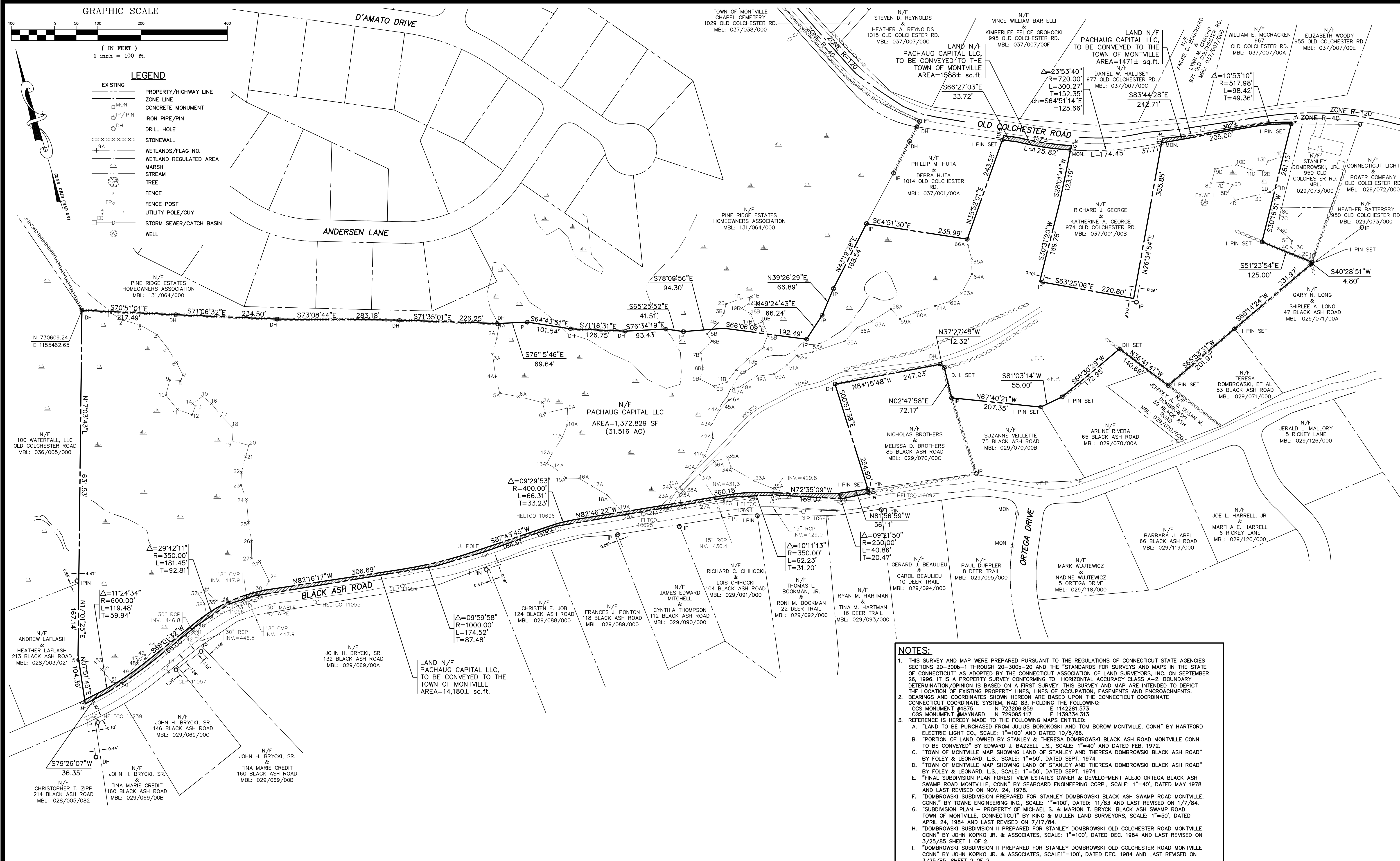


LEGEND

EXISTING	PROPERTY/HIGHWAY LINE
MON	ZONE LINE
IP/IPIN	CONCRETE MONUMENT
DH	IRON PIPE/PIN
OH	DRILL HOLE
9A	STONEWALL
WETLANDS/FLAG NO.	WETLANDS/FLAG NO.
WETLAND REGULATED AREA	WETLAND REGULATED AREA
MARSH	MARSH
STREAM	STREAM
TREE	TREE
FENCE	FENCE
FENCE POST	FENCE POST
UTILITY POLE/GUY	UTILITY POLE/GUY
STORM SEWER/CATCH BASIN	STORM SEWER/CATCH BASIN
WELL	WELL



NOTES:

- THIS SURVEY AND MAP WERE 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 CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. BOUNDARY DETERMINATION/OPINION IS BASED ON A FIRST SURVEY. THIS SURVEY AND MAP ARE INTENDED TO DEPICT THE LOCATION OF EXISTING PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM, NAD 83, HOLDING THE FOLLOWING: CCS MONUMENT #4875 N 723208.59 E 1142281.53 CCS MONUMENT #MAYNARD N 729085.117 E 1139334.313
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 - "LAND TO BE PURCHASED FROM JULIUS BORKOSKI AND TOM BOROW MONTVILLE, CONN" BY HARTFORD ELECTRIC LIGHT CO., SCALE: 1"=100' AND DATED 10/5/66.
 - "PORTION OF LAND OWNED BY STANLEY & THERESA DOMBROWSKI BLACK ASH ROAD MONTVILLE CONN. TO BE CONVEYED" BY EDWARD J. BAZZELL L.S., SCALE: 1"=40' AND DATED FEB. 1972.
 - "TOWN OF MONTVILLE MAP SHOWING LAND OF STANLEY AND THERESA DOMBROWSKI BLACK ASH ROAD" BY FOLEY & LEONARD, L.S., SCALE: 1"=50', DATED SEPT. 1974.
 - "TOWN OF MONTVILLE MAP SHOWING LAND OF STANLEY AND THERESA DOMBROWSKI BLACK ASH ROAD" BY FOLEY & LEONARD, L.S., SCALE: 1"=50', DATED SEPT. 1974.
 - "FINAL SUBDIVISION PLAN FOREST VIEW ESTATES OWNER & DEVELOPMENT ALEJO ORTEGA BLACK ASH SWAMP ROAD MONTVILLE, CONN" BY SEABOARD ENGINEERING CORP., SCALE: 1"=40', DATED MAY 1978 AND LAST REVISED ON NOV. 24, 1978.
 - "DOMBROWSKI SUBDIVISION PREPARED FOR STANLEY DOMBROWSKI BLACK ASH SWAMP ROAD MONTVILLE, CONN." BY TOWNE ENGINEERING INC., SCALE: 1"=100', DATED: 11/83 AND LAST REVISED ON 1/7/84.
 - "SUBDIVISION PLAN - PROPERTY OF MICHAEL S. & MARION T. BRYCKI BLACK ASH SWAMP ROAD TOWN OF MONTVILLE, CONNECTICUT" BY KING & MULLEN LAND SURVEYORS, SCALE: 1"=50', DATED APRIL 24, 1984 AND LAST REVISED ON 7/17/84.
 - "DOMBROWSKI SUBDIVISION II PREPARED FOR STANLEY DOMBROWSKI OLD COLCHESTER ROAD MONTVILLE CONN" BY JOHN KOPKO JR. & ASSOCIATES, SCALE: 1"=100', DATED DEC. 1984 AND LAST REVISED ON 3/25/85 SHEET 1 OF 2.
 - "DOMBROWSKI SUBDIVISION II PREPARED FOR STANLEY DOMBROWSKI OLD COLCHESTER ROAD MONTVILLE CONN" BY JOHN KOPKO JR. & ASSOCIATES, SCALE: 1"=100', DATED DEC. 1984 AND LAST REVISED ON 3/25/85, SHEET 2 OF 2.
 - "FINAL SUBDIVISION PLAN ROBIN HILL ESTATES BLACK ASH SWAMP ROAD DAKDALE, CONNECTICUT PREPARED FOR OWNER/DEVELOPER DIOLINDA & ALEJO ORTEGA" BY JOHN KOPKO JR. & ASSOCIATES, INC., SCALE: 1"=40', DATED: JAN. 90 AND LAST REVISED ON JULY 1990.
 - "RE-SUBDIVISION OF LAND OF STANLEY DOMBROWSKI JR. BOUNDARY PLAN OLD COLCHESTER ROAD MONTVILLE, CT" BY BRIAN E. SITTY LAND SURVEYOR, SCALE: 1"=100', DATED: SEPTEMBER, 1995 AND LAST REVISED ON 11/2/05.
- THIS PARCEL IS ZONED R-40, SETBACKS ARE GENERALLY: FRONT 50', SIDE 15' AND REAR 25'.
- INLAND WETLANDS LIMITS SHOWN HEREON DELINEATED BY MICHAEL SCHAEFER, SOIL SCIENTIST AND LOCATED IN THE FIELD BY BENNETT & SMILAS ENGINEERING, INC. IN DECEMBER 2004.
- 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, UTILITIES "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
- THIS PARCEL IS LOCATED WITHIN FLOOD ZONE C AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP, TOWN OF MONTVILLE, CONNECTICUT NEW LONDON COUNTY COMMUNITY PANEL NUMBER 090099 0010 B, EFFECTIVE DATE: JULY 2, 1980. FLOOD ZONE C IS DESCRIBED AS AN AREA OF MINIMAL FLOODING.
- THE PROPERTY IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED (RE: "ATLAS OF THE PUBLIC WATER SUPPLY SOURCES & DRAINAGE BASINS OF CONNECTICUT" JUNE 1982 BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION NATURAL RESOURCES CENTER D.E.P. BULLETIN NO. 4).

"I INSPECTED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH WAS MARKED ON DECEMBER 2004 BY MICHAEL SCHAEFER, CPSS IS SHOWN CORRECTLY ON THIS MAP"

JOSEPH R. THEROUX, CPSS

BENNETT & SMILAS ASSOCIATES, INC.
 415 KILLINGWORTH ROAD, P.O. BOX 241
 HIGGANUM, CONNECTICUT 06441
 PHONE (860) 846-4663 FAX (860) 846-8868

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

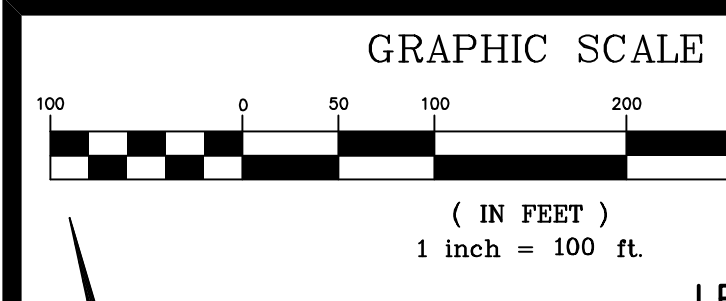
Michael J. Bennett
 MICHAEL J. BENNETT R.L.S. #10831

SEAL
 THE ENCLOSED SEAL OF THE SURVEYOR MUST BE ATTACHED HERE FOR THIS MAP TO BE VALID

PROPERTY SURVEY
 LAND NOW OR FORMERLY OF
 PACHAUG CAPITAL LLC
 BLACK ASH ROAD & OLD COLCHESTER ROAD
 MONTVILLE, CONNECTICUT

