

ZONING COMPLIANCE TABLE - R-40 DISTRICT			
ITEM	REQUIRED	*EX. LOT #24	PROPOSED LOT #24-2
LOT AREA	40,000 S.F.	262,328 SF +/-	40,427 S.F.±
REAR LOT AREA	60,000 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@122"
 NO MOTTLING
 NO LEDGE

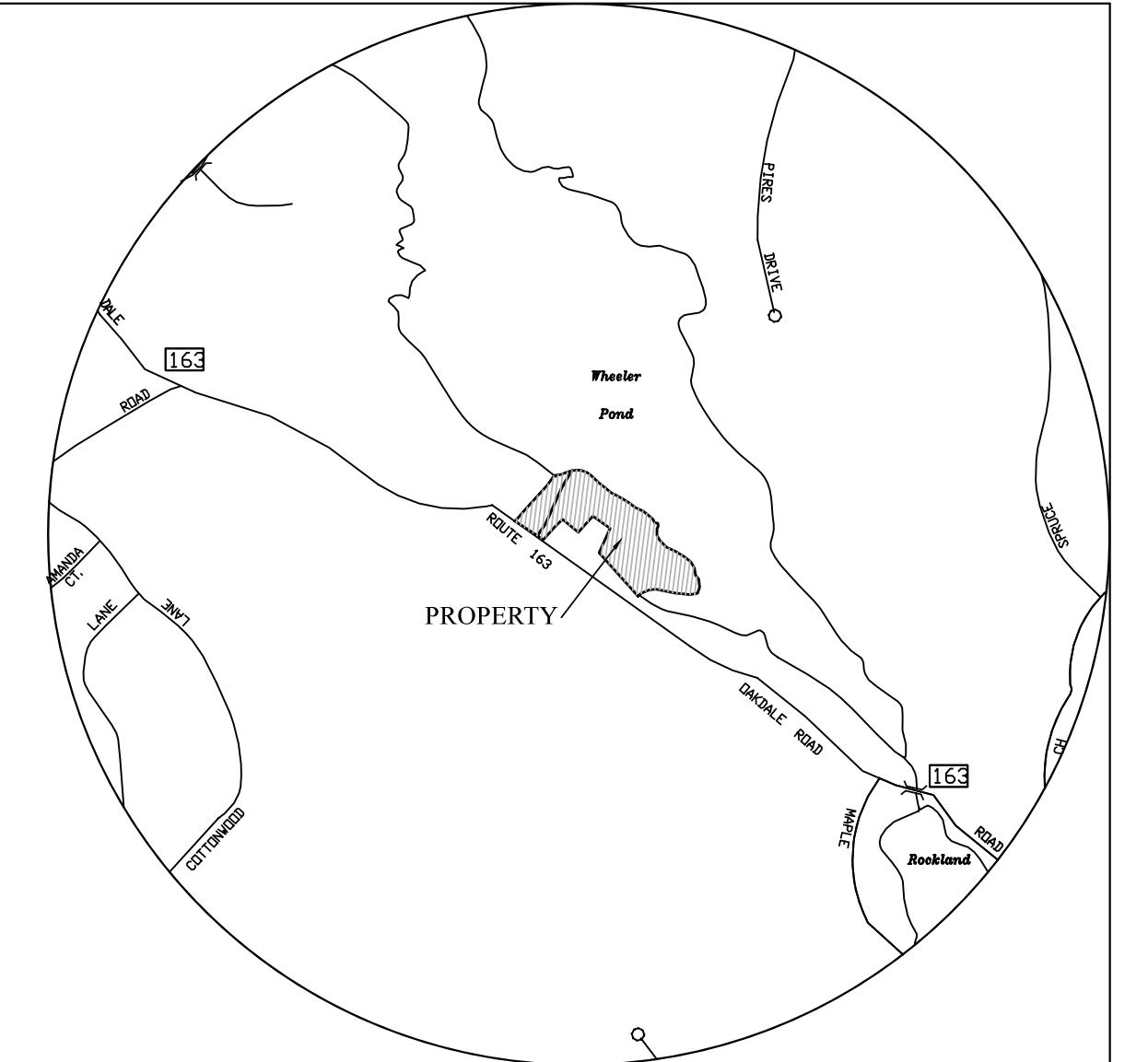
TH#2 - 0'-6" TOPSOIL
 - 6"-30" RED BROWN SANDY LOAM
 - 30"-50" COARSE GRAVEL
 - 50"-129" FINE SAND MED.
 WATER@122"
 NO MOTTLING
 NO LEDGE

