

BLACK ASH ESTATES RESUBDIVISION

970 OLD COLCHESTER RD., PARCEL ID: 037-001-000

LAND NOW OR FORMERLY
PACHAUG CAPITAL, LLC.

BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

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LOCATION MAP

SCALE: 1"=1000'

DRAWING REVISION LOG

[illegible]

NOTES:

INLAND WETLANDS PERMIT #208WC18 ORIGINALLY APPROVED BY
MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION ON
12/18/08.

INLAND WETLANDS PERMIT #2081WC18 TRANSFERRED TO PATCHAUG
CAPITAL LLC BY MONTVILLE INLAND WETLANDS AND WATERCOURSES
COMMISSION ON 4/18/24

A DETERMINATION OF SUITABILITY RELATIVE TO ONSITE SUBSURFACE SEPTIC SYSTEMS FOR ALL LOTS WAS ISSUED BY THE UNCAS HEALTH DISTRICT VIA EMAIL FROM MICHAEL KIRBY TO MEGAN EGBERT DATED 06/24/24.

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

APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION ON _____

CHAIRMAN, VICE CHAIRMAN, SECRETARY

DATE:

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

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

ATTORNEY:

HARRY B. HELLER, ESQ.
HELLER, HELLER & MCCOY
736 NORWICH-NEW LONDON TURNPIKE
UNCASVILLE, CT 06382

APPLICANT:

PACHAUG CAPITAL, LLC.
MR. ZACHARY WOOD, MEMBER
P.O. BOX 525
JEWETT CITY, CT 06351

PROPERTY OWNER:

PACHAUG CAPITAL, LLC.
MR. ZACHARY WOOD, MEMBER
P.O. BOX 525
JEWETT CITY, CT 06351

LEGEND

EXISTING	PROPOSED	
		PROPERTY/HIGHWAY LINE
		EASEMENT LINE
		CONCRETE MONUMENT
		IRON PIPE/PIN
		DRILL HOLE
		STONEMALL
		WETLANDS/FLAG NO.
		WETLAND REGULATED AREA
		MARSH
		STREAM
		TREE
		TREELINE
		SOIL BOUNDARY/CLASSIFICATION
		CONTOUR
		SPOT ELEVATION
		SIGN
		FENCE
		FENCE POST
		UTILITY POLE/GUY
		STORM SEWER/CATCH BASIN
		WELL
		SILT FENCE / STAKED HAYBALES
		DEEP TEST PIT LOCATION
		PERCOLATION TEST LOCATION
		EXISTING GROUND SLOPE OF 20% OR GREATER

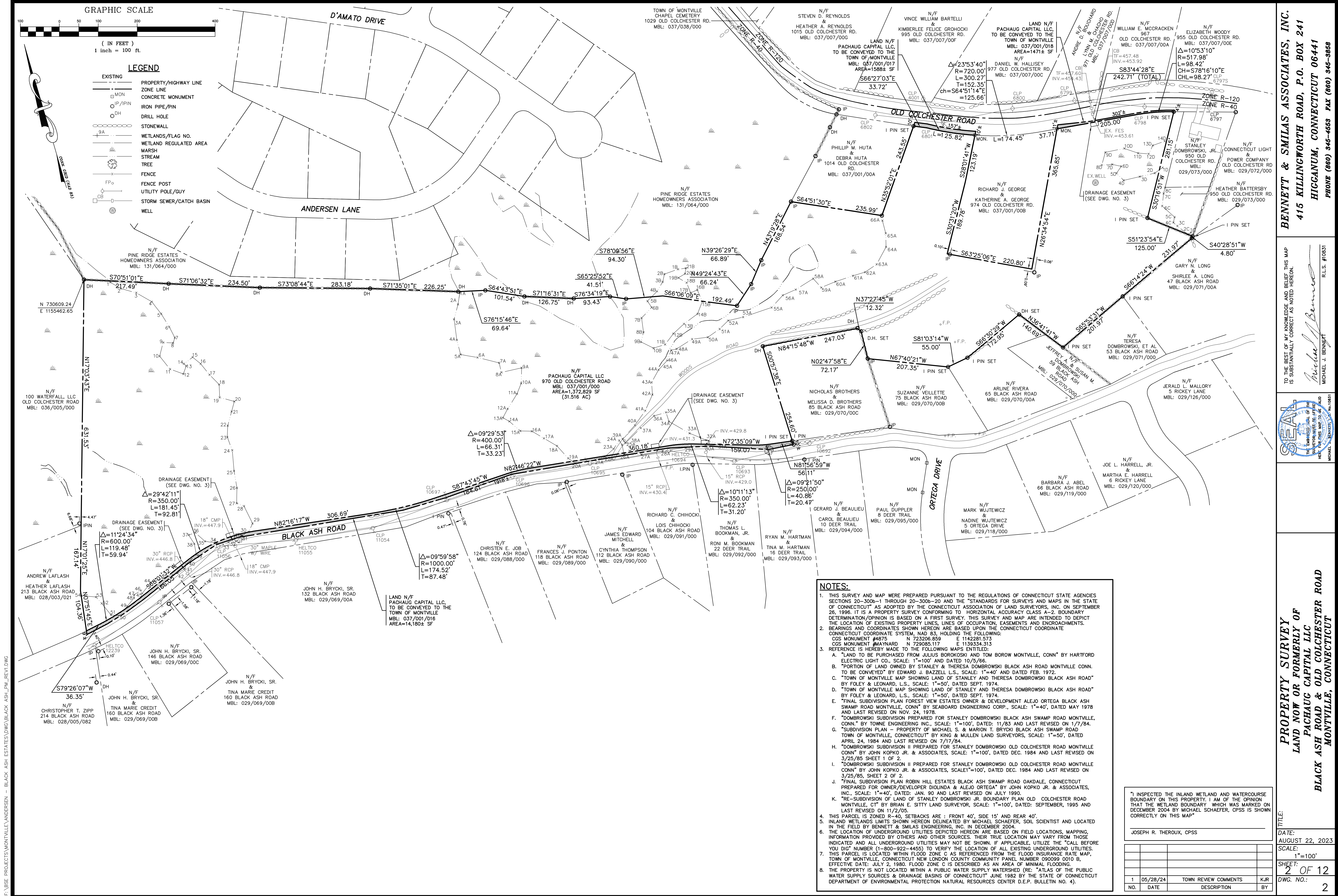


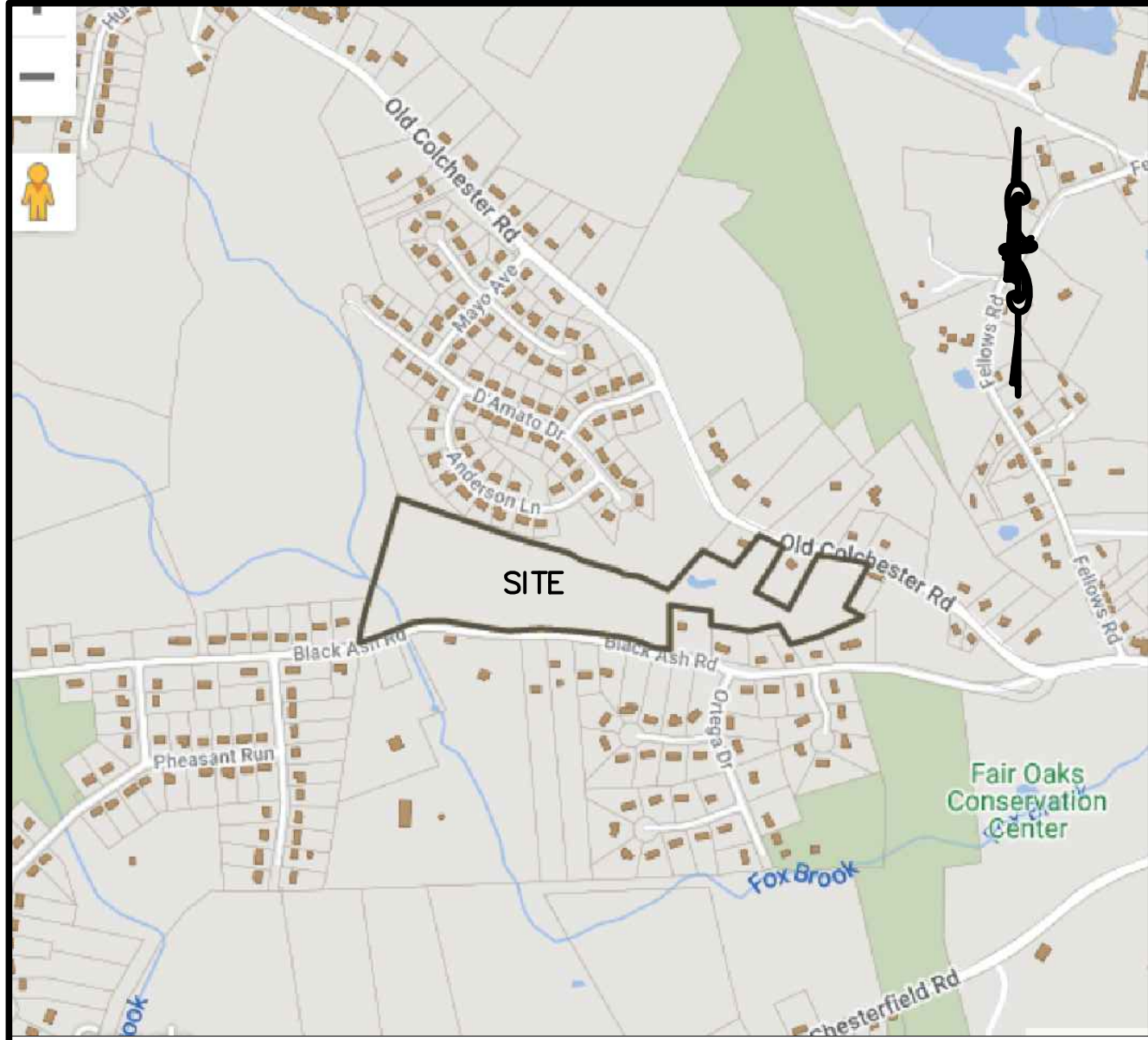
BENNETT & SMILAS ASSOCIATES, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANUM, CONNECTICUT 06441
(860) 345-4553 FAX (860) 345-3858



**WENTWORTH CIVIL
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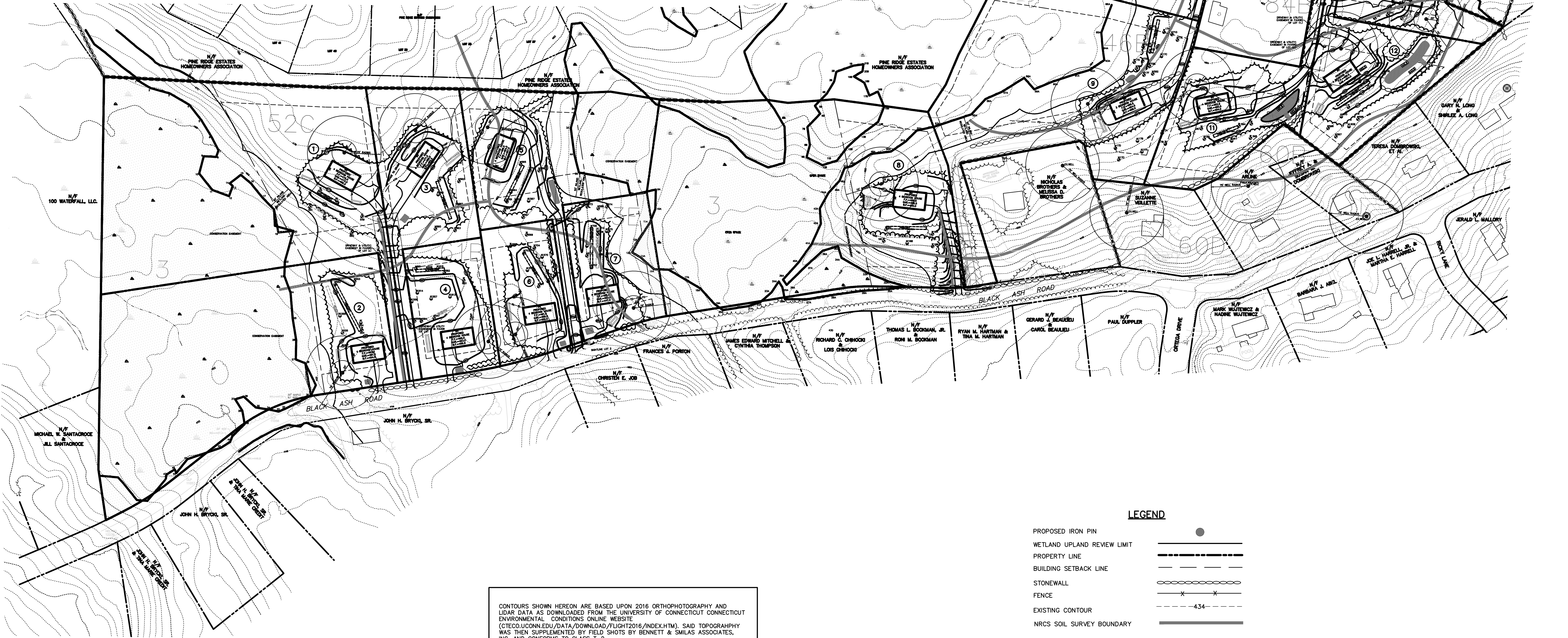
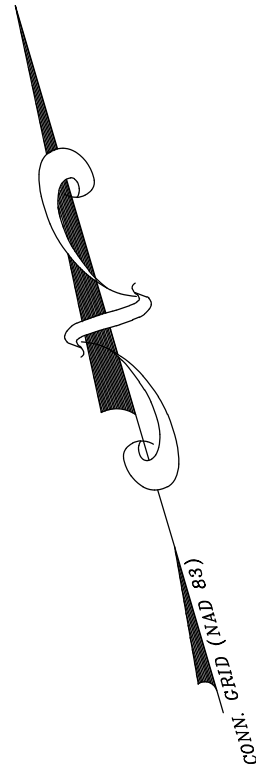