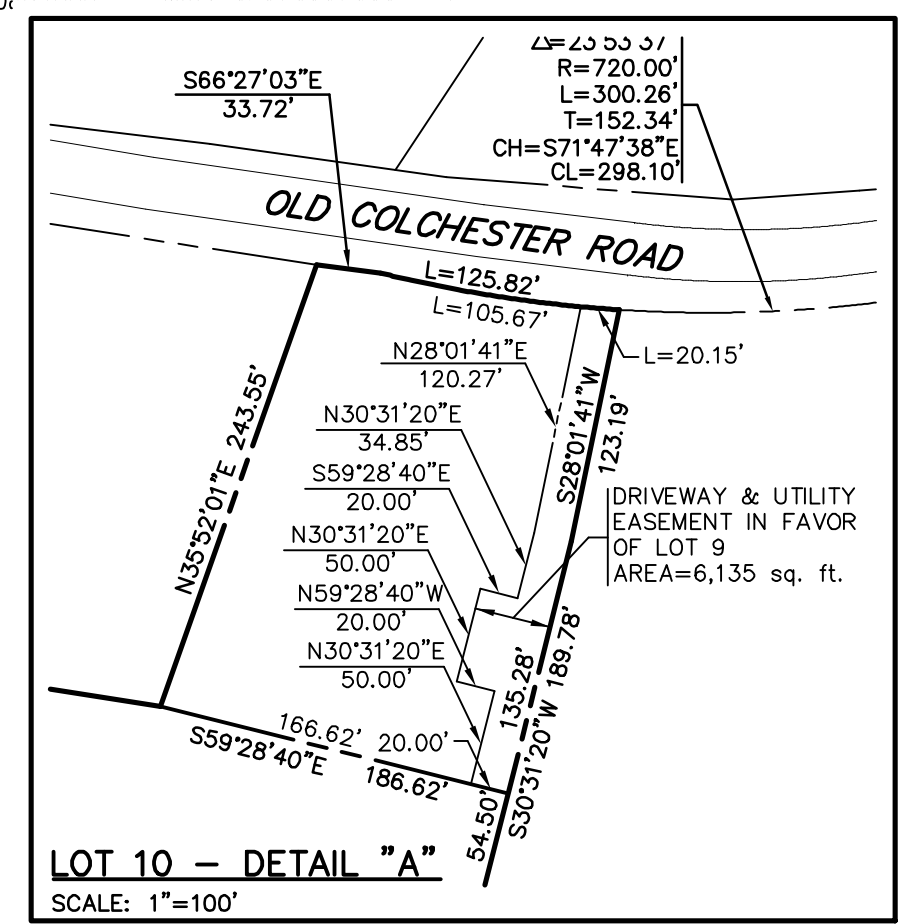
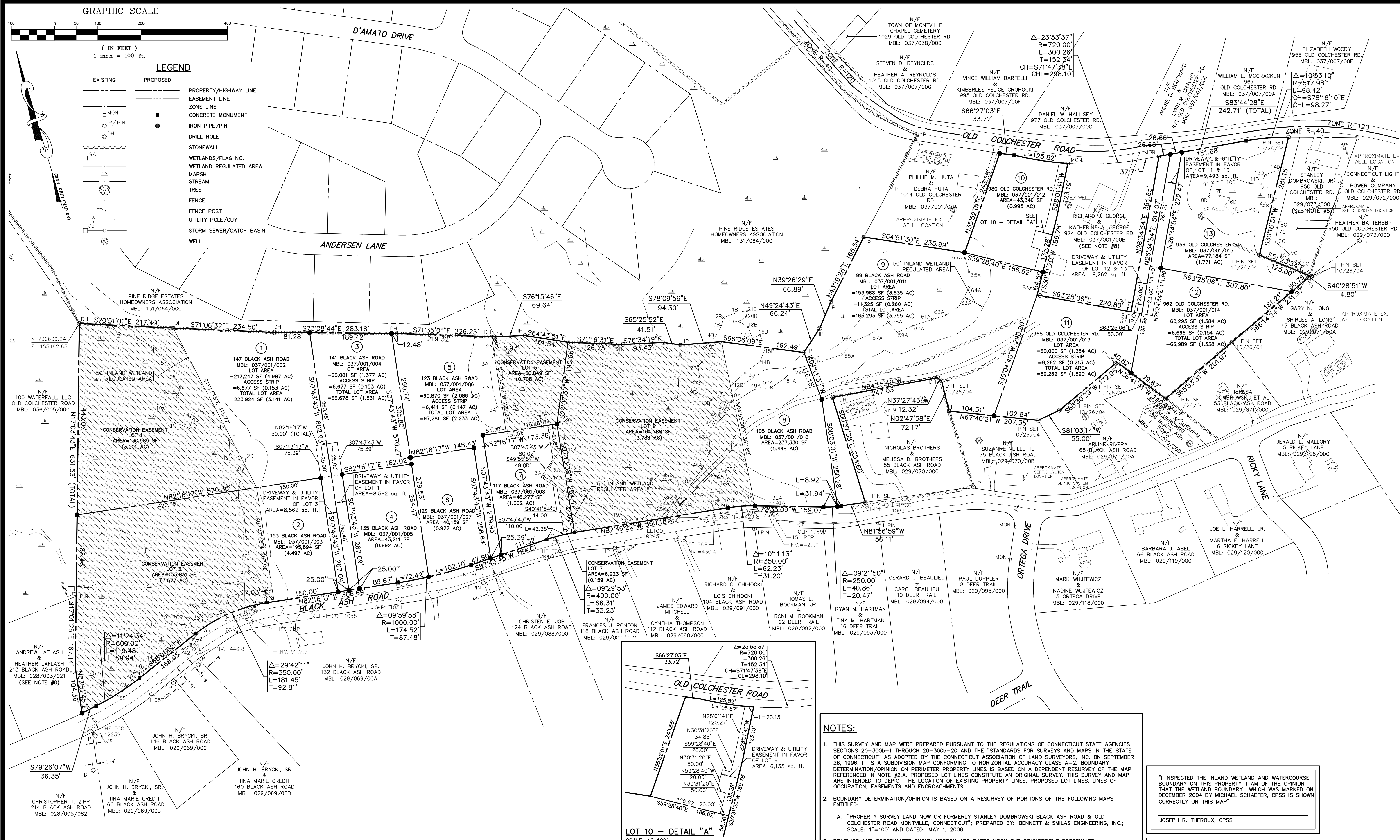
TITLE:
 DATE: AUGUST 22, 2023
 SCALE: 1"=100'
 SHEET: 2 OF 10
 DWG. NO.: 2

E:\BSE\PROJECTS\MONTVILLE\ANDERSEN - BLACK ASH ESTATES\DWG\BLACK ASH - ENDING



LEGEND

- | EXISTING | PROPOSED | PROPERTY/HIGHWAY LINE |
|----------|----------|-------------------------|
| --- | --- | --- |
| --- | --- | EASEMENT LINE |
| --- | --- | ZONE LINE |
| --- | --- | CONCRETE MONUMENT |
| ○ | ○ | IRON PIPE/PIN |
| ○ | ○ | DRILL HOLE |
| ○ | ○ | STONEWALL |
| ○ | ○ | WETLANDS/FLAG NO. |
| ○ | ○ | WETLAND REGULATED AREA |
| ○ | ○ | MARSH |
| ○ | ○ | STREAM |
| ○ | ○ | TREE |
| ○ | ○ | FENCE |
| ○ | ○ | FENCE POST |
| ○ | ○ | UTILITY POLE/GUY |
| ○ | ○ | STORM SEWER/CATCH BASIN |
| ○ | ○ | WELL |



- NOTES:**
- THIS SURVEY AND MAP WERE 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 SUBDIVISION MAP CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. BOUNDARY DETERMINATION/OPINION ON PERIMETER PROPERTY LINES IS BASED ON A DEPENDENT RESURVEY OF THE MAP REFERENCED IN NOTE #2A. PROPOSED LOT LINES CONSTITUTE AN ORIGINAL SURVEY. THIS SURVEY AND MAP ARE INTENDED TO DEPICT THE LOCATION OF EXISTING PROPERTY LINES, PROPOSED LOT LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS.
 - BOUNDARY DETERMINATION/OPINION IS BASED ON A RESURVEY OF PORTIONS OF THE FOLLOWING MAPS ENTITLED:
 - "PROPERTY SURVEY LAND NOW OR FORMERLY STANLEY DOMBROWSKI BLACK ASH ROAD & OLD COLCHESTER ROAD MONTVILLE, CONNECTICUT"; PREPARED BY: BENNETT & SMILAS ENGINEERING, INC.; SCALE: 1"=100' AND DATED: MAY 1, 2008.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CONNECTICUT COORDINATE CONNECTICUT COORDINATE SYSTEM, NAD 83, HOLDING THE FOLLOWING:

CSS MONUMENT #4875	N 723206.859	E 1142281.573
CSS MONUMENT #MAYNARD	N 729085.117	E 1139334.313
 - THIS PARCEL IS ZONED R-40. SETBACKS ARE GENERALLY: FRONT 50', SIDE 15' AND REAR 25'.
 - INLAND WETLANDS LIMITS SHOWN HEREON DELINEATED BY MICHAEL SCHAEFER, SOIL SCIENTIST AND LOCATED IN THE FIELD BY BENNETT & SMILAS ENGINEERING, INC. IN DECEMBER 2004.
 - THIS PARCEL IS LOCATED WITHIN FLOOD ZONE C AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP, TOWN OF MONTVILLE, CONNECTICUT NEW LONDON COUNTY COMMUNITY PANEL NUMBER 090099 0010 B. EFFECTIVE DATE: JULY 2, 1980. FLOOD ZONE C IS DESCRIBED AS AN AREA OF MINIMAL FLOODING AND IS NOT WITHIN THE LIMITS OF A 100 YEAR FLOOD ZONE.
 - 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.
 - THE FOLLOWING INFORMATION WAS NOT ON FILE WITH THE UNCLAS HEALTH DEPARTMENT FOR THE ADJUTING PROPERTIES LISTED BELOW:
 - NO WELL LOCATION INFORMATION FOR 950 OLD COLCHESTER ROAD
 - NO SEPTIC SYSTEM INFORMATION FOR 974 OLD COLCHESTER ROAD
 - NO WELL OR SEPTIC SYSTEM INFORMATION FOR 213 BLACK ASH ROAD

"I INSPECTED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH WAS MARKED ON DECEMBER 2004 BY MICHAEL SCHAEFER, CPSS IS SHOWN CORRECTLY ON THIS MAP"

JOSEPH R. THEROUX, CPSS

APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION ON _____

BY: _____

DATE: _____

PER C.G.S. SECTION 8-26c, AS MAY BE AMENDED, ALL WORK IN CONJUNCTION WITH THE APPROVED RESUBDIVISION SHALL BE COMPLETED WITHIN FIVE (5) YEARS ON OR BEFORE _____

APPROVAL OF THIS RESUBDIVISION PLAN BY THE COMMISSION SHALL MEAN CERTIFICATION OF THE EROSION AND SEDIMENT CONTROL PLAN.

ZONING DATA CHART

DISTRICT:	R-40																									
PROPOSED USE:	RESIDENTIAL																									
ZONING DATA	REAR LOTS REQUIRED/PERMITTED	PROVIDED	REAR LOTS REQUIRED/PERMITTED	PROVIDED	REAR LOTS REQUIRED/PERMITTED	PROVIDED	REAR LOTS REQUIRED/PERMITTED	PROVIDED	REAR LOTS REQUIRED/PERMITTED	PROVIDED	REAR LOTS REQUIRED/PERMITTED	PROVIDED	REAR LOTS REQUIRED/PERMITTED	PROVIDED												
MIN. LOT AREA(sq. ft.)	*60,000	*217,247	40,000	195,894	*60,001	40,000	43,211	40,000	*60,000	*90,870	40,000	40,159	40,000	46,277	40,000	237,330	*153,968	40,000	43,346	*60,000	*60,000	*60,293	40,000	77,184		
MIN. LOT FRONTAGE	25'	25'	150'	634.01'	25'	25'	150'	162.09'	25'	25.39'	150'	150'	150'	177.63'	150'	613.42'	25'	65.03'	150'	159.54'	25'	26.66'	25'	26.66'	150'	250.10'
MIN. FRONT YARD	75'	132'	50'	53'	75'	138'	50'	54'	75'	114'	50'	50'	58'	50'	50'	157'	75'	117'	50'	52'	75'	79'	75'	80'	50'	66'
MIN. SIDE YARD	15'	37'	15'	18'	15'	58'	15'	45'	15'	34'	15'	20'	15'	22'	15'	51'	15'	44'	15'	29'	15'	41'	15'	26'	15'	31'
MIN. REAR YARD	50'	149'	50'	179'	50'	108'	50'	178'	50'	89'	50'	168'	50'	176'	50'	165'	50'	177'	50'	160'	50'	151'	50'	112'	50'	51'
% BLDG. COVERAGE	-	3	-	6	-	4	-	5	-	4	-	6	-	6	-	3	-	2	-	5	-	4	-	4	-	3
% BLDG. & PAVED COVERAGE	-	8	-	9	-	12	-	8	-	14	-	9	-	9	-	8	-	6	-	8	-	13	-	12	-	7
MAX. BLDG. HEIGHT	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'	35'	> 35'

EXPLAINS THE LENGTH AND WIDTH OF THE ACCESS STRIP FOR REAR LOTS. THE SUBDIVISION PLANS SHOW GENERIC DESIGN CONCEPTS FOR EACH LOT TO DEMONSTRATE CONFORMANCE WITH THE TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES REGULATIONS, ZONING REGULATIONS AND SUBDIVISION REGULATIONS. THE INFORMATION SHOWN IN THE ABOVE COLUMNS REFLECTS THE DESIGN CONCEPT WHICH MAY DIFFER IN SIZE OR SCOPE FROM THE ACTUAL DEVELOPMENT AND WERE SCALED FROM DRAWING NO. 5 AND 6. PLOT PLANS FOR EACH LOT WILL BE SUBMITTED TO THE TOWN OF MONTVILLE AS REQUIRED.

