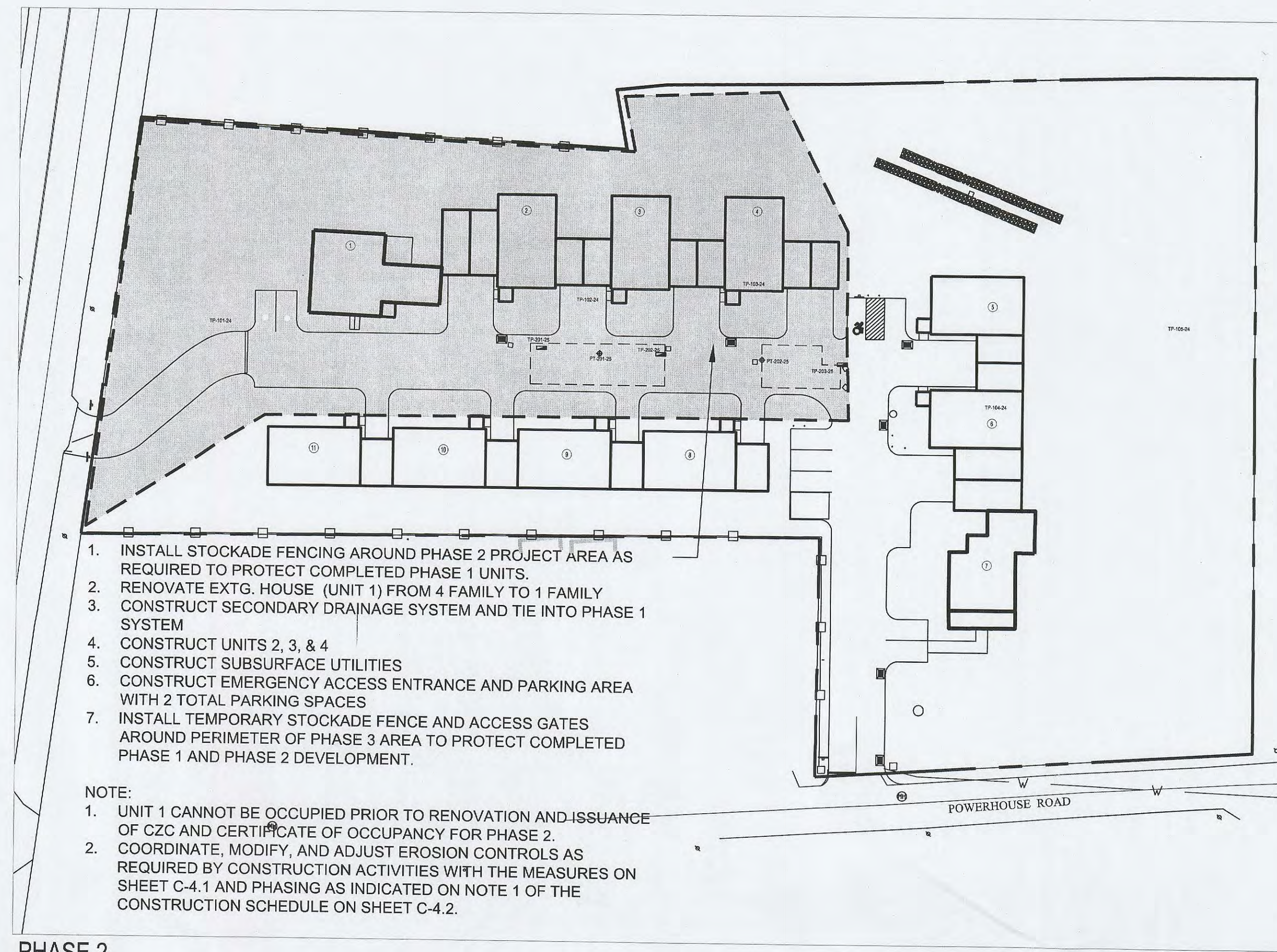
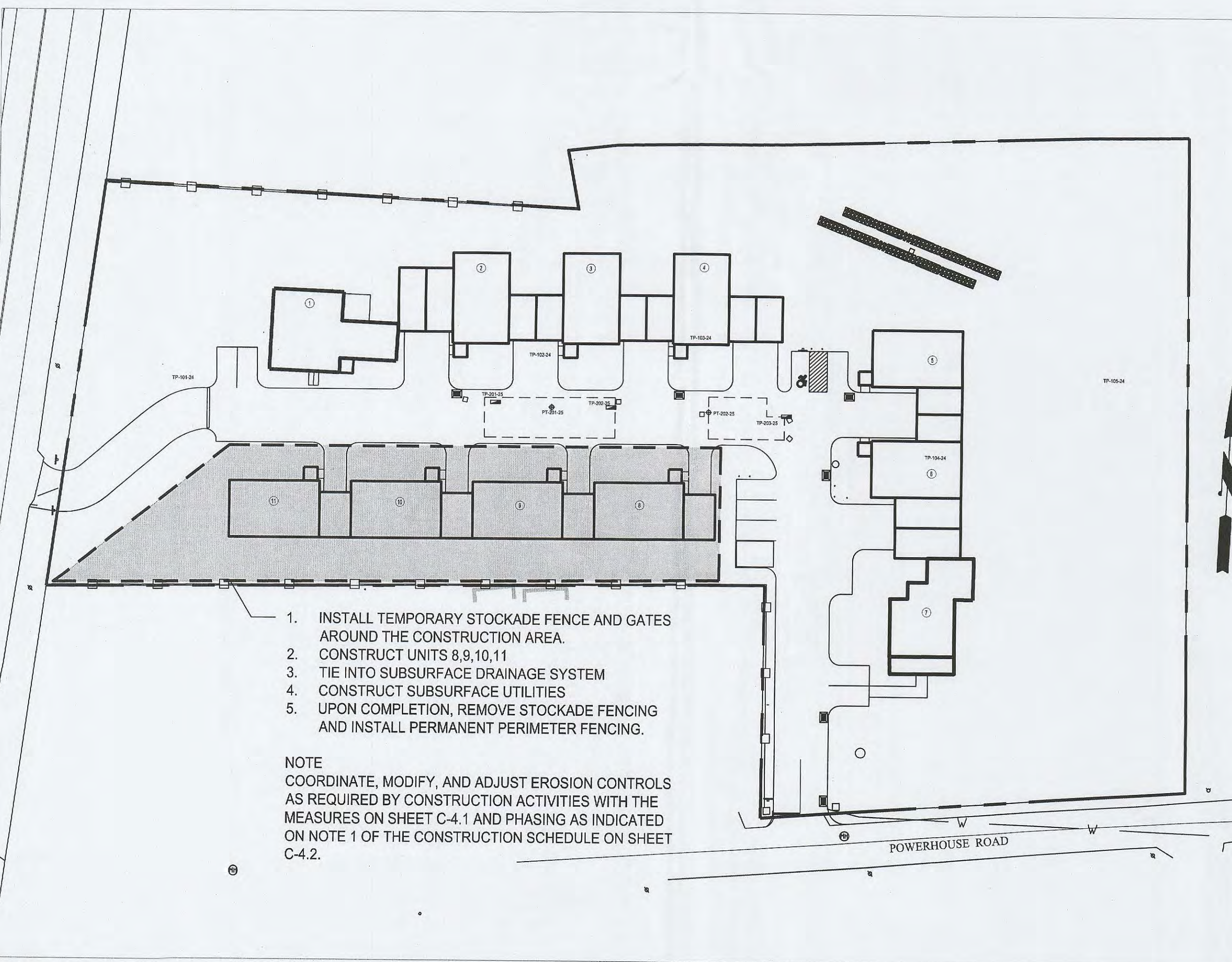