KEY MAP
SCALE : 1"=1000'

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

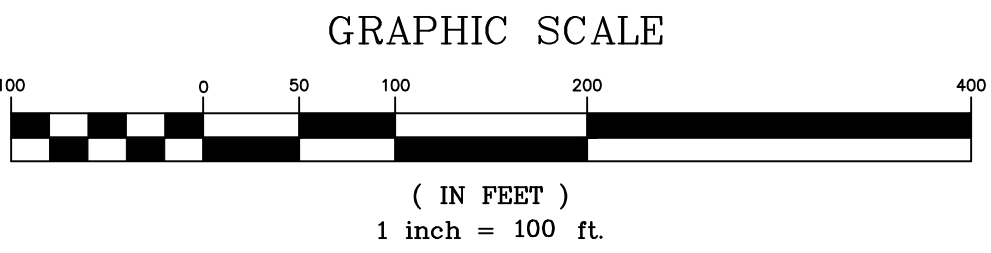


CONTOURS SHOWN HEREON ARE BASED UPON 2016 ORTHOPHOTOGRAPHY AND LIDAR DATA AS DOWNLOADED FROM THE UNIVERSITY OF CONNECTICUT ENVIRONMENTAL CONDITIONS ONLINE WEBSITE (CTEC.UCONN.EDU/DATA/DOWNLOAD/FLIGHT2016/INDEX.HTM). SAID TOPOGRAPHY WAS THEN SUPPLEMENTED BY FIELD SHOTS BY BENNETT & SMILAS ASSOCIATES, INC. AND CONFORMS TO CLASS T-2

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 FIDUCIARY SEAL OF THE SURVEYOR MUST BE PLACED HERE FOR THIS MAP TO BE VALID
MICHAEL J. BENNETT, L.S. No. 10831



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

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

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.

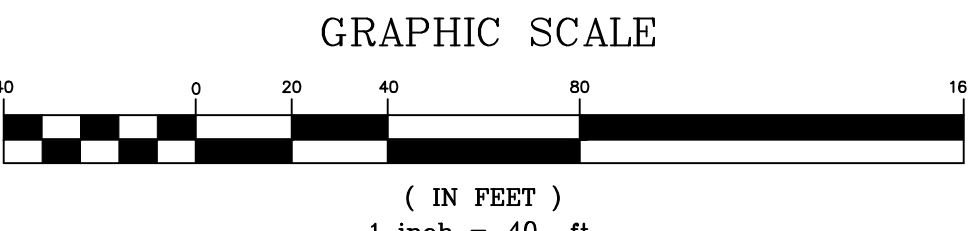
ALL IMPROVEMENTS SHOWN HERIN ARE CONCEPTUAL AND DEVELOPMENT OF INDIVIDUAL LOTS REQUIRE INDIVIDUAL SITE PLANS PREPARED BY A LICENSED LAND SURVEYOR AND/OR PROFESSIONAL ENGINEER.

ALL UTILITY CONNECTIONS CROSSING OLD COLCHESTER ROAD AND BLACK ASH 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 ABUTTING 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



LEGEND	
PROPOSED IRON PIN	●
WETLAND UPLAND REVIEW LIMIT	—
PROPERTY LINE	—
BUILDING SETBACK LINE	—
STONEWALL	—
FENCE	—
EXISTING CONTOUR	—
PROPOSED CONTOUR	—
EXISTING SPOT ELEVATION	434X2
PROPOSED LIMIT OF CLEARING	—
PROP. O/H UTILITIES	—

REV 6/28/24 TOWN COMMENTS
REV 6/20/24 TOWN COMMENTS
REV 5/28/24 TOWN COMMENTS

DATE: 8-22-23
SCALE: 1"=40'
SHEET 5 OF 12
MAP NO. 23-024-1T

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

WESLEY J. WENTWORTH
P.E. # 20360

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

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

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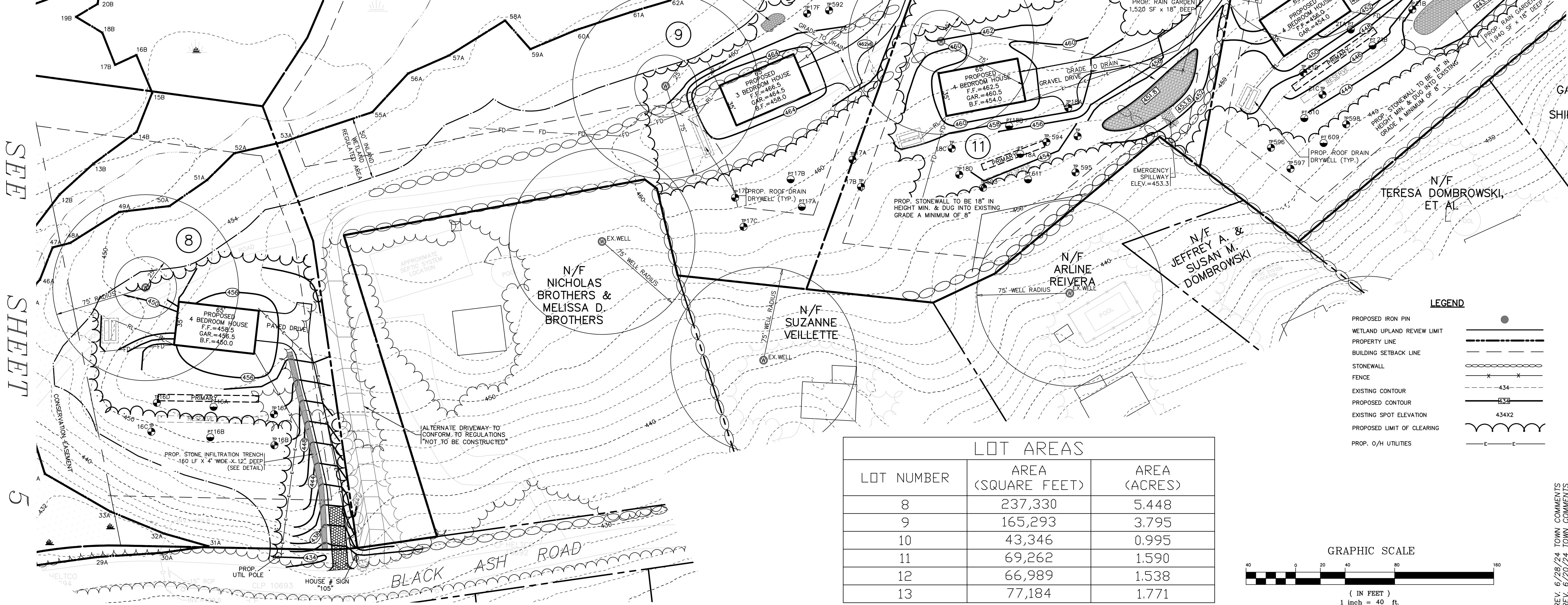
ALL UTILITY CONNECTIONS CROSSING OLD COLCHESTER ROAD AND BLACK ASH ROAD WILL BE OVERHEAD.

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

LOT 9 IMPERVIOUS SURFACES, FOOTING DRAIN DISCHARGE AND ROOF LEADER OVERFLOW SHOULD BE DIRECTED NORTHERLY TOWARDS WETLAND SYSTEM.

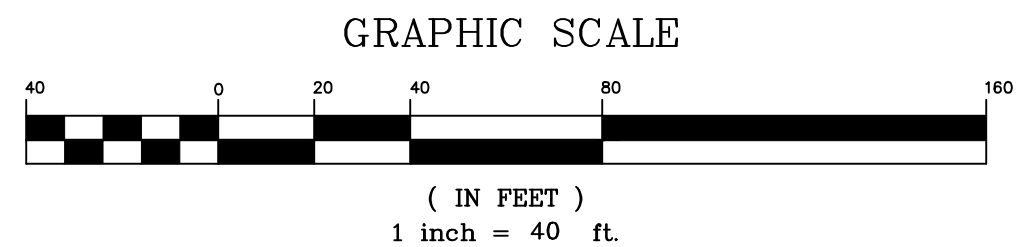
LOT 11 & 12 ROOF LEADER OVERFLOWS SHOULD BE DIRECTED TO RAIN GARDENS

N/F
PINE RIDGE ESTATES
HOMEOWNERS ASSOCIATION



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	434X2
PROPOSED LIMIT OF CLEARING	---
PROP. O/H UTILITIES	---



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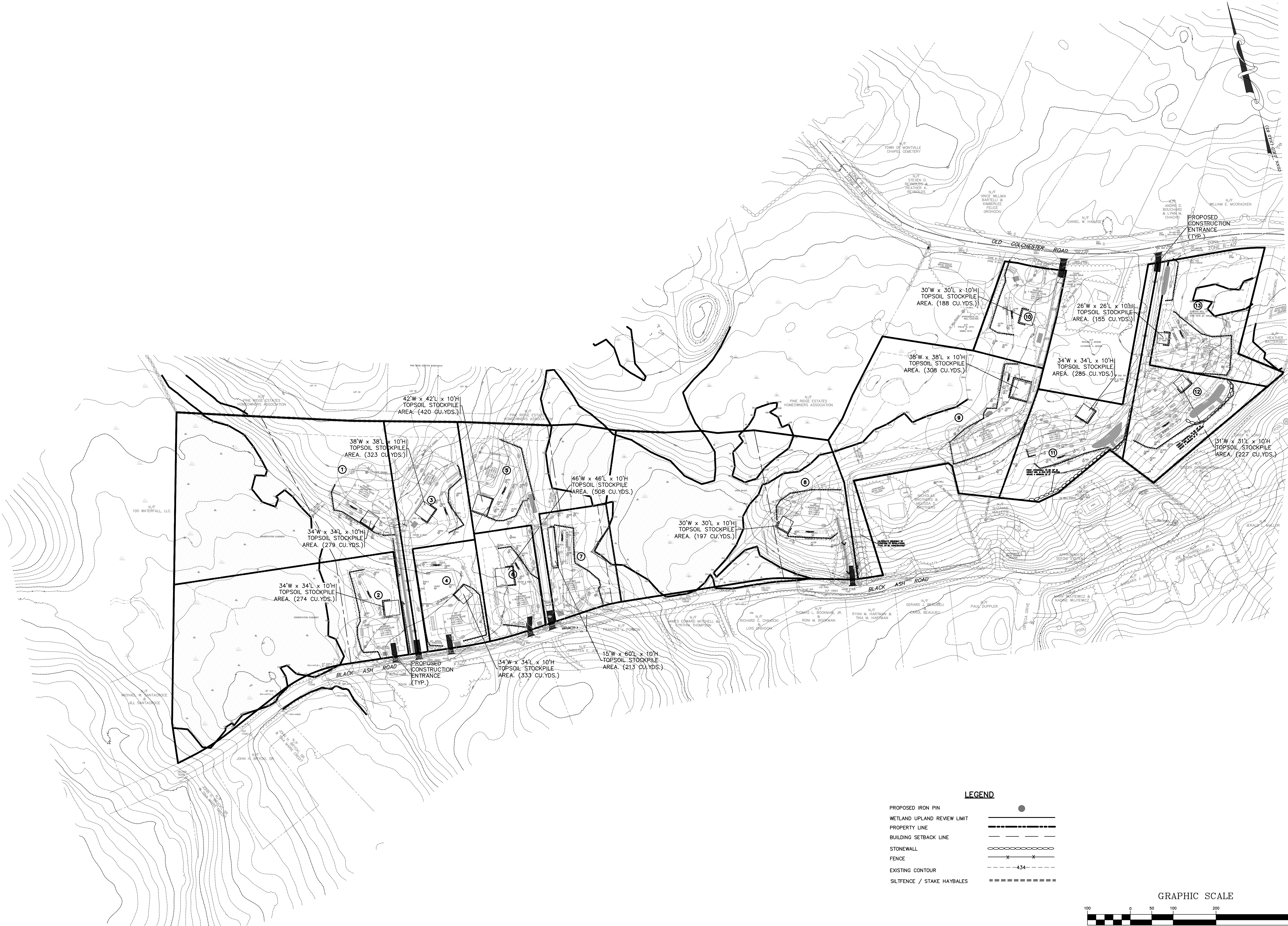
SITE DEVELOPMENT PLAN &
BLACK ASH ESTATES RESUBDIVISION
PREPARED FOR
PACHAUG CAPITAL, LLC
BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

DATE: 8-22-23
SCALE: 1"=40'
SHEET 6 OF 12
MAP NO. 23-024-1T

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
WESLEY J. WENTWORTH
P.E. # 20360