BENNETT & SMILAS ASSOCIATES, INC.
 415 KILLINGWORTH ROAD, P.O. BOX 241
 HIGGANUM, CONNECTICUT 06441
 PHONE (860) 345-4655 FAX (860) 345-9868

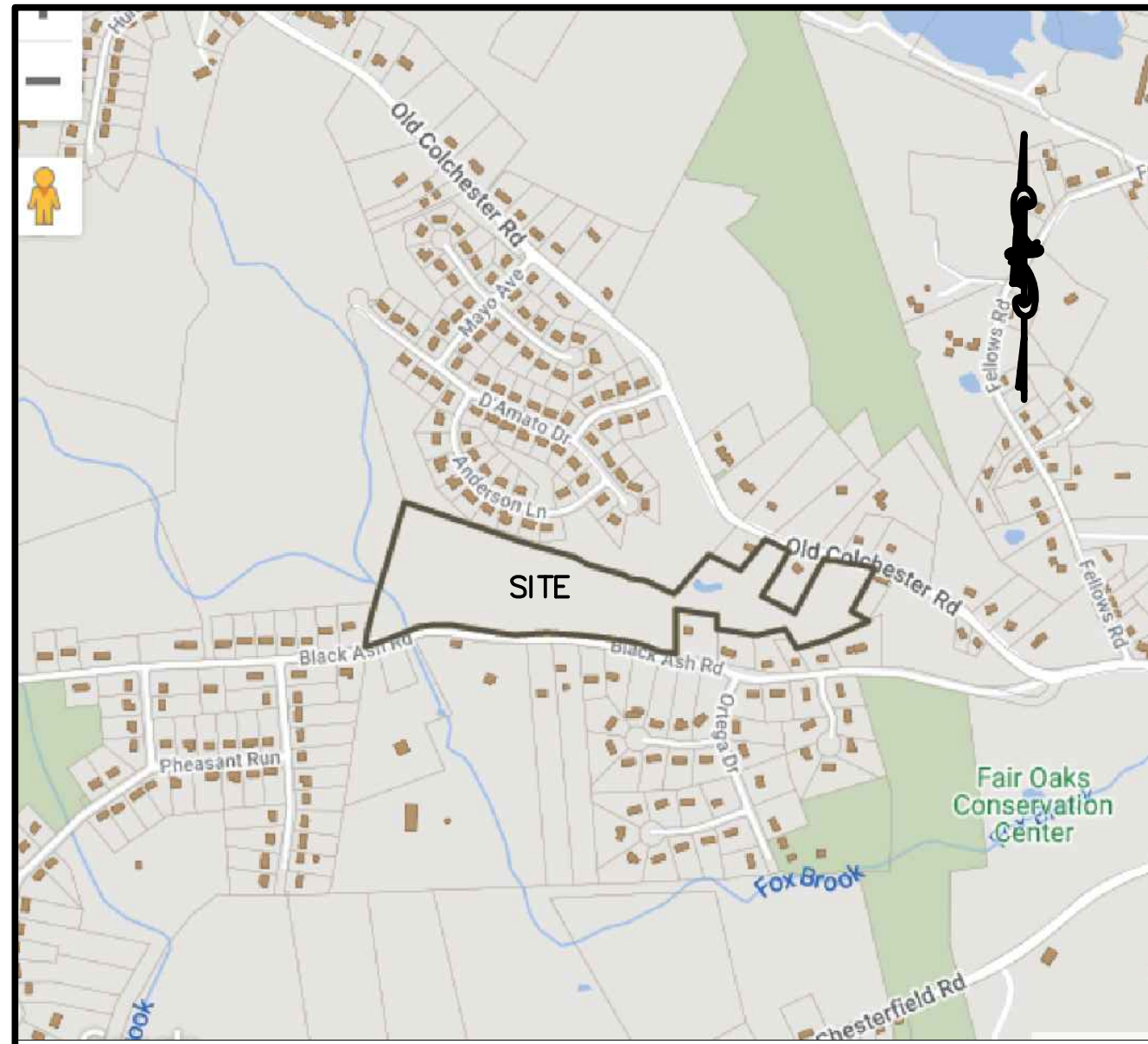
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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

RECORD RESUBDIVISION MAP
 LAND NOW OR FORMERLY OF
 PACHAUG CAPITAL LLC
 BLACK ASH ROAD & OLD COLCHESTER ROAD
 MONTVILLE, CONNECTICUT

TITLE: _____
 DATE: AUGUST 22, 2023
 SCALE: 1"=100'
 SHEET: 3 OF 10
 DWG. NO.: 3

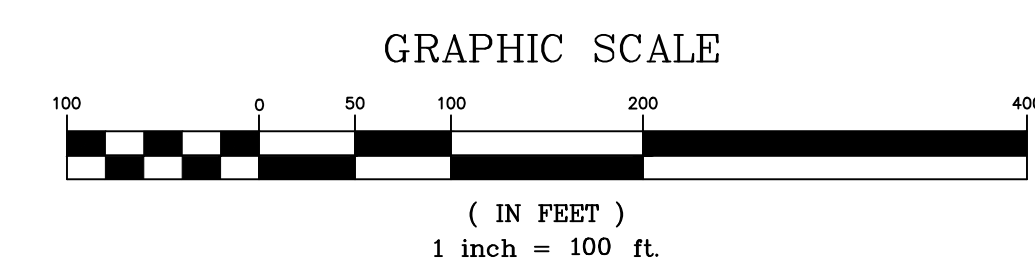
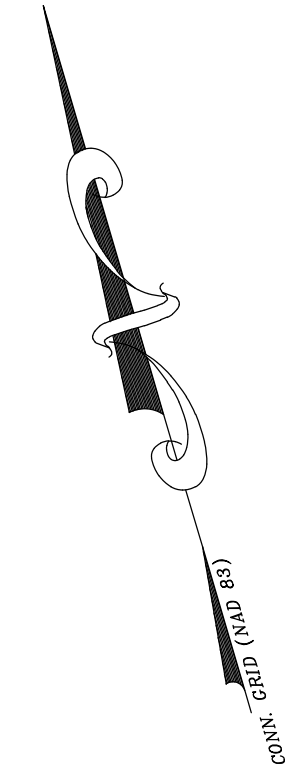


KEY MAP
SCALE : 1"=1000'

LOT AREAS		
LOT NUMBER	AREA (SQUARE FEET)	AREA (ACRES)
1	223,924	5.141
2	195,894	4.497
3	66,678	1.531
4	43,211	0.992
5	97,281	2.233
6	40,159	0.922
7	46,277	1.062
8	237,330	5.448
9	165,293	3.795
10	43,346	0.995
11	69,262	1.590
12	66,989	1.538
13	77,184	1.771
TOTAL AREA	1,372,829	31.516

NRCS SOILS LEGEND

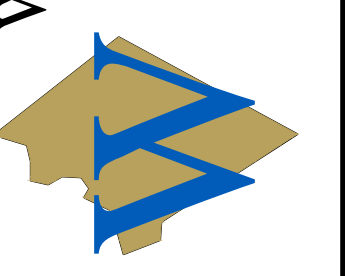
- 3 Ridgebury, Leicester, and Whitman soils – extremely stony
- 46B Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony
- 52C Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony
- 60B Canton and Charlton fine sandy loams, 3 to 8 percent slopes
- 60D Canton and Charlton fine sandy loams, 15 to 25 percent slopes
- 61B Canton and Charlton fine sandy loams, 0 to 8 percent slopes very stony
- 84B Paxton and Montauk fine sandy loams, 3 to 8 percent slopes



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

Wesley J. Wentworth
WESLEY J. WENTWORTH P.E. # 20360

WENTWORTH CIVIL ENGINEERS LLC
177 WEST TOWN ST.
LEBANON, CT 06249
TEL: (860) 642-7255
FAX: (860) 642-4794
web: wentworthcivil.com



OVERALL PLAN
BLACK ASH ESTATES RESUBDIVISION
PREPARED FOR
PACHAUG CAPITAL, LLC
BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

DATE: 8-22-23
SCALE: 1"=100'
SHEET 4 OF 10
MAP NO. 03-204-10A

LOT AREAS		
LOT NUMBER	AREA (SQUARE FEET)	AREA (ACRES)
1	223,924	5.141
2	195,894	4.497
3	66,678	1.531
4	43,211	0.992
5	97,281	2.233
6	40,159	0.922
7	46,277	1.062



CLEARING LIMITS ON ALL LOTS SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF WORK FOR INDIVIDUAL LOT DEVELOPMENT.

NOTE: NO FREE DRAINING MATERIAL IS TO BE USED IN BACKFILLING UNDERGROUND UTILITIES WITHIN 25' OF WELLS OR THE UP SLOPE / SIDES OR 50' DOWN SLOPE OF THE PROPOSED SEPTIC SYSTEMS.

NOTE: ROOF & FOUNDATION DRAIN EXIT LINE PIPES ARE TO BE TIGHTPIPE WITHIN 25' OF THE PROPOSED SEPTIC SYSTEMS

NOTE: THE ZONING & SUBDIVISION REGULATIONS OF THE TOWN OF MONTVILLE ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON THE COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID ZONING AND SUBDIVISION REGULATIONS

WARNING THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

PROPOSED GRAVEL DRIVEWAYS HAVE A MAXIMUM GRADE OF 10% AS SHOWN. DRIVEWAYS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH TOWN DRIVEWAY STANDARDS.

ALL COMMON DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SECTION 130D (COMMON DRIVEWAYS) PER THE 2018 TOWN OF MONTVILLE ROAD STANDARDS AND IMPROVEMENT DETAILS.

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

WETLANDS PLACARDS SHALL BE PLACED BY A LICENSED LAND SURVEYOR AT THE 50' URA ON EACH LOT.

NO ACTIVITIES SHALL COMMENCE WITHIN REGULATED UPLANDS / WETLANDS AREAS WITHOUT PRIOR APPROVAL OF THE MONTVILLE INLAND WETLANDS COMMISSION.

ALL IMPROVEMENTS SHOWN HERIN ARE CONCEPTUAL AND DEVELOPMENT OF INDIVIDUAL LOTS REQUIRE INDIVIDUAL SITE PLANS PREPARED BY A LICENSED LAND SURVEYOR AND/OR PROFESSIONAL ENGINEER.

