APPLICATION OF 38 LAUREL POINT DRIVE OWNER LLC
TO TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION

NARRATIVE DESCRIPTION AND CONSTRUCTION SEQUENCE RELATIVE TO THE DEVELOPMENT OF A SINGLE FAMILY DWELLING HOUSE AND APPURTENANT FACILITIES
38 LAUREL POINT DRIVE, MONTVILLE, CONNECTICUT

DATE: APRIL 7, 2025

PROJECT OVERVIEW:

38 Laurel Point Drive Owner LLC, a Connecticut limited liability company (the "Applicant") is the owner of a lot or parcel of land containing 22,777 square feet of lot area located on the northerly side of Laurel Point Drive and the southerly shore of Oxoboxo Lake in the Town of Montville, Connecticut (the "Property"). The Property is a legally existing non-conforming lot located in the R-80 Zoning District. The owner and Applicant seek to construct a single family residence, garage, onsite septic disposal system, potable water supply well and appurtenant improvements on the Property, all in accordance with a certain plan entitled "Septic System Design Plan Prepared For 38 Laurel Point Drive, LLC #38 Laurel Point Drive Montville, Connecticut Project No. 25-034 Drawn By: R.A.D. Date: 3/22/25 Scale: 1" = 20' Sheet 1 of 1 Advanced Surveys, LLC. 60 Terry Road, Griswold, CT 06351 Phone - (860) 639-8928" (hereinafter, the "Plan").

The development plan for this project has been formulated by the Applicant's design professional, Advanced Surveys, LLC, in order to accomplish the following goals while allowing the Applicant the ability to redevelop this legally existing non-conforming parcel of land for a use permitted as of right in the R-80 Zoning District:

(i) To completely avoid direct disturbance to any regulated wetland or watercourse resource; and

(ii) To avoid any point source discharges of stormwater as a result of the development of the single family dwelling house, garage and appurtenant facilities.

In order to accomplish the above listed development goals, the Applicant has incorporated the following mitigation measures into the design and project vernacular for the redevelopment of the Property:

(a) To minimize disturbance within the upland review area adjacent to Oxoboxo Lake.

(b) By incorporating into the project design best management practices for the redevelopment of a legally existing non-conforming lot.

A review of the State of Connecticut Natural Diversity Database maintained by the State of Connecticut Department of Energy and Environmental Protection evidences the fact that there are no species of special concern located on or in proximity to the Property. In addition, the Property does not contain any critical habitat area.

Soil characteristics on the project site are as follows:

UPLAND SOILS:

(a) **38C – Hinckley Gravelly Sandy Loam 3 – 15% Slopes.** This gently sloping and sloping, excessively drained soil is found on stream terraces, outwash plains, kames and eskers. Mapped areas are dominantly irregular in shape and mostly 2 to 25 acres. Typically, this Hinckley soil has a dark brown, gravelly sandy loam surface layer 7 inches thick. The subsoil is yellowish brown gravelly loamy sand 15 inches thick. The substratum is brownish yellow very gravelly coarse sand to a depth of 60 inches or more.

(b) **38E – Hinckley Gravelly Sandy Loam 15 – 35% Slopes.** This moderately steep and steep, excessively drained soil is found on stream terraces, outwash plains, kames and eskers. Mapped areas are dominantly irregular in shape and mostly 2 to 35 acres. Typically, this Hinckley soil has a dark brown, gravelly sandy loam surface layer 2 inches thick. The subsoil is yellowish brown gravelly loamy sand 20 inches thick. The substratum is brownish yellow very gravelly coarse sand to a depth of 60 inches or more.

The soil stratification for both classifications of Hinckley Soils is as follows:

0" – 7"	Dark brown gravelly sandy loam; weak fine granular structure; very friable; many fine roots; 20% coarse fragments; medium acid; abrupt wavy boundary.
7" – 14"	Yellowish brown gravelly loamy sand; single grain; loose; few fine roots; 25% coarse fragments; medium acid; gradual wavy boundary.
14" – 22"	Yellowish brown gravelly loamy sand; single grain; loose; few fine roots; 40% coarse fragments; strongly acid; clear wavy boundary.
22" – 60"	Brownish yellowish very gravelly coarse sand; single grain; loose; 60% coarse fragments; medium acid.

GENERAL PROCEDURES:

1. Prior to development of the Property, the Applicant, the Applicant's contractor and the Applicant's land use professional shall meet with the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to agree upon the method of installation and maintenance of erosion and sediment control measures for the development

of the Property. It is contemplated that the redevelopment of the Property will occur during one (1) construction season commencing in June, 2025 and being completed by November 30, 2025.

2. The Applicant shall install the "Construction Entrance" in the location designated as "Provide a Non-Tracking Construction Entrance (See Detail)" on the Plan. The construction entrance shall be constructed in accordance with the "Construction Entrance" detail delineated on the Plan.

3. Prior to conducting any further activities on the property, the Applicant shall notify the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer that erosion and sediment control measures for the development of the Property have been installed and request that the same be inspected and approved by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer.

