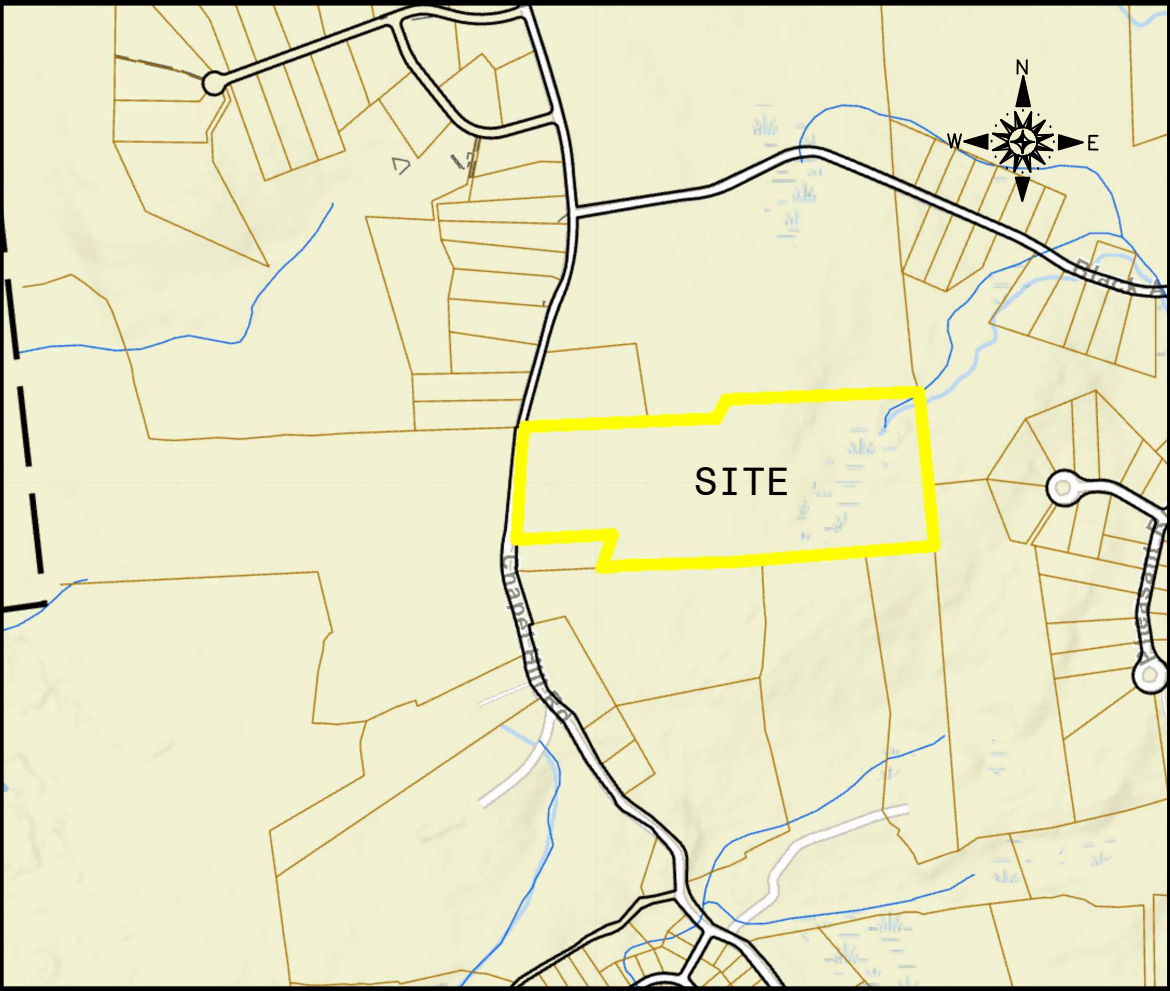




LOCATION MAP
SCALE 1"=1000'±

2 LOT SUBDIVISION
211 CHAPEL HILL ROAD
PREPARED FOR
ANDREW MYERS
MONTVILLE, CONNECTICUT

ZONING TABLE

TOTAL AREA:	37.01 AC.±		
ZONE:	R-80		
	REQUIRED	PROVIDED	
		LOT 1	LOT 2
LOT AREA:	80,000 SF	31.07 AC.	5.884 AC.
LOT FRONTAGE:	180 FT	205.75'	360.00'
BUILDING SETBACKS:	50' FY 50' RY 20' SY	50' FY 50' RY 20' SY	50' FY 50' RY 20' SY

OWNERS: ANDREW A. & MARGO Z. MYERS
211 CHAPEL HILL ROAD
OAKDALE, CT 06370
SUBDIVIDER: ANDREW MYERS
211 CHAPEL HILL ROAD
OAKDALE, CT 06370

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COVER SHEET
PROPERTY LINE & TOPOGRAPHIC SURVEY
RECORD SUBDIVISION MAP
OVERALL PLAN
LOT 2 GRADING PLAN / E&S CONTROL PLAN
NOTES & DETAILS

SHEET C-1
SHEET 1 OF 1
SHEET 1 OF 1
SHEET S-1
SHEET S-2
SHEET S-3

APPROVED BY WPCA OR HEALTH DISTRICT

BY: _____ DATE: _____

APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION ON: _____

BY: _____ DATE: _____
CHAIRMAN, VICE CHAIRMAN, SECRETARY

DATE OF COMPLETION FOR ALL WORK:

BY: _____ DATE: _____
CHAIRMAN, VICE CHAIRMAN, SECRETARY

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

BY: _____ DATE: _____
WESLEY J. WENTWORTH, P.E.

