSHUS MACLELLAN
VOL. 683 PG. 958
(MAP 30 - LOT 27)
#561 ROUTE 163

N/F
JOSEPH FARNAN
(MAP 30 - LOT 33)
#590 ROUTE 163

N/F
MELANIE LAFERRIERE & DANIEL LAFERRIERE
(MAP 30 - LOT 32)
#586 ROUTE 163

N/F
RONALD EUGENE OLDHAM, III
(MAP 30 - LOT 31)
#568 ROUTE 163

LEGEND:

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
DH	DRILL HOLE
MON	MONUMENT
IPIN	IRON PIN
REC.	RECOVERED
TBS	TO BE SET
IP	IRON PIPE
MFP	METAL FENCE POST
BG	BELOW GRADE
CB	CATCH BASIN
SMH	SANITARY MANHOLE
●	IPIN OR DH TO BE SET

APPROVED BY THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION

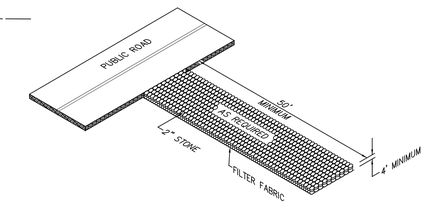
CHAIRMAN OR SECRETARY DATE

DATE OF COMPLETION OF ALL WORK

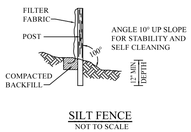
SIGNATURE DATE

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

SIGNATURE DATE



CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE
NOT TO SCALE

STATE OF CONNECTICUT
RICHARD A. DESCHAMPS
No. 70019
LICENSED LAND SURVEYOR

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

2/14/24
RICHARD A. DESCHAMPS L.S. #70019 DATE

OWNER/APPLICANT

JAMES E. MOROSKY
KRISTIN MOROSKY
581 ROUTE 163
MONVILLE, CT 06353

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF 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. IT IS A PROPERTY SURVEY BASED ON A RE-SURVEY SURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 659 - PAGE 1160.
3. THE PROPERTY IS SHOWN ON ASSESSORS MAP 30 - LOT 24.
4. THE PROPERTY IS LOCATED IN ZONING DISTRICT R-40.
5. TOTAL AREA OF SUBDIVISION - 302,755 S.F.± (6.95 ACRES).
6. TOPOGRAPHIC INFORMATION SHOWN COMPLIES WITH T-2 & T-3 MAPPING STANDARDS. BASE FOR LEVELS: N.A.V.D. 1988.
7. UNDERGROUND UTILITIES SHOULD BE MARKED OUT PRIOR TO ANY LOT CONSTRUCTION. CALL BEFORE YOU DIG: 811.
8. THE LIMITS OF INLAND WETLANDS LOCATED NEAR THE PROPOSED LOT WERE DELINEATED BY ROBERT RUSSO, C.S.S. AS SHOWN ON REFERENCE MAP #1.
9. THE PROPOSED DEVELOPMENT ALLOWS FOR THE CREATION OF 1 NEW LOT. THE PROPOSED HOUSE WILL BE SERVICED BY MUNICIPAL SEWER AND ON SITE WELL. THE EXISTING HOUSE IS SERVICED BY AN EXISTING SEPTIC SYSTEM & WELL.
10. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON "FIRM MAP NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, MAP NUMBER 09011C0334G, EFFECTIVE DATE: JULY 18, 2011.
11. THE DEVELOPMENT PORTION OF THE PROPERTY IS NOT LOCATED WITHIN A CT DEEP NATURAL DIVERSITY DATABASE AREA PER CT DEEP'S NATURAL DIVERSITY DATABASE MAP FOR MONTVILLE, CONNECTICUT, DATED JUNE 2019.
12. THE ZONING ENFORCEMENT OFFICER MUST BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE PROPOSED LOT.
13. THE ZONING ENFORCEMENT OFFICER MUST BE CONTACTED TWENTY-FOUR (24) HOURS PRIOR TO THE START OF CONSTRUCTION.
14. AN EROSION AND SEDIMENT CONTROL BOND IN THE AMOUNT OF TWO THOUSAND ($2,000) DOLLARS MUST BE POSTED PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
15. PRIOR TO ENDORSEMENT, THE APPLICANT SHALL SUBMIT TO THE TOWN OF MONTVILLE DIGITAL DATA AS REQUIRED BY SECTION 3.9 OF THE SUBDIVISION REGULATIONS.
16. IMPROVEMENTS DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE INTENDED TO DEMONSTRATE LOT DEVELOPMENT FEASIBILITY. INDIVIDUAL SITE DEVELOPMENT PLANS MAY BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION.
17. PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DEVELOPMENT OF THIS PLAN.
18. CONTRACTOR SHOULD COORDINATE THE SANITARY SEWER LINE CONNECTIONS WITH THE PROPER TOWN AGENCY. THE ELEVATION OF THE SEWER CONNECTION SHOULD BE VERIFIED PRIOR TO THE INSTALLATION OF THE SEWER SERVICE.

EROSION AND SEDIMENT CONTROL PLAN:

1. CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED HOUSE DRIVEWAY AND UTILITIES.
2. DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
3. ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
4. ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
5. PRIOR TO SITE DISTURBANCE, THE REPRESENTATIVE OF THE TOWN OF MONTVILLE SHALL BE NOTIFIED WHEN SEDIMENT CONTROL MEASURES ARE IN PLACE SO THAT THE INSPECTION CAN OCCUR.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.

TEMPORARY VEGETATIVE COVER:

MULCHES	APPLICATION RATE PER 1000 S.F.	NOTES
STRAW/HAY	70-90 lbs.	FREE FROM WEEDS AND COARSE MATTER
WOOD CHIPS	185-275 lbs.	FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12lbs NITROGEN / TON

PLANTING SCHEDULE:

SEEDING DATES:
APRIL 1 ------ JUNE 15
AUGUST 1 ------ SEPTEMBER 15
SEED MIXTURE:
45% RED FESCUE
45% KENTUCKY BLUE GRASS
10% PERENNIAL RYE

MAP REFERENCES:

1. LOT LINE RECONFIGURATION PLAN - PROPERTY OF JAMES E. MOROSKY, #571 & #577 OAKDALE ROAD, (ROUTE 163, TOWN OF MONTVILLE, CONNECTICUT, SCALE: 1"=40', DATE: 9/12/08, REVISED 9/3/2020, PREPARED BY CLA ENGINEERS.
2. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF MONTVILLE, OAKDALE-UNCASVILLE ROAD FROM OXOBOXO BROOK SOUTHERLY TO THE JOSEPH CHURCH ROAD, ROUTE NO. 163, SCALE: 1"=40', DATE: 9/30/38, NUMBER 85-04, SHEET 3 OF 4.

PROJECT NO. 23-.091	
DRAWN BY:	R.A.D.
DATE:	5/28/23
SCALE:	1"=40'
SHEET	1 OF 1
REVISIONS	

40 20 0 40
GRAPHIC SCALE IN FEET

SUBDIVISION PLAN
PREPARED FOR
JAMES E. MOROSKY
&
KRISTIN MOROSKY
#581 ROUTE 163 - (AKA - OAKDALE ROAD)
MONTVILLE, CONNECTICUT

BOUNDARY - TOPOGRAPHY - LOT LAYOUT

ADVANCED SURVEYS, LLC.
43 Flyers Drive, Norwich, CT 06360
Phone - (860) 639-8928

N W E S