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

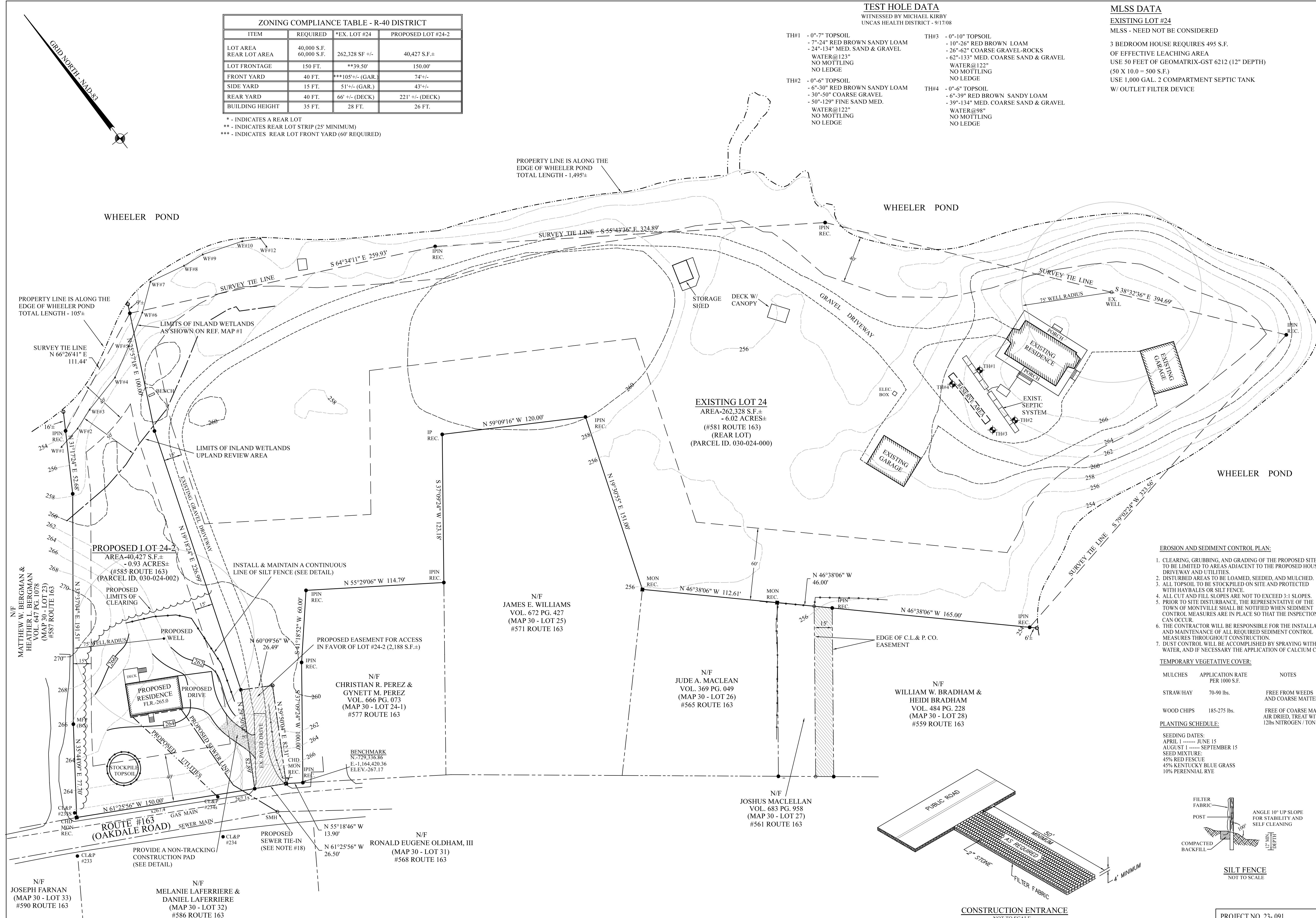


OWNER/APPLICANT
 JAMES E. MOROSKY
 KRISTIN MOROSKY
 581 ROUTE 163
 MONVILLE, CT 06353

- NOTES:**
- 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.
 - FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 659 - PAGE 1160.
 - THE PROPERTY IS SHOWN ON ASSESSORS MAP 30 - LOT 24.
 - THE PROPERTY IS LOCATED IN ZONING DISTRICT R-40.
 - TOTAL AREA OF SUBDIVISION - 302,755 S.F.± (6.95 ACRES).
 - TOPOGRAPHIC INFORMATION SHOWN COMPLIES WITH T-2 & T-3 MAPPING STANDARDS. BASE FOR LEVELS: N.A.V.D. 1988.
 - UNDERGROUND UTILITIES SHOULD BE MARKED OUT PRIOR TO ANY LOT CONSTRUCTION. CALL BEFORE YOU DIG: 811.
 - THE LIMITS OF INLAND WETLANDS LOCATED NEAR THE PROPOSED LOT WERE DELINEATED BY ROBERT RUSSO, C.S.S. AS SHOWN ON REFERENCE MAP #1.
 - THE PROPOSED DEVELOPMENT ALLOWS FOR THE CREATION OF 1 NEW LOT. THE PROPOSED HOUSE WILL BE SERVED BY MUNICIPAL SEWER AND ON SITE WELL. THE EXISTING HOUSE IS SERVICED BY AN EXISTING SEPTIC SYSTEM & WELL.
 - THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON "FIRM MAP NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, MAP NUMBER 09010334G, EFFECTIVE DATE: JULY 18, 2011.
 - 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.