BY: _____ DATE: _____
ANDREW MYERS, DEVELOPER

EROSION & SEDIMENTATION CONTROL PLAN CERTIFIED BY THE MONTVILLE PLANNING & ZONING COMMISSION

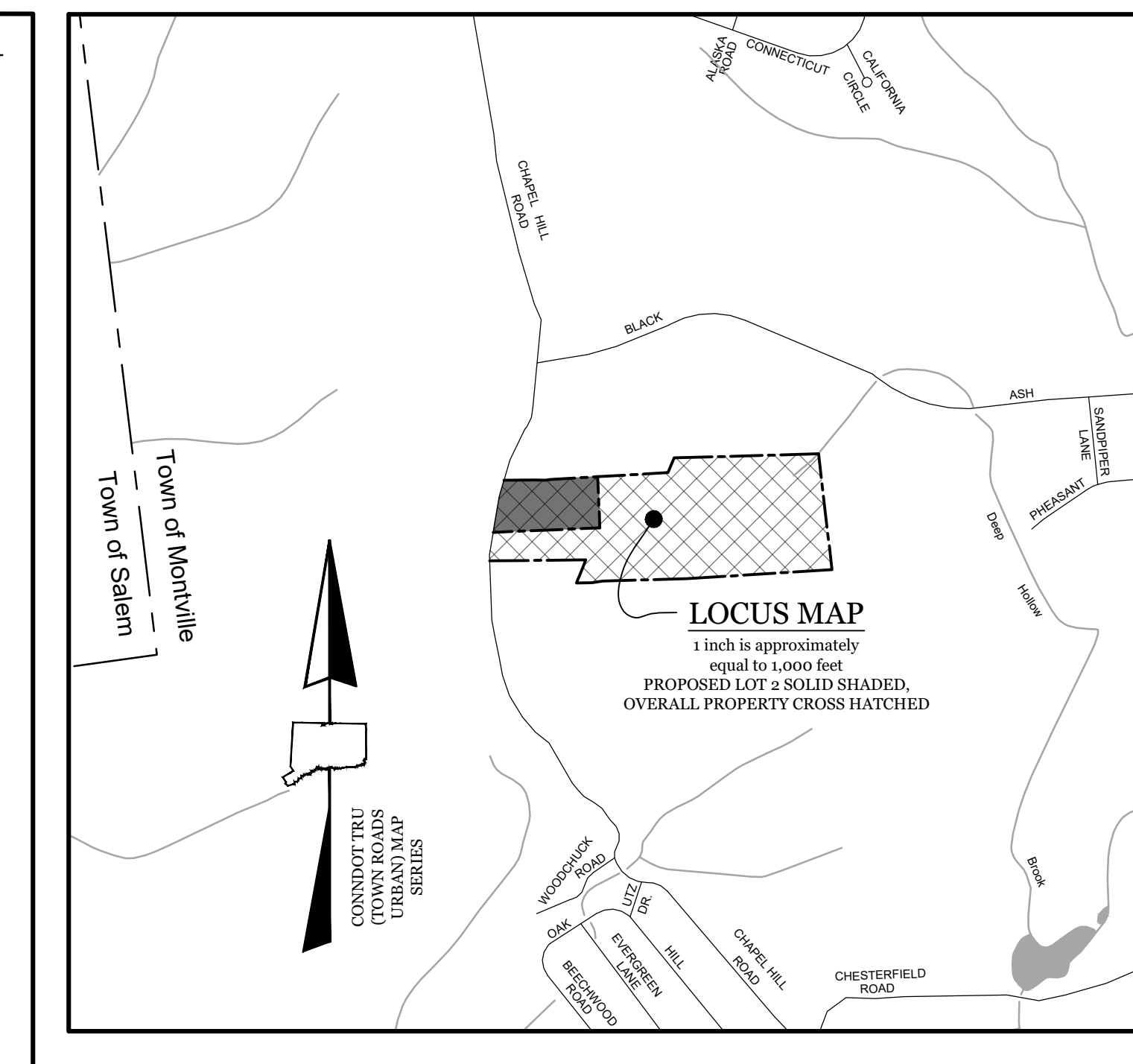
BY: _____ DATE: _____
CHAIRMAN, VICE CHAIRMAN, SECRETARY



REV. 9/01/26 TOWN REVIEW COMMENTS
REV. 7/14/26



WENTWORTH CIVIL
ENGINEERS LLC
177 WEST TOWN ST.
LEBANON, CT 06249
TEL. (860) 642-7255
FAX (860) 642-4794
web: wentworthcivil.com



1. This survey and map have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. It is a Subdivision Map, intended to depict a proposed 2-lot subdivision together with existing site features, existing and proposed property lines, and the relief of the ground surface.

2. Reference has been made to the following maps and plans:
 - A. "PROPERTY AND TOPOGRAPHIC SURVEY OF A PORTION OF LAND OWNED BY MYERS AT NO. 211 CHAPEL HILL ROAD MONTVILLE, CONNECTICUT", dated April 24, 2026, scale: 1" = 50', prepared by Franklin Surveys.
 - B. "SUBDIVISION MAP PROPERTY OF JOHN W. JAKAN CHAPEL HILL ROAD MONTVILLE, CONN.", dated June 11, 1976, scale: 1" = 100', sheet #2 of 2, prepared by Bernard F. Stone & Assoc., Inc., recorded on the Town of Montville land records as Map #501.
 - C. "BOUNDARY SURVEY PROPERTY OFF CHAPEL HILL ROAD MONTVILLE, CONN. PREPARED FOR REUBEN T. SPITZ", dated April 2, 1981, scale: 1" = 100', prepared by J. Robert Planner & Associates, P.C. Surveying & Engineering, recorded on the Town of Montville land records at Map Volume 5, page 128, File No. 632.
 - D. "PLAN OF A PORTION OF PROPERTY OF ANDREW MYERS CHAPEL HILL RD MONTVILLE, CT.", dated 5 Oct 1988, scale: 1" = 50', prepared by King & Mullen Land Surveys, recorded on the Town of Montville land records at Map Volume 4, page 36A.
 - E. "PLAN SHOWING PARCEL OF LAND TO BE CONVEYED TO ALLEGHANY CONNECTICUT WATER AUTHORITY PROPERTY OF SLEATH & DIOLINDA ORTIGAL", dated Jan. 90, scale: 1" = 100', sheet 18 of 64, recorded on the Town of Montville land records as Map #3346.
3. The north arrow and bearings noted herein are referenced to the North American Datum of 1983 (NAD 83) epoch 2011 (2010.0) as determined by Real Time Kinematic Global Navigation Satellite System (RTK GNSS) observations utilizing Connecticut's Advanced Continuously Operating Network (ACORN). Elevations depicted herein are referenced to the North American Vertical Datum of 1988 (NAVD 88) epoch as determined from said RTK GNSS observations.
4. The surveyed area is not located within a Special Flood Hazard Area as determined from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the Town of Montville, County of New London, Map Number 090101C03265, effective date 7/18/2011.
5. The inland wetlands areas depicted herein were delineated by Wes Wentworth, P.E. and Soil Scientist, in April of 2026.
6. Underground utilities might not be depicted or noted herein. Underground utility and other features might exist, but are unknown to Franklin Surveys. The size, location, and existence of all such features must be field-determined and verified by the appropriate authorities prior to construction. The Call Before You Dig service may be initiated at chyd.com.