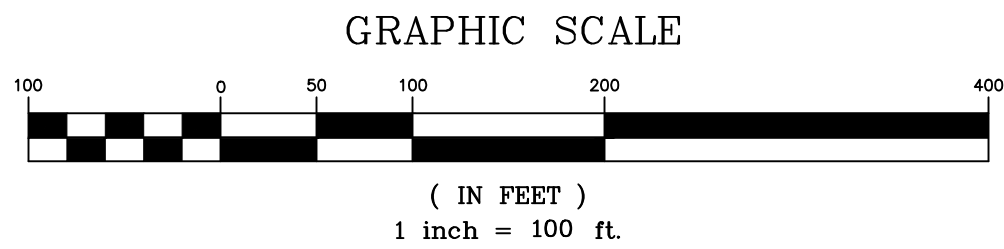


REV 6/28/24 TOWN COMMENTS
REV 6/20/24 TOWN COMMENTS
REV 5/28/24 TOWN COMMENTS



LEGEND

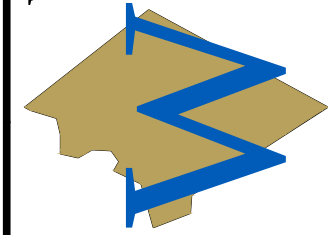
- PROPOSED IRON PIN
- WETLAND UPLAND REVIEW LIMIT
- PROPERTY LINE
- BUILDING SETBACK LINE
- STONEWALL
- FENCE
- EXISTING CONTOUR
- SILTENCE / STAKE HAYBALES



REV 6/28/24 TOWN COMMENTS
REV 6/20/24 TOWN COMMENTS
REV 5/28/24 TOWN COMMENTS

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 12
MAP NO. 23-024-1ES



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P.E. # 20360



MAP NO. 23-024-1N

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 = 60 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 = 75 C.Y. TOTAL IMPORTED MATERIAL = 240 C.Y.	LOT 12 DRIVEWAY MATERIAL = 220 C.Y. SEPTIC SYSTEM MATERIAL = 30 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.

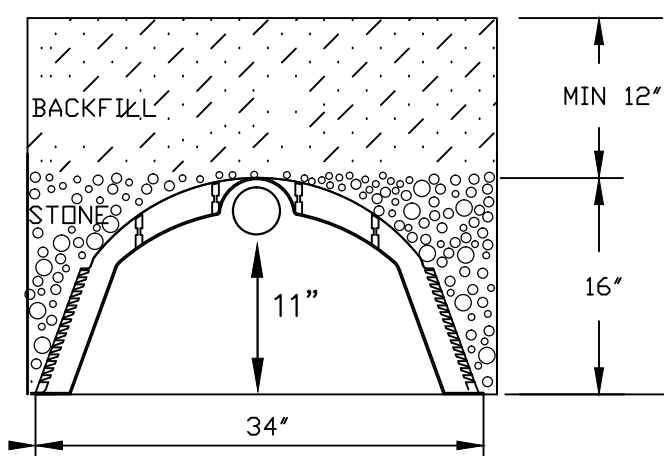
TOPSOIL STOCKPILE AREA CALCULATIONS

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.

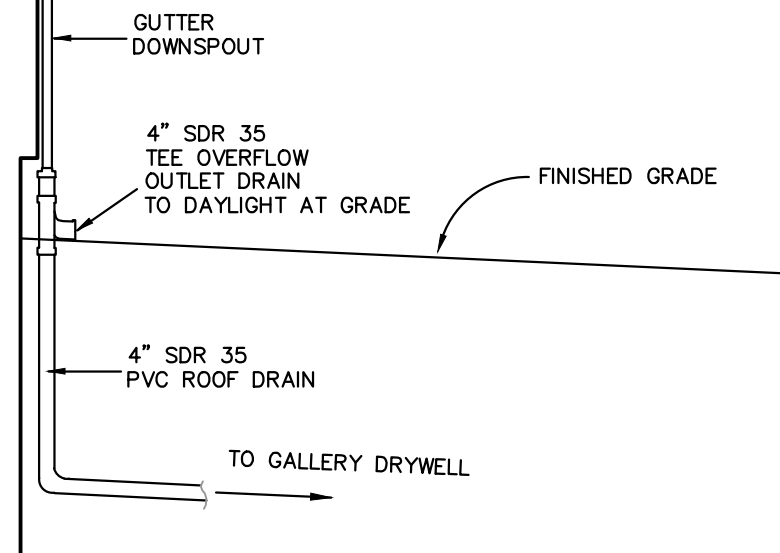
ROOF DRAIN TREATMENT CALCULATIONS FOR TYPICAL LOT

- RAIN VOLUME
ROOF AREA = 2,275 SF
PROVIDE STORAGE FOR 1" OF RAINFALL
 $2,275 \text{ SF} \times 1" \times (1/12") = 190 \text{ CF}$
- 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
 $190 \text{ CF} \div 3.83 \text{ CF/LF} = 48 \text{ LF OF INFIL. W/ STONE (REQUIRED)}$
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

NOTE: INFILTRATOR UNITS NOT TO EXTEND DEEPER THAN 16" INTO ORIGINAL GRADE



**ROOF DRAIN
DOWNSPOUT DETAIL**
NOT TO SCALE

ADDITIONAL SOILS DATA



SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL

Owner: Zachary Wood

Location: 970 Old Colchester Road, Montville (Black Ash Estates)

DATE: 5/14/24

Deep Test Hole Data/Soil Descriptions

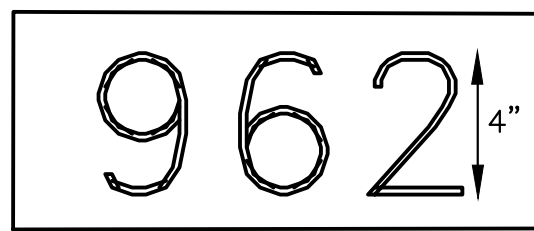
Test Hole # 704	Test Hole # 703	Test Hole # 712	Test Hole # 710
0'-10" Top Soil 10'-28" Brown Sandy Loam 28'-82" Gray Loamy Sand	0'-10" Top Soil 10'-32" Brown Sandy Loam 32'-82" Gray Loamy Sand 82'-85" Groundwater	0'-12" Top Soil 12'-26" Brown Sandy Loam 26'-70" Tan Fine Loamy Sand	0'-10" Top Soil 10'-27" Brown Sandy Loam 27'-90" Gray Loamy Sand 90'-96" Groundwater
Mottling: 28" GW: 81" Ledge: --- Roots: 16" Restrictive: 28"	Mottling: 32" GW: 82" Ledge: --- Roots: 10" Restrictive: 32"	Mottling: 26" GW: --- Ledge: --- Roots: 12" Restrictive: 26"	Mottling: 27" GW: 90" Ledge: --- Roots: 14'0"-9" Restrictive: 27"

Test Hole # 723	Test Hole # 722	Test Hole # 721	Test Hole # 709
0'-9" Top Soil 9'-27" Brown Fine Sandy Loam 27'-72" Gray Loamy Sand 72'-78" Groundwater	0'-10" Top Soil 10'-27" Brown Sandy Loam 27'-68" Gray Dense Loamy Sand 68'-72" Groundwater	0'-10" Top Soil 10'-26" Brown Sandy Loam 26'-66" Gray Loamy Sand 66'-75" Groundwater	Ledge @ 38" Unsuitable TH
Mottling: 27" GW: 72" Ledge: --- Roots: 15" Restrictive: 27"	Mottling: 27" GW: 68" Ledge: --- Roots: 13" Restrictive: 27"	Mottling: 26" GW: 66" Ledge: --- Roots: 10" Restrictive: 26"	Mottling: --- GW: --- Ledge: 38" Roots: --- Restrictive: 38"

Test Hole # 708	Test Hole # 702	Test Hole # 701	Test Hole # 711
Ledge @ 27" Unsuitable TH	0'-8" Top Soil 8'-21" Brown Sandy Loam 21'-72" Wet Gray Loamy Sand 72'-80" Groundwater	0'-9" Top Soil 9'-20" Brown Sandy Loam 20'-70" Gray Loamy Sand 70'-78" Groundwater	0'-8" Top Soil 8'-24" Brown Sandy Loam 24'-67" Gray Loamy Sand 67'-74" Groundwater
Mottling: --- GW: --- Ledge: 27" Roots: --- Restrictive: 27"	Mottling: 21" GW: 72" Seepage: 35" Roots: 14" Restrictive: 21"	Mottling: 20" GW: 70" Seepage: 32" Roots: 12" Restrictive: 20"	Mottling: 24" GW: 67" Seepage: 44" Roots: 10" Restrictive: 24"

Test Hole # 705	Test Hole # 706	Test Hole # 707	
0'-10" Top Soil 10'-28" Brown Sandy Loam 28'-74" Tan Loamy Sand 74'-84" Groundwater	0'-6" Top Soil (depth varies) 6'-26" Moist Brown Sandy Loam 26'-60" Wet Gray Loamy Sand 60'-72" Groundwater	0'-9" Top Soil 9'-27" Moist Brown Sandy Loam 27'-72" Wet Gray Loamy Sand 72'-80" Groundwater	
Mottling: 28" GW: 74" Seepage: 40" Roots: 27" Restrictive: 28"	Mottling: 26" GW: 60" Seepage: 40" Roots: 16" Restrictive: 26"	Mottling: 27" GW: 72" Seepage: 52" Roots: 15" Restrictive: 27"	Mottling: --- GW: --- Ledge: --- Roots: --- Restrictive: ---

Groundwater Table: Near Max



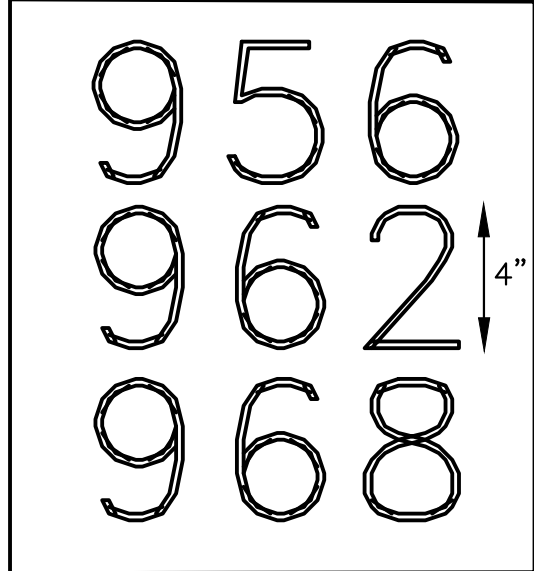
**TYPICAL HOUSE NUMBER SIGN
INDIVIDUAL LOT**
NOT TO SCALE

NOTES REGARDING HOUSE NUMBERING SIGNS:

SIGNS ARE TO COMPLY WITH MONTVILLE ORDINANCE 0-A-3

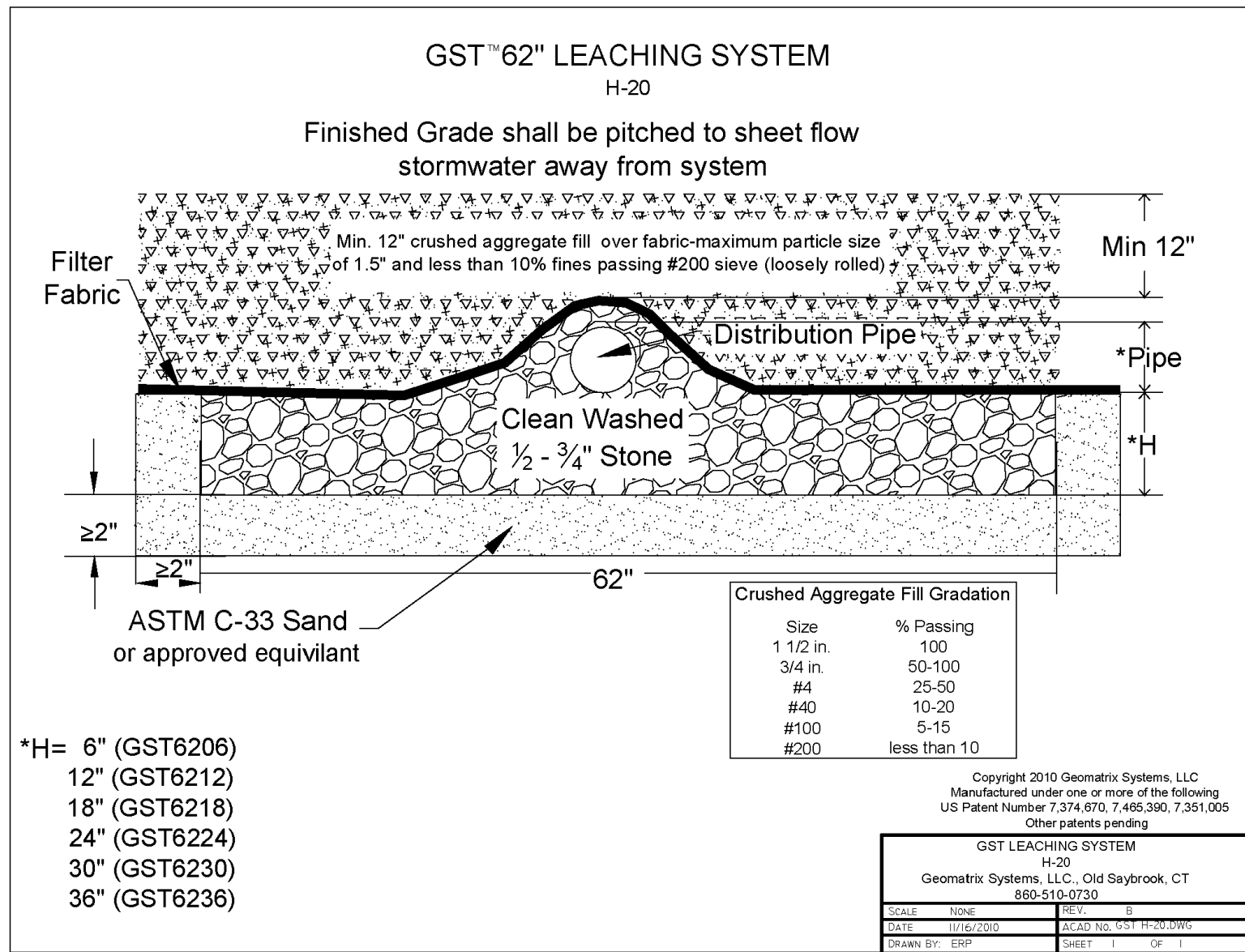
SIGNS ARE TO BE AFFIXED ON THE EXTERIOR FRONT OF BUILDING OR ON A SIGN, POST, MAILBOX OR OTHER DEVICE BETWEEN THE BUILDING AND STREET.