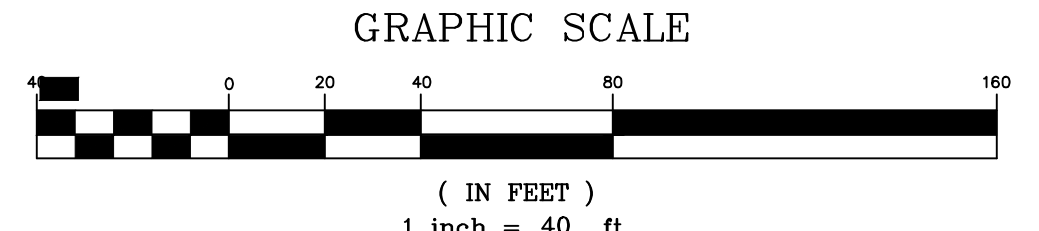
ALL UTILITY CONNECTIONS CROSSING OLD COLCHESTER ROAD WILL BE OVERHEAD.

LOTS 2, 4, 6, 7 & 10 WILL REQUIRE SUMP PUMPS FOR BASEMENTS.

THE FOLLOWING INFORMATION WAS NOT ON FILE WITH THE UNCAS HEALTH DEPARTMENT FOR THE ADJUTING PROPERTIES LISTED BELOW:

-NO WELL LOCATION INFORMATION FOR 950 OLD COLCHESTER ROAD
 -NO SEPTIC SYSTEM INFORMATION FOR 974 OLD COLCHESTER ROAD
 -NO WELL OR SEPTIC SYSTEM INFORMATION FOR 213 BLACK ASH ROAD

- PROPOSED IRON PIN
- WETLAND UPLAND REVIEW LIMIT
- PROPERTY LINE
- BUILDING SETBACK LINE
- STONEWALL
- FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED LIMIT OF CLEARING



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

WESLEY J. WENTWORTH
 P.E. # 20360

WENTWORTH CIVIL ENGINEERS LLC
 177 WEST TOWN ST.
 LEBANON, CT 06249
 TEL. (860) 642-7255
 FAX. (860) 642-4794
 web: wentworthcivil.com

SITE DEVELOPMENT PLAN & PREPARED FOR
BLACK ASH ESTATES RESUBDIVISION
PACHAUG CAPITAL, LLC
 BLACK ASH ROAD & OLD COLCHESTER ROAD
 MONTVILLE, CONNECTICUT

DATE: 8-22-23
 SCALE: 1"=40'
 SHEET 5 OF 10
 MAP NO. 23-024-1T

CLEARING LIMITS ON ALL LOTS SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF WORK FOR INDIVIDUAL LOT DEVELOPMENT.

NOTE: NO FREE DRAINING MATERIAL IS TO BE USED IN BACKFILLING UNDERGROUND UTILITIES WITHIN 25' OF WELLS OR THE UP SLOPE / SIDES OR 50' DOWN SLOPE OF THE PROPOSED SEPTIC SYSTEMS.

NOTE: ROOF & FOUNDATION DRAIN EXIT LINE PIPES ARE TO BE TIGHTPIPE WITHIN 25' OF THE PROPOSED SEPTIC SYSTEMS

NOTE: THE ZONING & SUBDIVISION REGULATIONS OF THE TOWN OF MONTVILLE ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON THE COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID ZONING AND SUBDIVISION REGULATIONS

WARNING THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

PROPOSED GRAVEL DRIVEWAYS HAVE A MAXIMUM GRADE OF 10% AS SHOWN. DRIVEWAYS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH TOWN DRIVEWAY STANDARDS.

ALL COMMON DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SECTION 130D (COMMON DRIVEWAYS) PER THE 2018 TOWN OF MONTVILLE ROAD STANDARDS AND IMPROVEMENT DETAILS.

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

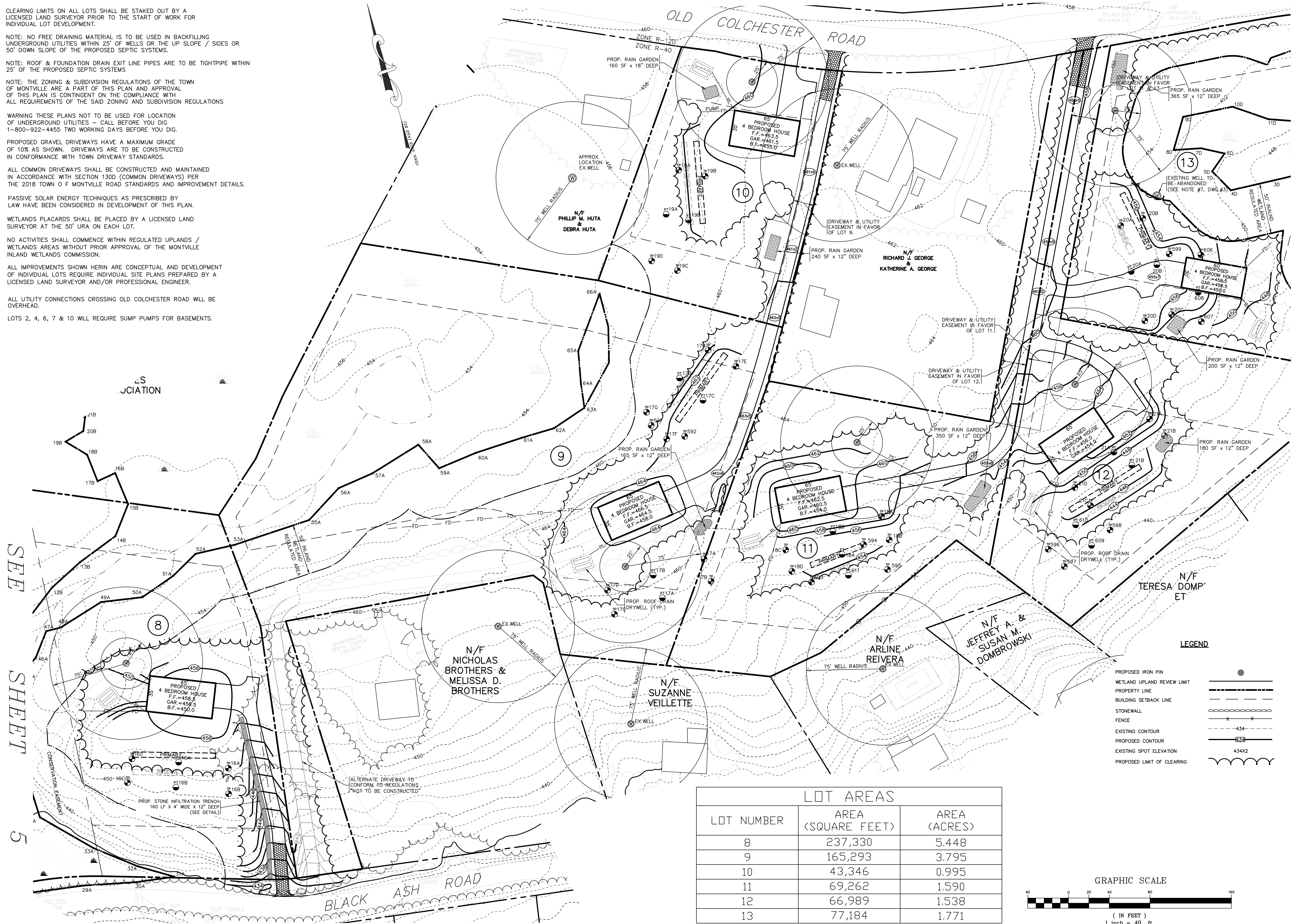
WETLANDS PLACARDS SHALL BE PLACED BY A LICENSED LAND SURVEYOR AT THE 50' URA ON EACH LOT.

NO ACTIVITIES SHALL COMMENCE WITHIN REGULATED UPLANDS / WETLANDS AREAS WITHOUT PRIOR APPROVAL OF THE MONTVILLE INLAND WETLANDS COMMISSION.

ALL IMPROVEMENTS SHOWN HERIN ARE CONCEPTUAL AND DEVELOPMENT OF INDIVIDUAL LOTS REQUIRE INDIVIDUAL SITE PLANS PREPARED BY A LICENSED LAND SURVEYOR AND/OR PROFESSIONAL ENGINEER.

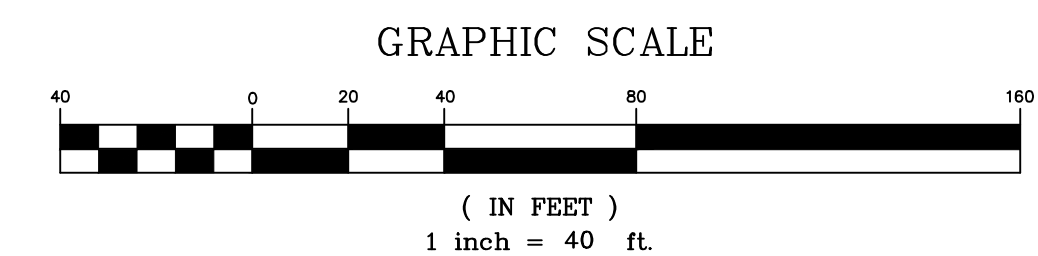
ALL UTILITY CONNECTIONS CROSSING OLD COLCHESTER ROAD WILL BE OVERHEAD.

LOTS 2, 4, 6, 7 & 10 WILL REQUIRE SUMP PUMPS FOR BASEMENTS.



SEE SHEET 5

LOT AREAS		
LOT NUMBER	AREA (SQUARE FEET)	AREA (ACRES)
8	237,330	5.448
9	165,293	3.795
10	43,346	0.995
11	69,262	1.590
12	66,989	1.538
13	77,184	1.771



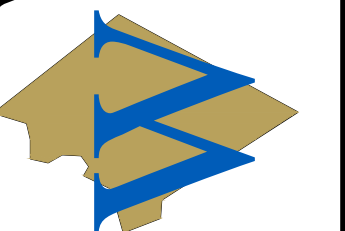
- LEGEND**
- PROPOSED IRON PIN
 - WETLAND UPLAND REVIEW LIMIT
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - STONEWALL
 - FENCE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED LIMIT OF CLEARING

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

Wesley J. Wentworth

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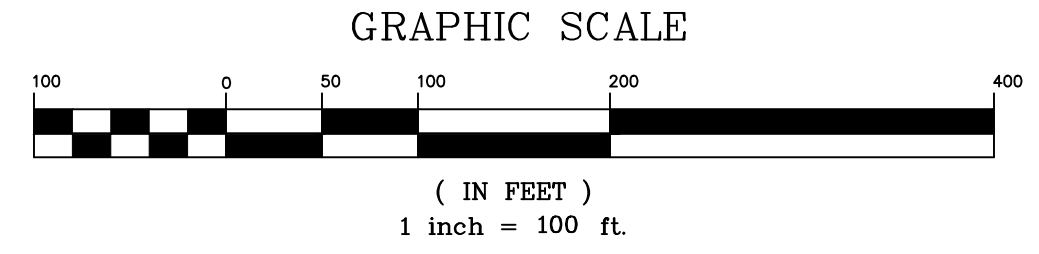
SITE DEVELOPMENT PLAN & PREPARED FOR
BLACK ASH ESTATES RESUBDIVISION
PACHAUG CAPITAL, LLC
BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

DATE: 8-22-23
SCALE: 1"=40'
SHEET 6 OF 10
MAP NO. 23-024-1T



LEGEND

PROPOSED IRON PIN	●
WETLAND UPLAND REVIEW LIMIT	———
PROPERTY LINE	———
BUILDING SETBACK LINE	———
STONEWALL	———
FENCE	—x—x—
EXISTING CONTOUR	- - - - -
SILTENCE / STAKE HAYBALES	———

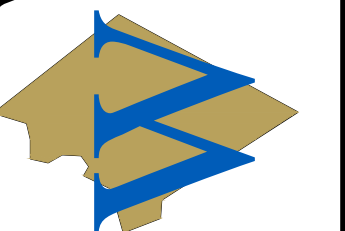


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EROSION & SEDIMENTATION CONTROL PLAN
BLACK ASH ESTATES RESUBDIVISION
PREPARED FOR
PACHAUG CAPITAL, LLC
BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