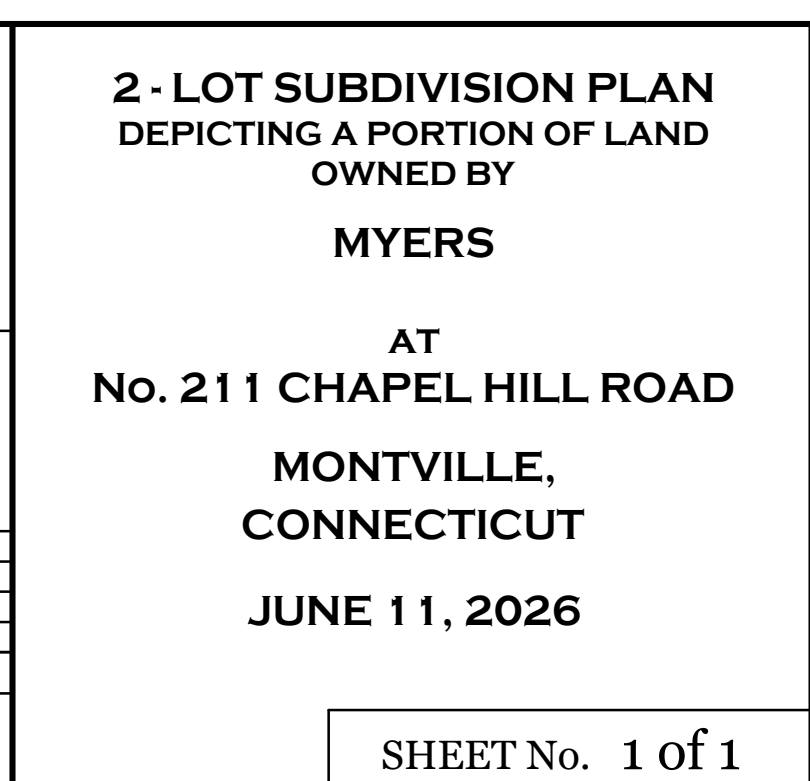
Now or formerly (N/F)
Andrew A. Myers and Margo Z. Myers
#211 Chapel Hill Road
Tax Assessor's Map 28, Lot 8
Volume 201, Page 212

LOT AREA:
1,612,100 square feet ±
or
37.01 acres ±

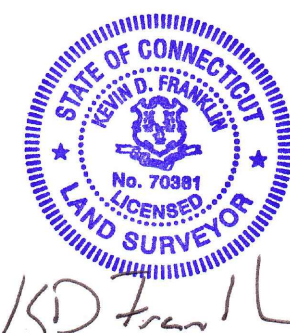
 Stone or gravel surface

	Existing property line
	Proposed property line
	Edge of pavement
	Edge of gravel
	Overhead wires
	Approximate underground conduit
	Drainage pipe
	Stone wall
	Approximate limits of tree clearing
	Edge of wetland area (see surveyor's note #5)
	Edge of submerged area
	Major contour (10-foot interval)
	Minor contour (2-foot interval)

- Drill hole in stone
- Iron rod
- Utility pole
- Guy wire anchor
- Mailbox
- Catch basin
- Soils test pit
- Wetlands flag
(see surveyor's note #5)
- Deciduous tree
(not all are depicted)



To my knowledge and belief, this map is substantially correct as noted hereon. Reproductions of this map are not valid without the live seal and signature of the undersigned professional.



Kevin D. Franklin, PLS License No. 7038

APPROVED BY THE TOWN OF MONTVILLE INLAND WETLANDS COMMISSION:
CHAIRMAN

APPROVED BY THE TOWN OF MONTVILLE PLANNING COMMISSION:
CHAIRMAN

DATE _____
EXPIRATION DATE PER SEC. 8-26c, CONNECTICUT GENERAL STATUTES

LOT AREA (MINIMUM 1.84 acres or 80,000 square feet):

EXISTING:	37.01 acres or 1,612,100 square feet ± (COMPLIES)
PROPOSED LOT 1:	31.04 acres or 1,353,200 square feet ± (COMPLIES)
PROPOSED LOT 2:	5.884 acres or 256,290 square feet ± (COMPLIES)

LOT ROAD FRONTAGE (MINIMUM 180 linear feet):

EXISTING:	565.30 linear feet (COMPLIES)
PROPOSED LOT 1:	205.75 linear feet (COMPLIES)
PROPOSED LOT 2:	360.00 linear feet (COMPLIES)



EXISTING WELL AND SEPTIC LOCATIONS PROVIDED BY UNCAS HEALTH RECORDS.

THE FOLLOWING ABUTTING PARCELS ARE VACANT AND DO NOT HAVE WELL OR SEPTICS PRESENT ON THE PROPERTY:

- TAX ASSESSOR'S MAP 28, LOT 6
- 31 PHEASANT RUN
- 16 SPARROW COURT

THE SEPTIC SYSTEM FOR 95/99 CHAPEL HILL ROAD IS IN EXCESS OF 300 FEET FROM THE SUBJECT PARCEL.