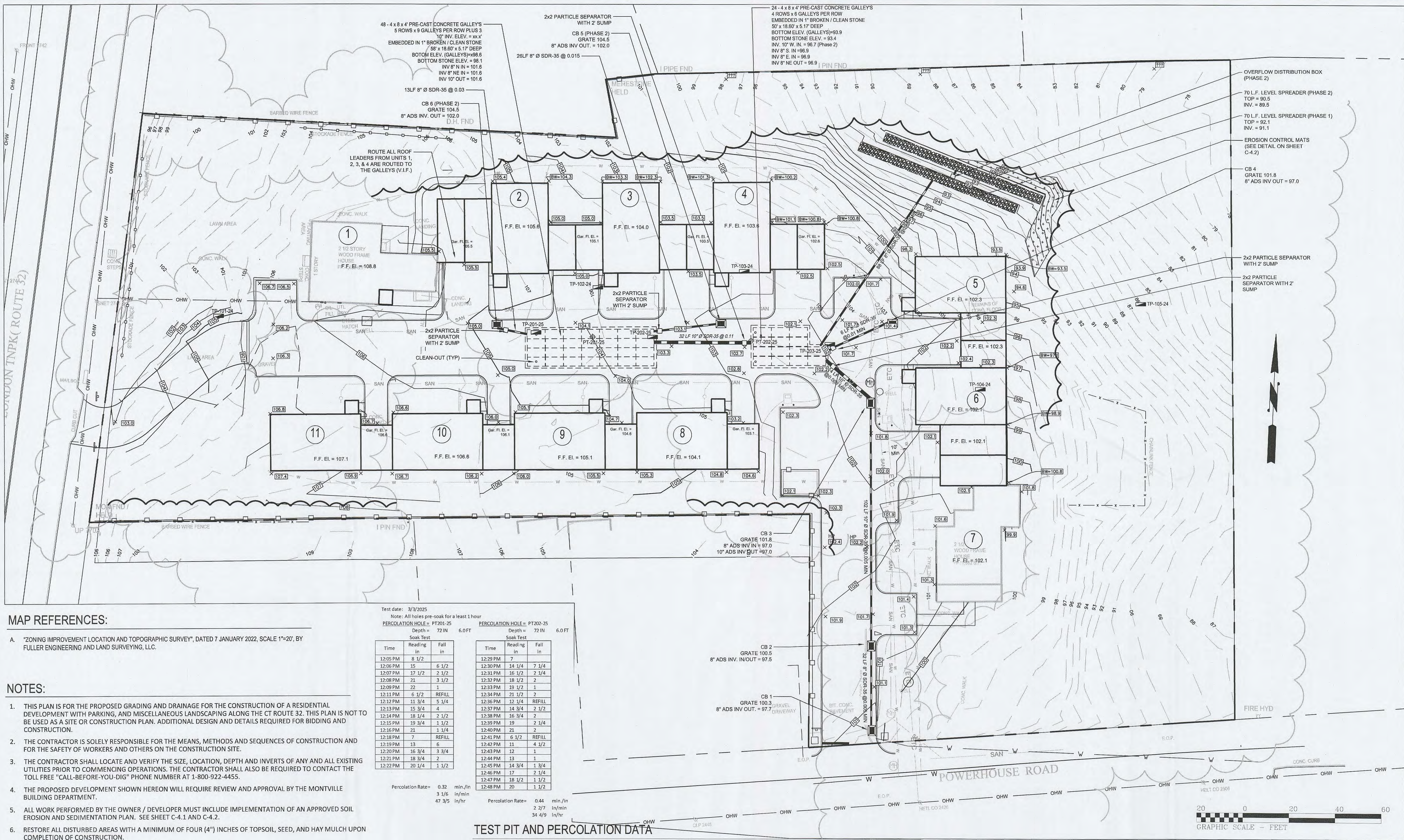