DATE: 8-22-23
SCALE: 1"=100'
SHEET 7 OF 10
MAP NO. 23-024-1ES

VOLUME OF MATERIAL TO BE IMPORTED TO LOTS

LOT 1 DRIVEWAY MATERIAL = 100 C.Y. SEPTIC SYSTEM MATERIAL = 30 C.Y. TOTAL IMPORTED MATERIAL = 130 C.Y.	LOT 8 DRIVEWAY MATERIAL = 70 C.Y. SEPTIC SYSTEM MATERIAL = NONE TOTAL IMPORTED MATERIAL = 70 C.Y.
LOT 2 DRIVEWAY MATERIAL = 30 C.Y. SEPTIC SYSTEM MATERIAL = 60 C.Y. TOTAL IMPORTED MATERIAL = 90 C.Y.	LOT 9 DRIVEWAY MATERIAL = 145 C.Y. SEPTIC SYSTEM MATERIAL = 65 C.Y. TOTAL IMPORTED MATERIAL = 210 C.Y.
LOT 3 DRIVEWAY MATERIAL = 105 C.Y. SEPTIC SYSTEM MATERIAL = 30 C.Y. TOTAL IMPORTED MATERIAL = 165 C.Y.	LOT 10 DRIVEWAY MATERIAL = 30 C.Y. SEPTIC SYSTEM MATERIAL = 30 C.Y. TOTAL IMPORTED MATERIAL = 60 C.Y.
LOT 4 DRIVEWAY MATERIAL = 30 C.Y. SEPTIC SYSTEM MATERIAL = 30 C.Y. TOTAL IMPORTED MATERIAL = 60 C.Y.	LOT 11 DRIVEWAY MATERIAL = 125 C.Y. SEPTIC SYSTEM MATERIAL = 30 C.Y. TOTAL IMPORTED MATERIAL = 155 C.Y.
LOT 5 DRIVEWAY MATERIAL = 165 C.Y. SEPTIC SYSTEM MATERIAL = 240 C.Y. TOTAL IMPORTED MATERIAL = 240 C.Y.	LOT 12 DRIVEWAY MATERIAL = 220 C.Y. SEPTIC SYSTEM MATERIAL = 250 C.Y. TOTAL IMPORTED MATERIAL = 250 C.Y.
LOT 6 DRIVEWAY MATERIAL = 40 C.Y. SEPTIC SYSTEM MATERIAL = 50 C.Y. TOTAL IMPORTED MATERIAL = 90 C.Y.	LOT 13 DRIVEWAY MATERIAL = 55 C.Y. SEPTIC SYSTEM MATERIAL = 30 C.Y. TOTAL IMPORTED MATERIAL = 85 C.Y.
LOT 7 DRIVEWAY MATERIAL = 40 C.Y. SEPTIC SYSTEM MATERIAL = 60 C.Y. TOTAL IMPORTED MATERIAL = 100 C.Y.	

THE SUBDIVISION PLANS SHOW GENERIC DESIGN CONCEPTS FOR EACH LOT TO DEMONSTRATE CONFORMANCE WITH THE TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES REGULATIONS, ZONING REGULATIONS AND SUBDIVISION REGULATIONS. THE INFORMATION SHOWN IN THE ABOVE REFLECTS THE GENERIC DESIGN CONCEPT AND MAY DIFFER IN SIZE AND SCOPE FROM THE ACTUAL DEVELOPMENT.

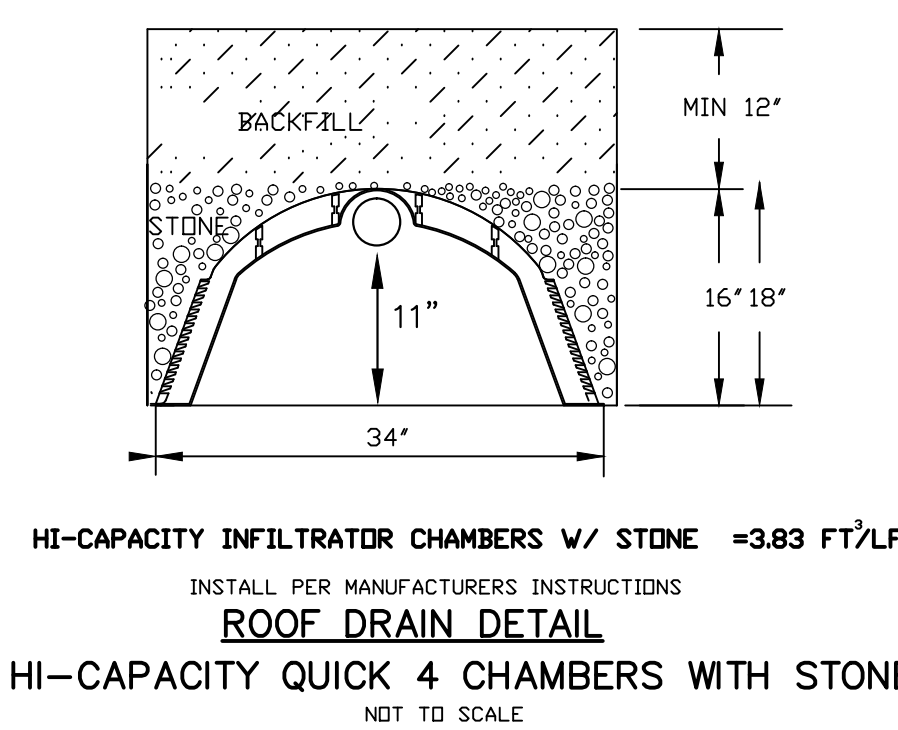
TOPSOIL STOCKPILE AREA CALCULATIONS

LOT 1 DISTURBED AREA = 21,500 SF VOLUME OF TOPSOIL = 279 CY STOCKPILE DIMENSIONS = 34'W x 34'L x 10'H	LOT 9 DISTURBED AREA = 23,781 SF VOLUME OF TOPSOIL = 308 CY STOCKPILE DIMENSIONS = 36'W x 36'L x 10'H
LOT 2 DISTURBED AREA = 21,126 SF VOLUME OF TOPSOIL = 274 CY STOCKPILE DIMENSIONS = 34'W x 34'L x 10'H	LOT 10 DISTURBED AREA = 14,483 SF VOLUME OF TOPSOIL = 188 CY STOCKPILE DIMENSIONS = 30'W x 30'L x 10'H
LOT 3 DISTURBED AREA = 24,917 SF VOLUME OF TOPSOIL = 323 CY STOCKPILE DIMENSIONS = 38'W x 38'L x 10'H	LOT 11 DISTURBED AREA = 22,025 SF VOLUME OF TOPSOIL = 285 CY STOCKPILE DIMENSIONS = 34'W x 34'L x 10'H
LOT 4 DISTURBED AREA = 25,667 SF VOLUME OF TOPSOIL = 333 CY STOCKPILE DIMENSIONS = 34'W x 34'L x 10'H	LOT 12 DISTURBED AREA = 17,501 SF VOLUME OF TOPSOIL = 227 CY STOCKPILE DIMENSIONS = 31'W x 31'L x 10'H
LOT 5 DISTURBED AREA = 32,447 SF VOLUME OF TOPSOIL = 420 CY STOCKPILE DIMENSIONS = 42'W x 42'L x 10'H	LOT 13 DISTURBED AREA = 11,986 SF VOLUME OF TOPSOIL = 155 CY STOCKPILE DIMENSIONS = 26'W x 26'L x 10'H
LOT 6 DISTURBED AREA = 16,445 SF VOLUME OF TOPSOIL = 508 CY STOCKPILE DIMENSIONS = 46'W x 46'L x 10'H	
LOT 7 DISTURBED AREA = 20,098 SF VOLUME OF TOPSOIL = 213 CY STOCKPILE DIMENSIONS = 60'W x 15'L x 10'H	
LOT 8 DISTURBED AREA = 22,947 SF VOLUME OF TOPSOIL = 197 CY STOCKPILE DIMENSIONS = 30'W x 30'L x 10'H	

THE SUBDIVISION PLANS SHOW GENERIC DESIGN CONCEPTS FOR EACH LOT TO DEMONSTRATE CONFORMANCE WITH THE TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES REGULATIONS, ZONING REGULATIONS AND SUBDIVISION REGULATIONS. THE INFORMATION SHOWN IN THE ABOVE REFLECTS THE GENERIC DESIGN CONCEPT AND MAY DIFFER IN SIZE AND SCOPE FROM THE ACTUAL DEVELOPMENT.

ROOF DRAIN TREATMENT CALCULATIONS FOR TYPICAL LOT

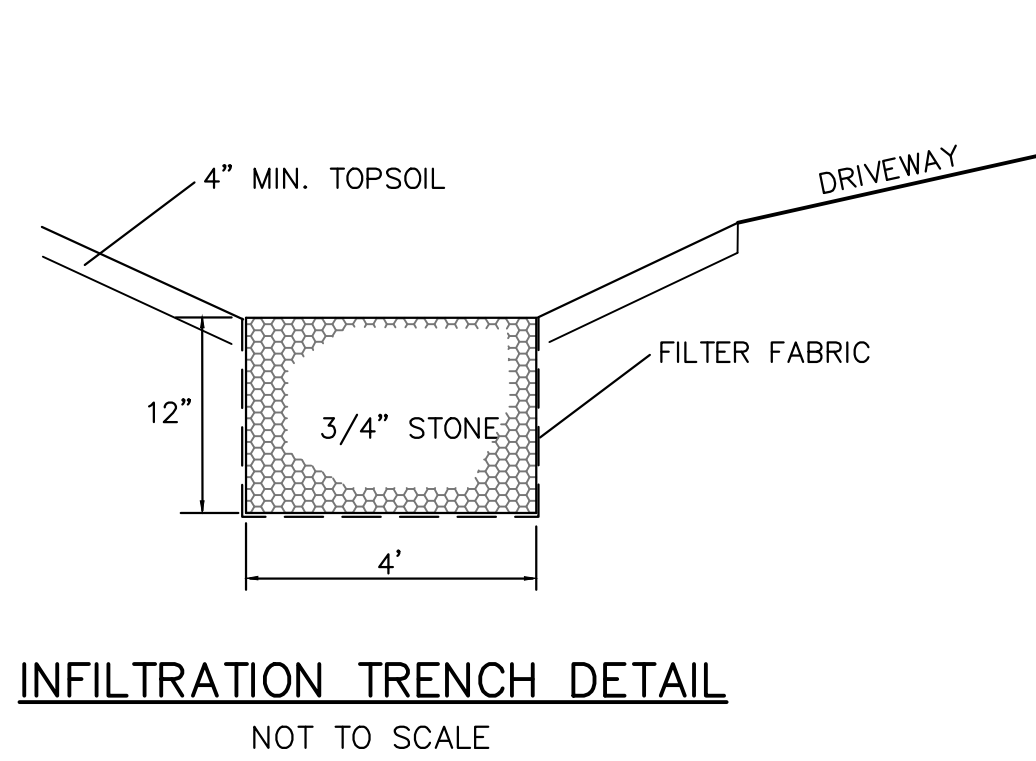
- RAIN VOLUME
ROOF AREA = 2,275 SF
PROVIDE STORAGE FOR 1" OF RAINFALL
2,275 SF X 1" X (1"/12") = 190 CF
- DRYWELL SIZING
USE 16" HIGH CAPACITY QUICK 4 INFILTRATORS BACKFILLED WITH STONE
HIGH CAPACITY QUICK 4 INFILTRATORS + STONE = 3.83 CF STORAGE PER LINEAR FOOT
190 CF ÷ 3.83 CF/LF = 48 LF OF INFIL. W/ STONE (REQUIRED)
PROVIDE 8 INFILTRATOR UNITS W/ STONE (6 LF/CHAMBER) PER LOT.



