

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

N/F
PINE RIDGE ESTATES
HOMEOWNERS ASSOCIATION

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

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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
PROP. O/H UTILITIES

**WENTWORTH CIVIL
ENGINEERS LLC**

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

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

WESLEY J. WENTWORTH P.E. # 20360