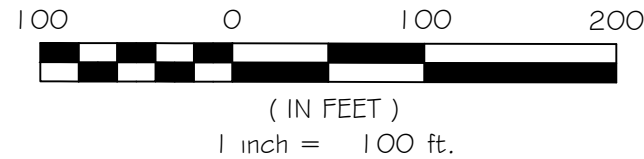
ONSITE INLAND WETLANDS (LOT 1) TAKEN FROM MONTVILLE GIS

ONSITE INLAND WETLANDS (LOT 2) FIELD DELINEATED BY WESLEY J. WENTWORTH SOIL SCIENTIST APRIL, 2026.

LEGEND

PROPERTY LINE	---
BUILDING SETBACK LINE	---
EXISTING ZONING BOUNDARY	---
EXISTING CONTOUR	---

GRAPHIC SCALE



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.

OVERALL PLAN
211 CHAPEL HILL ROAD
PREPARED FOR
ANDREW MYERS
MONTVILLE, CONNECTICUT

**WENTWORTH CIVIL
ENGINEERS LLC**
177 WEST TOWN ST.
LEBANON, CT 06249
TEL (860) 642-7255
FAX (860) 642-4794
web: wentworthcivil.com

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

WESLEY J. WENTWORTH
P.E. # 20360



REV. 7/14/26
DATE: 5/15/26
SCALE: 1"=100'
SHEET 5-1
MAP NO. 26-003-1A

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: 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 DRIVEWAY WILL HAVE A MAXIMUM GRADE OF 10% AS SHOWN. DRIVEWAY TO BE CONSTRUCTED IN CONFORMANCE WITH TOWN DRIVEWAY STANDARDS.

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

NO ACTIVITIES SHALL COMMENCE WITHIN REGULATED UPLANDS / WETLANDS AREAS WITHOUT PRIOR APPROVAL OF THE MONTVILLE INLAND WETLANDS COMMISSION.

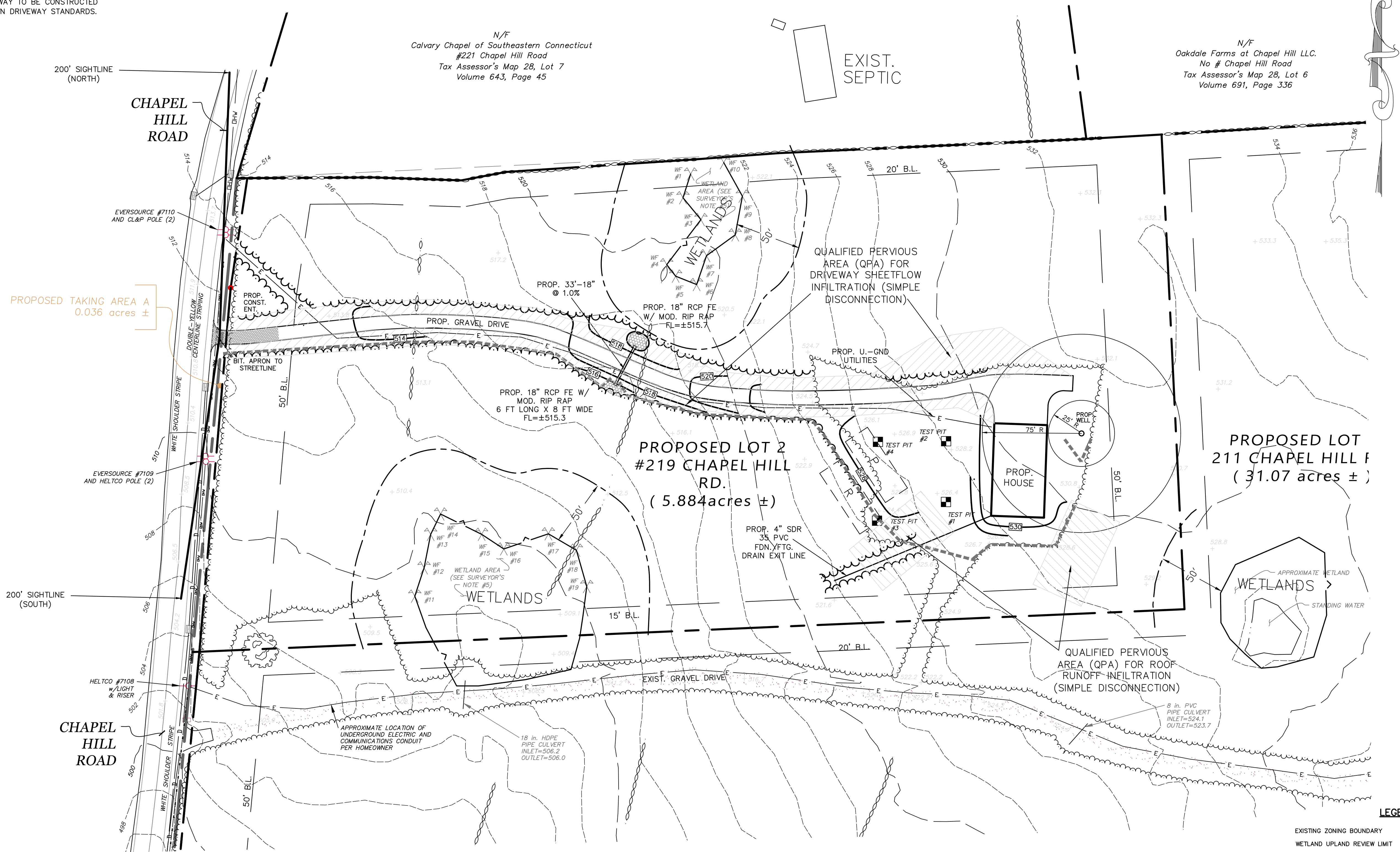
ALL IMPROVEMENTS SHOWN HERIN ARE CONCEPTUAL AND DEVELOPMENT OF INDIVIDUAL LOTS REQUIRE INDIVIDUAL SITE PLANS PREPARED BY A LICENSED LAND SURVEYOR AND/OR PROFESSIONAL ENGINEER.