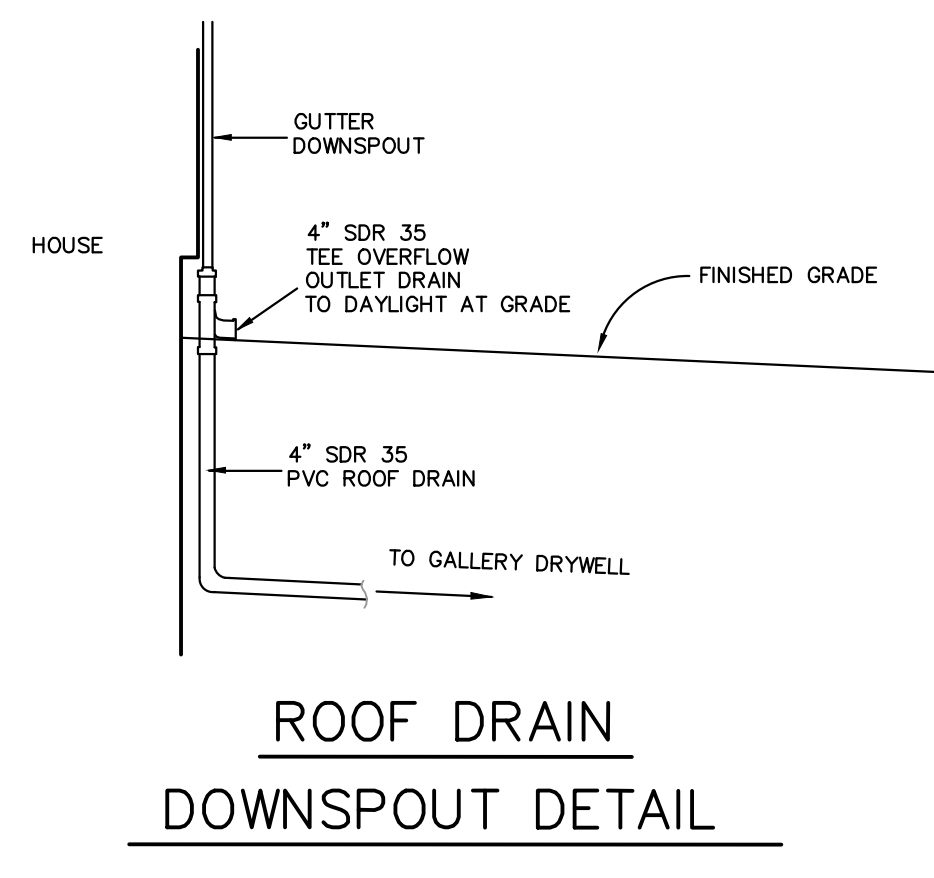
HI-CAPACITY INFILTRATOR CHAMBERS W/ STONE = 3.83 FT³/LF
INSTALL PER MANUFACTURER'S INSTRUCTIONS
ROOF DRAIN DETAIL
HI-CAPACITY QUICK 4 CHAMBERS WITH STONE
NOT TO SCALE

RAIN GARDEN DESIGN

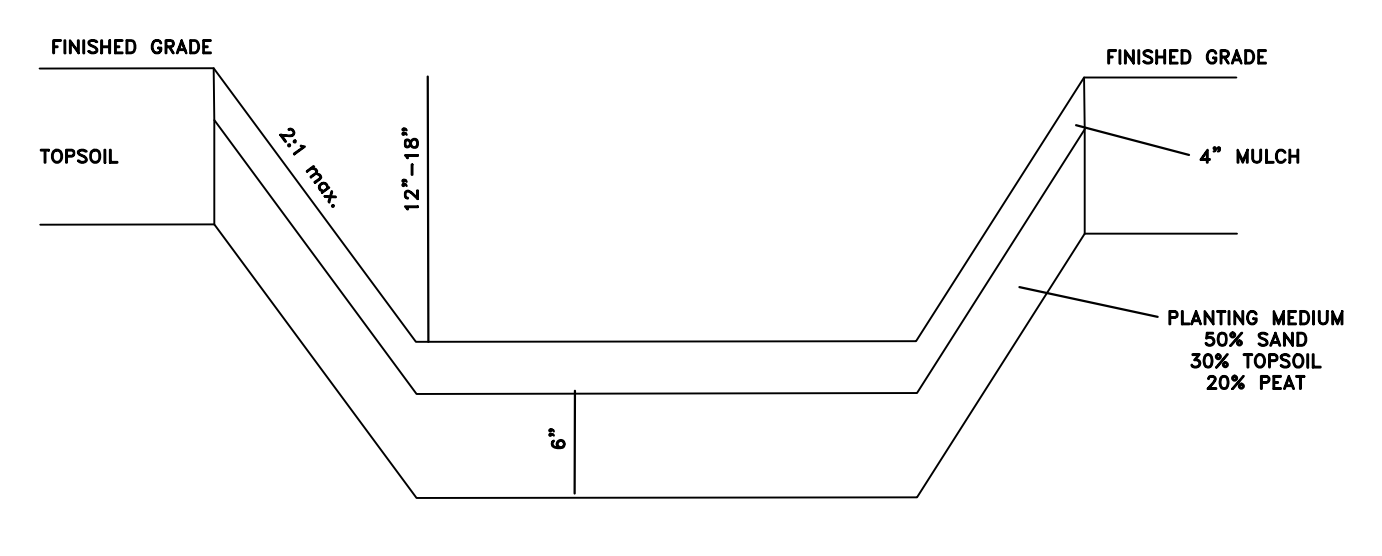
LOT	DRAINAGE AREA	IMPERVIOUS AREA	% IMPERVIOUS WITHIN DRAIN. AREA	WATER QUALITY VOLUME	VOL. PROVIDED
1	10500 SF	6500 SF	62%	535 CF	INFILTRATION TRENCH - 4' x 1' x 0.4 voids = 1.6 cf/lf
2	3000 SF	1200 SF	40%	105 CF	105 SF X 12" DEEP
3	3800 SF	1800 SF	47%	150 CF	150 SF X 12" DEEP
4	1400 SF	1200 SF	86%	100 CF	100 SF X 12" DEEP
5	73000 SF	6000 CF	8%	730 CF	500 SF X 18" DEEP
6	7500 SF	1200 SF	16%	120 CF	120 SF X 12" DEEP
7	4400 SF	1200 SF	27%	110 CF	110 SF X 12" DEEP
8	3300 SF	3000 SF	91%	240 CF	INFILTRATION TRENCH - 4' x 1' x 0.4 voids = 1.6 cf/lf
9	7200 SF (FRONT) 3400 (REAR)	2700 SF (FRONT) 2000 SF (REAR)	38% (FRONT) 59% (REAR)	240 CF (FRONT) 165 CF (REAR)	240 SF X 12" DEEP (FRONT) 165 SF X 12" DEEP (REAR)
10	7200 SF	2700 SF	38%	240 CF	160 SF X 18" DEEP
11	25000 (FRONT) 25000 (REAR)	3400 SF (FRONT) 3200 SF (REAR)	14% (FRONT) 13% (REAR)	365 CF (FRONT) 350 CF (REAR)	365 SF X 12" DEEP (FRONT) 350 SF X 12" DEEP (REAR)
12	8400 SF	1900 SF	23%	180 CF	180 SF X 12" DEEP
13	5700 SF	2200 SF	39%	190 CF	190 SF X 12" DEEP



INFILTRATION TRENCH DETAIL
NOT TO SCALE



ROOF DRAIN DOWNSPOUT DETAIL
NOT TO SCALE

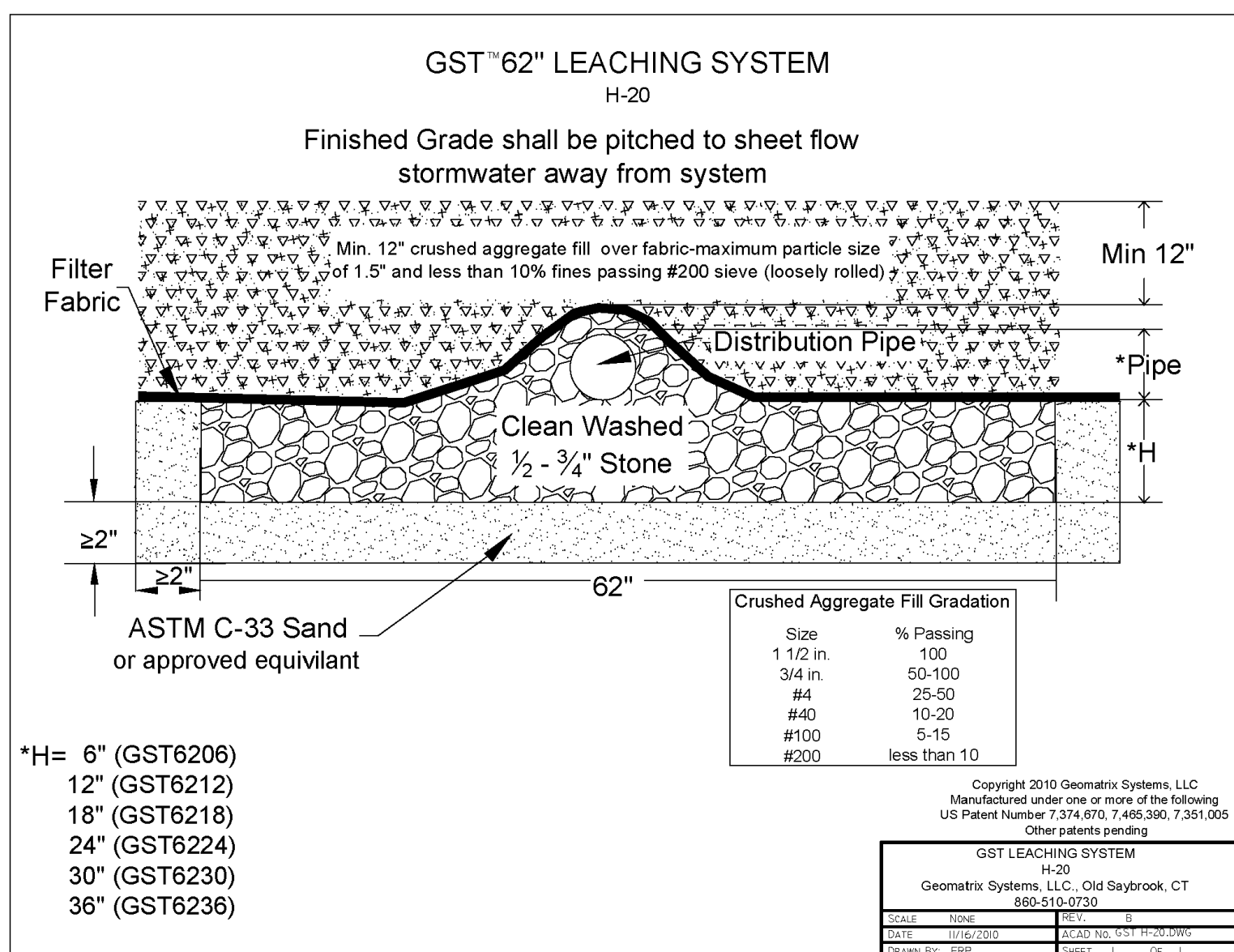


RAIN GARDEN SECTION
NOT TO SCALE

OPERATIONS & MAINTENANCE:

- ROOF LEADER DOWNSPOUT & INFILTRATION TRENCH DETAIL:**
 - STABILIZE ANY ERODED AREAS BELOW ROOF DRAIN DOWNSPOUT BY REPLANTING DURING GROWING SEASON AND ARMOR AREAS W/ JUTE NETTING AND PLANTINGS OR IF EROSION PERSISTS, CRUSHED STONE / RIP RAP.
 - STABILIZE ANY ERODED AREAS WITHIN TRENCH W/ CRUSHED STONE. STABILIZE ANY ERODED AREAS BELOW INFILTRATION TRENCH BY REPLANTING DURING GROWING SEASON AND ARMOR AREAS W/ JUTE NETTING AND PLANTINGS OR IF EROSION PERSISTS, CRUSHED STONE / RIP RAP.
- RAIN GARDEN:**
 - MAINTENANCE OF ALL SYSTEMS FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNERS. ALL INDIVIDUALS MUST PLEASE READ AND FOLLOW THE MAINTENANCE PLAN, RAIN GARDEN, SCHEDULE & LEVEL SPREADER DETAILS ON THEM.
 - FIRST SEASON:**
 - WEED (3-5" LAYER OF MULCH WILL LIMIT WEEDS)
 - WATER (GENERAL RULE OF THUMB IS 1" OF WATER PER WEEK)
 - ANNUAL:**
 - EARLY SPRING:**
 - CUT AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS SEASON.
 - REMOVE STONKS AND DEBRIS
 - PRUNE BRUSHES IF NECESSARY
 - WEED PLANTS AND TIE DOWN DIVES AND MOVE PLANTS TO DIFFERENT AREA
 - SPREADER HEADS TO 3/4" LAYER
 - SPRING AND SUMMER:**
 - WEED
 - WATER DURING SEVERE DROUGHT
 - FALL:**
 - REMOVE WEEDS AND DISEASED PLANTS
 - CUT BACK DEAD STALKS
 - REMOVE EXCESS TREE LEAVES FROM GARDEN
 - IF FALL IS DRY, WATER PLANTS UNTIL GROUND BEGINS TO FREEZE (EARLY NOVEMBER)