4. All activities in conjunction with the redevelopment of Property shall be conducted in accordance with the terms and provisions of the "Erosion and Sediment Control Plan" narrative depicted on the Plan and in accordance with the terms and provisions of this Narrative.

5. All erosion and sediment control measures shall be inspected at least twice weekly while construction is ongoing, and after every storm event resulting in a discharge and repaired and maintained as necessary.

6. Unless notification otherwise is provided in writing to the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer, Kevin Campbell of 2 Lynbrook Court, Huntington, New York 11743-3957, Telephone: (516) 702-7649, E-mail: lizandkevinc@gmail.com shall be the designated representative of the Applicant responsible for the implementation of the erosion and sediment control plan for the redevelopment of the Property. All erosion and sediment control measures shall be inspected and maintained and/or repaired, as necessary, on a twice weekly basis during the construction and stabilization periods and after each storm occurrence meeting the threshold specified above.

7. At such time as stabilization has been achieved and certification thereof received from the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer, the silt fence shall be removed.

8. During the stabilization period, any erosion which occurs shall be immediately repaired by the Applicant, re-seeded with the seeding mixes set forth in the Construction Sequencing Section of this Narrative, and re-stabilized.

9. If any erosion and sediment control measure fails, or is not installed or maintained in accordance with this Narrative, the erosion and sediment control narrative, the E&S Plan

or the directives of the Montville Wetlands Enforcement Officer and/or the Montville Zoning Enforcement Officer, the Applicant, or its successors, shall be required to cease all development activities on the project until such time as said erosion and sediment control measures have been installed in accordance with this Narrative, the erosion and sediment control narrative, the E&S Plan and the directives of the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer and approval of the same has been certified by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer, in writing.

CONSTRUCTION SEQUENCING:

1. The Applicant shall remove the surface soil from the area for the construction of the construction entrance in the location delineated on the Plan in accordance with the "Construction Entrance" Detail depicted on the Plan.

2. The Applicant shall install a continuous line of silt fence northerly of the construction area in the location delineated on the Plan.

3. Upon the completion of installation of erosion and sediment control measures, the Applicant shall contact the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to perform an inspection of the installation of erosion and sediment control measures. Other than the construction of the construction entrance, no mass soil shall be disturbed until such time as the installation of erosion and sediment control measures has been approved by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer.

4. The Applicant shall strip the surface soil in the area of construction of the dwelling house, yard and driveway area. Surface soil shall be retained on the lot for eventual use in the stabilization of disturbed areas. Surface soil stockpiles shall be stabilized by installing a single row of silt fence around each stockpile location. The stockpile shall be constructed at a slope not to exceed 3:1 and shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of 40 pounds per acre. Mulch shall be applied at the rate of 80 pounds per 1,000 square feet, and shall be spread by hand or with a mulch blower. In conjunction with the clearing of the Property, no construction debris shall be buried on the Property. Any construction debris generated from lot clearing activities shall either be (i) ground in place or (ii) removed to a location approved in advance by the Zoning Enforcement Officer and Wetlands Enforcement Officer of the Town of Montville. The surface soil stockpile shall be located exterior to the high point on the lot which drains to Oxoboxo Lake.

5. Due to the limited maneuvering area for construction equipment on the site, the proposed potable water supply well located northerly of the dwelling house shall be drilled.

6. The cellar hole shall be excavated. Sufficient material shall be retained on site for backfilling the foundation. Additional material shall be transported from the site.

7. Footings shall be poured in the cellar hole and thereafter foundation walls shall be poured subsequent to the approval of the footings by the Building Official of the Town of Montville.

8. Upon completion of the construction of the foundation, the foundation shall be backfilled with stored material to rough grade.

9. Construction of the dwelling house shall be completed. The driveway shall be constructed and disturbed areas shall be rough graded.

10. In order to prevent compaction over the septic area, the septic system shall not be installed until such time as primary truck traffic delivering materials for the construction of the dwelling house has been completed. Thereafter, the primary septic system, consisting of 36 linear feet of Geomatrix GST-6218 Leaching System, as depicted on the Plan, the septic tank and distribution box shall be installed and interconnected to the dwelling house. Septic system installation shall be inspected by a representative of the Uncas Health District.

11. Upon the completion of construction of improvements, all disturbed areas shall be stabilized by loaming the same with not less 4 inches of topsoil obtained from the surface soil stockpile. Areas to be seeded will be prepared by spreading ground limestone equivalent to 50 percent calcium plus magnesium oxide applied at a rate of 100 pounds per 1,000 square feet. Fertilizer (10-10-10) is to be applied at a rate of 7.5 pounds per 1,000 square feet. Seeding shall be applied with the following seeding mix: Kentucky Bluegrass applied at a rate of 1.72 pounds per 1,000 square feet, Creeping Red Fescue applied at a rate of 1.72 pounds per 1,000 square feet and perennial rye grass applied at a rate of 0.58 pounds per 1,000 square feet for a total application of 4 pounds per 1,000 square feet. After seeding, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of 70 pounds per 1,000 square feet, and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 15.

12. Once all seeded areas have been thoroughly stabilized and cut with two cuttings, erosion and sediment control measures shall be removed.