PROPOSED LIMITS OF CLEARING TO BE FIELD ESTABLISHED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF SITE CONSTRUCTION.

THE DIRECTOR OF PUBLIC WORKS MAY REQUIRE REMOVAL OF SIGHT OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO TREES, BUSHES, SHRUBS, BOULDERS, ROCKS, STONEWALLS AND CUT SLOPES IN ORDER TO ASSURE ADEQUATE SIGHT DISTANCES FOR PROPOSED DRIVEWAY SERVING LOT 2.

THE TOWN OF MONTVILLE SHALL NOT BE RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF THE PROPOSED DRIVEWAY CULVERT ON LOT 2.

TOTAL SITE DISTURBANCE ON LOT 2 IS 0.91 ACRES. NO SITE DISTURBANCE IS PROPOSED ON LOT 1.



STORMWATER RUNOFF MANAGEMENT

RESPONSIBLE PARTY: ANDREW MYERS
211 CHAPEL HILL RD.
OAKDALE, CT, 06370
(860)-235-6135

INSPECT / MAINTAIN EVERY SPRING & FALL:

—DRIVEWAY

REMOVE LEAVES AND DEBRIS FROM DRIVEWAY. SWEEP ANY AREAS ANNUALLY IN THE SPRING. INSPECT ABUTTING INFILTRATION AREAS FOR STRUCTURAL STABILITY, EROSION AND VEGETATION. RE-STABILIZE ANY ERODED AREAS WITH VEGETATION, CRUSHED STONE OR TOPSOIL WITH SEED. REMOVE ACCUMULATED SEDIMENT FROM THESE AREAS. AVOID EXCESSIVE ONSITE FERTILIZATION.

REGULARLY RAKE / SWEEP DRIVEWAY & SHOULDERS CLEAN TO REMOVE LEAVES, DETRITUS AND OTHER ORGANIC MATTER.

—ROOF AREAS

KEEP GUTTERS CLEAN. INSPECT AREAS AROUND DOWNSPOUTS FOR EROSION. INSPECT ABUTTING INFILTRATION AREAS FOR STRUCTURAL STABILITY, EROSION AND VEGETATION. RE-STABILIZE ANY ERODED AREAS WITH VEGETATION, CRUSHED STONE OR TOPSOIL WITH SEED. REMOVE ACCUMULATED SEDIMENT FROM THESE AREAS. AVOID EXCESSIVE ONSITE FERTILIZATION.

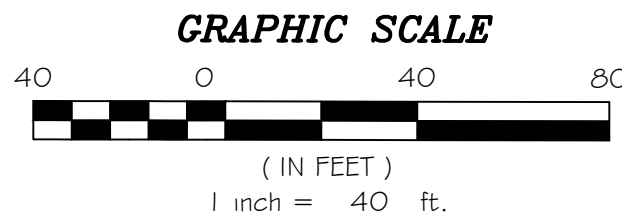
PER CT DEEP 2023 CONNECTICUT STORMWATER QUALITY MANUAL — CHAPTER 5, TREATMENT OF STORMWATER QUALITY VOLUME FOR LOT 2 IS PROPOSED TO UTILIZE QUALIFYING PERVIOUS AREAS (SIMPLE DISCONNECTION) TO ENCOURAGE AND RETAIN STORMWATER GENERATED FROM IMPERVIOUS AREAS TO RETAIN STORMWATER ONSITE. SEE STORMWATER MANAGEMENT PLAN ON THIS SHEET FOR PROPER CARE & MAINTENANCE OF ONSITE INFRASTRUCTURE AND ABUTTING INFILTRATION AREAS.

I HAVE REVIEWED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD

WESLEY J. WENTWORTH
SOIL SCIENTIST

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.

LEGEND	
EXISTING ZONING BOUNDARY	---
WETLAND UPLAND REVIEW LIMIT	---
PROPERTY LINE	---
BUILDING SETBACK LINE	---
STONEWALL	---
FENCE	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	434X2
STAKED HAYBALES / SILTENCE	---
PROPOSED LIMIT OF CLEARING	---



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

WENTWORTH CIVIL
ENGINEERS LLC
177 WEST TOWN ST.
LEBANON, CT 06249
TEL (860) 642-7255
FAX (860) 642-4794
web: wentworthcivil.com

LOT 2 GRADING / E&S CONTROL PLAN
211 CHAPEL HILL ROAD
PREPARED FOR
ANDREW MYERS
MONTVILLE, CONNECTICUT

REV. 9/01/26 TOWN REVIEW COMMENTS

DATE: 5/15/26
SCALE: 1"=40'
SHEET: 5-2
MAP NO. 21-049-1PR

GENERAL NOTES

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. D.O.T. FORM 819 (AS AMENDED) 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 PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERAL DRAINAGE 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 ADEQUATELY RIMMED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FABRIC FENCE.)

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

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

STUMPAGE AND DEBRIS SHALL NOT BE BURIED ON SITE.

PLOT 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 4.37 ACRES OF LAND TO BE DEVELOPED INTO 2 RESIDENTIAL BUILDING LOTS. LOT 1 CONSISTS OF AN EXISTING SINGLE FAMILY DWELLING. LOT 2 IS A VACANT WOODED PARCEL PROPOSED TO BE USED AS A SINGLE FAMILY DWELLING. PROPOSED DWELLING ON LOT 2 TO BE SERVED BY ONSITE PRIVATE WELL AND SEPTIC SYSTEM.

THE NATURE OF THE PROPOSED CONSTRUCTION ACTIVITIES INCLUDE MINIMAL CLEARING AND GRUBBING, TOPSOIL STRIPPING, FOUNDATION EXCAVATION AND INSTALLATION OF DRIVEWAY, AND YARD AREA. ALL ACTIVITIES ARE DESIGNED WITH A STRONG FOCUS ON EROSION & SEDIMENTATION CONTROLS.