PHASE 1



PHASE 2





MAP REFERENCES:

- A. "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

NOTES:

- THIS PLAN IS FOR THE PROPOSED GRADING AND DRAINAGE FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT WITH PARKING, AND MISCELLANEOUS LANDSCAPING ALONG THE CT ROUTE 32. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
- THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE MONTVILLE BUILDING DEPARTMENT.
- ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN. SEE SHEET C-4.1 AND C-4.2.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
- ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE TOWN OF MONTVILLE AND UTILITY COMPANY STANDARDS.
- FINAL RETAINING WALL SYSTEM TO BE DESIGNED AND INSPECTED BY A CONNECTICUT LICENSED ENGINEER. STRUCTURAL DETAILS TO BE SUBMITTED TO THE SATISFACTION OF THE TOWN ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- SEE DETAILS FOR TEMPORARY AND PERMANENT TRENCHING WITHIN THE POWERHOUSE ROAD.
- SEE ENGINEERING REPORT FOR OPERATION AND MAINTENANCE PLAN.

EARTHWORK

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface2	1.000	1.000	59758.81 Sq. Ft.	1938.12 Cu. Yd.	803.40 Cu. Yd.	1134.72 Cu. Yd.<Cut>
Totals			59758.81 Sq. Ft.	1938.12 Cu. Yd.	803.40 Cu. Yd.	1134.72 Cu. Yd.<Cut>