NUMERALS SHALL BE A MINIMUM OF FOUR (4) INCHES HIGH AND BE OF A COLOR CONTRASTING THE BACKGROUND MATERIAL OF SIGN.



**TYPICAL HOUSE NUMBER SIGN
COMMON DRIVEWAY ENTRANCE**
NOT TO SCALE

ADDITIONAL SEPTIC SYSTEM DESIGN NOTES

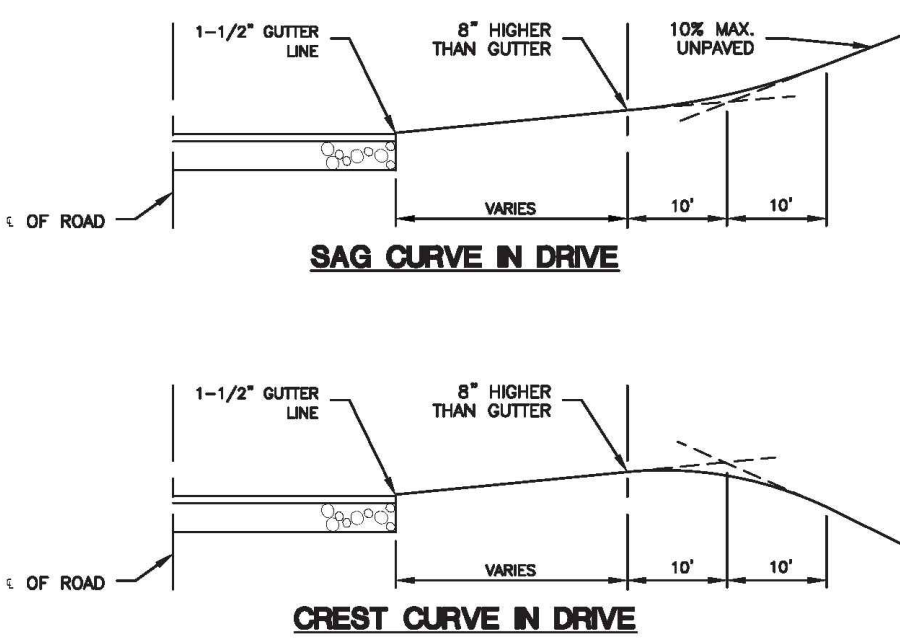
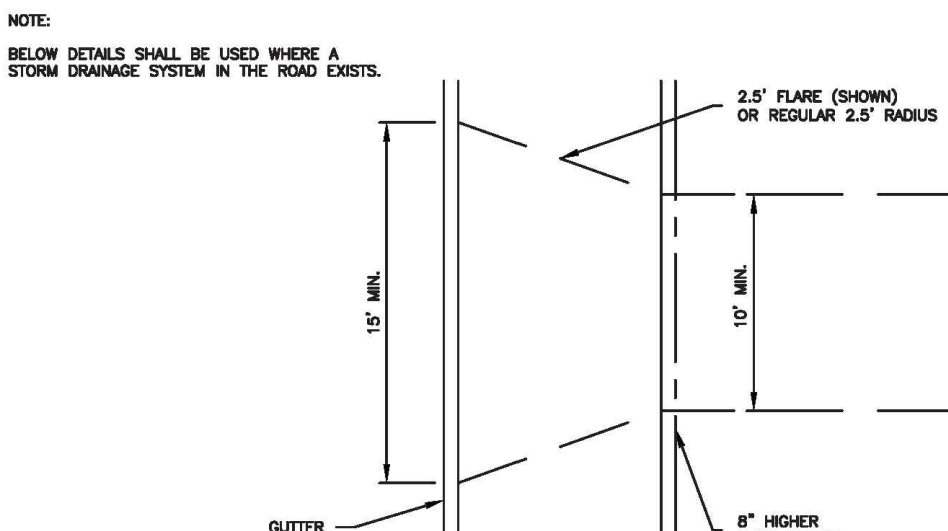


Geomatrix GST™ Leaching System Installation Instructions

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.
- Pull 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



DRIVEWAY APRON DETAIL
NO SCALE

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 SEPARATION 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 REMOVED 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
#10	70% - 100%	70% - 100%
#40	10% - 50%	10% - 75%
#100	0% - 20%	0% - 5%
#200	0% - 5%	0% - 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 SITUATION ONCE EXPOSED.

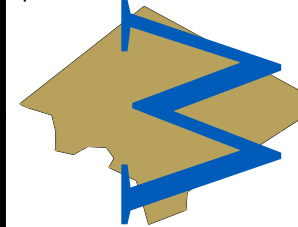
- ENDS OF GST TRENCH TO BE CAPPED
- NO SOURCES OF POLLUTION WITHIN 75' OF PROPOSED WELL.



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

Wesley J. Wentworth
P.E. # 20360

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ENGINEERS LLC
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LEBANON, CT 06249
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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

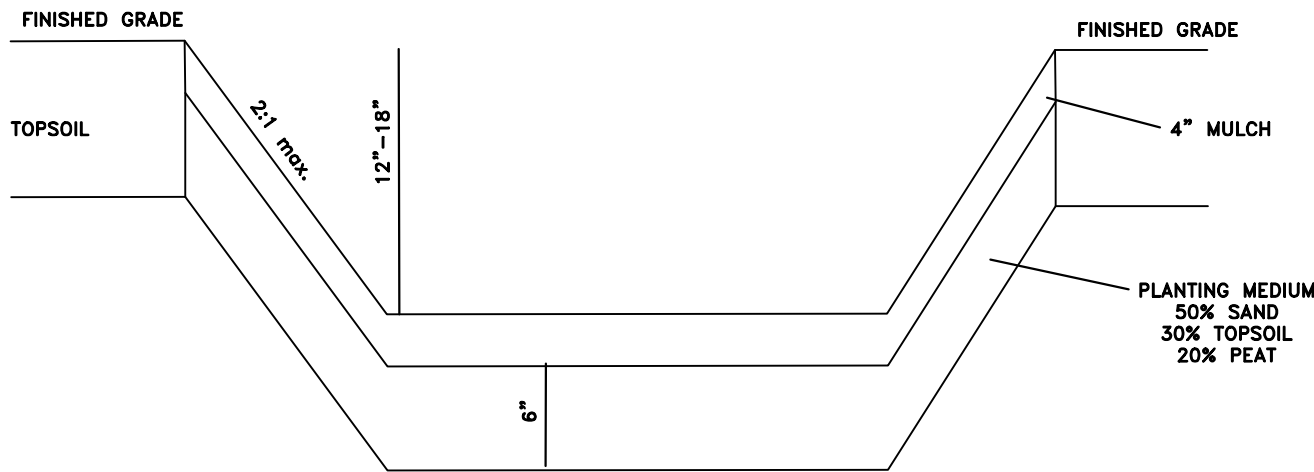
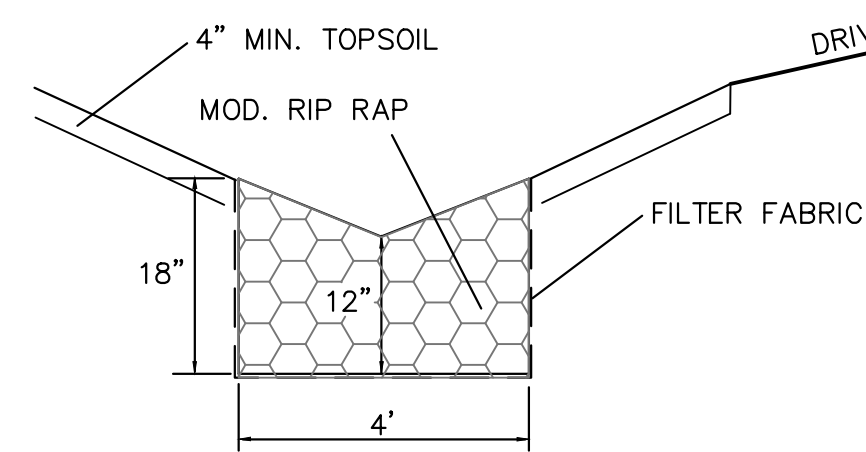
SHEET 9 OF 12

MAP NO. 23-024-1N

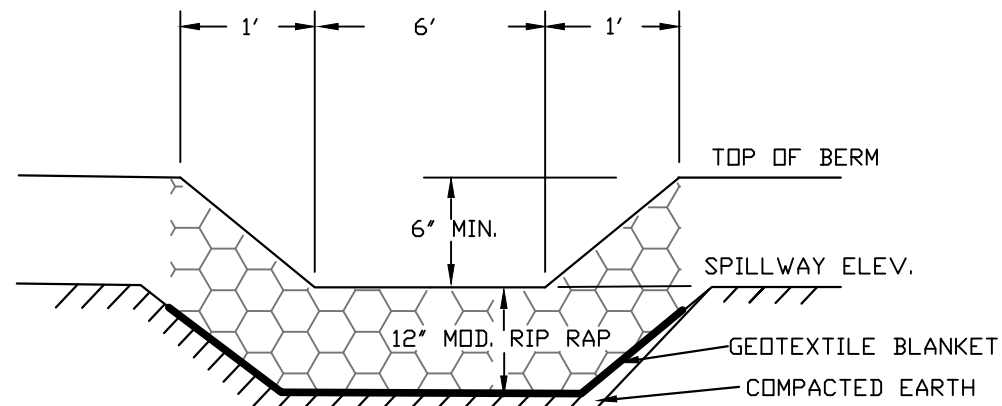
REV 6/28/24 TOWN COMMENTS
REV 6/20/24 TOWN COMMENTS
REV 5/28/24 TOWN COMMENTS

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 SF	8%	730 CF	500 SF X 18" DEEP
6	7500 SF	1200 SF	16%	120 CF	120 SF X 12" DEEP
7	3700 SF	2150 SF	58%	175 CF	175 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 sf	3360 SF	13%	350 CF	1520 SF X 18" DEEP
*12 + 13	45500 SF	4480 SF	10%	530 CF	1940 SF X 18" DEEP
*13 FRONT	34300 SF	4050 SF	4%	245 CF	900 SF X 18" DEEP

*NOTE: RAIN GARDENS FOR LOTS 11, 12 & 13 SIZED FOR 10 YEAR (5.5" 24 HOUR PRECIPITATION) RAINFALL EVENTS.



RAIN GARDEN SECTION



LOT 11 & 12 RAIN GARDEN EMERGENCY SPILLWAY SECTION

(NO SCALE)

	LOT 11	LOT 12
TOP OF BERM	453.8	443.9
SPILLWAY ELEV.	453.3	453.8

OPERATIONS & MAINTENANCE:

ROOF LEADER DOWNSPOUT & FOUNDATION DRAIN OUTLETS

— 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. CLEAN GUTTERS BI-ANNUALLY.

INFILTRATION TRENCHES:

— INSPECT BI-ANNUALLY. REMOVE DEBRIS, TRASH AND SEDIMENT AS REQUIRED.
— 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 GARDENS:

*MAINTENANCE OF ALL STORMWATER FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL INDIVIDUAL LOT PLANS SHALL HAVE THE MAINTENANCE PLAN, RAIN GARDEN, SPILLWAY & LEVEL SPREADER DETAILS ON THEM.