SOME GENERAL KEYS TO SUCCESSFUL EROSION & SEDIMENTATION CONTROLS ARE AS FOLLOWS:

1. KEEP CLEARING AND GRUBBING OF VEGETATION TO AN ABSOLUTE MINIMUM.
2. MINIMIZE TIME OF EXPOSURE OF UNPROTECTED SOIL SURFACES.
3. STABILIZE ALL GRADED AREAS WITH MULCH AND VEGETATION IMMEDIATELY AFTER GRADING.
4. DIVERT RUNOFF AWAY FROM STEEPLY SLOPED & DISTURBED AREAS.
5. 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 "2023 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

LAND GRADING

GENERAL:

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

TOPSOILING

GENERAL:

1. 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.
2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

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

APPLICATION:

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

EROSION CHECKS

GENERAL:

1. TEMPORARY PERVIOUS 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 A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.

3. 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 ANGLED TOWARD THE PREVIOUSLY Laid BALE TO FORCE BALES TOGETHER.

4. 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:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. 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 DEDCED APPROPRIATE DURING CONSTRUCTION.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. 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:

1. 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:

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

TEMPORARY VEGETATIVE COVER

GENERAL:

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

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. 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).
4. 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).
5. UNLESS HYDROSEEDING, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS./AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. 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.
3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. UNLESS HYDROSEEDING, 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.
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

GENERAL:

1. 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 NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. 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:

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

SUNNY TO PARTIALLY SUNNY SITES

	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

	LBS./ACRE	LBS./1000 S.F.
CREeping RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10

DROUGHTY SITES

	LBS./ACRE	LBS./1000 S.F.
CREeping RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

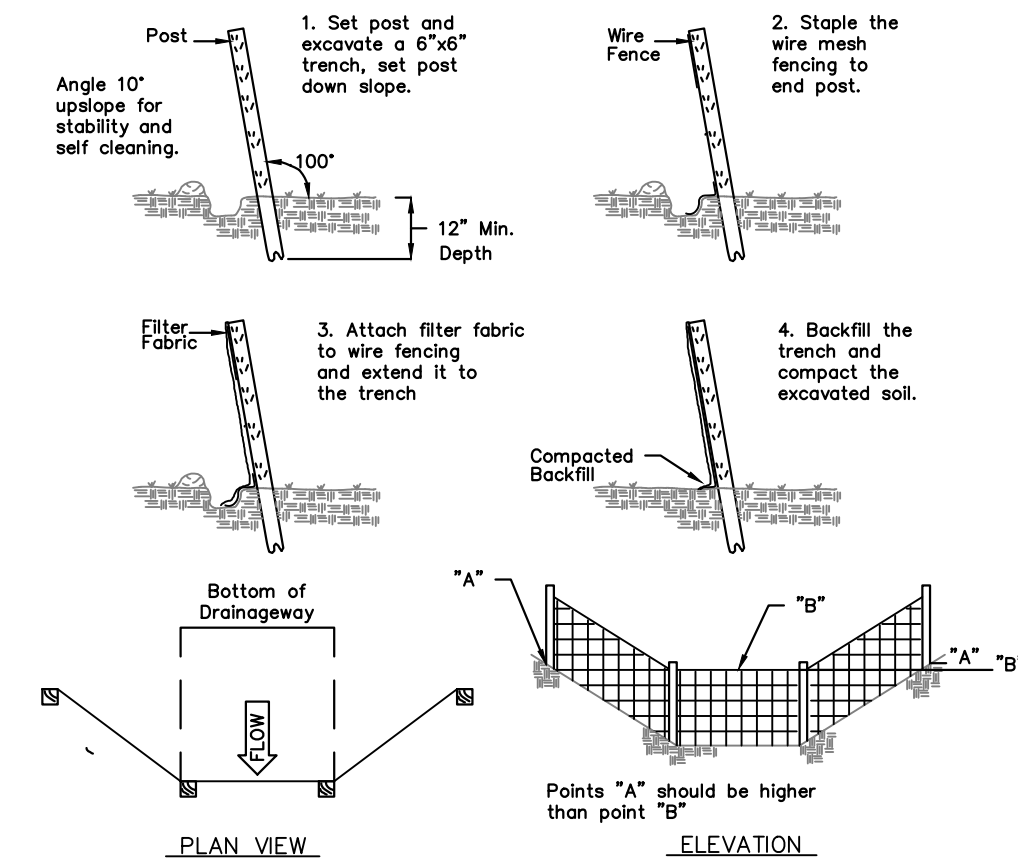
3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BRIDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.

4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.

5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).

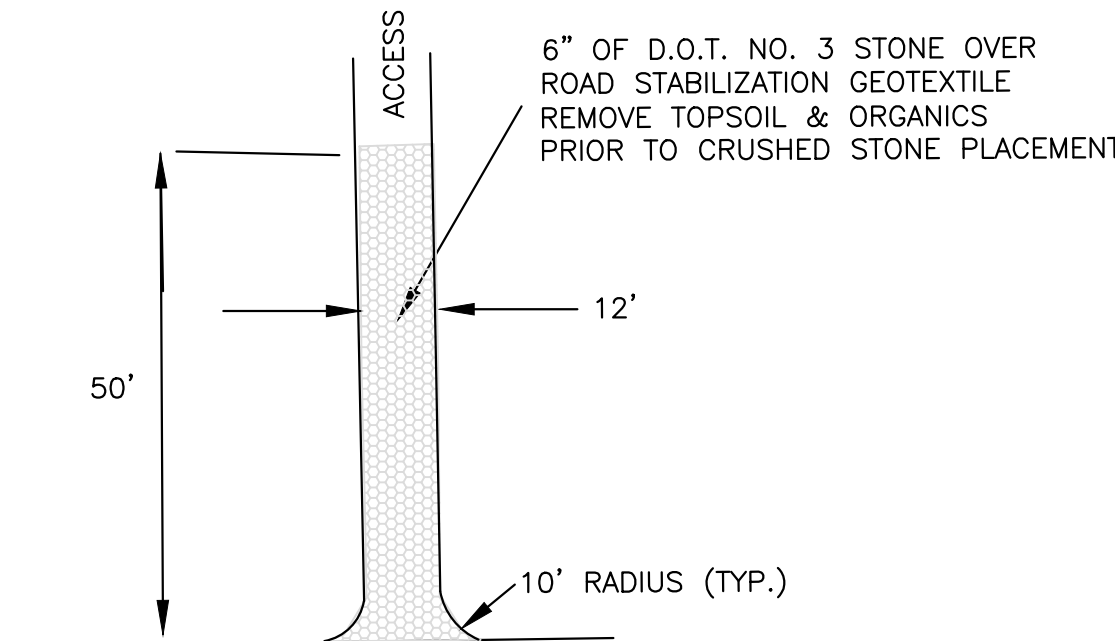
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.