Test date: 3/3/2025 Note: All holes pre-soak for a least 1 hour			PERCOLATION HOLE = PT201-25 Depth = 72 IN 6.0 FT Soak Test		
Time	Reading	Fall	Time	Reading	Fall
12:05 PM	8 1/2	7	12:29 PM	7	7
12:06 PM	15	6 1/2	12:30 PM	14 1/4	7 1/4
12:07 PM	17 1/2	2 1/2	12:31 PM	16 1/2	2 1/4
12:08 PM	21	3 1/2	12:32 PM	18 1/2	2
12:09 PM	22	1	12:33 PM	19 1/2	1
12:11 PM	6 1/2	REFILL	12:34 PM	21 1/2	2
12:12 PM	11 3/4	5 1/4	12:36 PM	12 1/4	REFILL
12:13 PM	15 3/4	4	12:37 PM	14 3/4	2 1/2
12:14 PM	18 1/4	2 1/2	12:38 PM	16 3/4	2
12:15 PM	19 3/4	1 1/2	12:39 PM	19	2 1/4
12:16 PM	21	1 1/4	12:40 PM	21	2
12:18 PM	7	REFILL	12:41 PM	6 3/2	REFILL
12:19 PM	13	6	12:42 PM	11	4 1/2
12:20 PM	16 3/4	3 3/4	12:43 PM	12	1
12:21 PM	18 3/4	2	12:44 PM	13	1
12:22 PM	20 1/4	1 1/2	12:45 PM	14 3/4	1 3/4
			12:46 PM	17	2 1/4
			12:47 PM	18 1/2	1 1/2
			12:48 PM	20	1 1/2
Percolation Rate = 0.32 min/in 3 1/6 in/min 47 3/5 in/hr			Percolation Rate = 0.44 min/in 2 2/7 in/min 34 4/9 in/hr		

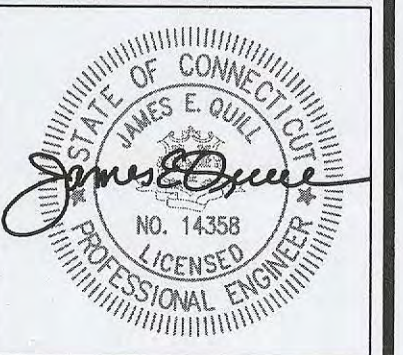
TEST PIT AND PERCOLATION DATA

145 Norwich-New London Turnpike, Montville, CT 06382
FE24-1889

Test Pits 101-105 conducted on 10/31/2024
Test Pits 201-203 conducted on 03/03/2025

TEST PIT TP 101-24			TEST PIT TP 102-24			TEST PIT TP 103-24			TEST PIT TP 104-24			TEST PIT TP 105-24			TEST PIT TP 201-25			TEST PIT TP 202-25			TEST PIT TP 203-25		
DEPTH	70 Inches	5.8 Feet	DEPTH	86 Inches	7.2 Feet	DEPTH	72 Inches	6 Feet	DEPTH	96 Inches	8 Feet	DEPTH	81 Inches	6.8 Feet	DEPTH	174 Inches	14.5 Feet	DEPTH	168 Inches	14 Feet	DEPTH	174 Inches	14.5 Feet
	0-15	Top soil with roots		0-16	Top soil with roots		0-11	Top soil with roots		0-16	Top soil with debris (Fill)		0-17	Top soil with roots		0-11	Top soil with roots		0-8	Top soil with roots		0-18	Top soil with roots
	15-44	Yellow dry silt with some very fine sand with cobbles and roots		16-42	Yellow dry silt with cobbles and roots		11-50	Yellow silt with cobbles and roots		16-36	Yellow silt with cobbles		17-36	Yellow silt with roots		11-40	Yellow silt with cobbles and roots		8-48	Yellow silt with cobbles and roots		18-34	Yellow silt with roots and some sand
	44-70	Tan Coarse Medium Size Sand (Dry) a lot of cobbles.		42-86	Tan Coarse Medium Size Sand some cobbles.		50-72	Tan Coarse Medium Size Sand a lot of cobbles.		36-96	Tan Coarse Medium Size Sand a lot of cobbles.		36-81	Tan Coarse Medium Sand, gravel and cobbles.		40-174	Tan Coarse Medium Size Sand a lot of cobbles.		48-168	Tan Coarse Medium Size Sand a lot of cobbles.		34-174	Tan Coarse Medium Sand, gravel and cobbles.
	Mottling No Water No Lodge No Roots 44"			Mottling No Water No Lodge No Roots 42"			Mottling No Water No Lodge No Roots 50"			Mottling No Water No Lodge No Roots 36"			Mottling No Water No Lodge No Roots 44"			Mottling No Water No Lodge No Roots 40"			Mottling No Water No Lodge No Roots 48"			Mottling No Water No Lodge No Roots 34"	

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION	
CHAIRMAN	DATE
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION	
CHAIRMAN	DATE
EXPIRATION DATE	
SEC PLAN APPROVAL DATE	



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MADISON PLACE
LUXURY TOWNHOUSE DEVELOPMENT
18 POWERHOUSE ROAD
MONTVILLE, CONNECTICUT
PREPARED FOR
JNE HOLDINGS, LLC

Job Number:
FE24-1889

Job Start Date:
3/20/24

Staff Comments	03/07/25
Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

Drawn By: Checked By:
D.R.R. J.E.Q.

Sheet Title:
GRADING AND DRAINAGE PLAN

Scale:
1" = 20'

Sheet Number:
C-3.1



C-3.2