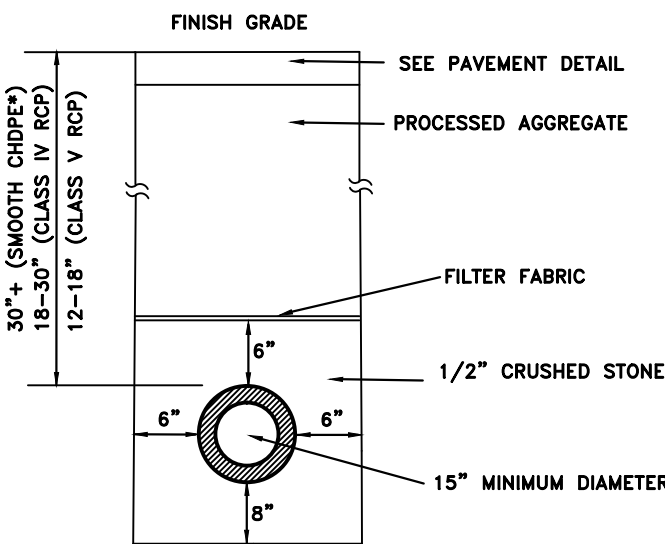
FIRST SEASON:
— WEED (3-5" LAYER OF MULCH WILL LIMIT WEEDS)
— WATER (GENERAL RULE OF THUMB IS 1" OF WATER PER WEEK)

ANNUAL:
EARLY SPRING:
— CUT AND REMOVE DEAD STALKS AND SEED HEADS FROM PREVIOUS SEASON.
— REMOVE STICKS AND DEBRIS
— PRUNE SHRUBS IF NECESSARY
— WHERE PLANTS ARE TOO CROWDED, DIVIDE AND MOVE PLANTS TO DIFFERENT AREA
— REFINISH MULCH TO 3-5" 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 FREEZES (EARLY NOVEMBER)

EMERGENCY SPILLWAYS— INSPECT BI-ANNUALLY. REMOVE DEBRIS AND SEDIMENT. STABILIZE ANY ERODED AREAS WITH RIP RAP.



CULVERT DETAIL

*CHDPE = CORRUGATED HIGH DENSITY POLYETHYLENE PIPE

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 SEED BED PER THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADBEDS 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 ONSITE REGRADING. EACH STOCKPILE MUST BE ABSOLUTELY FINISHED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FABRIC FENCE).

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONTINUED TO THE AREA OF DISTURBANCE. SIMILAR 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 CONJUNCTION WITH APPROVED SEPTIC SYSTEM DESIGN. RESERVE AREAS SHOULD REMAIN UNALTERED IF SITE CONDITIONS PERMIT.

SOL BOUNDARIES AND SOIL TYPES TAKEN FROM "SOIL SURVEY NEW LONDON COUNTY, CONNECTICUT", USDA SOIL. WETLAND BOUNDARIES DERIVED IN FIELD.

STUMPAGE AND DEBRIS SHALL NOT BE BURIED ON SITE.

PLAT 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 31.5 ACRES OF LAND TO BE DEVELOPED INTO 13 RESIDENTIAL BUILDING LOTS. HOUSES WILL BE SERVED BY ONSITE PRIVATE WELLS AND ONSITE SUBSURFACE SEPTIC SYSTEMS.

THE NATURE OF THE PROPOSED CONSTRUCTION ACTIVITIES INCLUDE MINIMAL CLEARING AND GRUBBING, TOPSOIL STRIPPING, FOUNDATION INSTALLATION 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:

- KEEP CLEARING AND GRUBBING OF VEGETATION TO AN ABSOLUTE MINIMUM.
- MINIMIZE TIME OF EXPOSURE OF UNPROTECTED SOIL SURFACES.
- STABILIZE ALL GRADED AREAS WITH MULCH AND VEGETATION IMMEDIATELY AFTER GRADING.
- DIVERT RUNOFF AWAY FROM STEEPLY SLOPED & DISTURBED AREAS.
- 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:

- 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:

- THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
- NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
- 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.
- IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTWASH AND EROSION.
- HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
- 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.
- PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
- 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.

CONSTRUCTION SCHEDULE											
		BEGIN CONST.	0	30	60	90	120	150	180	210	230
INSTALLATION OF EROSION & SEDIMENTATION CONTROLS											
INSPECTION & MAINTENANCE OF EROSION & SEDIMENTATION CONTROLS											
INSTALL SITE CONSTRUCTION ENTRANCE FOR DRIVEWAY											
CLEARING & GRUBBING											
STRIP & STOCKPILE TOPSOIL											
INSTALL DRIVEWAY											
BUILDING CONSTRUCTION											
INSTALL WELL & SEPTIC SYSTEM											
GRADE, TOPSOIL & STABILIZE											
FERTILIZE, LIME, SEED, & MULCH											
ESTABLISHMENT OF VEGETATION											
REMOVE EROSION & SEDIMENT CONTROLS											
NOTES:											
ACTUAL DATE:											
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 & MULSH NETS											

TOPSOILING:

GENERAL:

- 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.
- REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
- APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

- TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
- TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
- AN ORGANIC MATTER CONTENT OF OVER TWO (2%) PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

APPLICATION:

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

EROSION CHECKS:

GENERAL:

- 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:

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
- 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 ANGED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- 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:

- BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
- BALED 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.
- ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
- INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 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:

- 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:

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

TEMPORARY VEGETATIVE COVER:

GENERAL:

- TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT. AREAS WHERE FINISH GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

SITE PREPARATION:

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- 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).
- 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).
- UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

- USE ANNUAL RYEGRASS AT A RATE OF 40 LBS./AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
- 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.
- APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
- MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER:

GENERAL:

- 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 DESIRED.

SITE PREPARATION:

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
- PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
- APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
- 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.

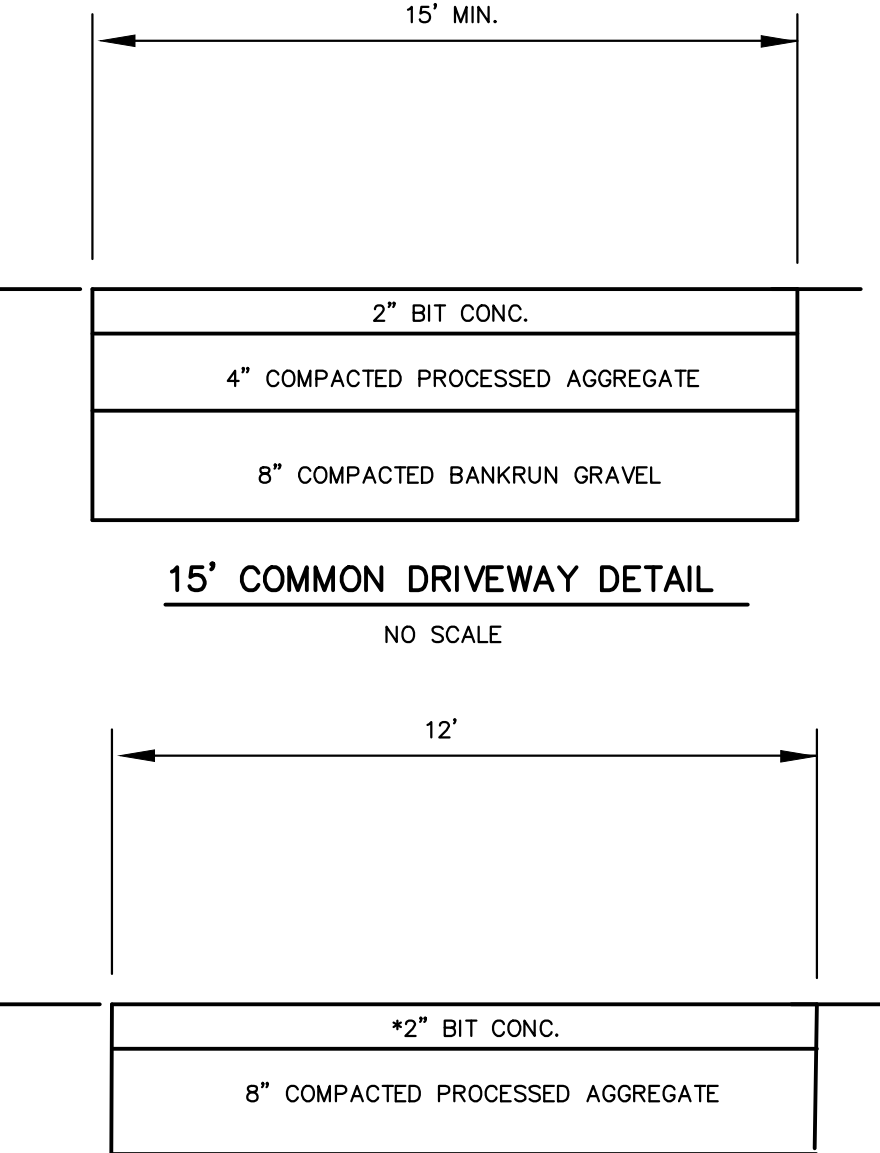
— FALL SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10-10-10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

ESTABLISHMENT:

- SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
- SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

	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:		
CREeping RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10
DROUGHTY SITES:		
CREeping RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

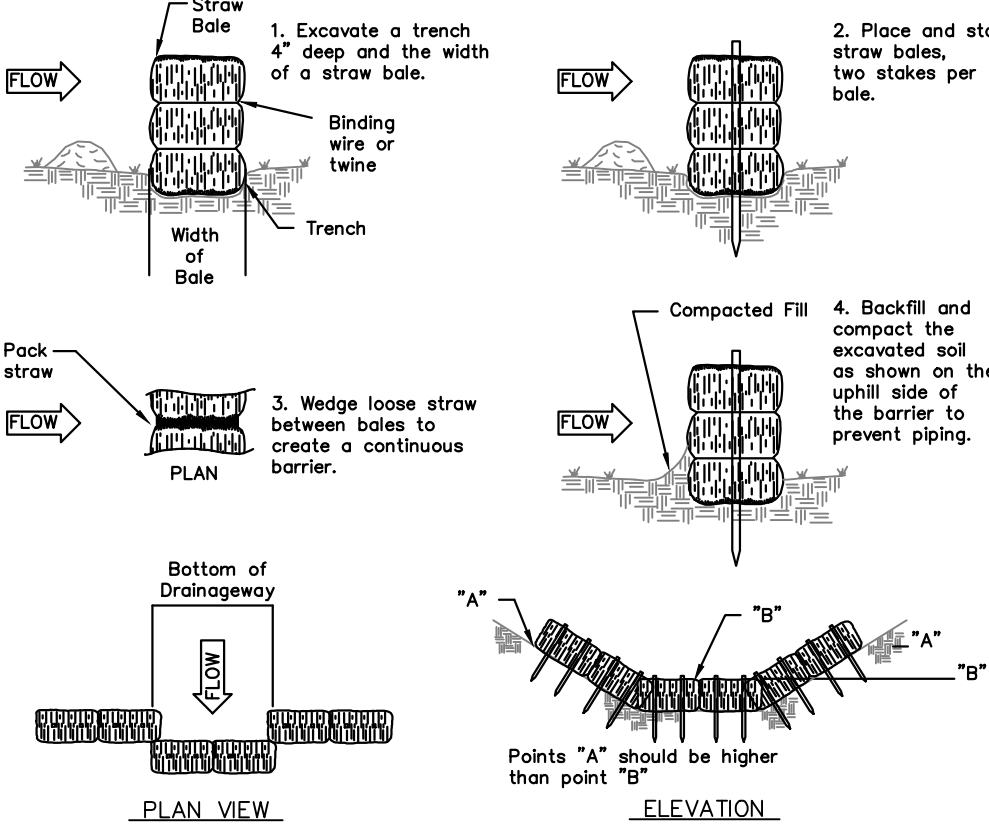
- FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH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



STANDARD DRIVEWAY DETAIL

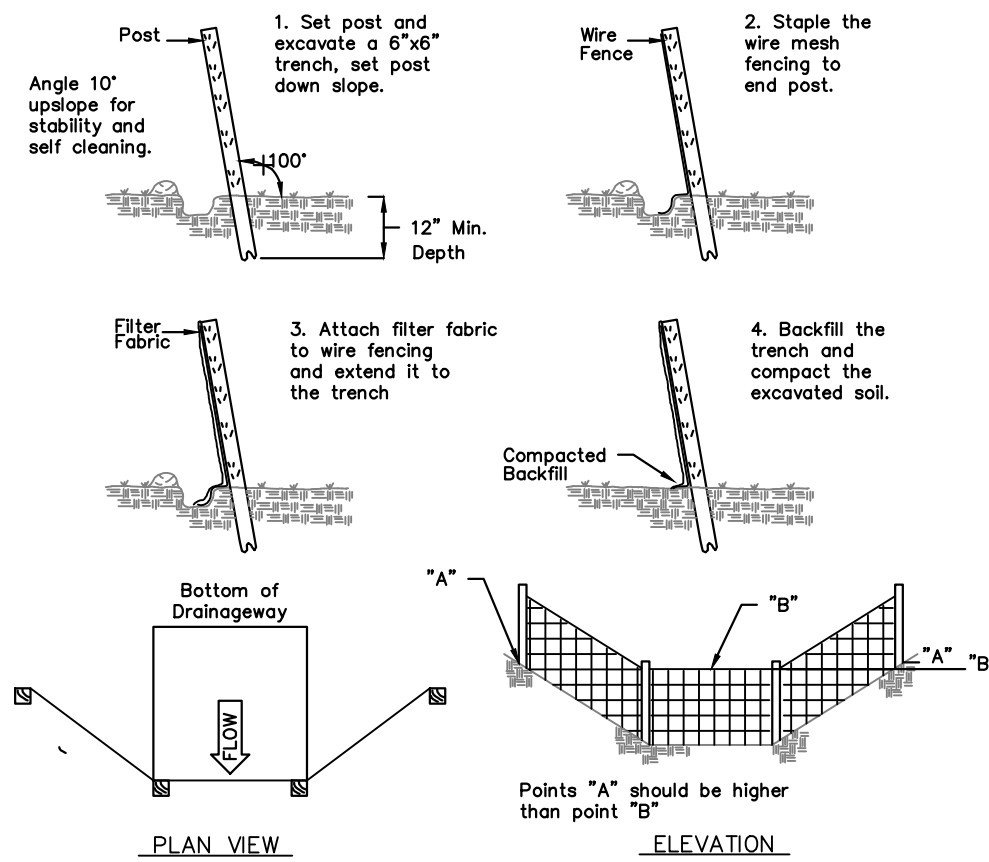
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*2" BIT CONC. FOR SLOPES OVER 8%