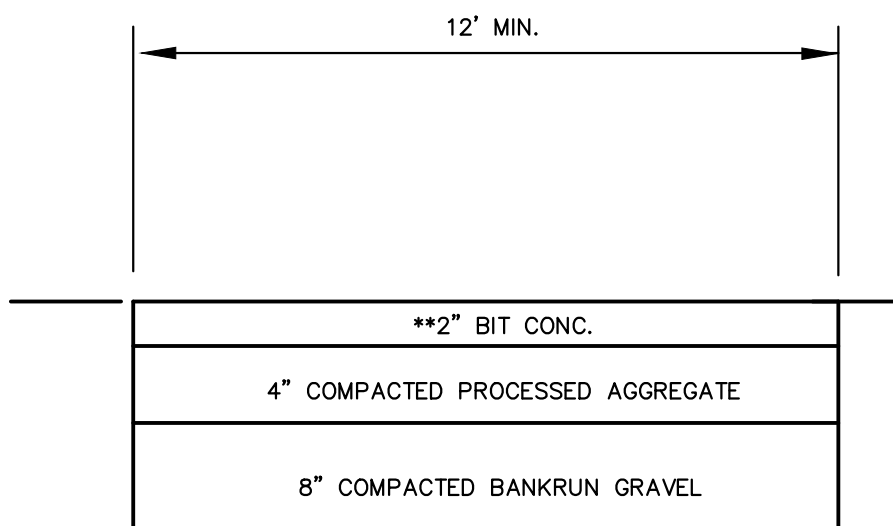
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE DETAIL

NO SCALE



LOT 2 DRIVEWAY DETAIL

NOT TO SCALE

** 2" BIT. FOR DRIVEWAYS STEEPER THAN 10%

LOT 1 SANITARY SYSTEM DESIGN

NUMBER OF BEDROOMS _____ 3
PERCOLATION RATE _____ 5.7 MIN./IN.
ABSORPTION AREA REQUIRED _____ 495 S.F. (MIN.)
USE 4" STONE & PIPE TRENCH _____ 165 L.F. REQ'D
USE 3 TRENCHES @ 55.0 LF EACH _____ 88 L.F. EACH
SEPTIC TANK CAPACITY _____ 1,000 GAL. (MIN.)

NOTE: BOTTOM OF LEACHING TRENCHES TO EXTEND NO DEEPER THAN 12" BELOW EXISTING GRADE.

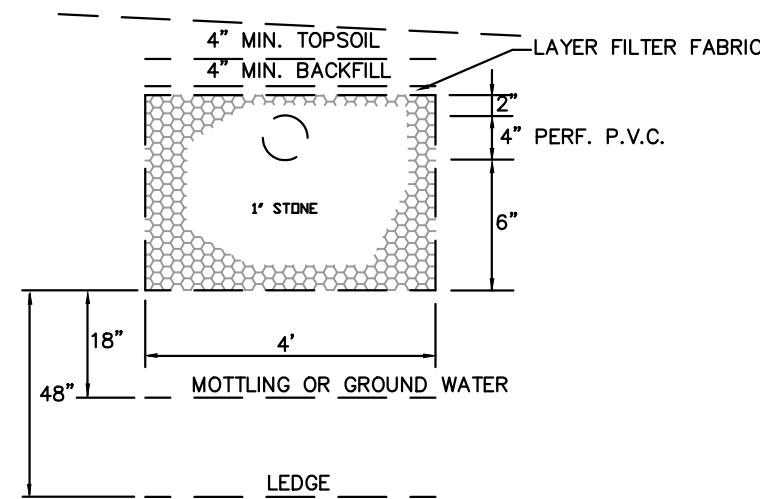
LOT 1 MLSS CALCULATIONS

RESTRICTIVE LAYER: 36"
SLOPE: 4.0-6.0%

PERCOLATION RATE: 1.0-5.0 MIN./IN.

NUMBER OF BEDROOMS: 3

MLSS = HF X PF X FF
MLSS =(30 X (1.0) X (1.5) = 45 LF



4' WIDE TRENCH DETAIL

NOT TO SCALE



SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL

Owner: Andy and Margo Myers

Location: 211 Chapel Hill Rd, Montville

DATE: 12/11/25

Deep Test Hole Data/Soil Descriptions

Test Hole # 1	Test Hole # 2	Test Hole # 3	Test Hole # 4
0 - 16" Topsoil 16 - 33" Orange brown sandy loam 33 - 87" Light brown/grey sand Slightly compact at 52"	0 - 10" Topsoil 10 - 34" Orange brown sandy loam 34 - 84" Light brown/grey sand Slightly compact at 46" with mottling	0 - 8" Topsoil 8 - 29" Orange brown sandy loam 29 - 85" Light brown/grey sand Slightly compact at 46" with mottling	0 - 10" Topsoil 10 - 21" Orange brown sandy loam 21 - 80" Light brown/grey sand - more dense Slightly compact at 36", harder digging
Mottling: n/o GW: n/o Ledge: n/o Roots: n/o Restrictive: 52"	Mottling: 46" GW: n/o Ledge: n/o Roots: n/o Restrictive: 46"	Mottling: 46" GW: n/o Ledge: n/o Roots: n/o Restrictive: 46"	Mottling: 54" GW: n/o Ledge: n/o Roots: n/o Restrictive: 36"