 - THE ZONING ENFORCEMENT OFFICER MUST BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE PROPOSED LOT.
 - AN EROSION AND SEDIMENT CONTROL BOND IN THE AMOUNT OF TWO THOUSAND (\$2,000) DOLLARS MUST BE POSTED PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR DEVELOPMENT OF PROPOSED LOT 24-2.
 - PRIOR TO ENDORSEMENT THE APPLICANT SHALL SUBMIT TO THE TOWN OF MONTVILLE DIGITAL DATA AS REQUIRED BY SECTION 3.9 OF THE SUBDIVISION REGULATIONS.
 - IMPROVEMENTS DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE INTENDED TO DEMONSTRATE LOT DEVELOPMENT FEASIBILITY. INDIVIDUAL SITE DEVELOPMENT PLANS PREPARED BY A L.S. AND/OR P.E. SHALL BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION.
 - PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DEVELOPMENT OF THIS PLAN.
 - 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.
 - DEVELOPMENT OF PROPOSED LOT 24-2 MAY REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE MONTVILLE INLAND WETLANDS COMMISSION.

MAP REFERENCES:

- 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 9/20/08, PREPARED BY C.L.A. ENGINEERS.
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF MONTVILLE, OAKDALE-UNCASVILLE ROAD FROM OXOBXO BROOK SOUTHERLY TO THE JOSEPH CHURCH ROAD, ROUTE NO. 163, SCALE: 1"=40', DATE: 9/30/38, NUMBER 85-04, SHEET 3 OF 4.