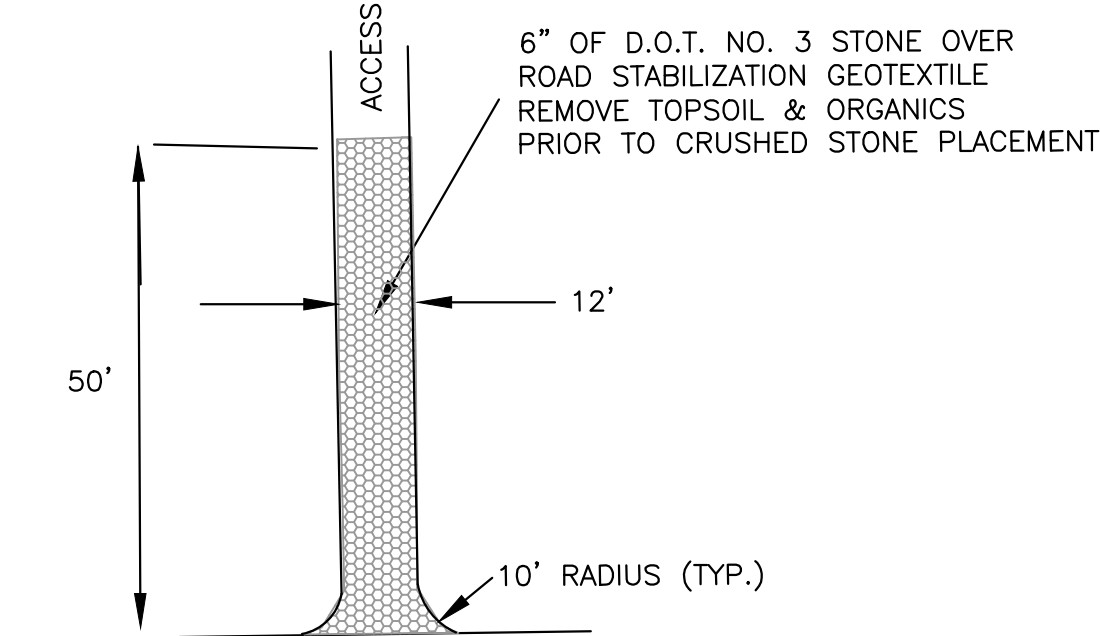
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

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



NO SCALE



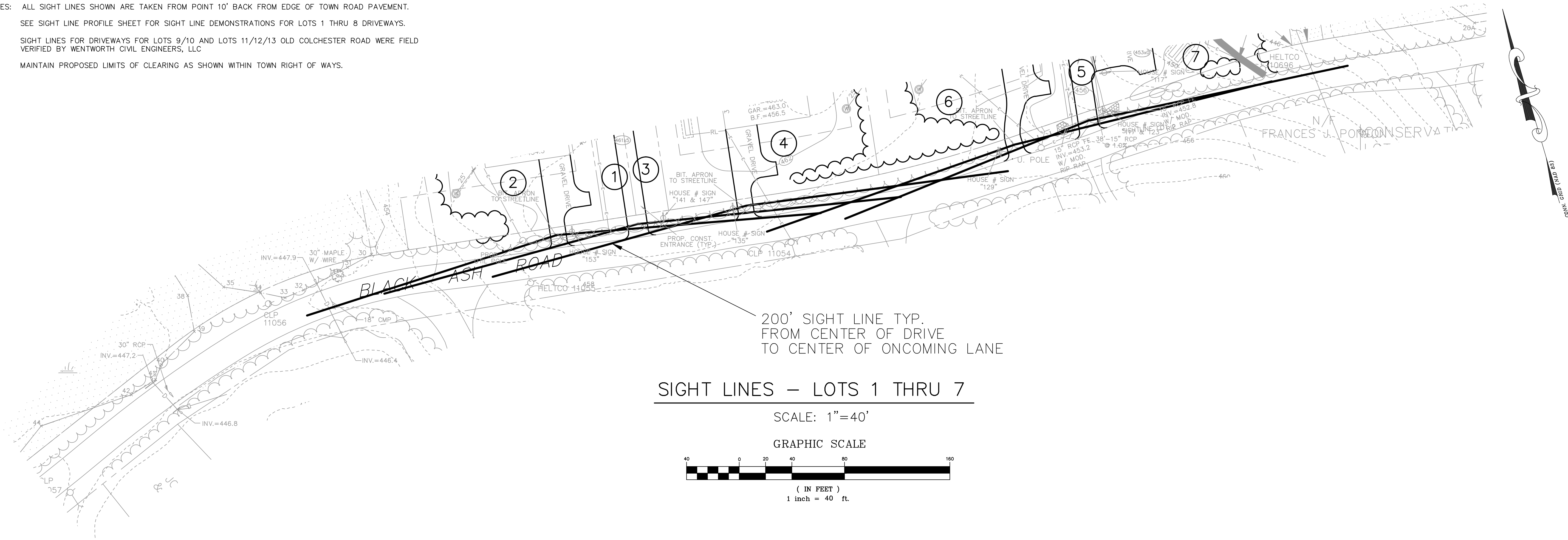
I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

WESLEY J. WENTWORTH
P.E. # 20360

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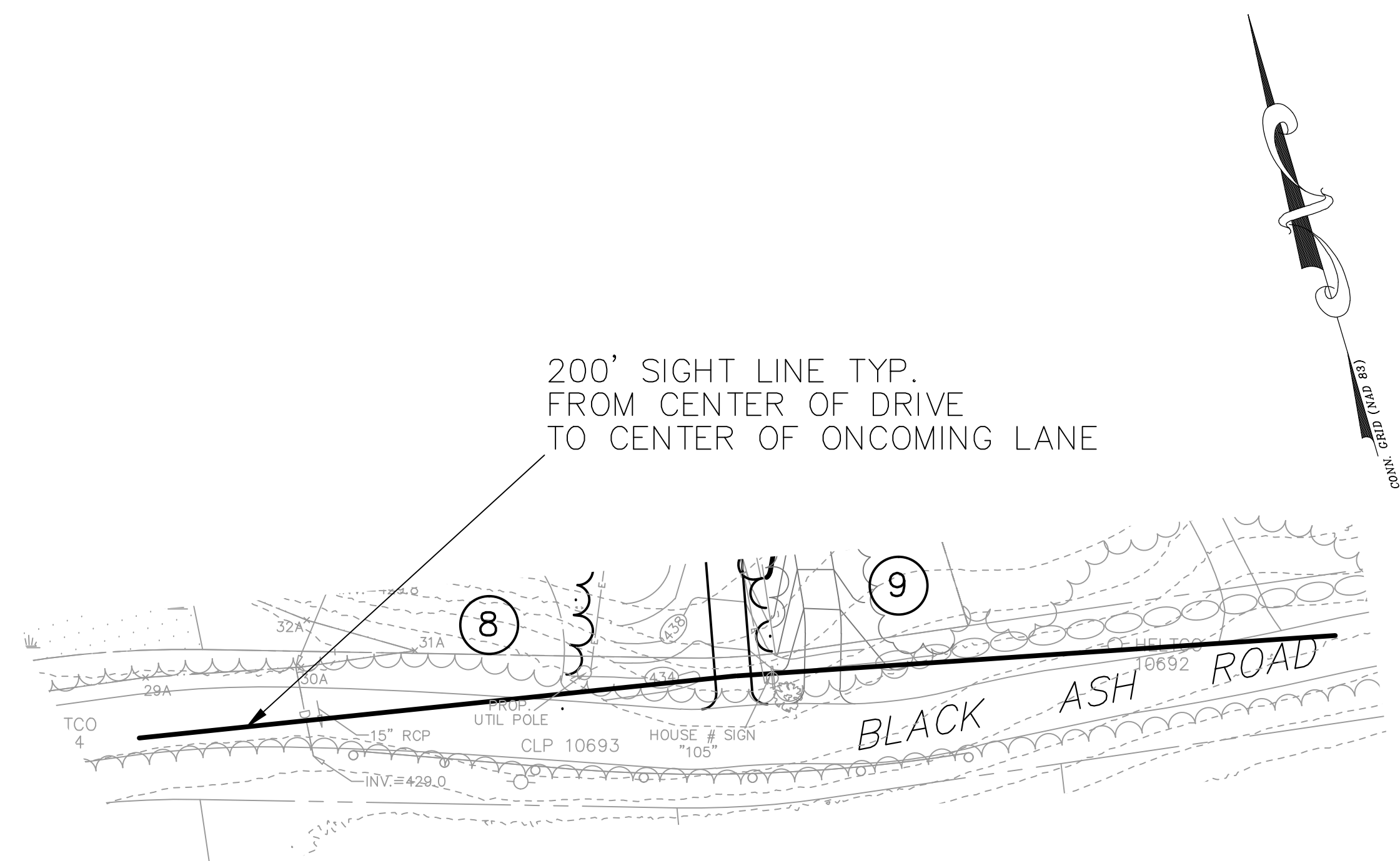
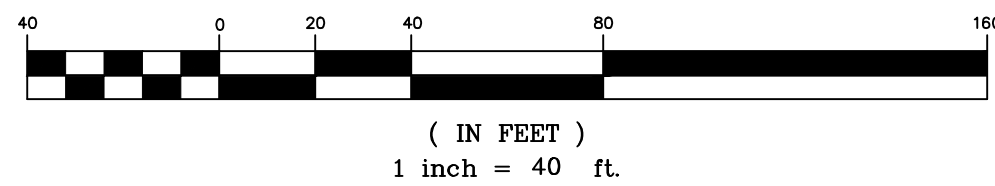
NOTES: ALL SIGHT LINES SHOWN ARE TAKEN FROM POINT 10' BACK FROM EDGE OF TOWN ROAD PAVEMENT.
SEE SIGHT LINE PROFILE SHEET FOR SIGHT LINE DEMONSTRATIONS FOR LOTS 1 THRU 8 DRIVEWAYS.
SIGHT LINES FOR DRIVEWAYS FOR LOTS 9/10 AND LOTS 11/12/13 OLD COLCHESTER ROAD WERE FIELD VERIFIED BY WENTWORTH CIVIL ENGINEERS, LLC
MAINTAIN PROPOSED LIMITS OF CLEARING AS SHOWN WITHIN TOWN RIGHT OF WAYS.



SIGHT LINES – LOTS 1 THRU 7

SCALE: 1"=40'

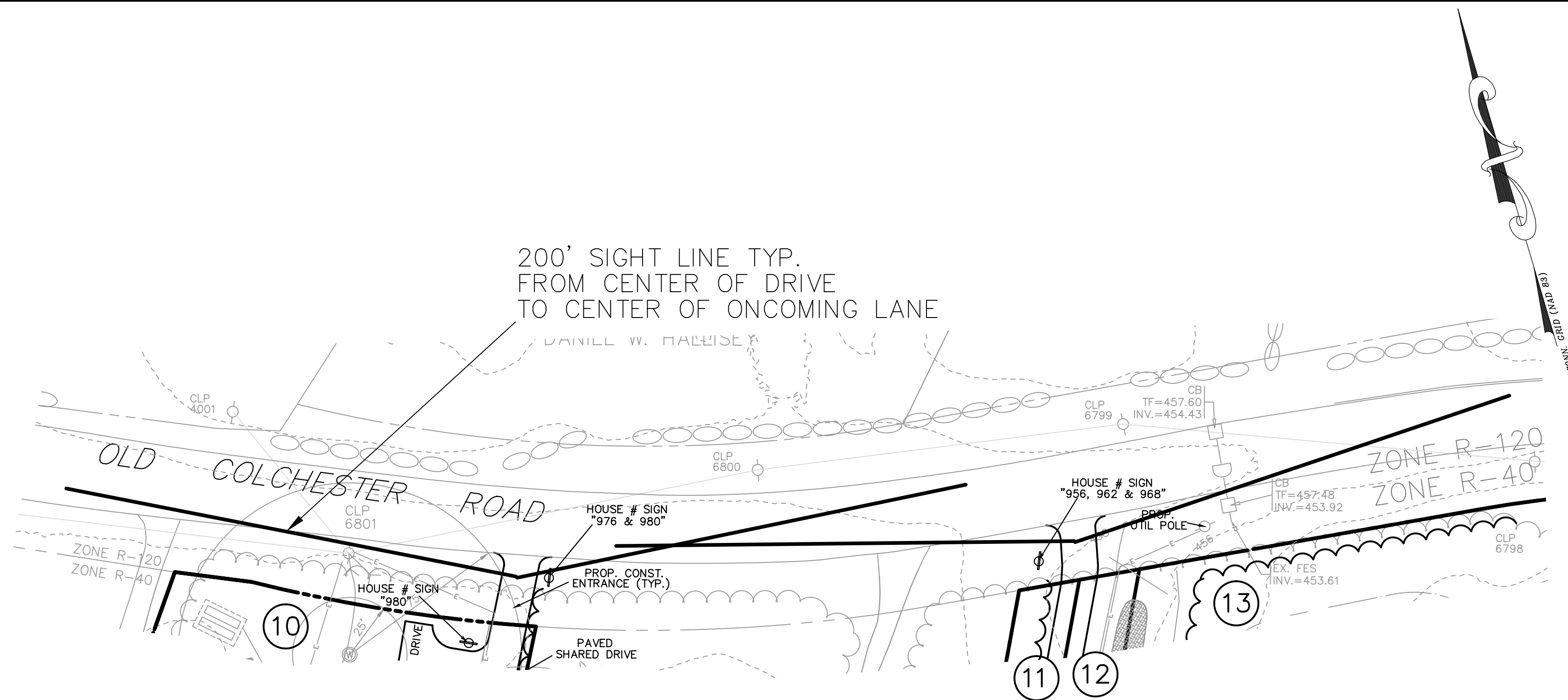
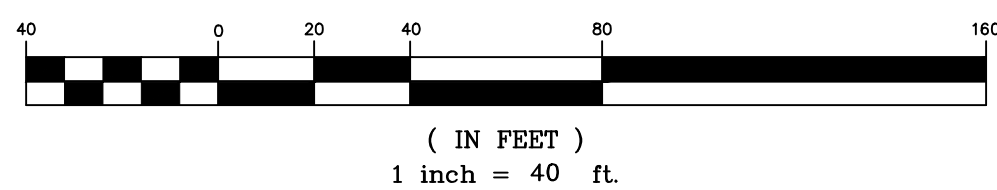
GRAPHIC SCALE



