

- LOT DEVELOPMENT NOTES:**
- IMPROVEMENTS DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE INTENDED TO DEMONSTRATE LOT DEVELOPMENT FEASIBILITY. INDIVIDUAL SITE DEVELOPMENT PLANS WILL BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION. ANY DEVIATION OF THE PROPOSED IMPROVEMENTS SHOWN MAY REQUIRE APPROVALS FROM THE TOWN OF MONTVILLE INLAND WETLANDS & WATERCOURSES COMMISSION.
 - PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DEVELOPMENT OF THIS PLAN.
 - ALL PROPOSED UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE GOVERNING UTILITY AUTHORITY.
 - ALL DRIVEWAYS SHALL HAVE A PAVED APRON INSTALLED TO THE STREETLINE. DRIVEWAYS GRADED OVER 10% SHALL BE PAVED.
 - CATCH BASINS IN MEETINGHOUSE LANE THAT ARE DOWN-GRADIENT FROM THE PROPOSED DRIVEWAYS SHALL HAVE EROSION & SEDIMENT CONTROL DEVICES (SILT-SACS) INSTALLED IN THEM DURING LOT DEVELOPMENT.

TEST HOLE DATA	
WITNESSED BY MICHAEL KIRBY UNCAS HEALTH DISTRICT - 6/27/18	
LOT #050-0B4	LOT #050-0B4
TH#1A - 0'-9" TOPSOIL - 9'-28" LOAMY SUBSOIL - 28'-96" FIRM LIGHT TAN FINE SAND SOME FINES	TH#2A - 0'-17" TOPSOIL - 17'-28" LOAMY SUBSOIL - 28'-89" DARK BROWN MED. SAND W SILT/STONES
NO WATER NO LEDGE MOTTLING@32" ROOTS TO 40"	WATER@43" NO LEDGE MOTTLING@25" ROOTS TO 28"
TH#1B - 0'-7" TOPSOIL - 7'-26" LOAMY SUBSOIL - 26'-98" LIGHT TAN FINE SAND STONE & COBBLES	TH#2B - 0'-6" TOPSOIL - 6'-29" REDDISH BROWN SUBSOIL - 29'-90" BROWN FIRM MED. SAND TRACE OF SILT/STONES
NO WATER NO LEDGE NO MOTTLING ROOTS TO 41"	NO WATER NO LEDGE MOTTLING@33" ROOTS TO 40"
TH#1C - 0'-8" TOPSOIL - 8'-26" LOAMY SUBSOIL - 26'-35" LIGHT TAN FINE SAND - 35'-80" BROWN FINE-MED. SAND TRACE OF SILT/STONES	TH#2C - 0'-4" TOPSOIL - 6'-25" LOAMY SUBSOIL - 25'-84" BROWN MED. SAND SOME SILT/STONES & COBBLES
NO WATER NO LEDGE NO MOTTLING ROOTS TO 36"	NO WATER NO LEDGE MOTTLING@35" ROOTS TO 38"
TH#1D - 0'-5" TOPSOIL - 5'-26" LOAMY SUBSOIL - 26'-84" LIGHT TAN FINE-MED. SAND TRACE OF SILT	TH#2D - 0'-5" TOPSOIL - 6'-25" REDDISH BROWN SUBSOIL - 25'-84" BROWN FINE-MED. SAND TRACE OF SILT/STONES
NO WATER NO LEDGE NO MOTTLING ROOTS TO 38"	NO WATER NO LEDGE MOTTLING@28" ROOTS TO 28"

- EROSION AND SEDIMENT CONTROL PLAN:**
- CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED HOUSE DRIVEWAY AND UTILITIES.
 - DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
 - ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
 - ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
 - PRIOR TO SITE DISTURBANCE, THE REPRESENTATIVE OF THE TOWN OF MONTVILLE SHALL BE NOTIFIED WHEN SEDIMENT CONTROL MEASURES ARE IN PLACE SO THAT THE INSPECTION CAN OCCUR.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
 - DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.
- TEMPORARY VEGETATIVE COVER:**
- | MULCHES | APPLICATION RATE PER 1000 S.F. | NOTES |
|------------|--------------------------------|--|
| STRAW/HAY | 70-90 lbs. | FREE FROM WEEDS AND COARSE MATTER |
| WOOD CHIPS | 185-275 lbs. | FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12lbs NITROGEN / TON |
- PLANTING SCHEDULE:**
- SEEDING DATES:
APRIL 1 - JUNE 15
AUGUST 1 - SEPTEMBER 15
- SEED MIXTURE:
45% RED FESCUE
45% KENTUCKY BLUE GRASS
10% PERENNIAL RYE

TEST HOLE DATA FROM REFERENCE MAP #1
JUNE 23, 1983

TH#3 - 0'-9" TOPSOIL - 9'-20" SUBSOIL - 20'-60" MED. SANDY HARDPAN NO WATER NO MOTTLING LEDGE @ 60" PERC RATE - 1" IN 10 MIN.