ADDITIONAL SEPTIC SYSTEM DESIGN NOTES



- Geomatrix GST™ Leaching System Installation Instructions**
This installation procedure serves as a general overview of the installation procedure for Geomatrix GST. The system drawings should be strictly adhered to and an authorized representative of Geomatrix Systems, LLC must be present unless the contractor is certified by Geomatrix Systems.
- Layout system
 - Prepare site and remove any trees with a drip line falling within 10 feet of the leaching system.
 - Excavate trench to specified elevation and a minimum of 66" wide.
 - Rake/scarify sidewall and bottom of trench to address any smearing of fines, and then do not walk in trench bottom.
 - Install a minimum of 2" of ASTM C-33 sand in the bottom of the excavation and rake the sand bed level.
 - Set string and place wood strips along both sides of system location.
 - Set the GST forms on top of wood strips.
 - Place ASTM C-33 sand into void space between trench sidewall and GST form, including the area between what will become the stone fingers and uniformly compact.
 - Place clean CT DOT #6 stone into the interior of the GST form.
 - Put first form and "leap frog" GST form ahead of last GST form.
 - Repeat sequence until desired trench length is installed.
 - Install distribution piping on top of, and in the center of, the GST leaching system.
 - Place stone around the distribution pipe. Install provided GST inspection port.
 - Put approved filter fabric over the system.
 - Backfill system to ensure uniform cover exists over the top of the system (a minimum of 6" is required).
 - Finish grade over the system should ensure that storm water and sheet flow are diverted away from the leaching system, septic tank and pump tank if present.
 - Seed grass over disturbed area.
 - Maintain the area to prevent against tree roots from impacting the system.
 - Properly service the septic tank every 3 - 5 years or as advised by the regulatory agency or your service provider.
 - Fix leaking plumbing fixtures immediately.
- *Notes: If the GST is to be installed under an area where vehicle traffic is likely, a minimum of 12" of cover and a load distribution system is recommended to prevent soil compaction adjacent to the infiltrative surface. Discharging a garbage disposal and/or water softener into septic system and GST leach field is NOT recommended. Any questions call Geomatrix Systems 860-663-3993 01/28/08 © 2007 Geomatrix Systems, LLC

- NOTES: (THE FOLLOWING NOTES MAY APPLY)
THE LEACHING AREA IS TO BE STRIPPED OF ALL UNSUITABLE SOILS AND FILLED WITH CLEAN SAND, LAID IN SIX INCH LIFTS. FILL TO BE MECHANICALLY COMPACTED TO 90% MAXIMUM DENSITY. A MINIMUM SEPERATION DISTANCE OF 18" BETWEEN THE MOTTLING/GROUND WATER LAYER AND BOTTOM OF THE LEACHING ARE MUST BE MAINTAINED.
INSTALLATION OF ALL SEWAGE DISPOSAL SYSTEMS SHALL NOT OCCUR DURING WET WEATHER TO AVOID SOIL SMEARING.
FILLING OF STRIPPED AREAS SHALL NOT BE PERMITTED WHILE SMEARING OF THE SOILS OCCURS, ALL SMEARED SURFACES SHALL BE RAKED OR PLOWED PRIOR TO ANY FILLING AND AS DIRECTED BY THE TOWN HEALTH DEPARTMENT.
- *SELECT FILL MATERIAL* AND *SELECT BACK FILL MATERIAL*, PLACED WITHIN AND ADJACENT TO PROPOSED LEACHING AREAS SHALL BE COMPRISED OF CLEAN SAND AND GRAVEL FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:
- THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE (3) INCHES.
 - UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
 - THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
 - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:
- | SIEVE SIZE | PERCENT PASSING | WET SIEVE | DRY SIEVE |
|------------|-----------------|------------|-----------|
| #4 | 100 | 100 | 100 |
| #10 | 70% - 100% | 70% - 100% | 100% |
| #40 | 10% - 50% | 10% - 75% | 75% |
| #100 | 0% - 20% | 0% - 5% | 5% |
| #200 | 0% - 5% | 0% - 2.5% | 2.5% |
- *NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- THE RESPONSIBILITY FOR THE PREPARATION OF A LEACHING AREA UTILIZING "SELECT MATERIAL" IS THAT OF THE LICENSED INSTALLER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVERCOMPACTION AND SILTATION ONCE EXPOSED.
- ENDS OF GST TRENCH TO BE CAPPED
 - NO SOURCES OF POLLUTION WITHIN 75' OF PROPOSED WELL

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
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NOTES & DETAILS
BLACK ASH ESTATES RESUBDIVISION
PREPARED FOR
PACHAUG CAPITAL, LLC
BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

DATE: 8-22-23
SCALE: NONE
SHEET 9 OF 10
MAP NO. 23-024-1N

GENERAL NOTES

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. D.O.T. FORM 818 AND/OR THE TOWN STANDARD SPECIFICATIONS.
 THE LOCATION OF ALL EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND FOR COORDINATING CONNECTION OF PROPOSED AND EXISTING UTILITIES.
 TOWN MAY REQUIRE CHANGES TO THE PLAN TO ADDRESS PROBLEMS THAT MAY RESULT IN THE FIELD.
 ALL UTILITIES TO BE INSTALLED/DIRECTED BY APPROPRIATE AUTHORITIES.
 FOUNDATION DRAINS SHALL BE DEPICTED ON ALL PLOT PLANS.

HOUSE SITE DEVELOPMENT

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADSIDES SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.
 TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON-SITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RIGGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FABRIC FENCE).
 ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SWAYWAY VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS. PROPOSED LEACHING SYSTEM AREAS MUST NOT BE IMPACTED BY VEHICULAR TRAFFIC OR UTILIZED AS PARKING AREAS. DEVELOPMENT OF SEWAGE DISPOSAL LEACHING AREAS SHOULD BE STAGED TO FOLLOW HOUSE SITE PREPARATION. ONLY THE PRIMARY LEACHING SYSTEM NEED BE CLEARED OF EXISTING VEGETATION IN COORDINATION WITH APPROVED SEPTIC DESIGN. RESERVE AREAS SHOULD REMAIN UNALTERED IF SITE CONDITIONS PERMIT.

SOIL BOUNDARIES AND SOIL TYPES TAKEN FROM "SOIL SURVEY NEW LONDON COUNTY, CONNECTICUT", USDA SOIL METEOROLOGICAL BOUNDARIES DERIVED IN FIELD.
 STUMPAGE AND DEBRIS SHALL NOT BE BURIED ON SITE.
 PLOT PLANS FOR EACH LOT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS. ALSO THE PROPOSED HOUSE LOCATION, LOT GRADING LIMIT OF TREE CLEARING, DRIVEWAY DESIGN, SEPTIC SYSTEM DESIGN AND SITE DRAINAGE PLAN SHALL BE SHOWN. THESE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN.
 UPON APPROVAL OF INDIVIDUAL SITE PLAN DEVELOPMENT, THE LIMITS OF DEVELOPMENT SHOULD BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED RESIDENTIAL STRUCTURE. DISTURBANCE LIMITS OF 25-30 FEET BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE ARE RECOMMENDED.
 LEACHING FIELDS ARE TO BE LOCATED IN AREAS DESIGNATED ON SUBDIVISION PLAN.

SITE NARRATIVE

IN GENERAL THIS SITE CONSISTS OF 25.46 ACRES OF LAND TO BE DEVELOPED INTO 6 RESIDENTIAL BUILDING LOTS. HOUSES WILL BE SERVED BY ON-SITE PRIVATE WELLS AND ON-SITE SUBSURFACE SEPTIC SYSTEMS.
 THE NATURE OF THE PROPOSED CONSTRUCTION ACTIVITIES INCLUDE MINIMAL CLEARING AND GRUBBING, TOPSOIL STRIPPING, FOUNDATION EXCAVATION AND INSTALLATION OF DRIVEWAY, SEPTIC SYSTEM & WELL. ALL ACTIVITIES ARE DESIGNED WITH A STRONG FOCUS ON EROSION & SEDIMENTATION CONTROLS.
 SOME GENERAL KEYS TO SUCCESSFUL EROSION & SEDIMENTATION CONTROLS ARE AS FOLLOWS:
 1. KEEP CLEARING AND GRUBBING OF VEGETATION TO AN ABSOLUTE MINIMUM.
 2. MINIMIZE TIME OF EXPOSURE OF UNPROTECTED SOIL SURFACES.
 3. STABILIZE ALL GRADED AREAS WITH MULCH AND VEGETATION IMMEDIATELY AFTER GRADING.
 4. DIVERT RUNOFF AWAY FROM STEEPLY SLOPED & DISTURBED AREAS.
 5. MONITOR AND MAINTAIN CONTROLS REGULARLY (WEEKLY).

GENERAL

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.
 IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.
 CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

LAND GRADING

- GENERAL:
 1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:
 A) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
 D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
 E) INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.
 F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTWASH AND EROSION.
 G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
 H) PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.
 I) PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
 J) EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTling OR CRACKING.

TOPSOILING

- GENERAL:
 1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
 2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
 3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.
 MATERIAL:
 1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
 2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
 3. AN ORGANIC MATTER CONTENT OF OVER TWO (2%) PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

- APPLICATION:
 1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
 2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR (4") INCHES.

EROSION CHECKS

- GENERAL:
 1. TEMPORARY PEROUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO FENCE POSTS AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY Laid BALE TO FORCE BALES TOGETHER.
 4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3) FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2) FEET.