SIGHT LINES – LOT 8

SCALE: 1"=40'

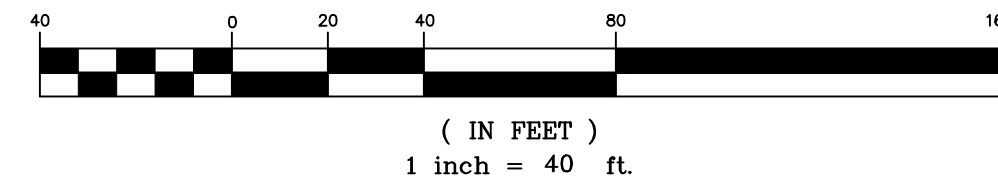
GRAPHIC SCALE



SIGHT LINES – LOTS 9 THRU 13

SCALE: 1"=40'

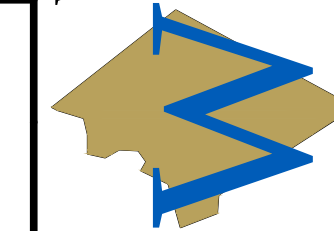
GRAPHIC SCALE



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DRIVEWAY SIGHT LINE DEMONSTRATION PLAN
BLACK ASH ESTATES RESUBDIVISION
PREPARED FOR
PACHAUG CAPITAL, LLC
BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