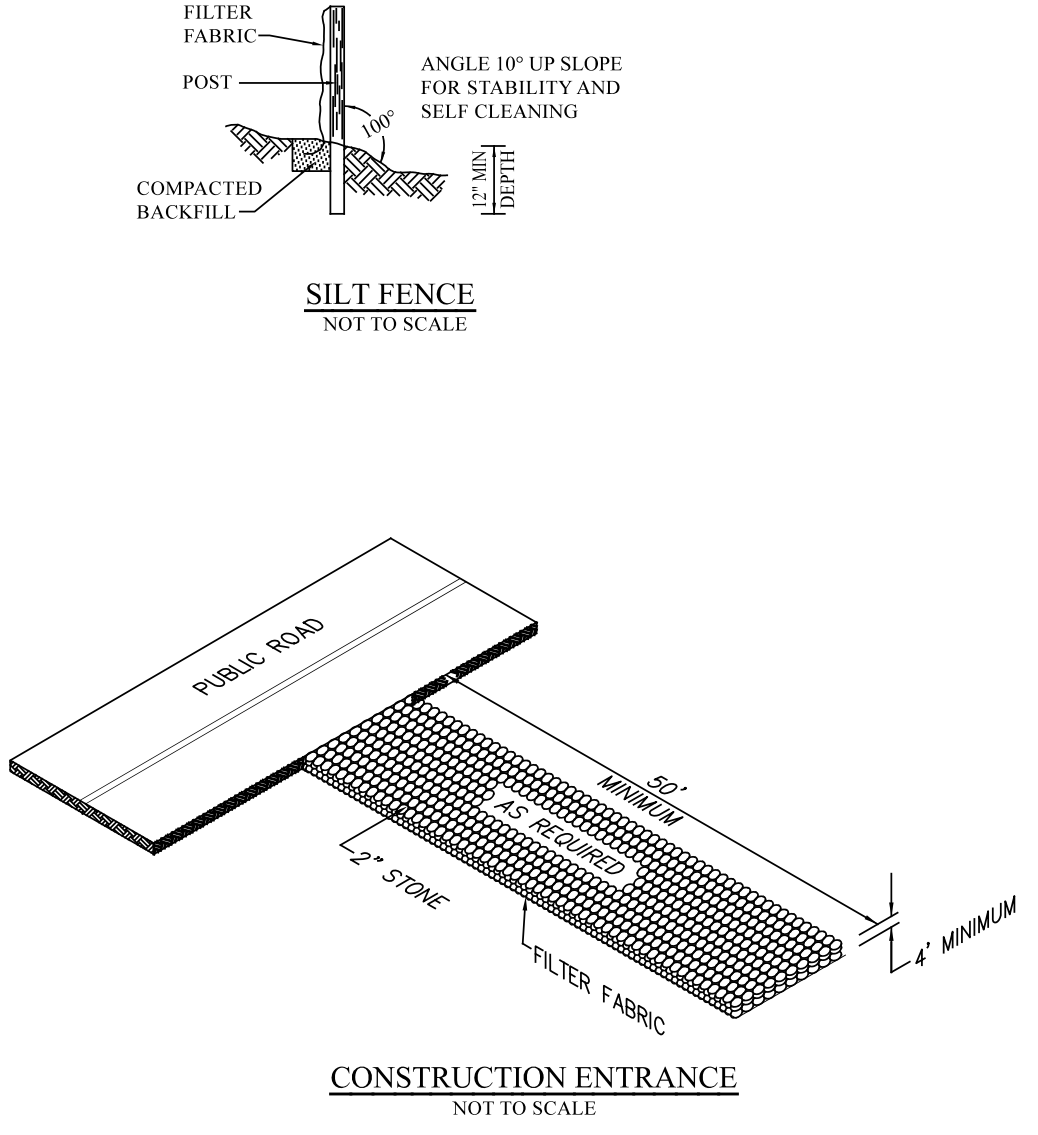
PERC TEST DATA
WITNESSED BY ADVANCED SURVEYS - 6/27/18

PERC #1 DEPTH - 28" PRESOAK - 8:25 9:20 - 3" 9:30 - 6" 9:40 - 8" 9:50 - 10" 10:00 - 11 1/2" 10:10 - 12 3/4" 10:20 - 14" PERC RATE - 8 MINUTES PER INCH	PERC #2 DEPTH - 22" PRESOAK - 8:50 9:35 - 4" 9:45 - 11" 9:55 - 13 1/4" 10:05 - 17 3/4" 10:15 - 19 1/4" 10:25 - 20 1/2" 10:35 - 21 1/2" PERC RATE - 9 MINUTES PER INCH
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PROPOSED LOT #050-0B3
4 BEDROOM RESIDENCE
SLOPE 11%
PERC RATE - 1" IN 9 MINUTES
RECEIVING SOIL DEPTH - 25"
(HF) 26 X (FF) 1.75 X (PF) 1.0 = 45.5'
MLSS REQUIRED - 45.5'
MLSS PROVIDED 58'
4 BEDROOM HOUSE REQUIRES 577.5 S.F.
OF EFFECTIVE LEACHING AREA
USE 58 FEET OF GEOMATRIX-GST 6212 (12" DEPTH)
(58 X 10.0 = 580 S.F.)
USE 1,250 GAL. 2 COMPARTMENT SEPTIC TANK
W/ OUTLET FILTER DEVICE
RESERVE AREA
SAME AS PRIMARY

PROPOSED LOT #050-B04
4 BEDROOM RESIDENCE
SLOPE 14%
PERC RATE - 1" IN 8 MINUTES
RECEIVING SOIL DEPTH - 32"
(HF) 20 X (FF) 1.75 X (PF) 1.0 = 35.0'
MLSS REQUIRED - 35.0'
MLSS PROVIDED 58'
4 BEDROOM HOUSE REQUIRES 577.5 S.F.
OF EFFECTIVE LEACHING AREA
USE 58 FEET OF GEOMATRIX-GST 6212 (12" DEPTH)
(58 X 10.0 = 580 S.F.)
USE 1,250 GAL. 2 COMPARTMENT SEPTIC TANK
W/ OUTLET FILTER DEVICE