INSTALLATION AND MAINTENANCE

1. BAILED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
 2. BAILED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
 3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
 4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY) AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

WINDBLOWN SEDIMENT

- GENERAL:
 1. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

- METHODS:
 1. SPRAY ON ADHESIVES ARE ACCEPTABLE AND SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S GUIDELINES.
 2. WATER IS ACCEPTABLE BUT MUST BE APPLIED OFTEN IN HOT, DRY WEATHER.
 3. CALCIUM CHLORIDE IS ACCEPTABLE BUT MUST BE APPLIED AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.
 4. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

TEMPORARY VEGETATIVE COVER

- GENERAL:
 1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.
 SITE PREPARATION:
 1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
 2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
 3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQUARE FEET).
 4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQUARE FEET).
 5. UNLESS HYDROSEEDING, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
 6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

- ESTABLISHMENT:
 1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS./AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
 2. SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
 3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
 4. UNLESS HYDROSEEDING, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUBANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
 5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

- GENERAL:
 1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

- SITE PREPARATION:
 1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
 2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
 3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
 4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
 5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:
 - SPRING SEEDING:
 WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10-10-10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET); THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10-10-10 FERTILIZER PER ACRE.
 - FALL SEEDING:
 WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10-10-10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

ESTABLISHMENT:

	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.50
CREeping RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10

	LBS./ACRE	LBS./1000 S.F.
CREeping RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10

	LBS./ACRE	LBS./1000 S.F.
CREeping RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

SUNNY TO PARTIALLY SUNNY SITES

	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.50
CREeping RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10

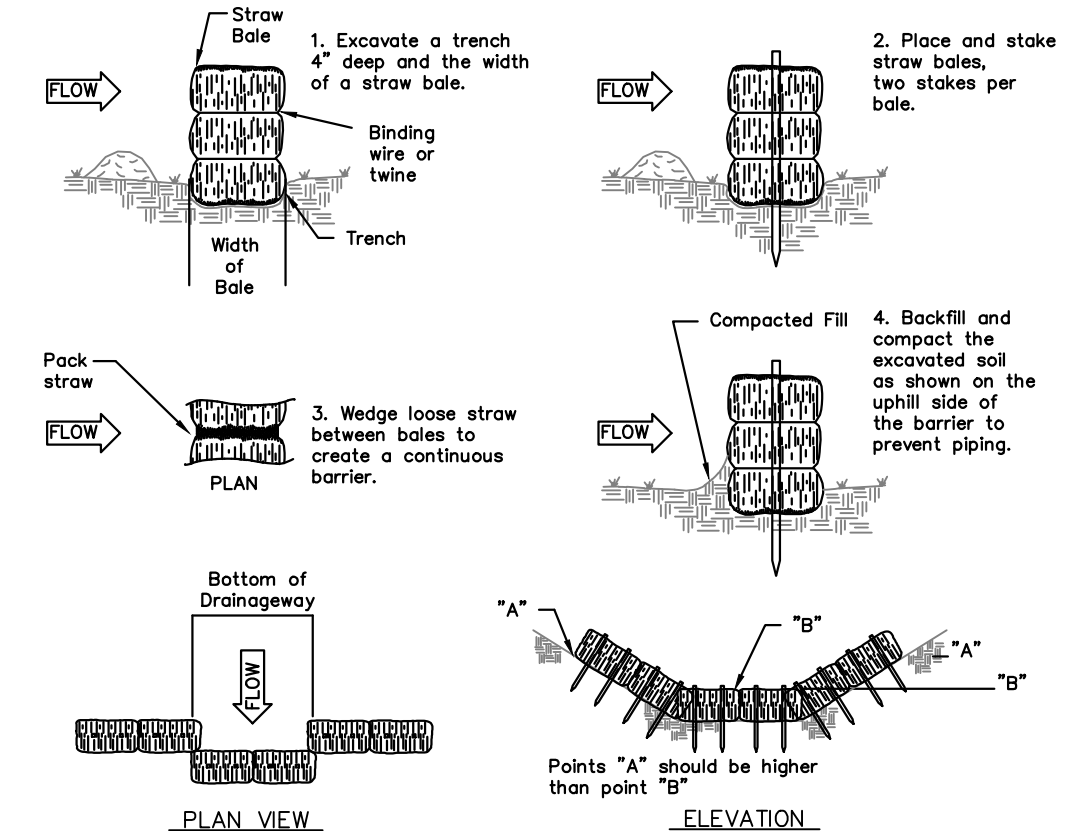
SHADY SITES

	LBS./ACRE	LBS./1000 S.F.
CREeping RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10

DROUGHTY SITES

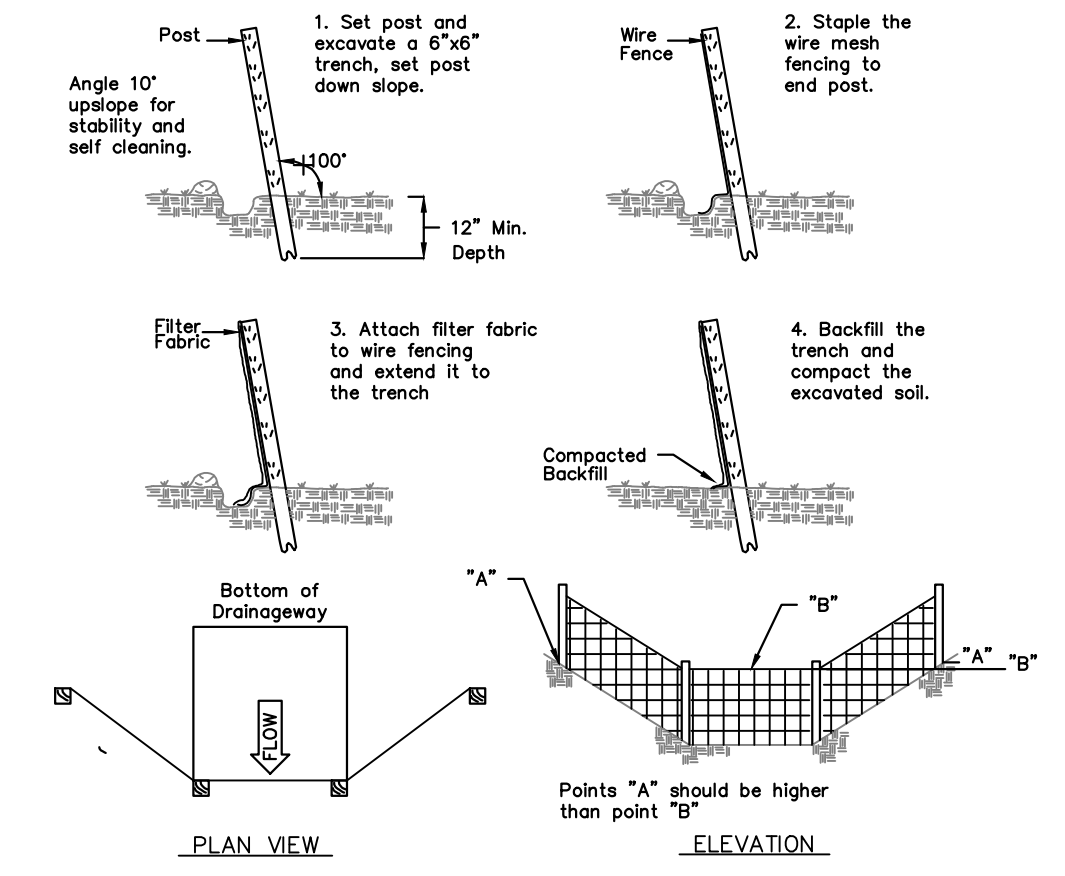
	LBS./ACRE	LBS./1000 S.F.
CREeping RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.
 4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
 5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
 6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
 7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.



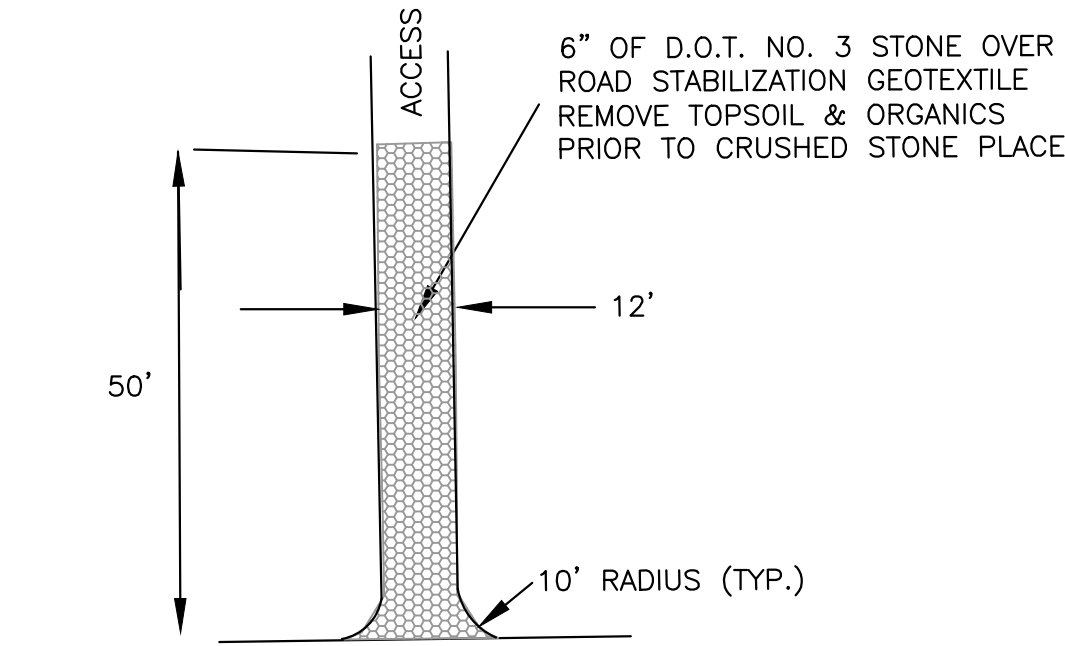
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER

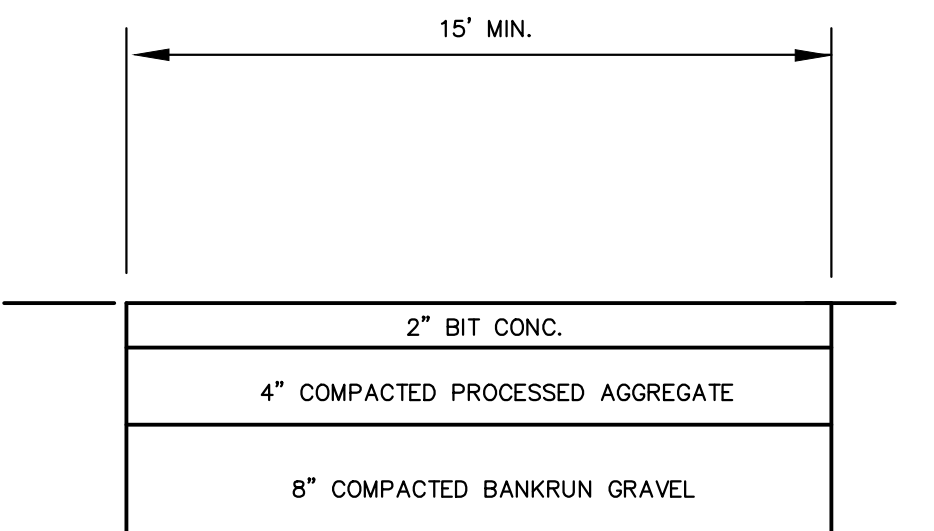


Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE DETAIL
NO SCALE



15' COMMON DRIVEWAY DETAIL

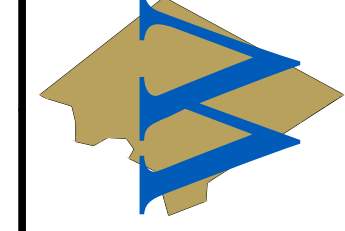
	CONSTRUCTION SCHEDULE								
	0	30	60	90	120	150	180	210	230
INSTALLATION OF EROSION & SEDIMENTATION CONTROLS	[Bar from 0 to 230]								
INSPECTION & MAINTENANCE OF EROSION & SEDIMENTATION CONTROLS	[Bar from 0 to 230]								
INSTALL SITE CONSTRUCTION ENTRANCE FOR DRIVEWAY	[Bar from 0 to 230]								
CLEARING & GRUBBING	[Bar from 0 to 30]								
STRIP & STOCKPILE TOPSOIL	[Bar from 0 to 30]								
INSTALL DRIVEWAY	[Bar from 0 to 30]								
BUILDING CONSTRUCTION	[Bar from 30 to 210]								
INSTALL WELL & SEPTIC SYSTEM	[Bar from 60 to 210]								
GRADE, TOPSOIL & STABILIZE	[Bar from 180 to 210]								
FERTILIZE, LIME, SEED, & MULCH	[Bar from 210 to 230]								
ESTABLISHMENT OF VEGETATION	[Bar from 210 to 230]								
REMOVE EROSION & SEDIMENT CONTROLS	[Bar from 210 to 230]								

NOTES:
 ACTUAL DATE: (DAYS)
 CONST. STARTING DATE DEPENDS ON APPROVAL DATE OF PROJECT, BONDING & WEATHER CONDITIONS.
 SHOULD BE PLANTED BETWEEN: 4-15 & 6-15 OR 8-15 & 9-15 (FOR PERMANENT) IF NOT MULCH WITH STRAW & MULCH NETS
 3-1 & 6-15 OR 8-1 & 10-1 (FOR TEMPORARY) IF NOT MULCH WITH STRAW & MULCH NETS

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

WESLEY J. WENTWORTH
P.E. # 20360

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NOTES & DETAILS
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