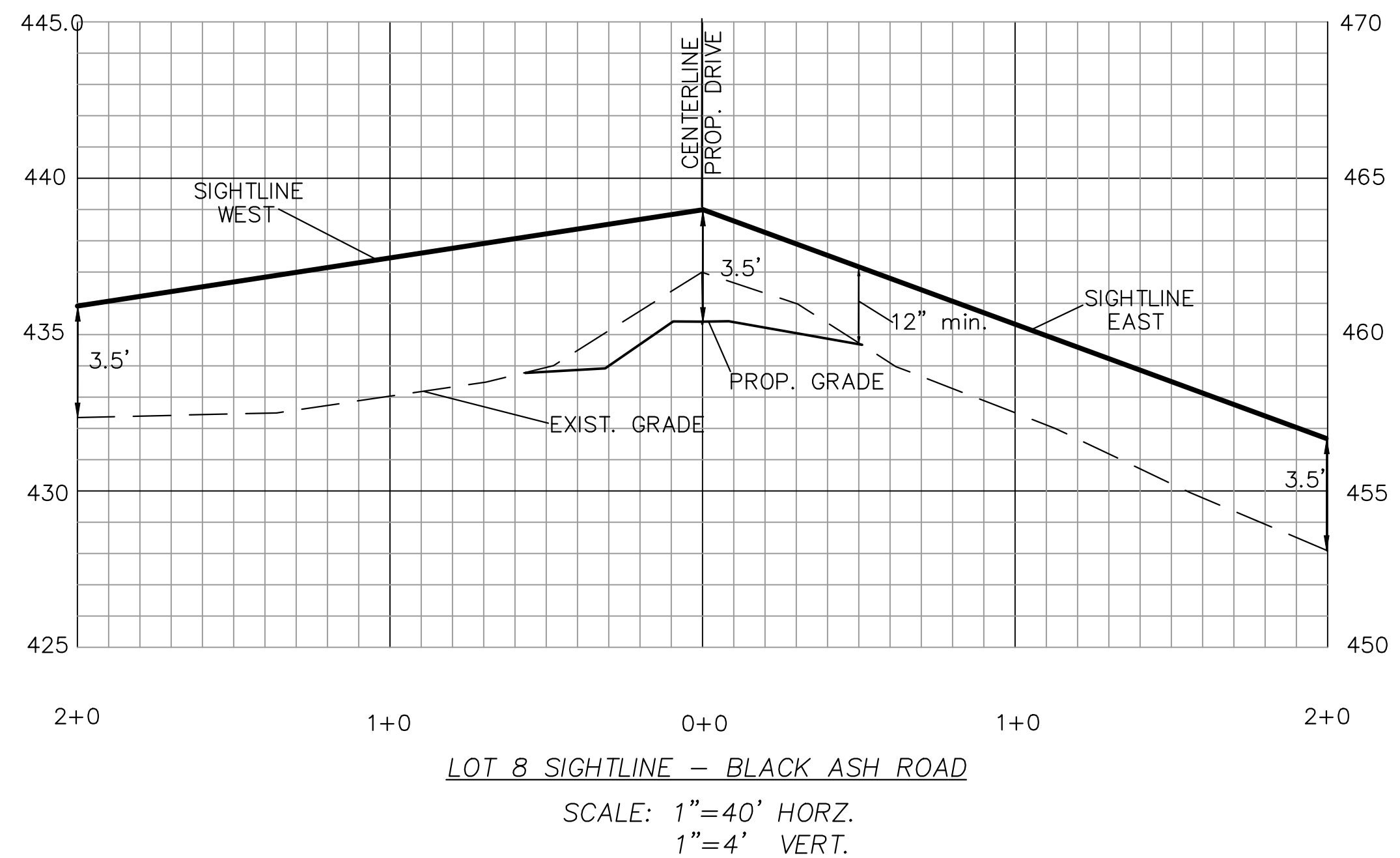
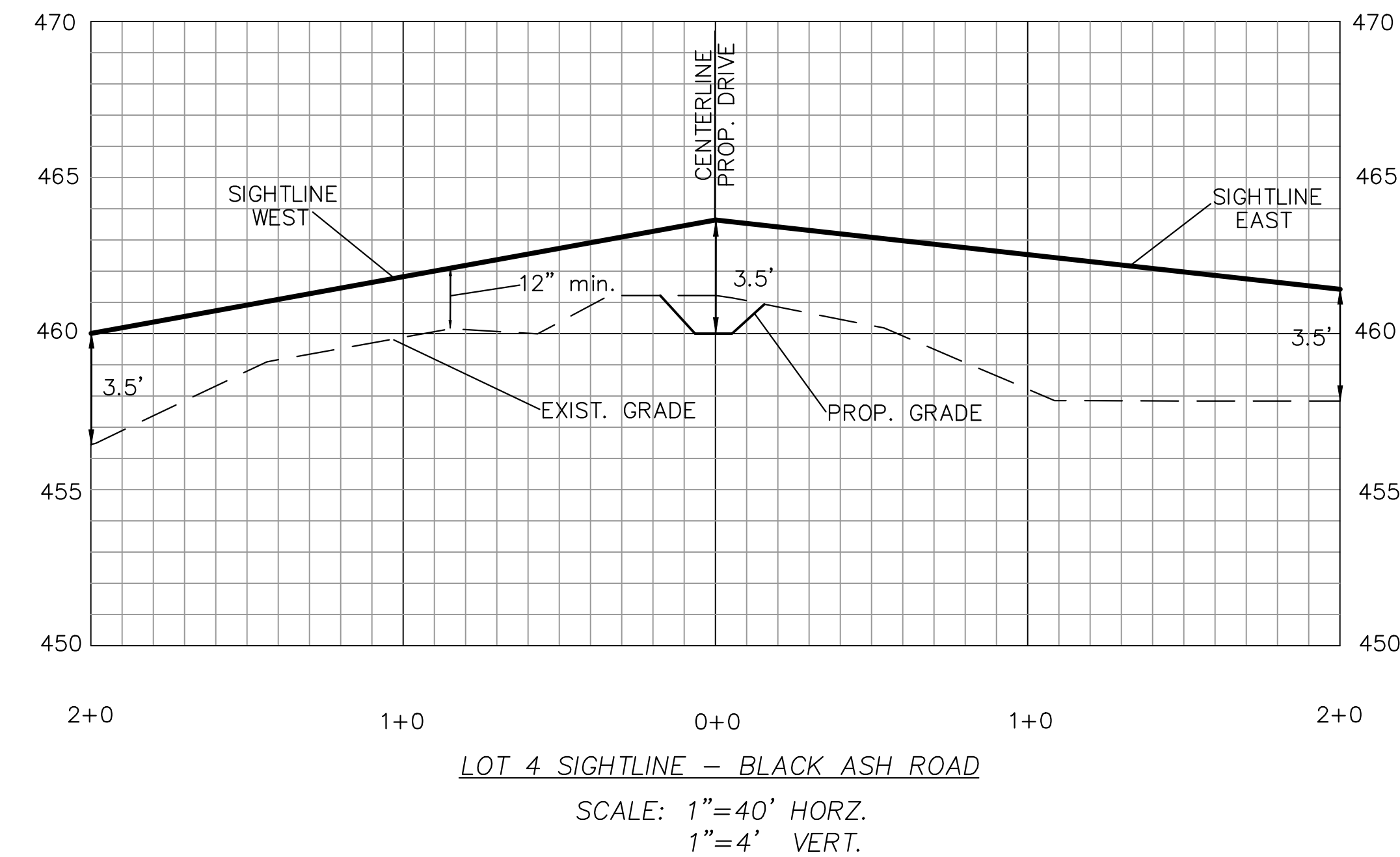
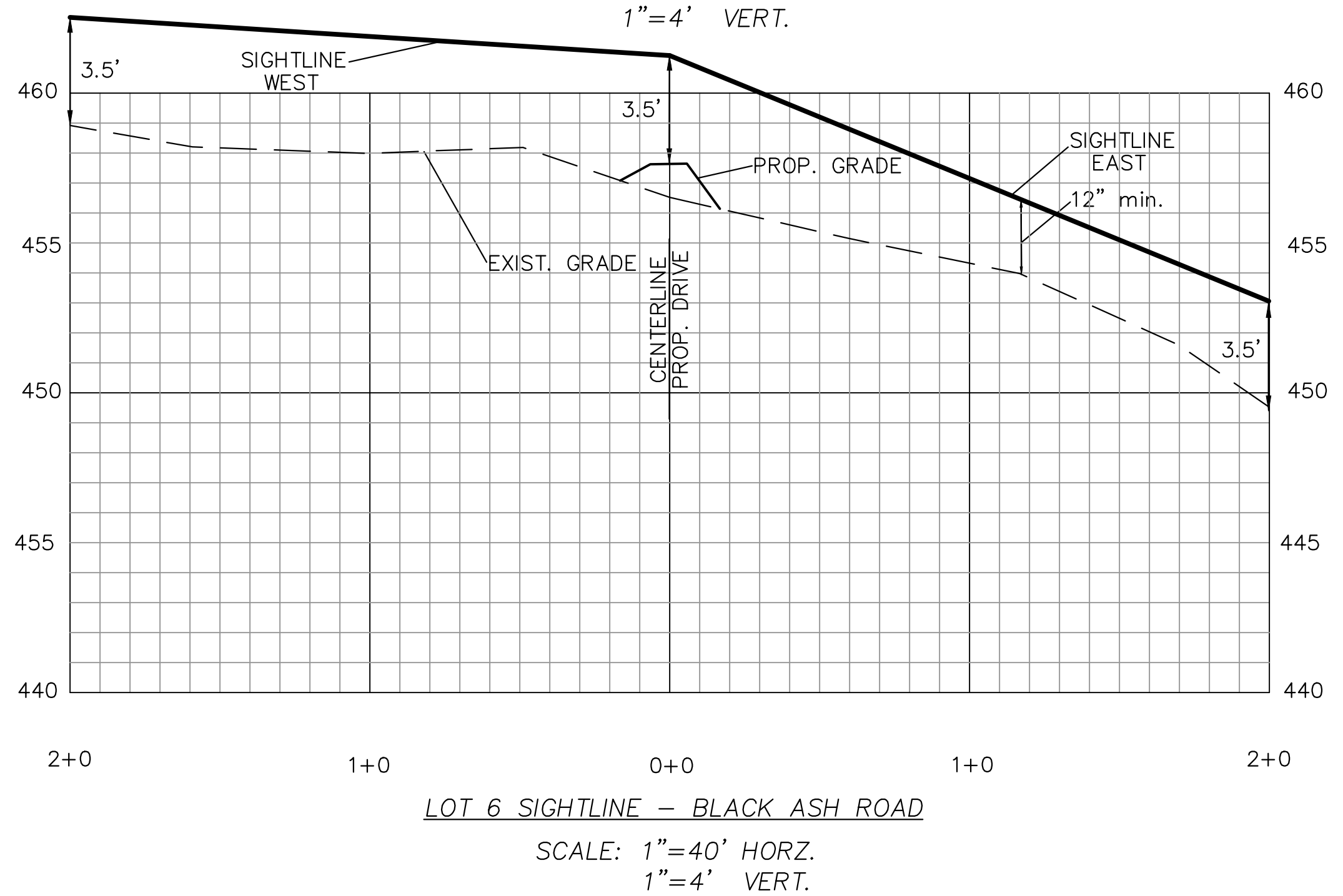
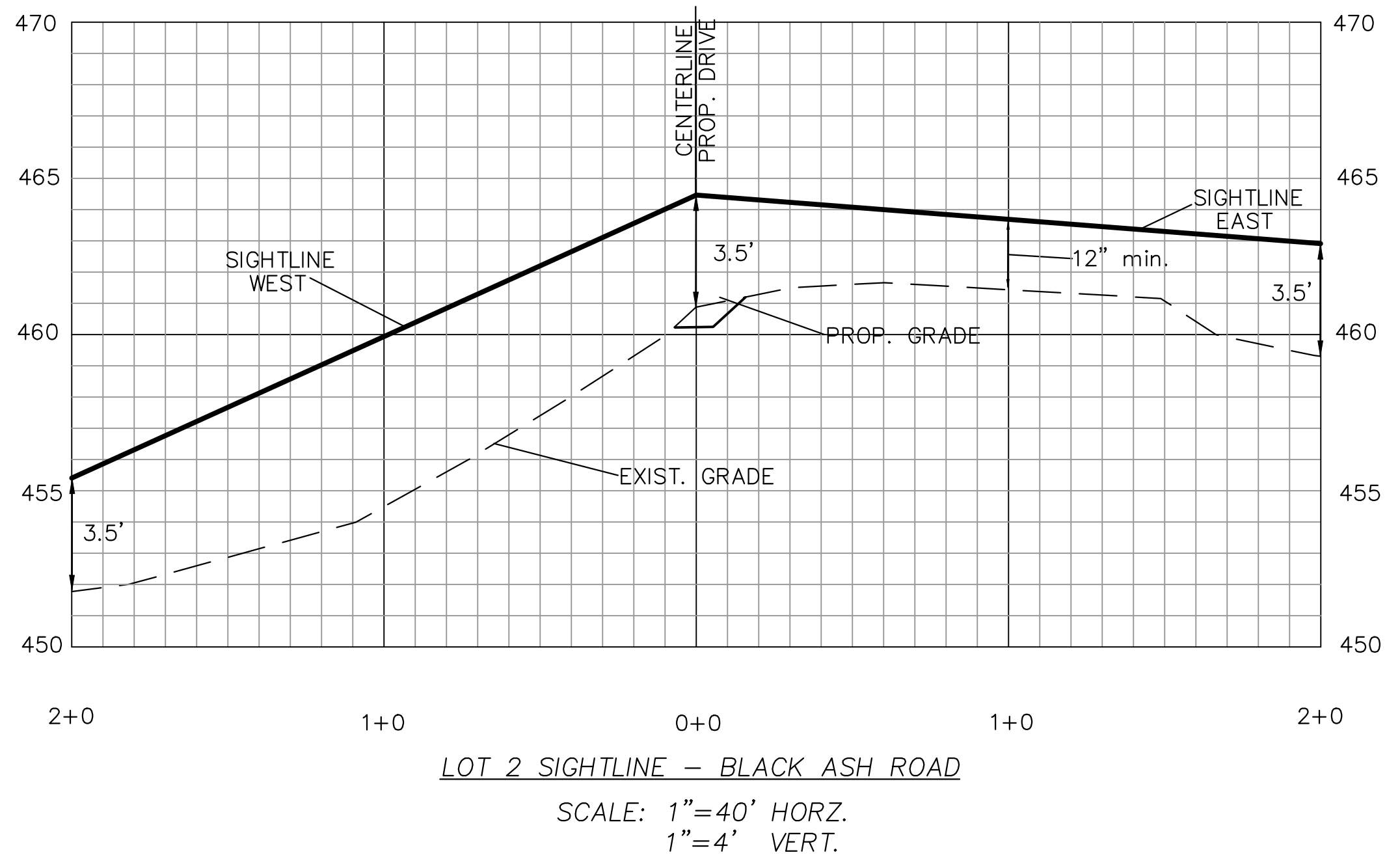
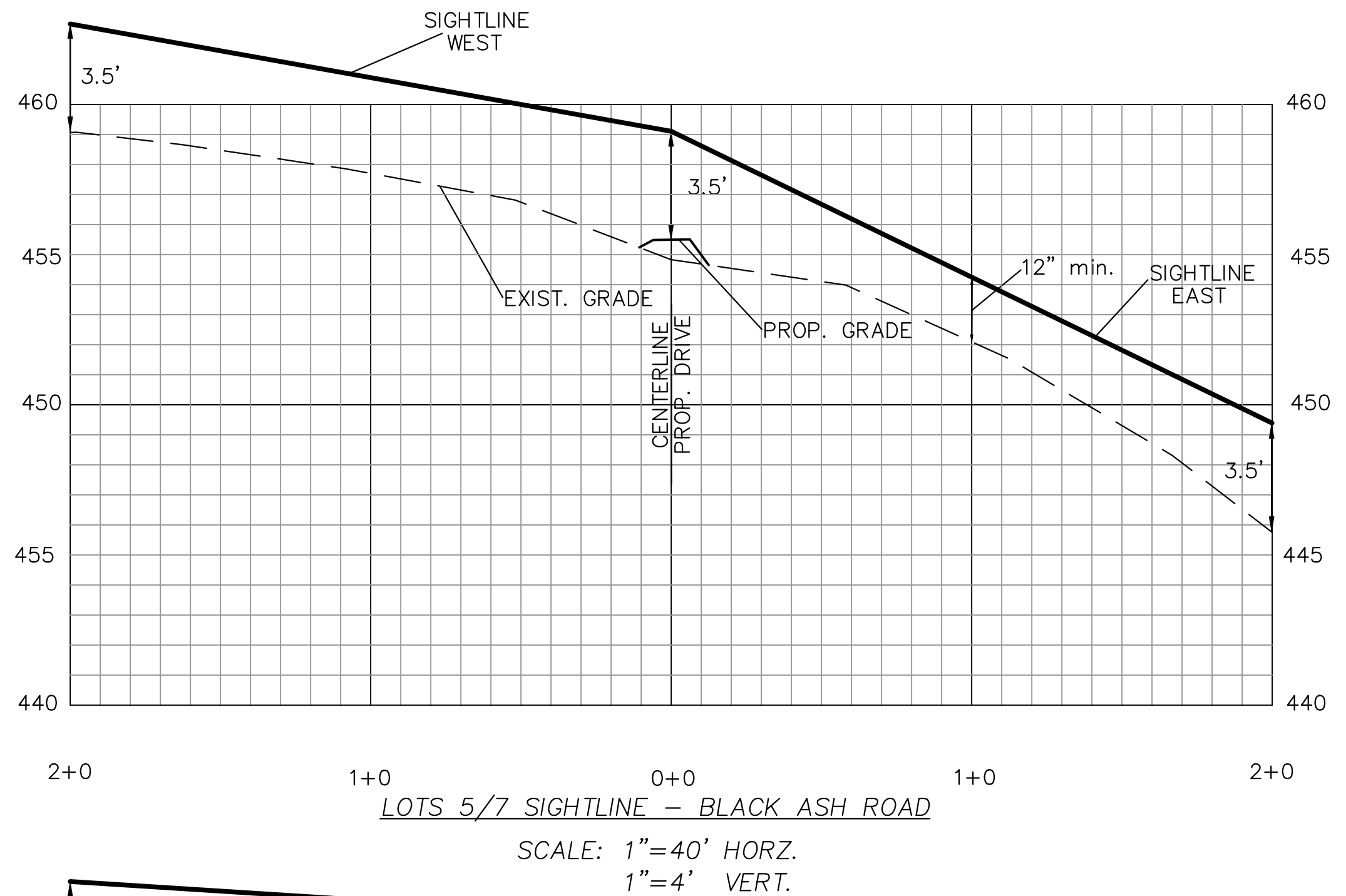
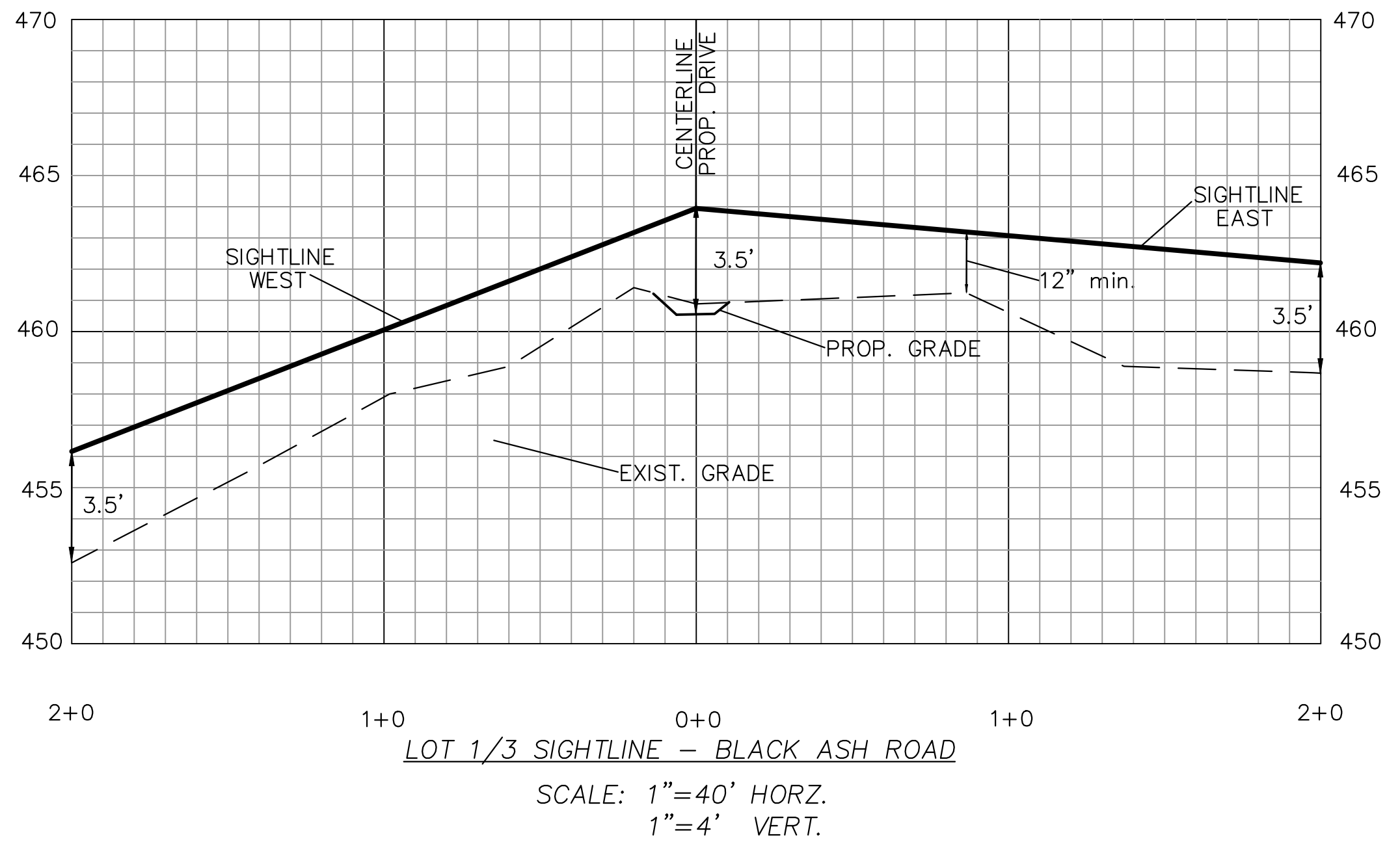
DATE: 8-22-23

SCALE: 1"=40'

SHEET 11 OF 12

MAP NO. 23--024--1ES

REV. 6/28/24 TOWN COMMENTS
REV. 6/20/24 TOWN COMMENTS



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DRIVEWAY SIGHT LINE PROFILES
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PREPARED FOR
PACHAUG CAPITAL, LLC
BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

DATE: 8-22-23
SCALE: NONE
SHEET 12 OF 12
MAP NO. 23-024-1N

REV 6/28/24 TOWN COMMENTS
REV 6/20/24 TOWN COMMENTS