EROSION AND SEDIMENT CONTROL PLAN:

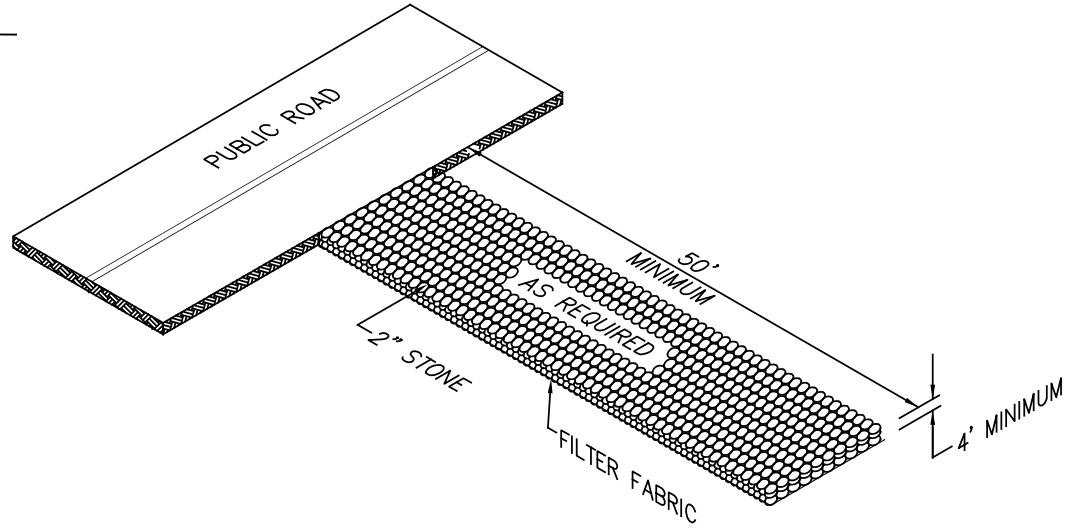
- CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED HOUSE DRIVEWAY AND UTILITIES.
- DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
- ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
- ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
- 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.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM HYDROXIDE.

TEMPORARY VEGETATIVE COVER:

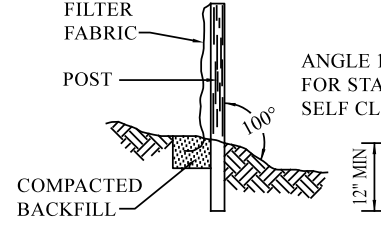
MULCHES	APPLICATION RATE PER 1000 S.F.	NOTES
STRAWHAY	70-90 lbs.	FREE FROM WEEDS AND COARSE MATTER
WOOD CHIPS	185-275 lbs.	FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12% NITROGEN / TON

PLANTING SCHEDULE:

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



CONSTRUCTION ENTRANCE
 NOT TO SCALE



SILT FENCE
 NOT TO SCALE

- 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 ON _____

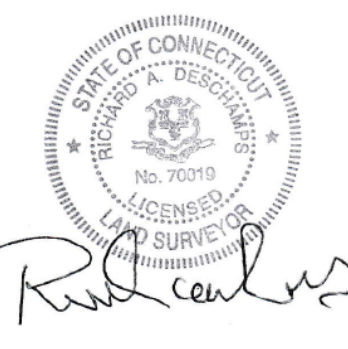
CHAIRMAN, VICE CHAIRMAN, SECRETARY _____

DATE OF COMPLETION OF ALL WORK _____

SIGNATURE _____ DATE _____

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

SIGNATURE _____ DATE _____



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.

RICHARD A. DESCHAMPS L.S. #70019 3/11/24 DATE

PROJECT NO. 23-091	
DRAWN BY: R.A.D.	
DATE: 5/28/23	
SCALE: 1"=40'	
SHEET 1 OF 1	
REVISIONS	
3/11/24	PER COMMENTS

SUBDIVISION PLAN
 PREPARED FOR
JAMES E. MOROSKY & KRISTIN MOROSKY
 #581 ROUTE 163 - (AKA - OAKDALE ROAD)
 (PARCEL ID. 030-24-000)
 MONTVILLE, CONNECTICUT

BOUNDARY - TOPOGRAPHY - LOT LAYOUT

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