RESERVE AREA
SAME AS PRIMARY

EXISTING LOT #050-B
3 BEDROOM RESIDENCE
SLOPE 5%
PERC RATE - 1" IN 10 MINUTES
RESTRICTIVE - 60"
(HF) 20 X (FF) 1.5 X (PF) 1.0 = 30'
MLSS REQUIRED - 30'
MLSS PROVIDED 50'
3 BEDROOM HOUSE REQUIRES 495 S.F.
OF EFFECTIVE LEACHING AREA
USE 50 FEET OF GEOMATRIX-GST 6212 (12" DEPTH)
(50 X 10.0 = 500 S.F.)
USE 1,000 GAL. 2 COMPARTMENT SEPTIC TANK
W/ OUTLET FILTER DEVICE



APPROVED BY THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION ON _____
BY: _____
CHAIRMAN, VICE CHAIRMAN, SECRETARY
PER C.G.S. SECTION 8-26C, AS MAY BE AMENDED, ALL WORK IN CONJUNCTION WITH THE APPROVED SUBDIVISION SHALL BE COMPLETED WITHIN (5) YEARS ON OR BEFORE _____
APPROVAL OF THIS SUBDIVISION PLAN BY THE COMMISSION SHALL MEAN CERTIFICATION OF THE EROSION AND SEDIMENT CONTROL PLAN.

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

RICHARD A. DESCHAMPS L.S. #70019 DATE _____

PROJECT NO.	24 -111
DRAWN BY:	R.A.D.
DATE:	10/2/24
SCALE:	1"=40'
SHEET	3 OF 3
REVISIONS	
2/25/25	PER ENGINEERS COMMENTS
3/6/25	PER COMMENTS

RESUBDIVISION PLAN
PREPARED FOR
ROBERT A. TRINGE
&
JUDITH M. TRINGE
#167 MEETINGHOUSE LANE
MONTVILLE, CONNECTICUT

LOT IMPROVEMENTS - E&S CONTROLS - DETAILS

ADVANCED SURVEYS, LLC.
60 Terry Road, Griswold, CT 06351
Phone - (860) 639-8928