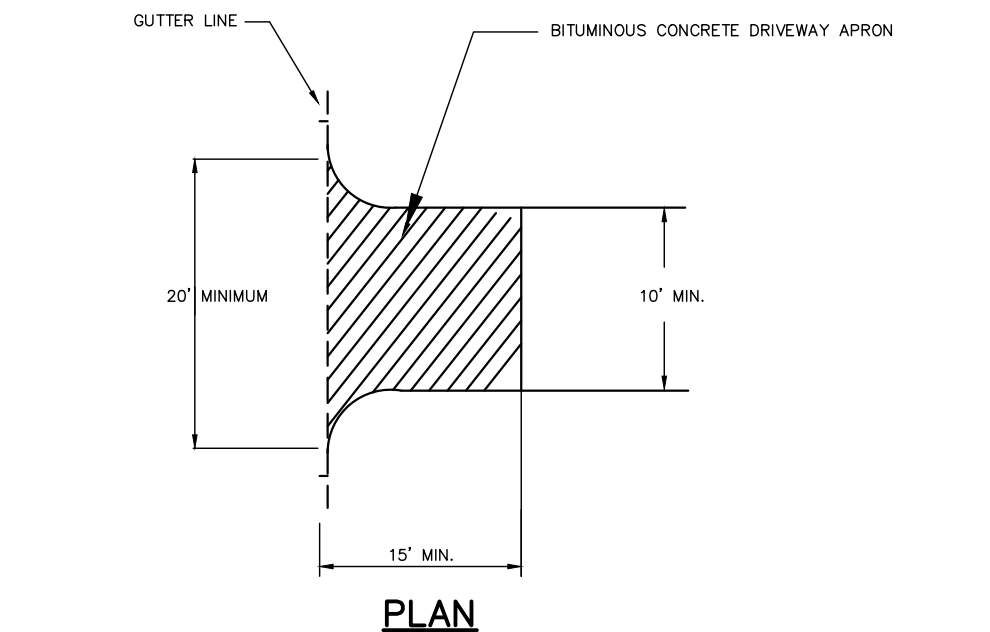
Percolation Test Data

Date: 12/22/25

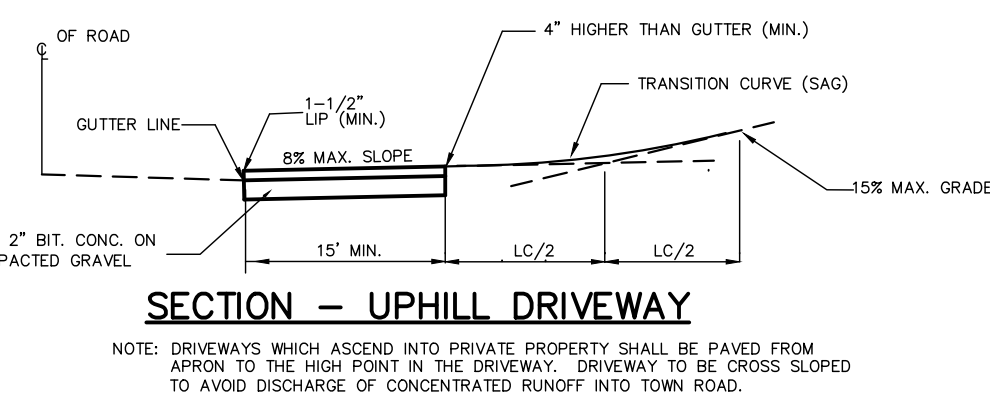
Perc # 1	Perc Rate:	Perc # 2	Perc Rate:
Depth: 26"	5 min/inch	Depth: 26"	4 min/inch
Presoak time: 9:41am		Presoak: 9:42am	
Time	Reading	Time	Reading
10:42	10"	10:43	9 1/2"
10:50	18"	10:51	17 1/2"
10:55	21"	10:56	21"
11:00	23"	11:01	23"
11:05	24"	11:06	25"
11:10	25" dry	11:11	26" dry

Soil Moisture:

CONSTRUCTION SCHEDULE									
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 UTILITIES, WATER & SAN.									
GRADE, TOPSOIL & STABILIZE									
FERTILIZE, LIME, SEED, & MULCH									
ESTABLISHMENT OF VEGETATION									
REMOVE EROSION & SEDIMENT CONTROLS									
NOTES:									
BEGIN CONST. 0	30	60	90	120	150	180	210	230	
ACTUAL DATE: _____ (DAYS)									
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 & MULCH NETS									

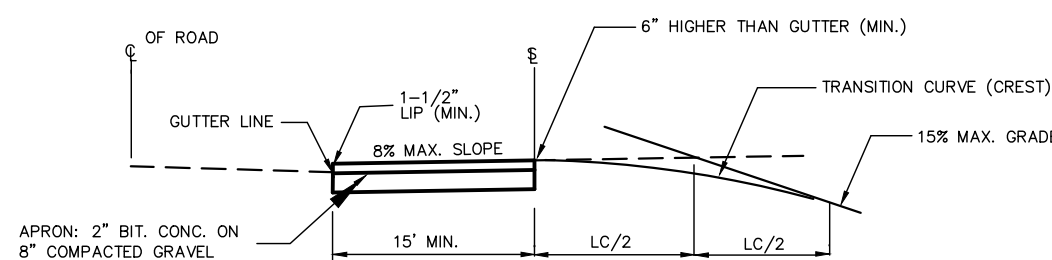


PLAN



SECTION - UPHILL DRIVEWAY

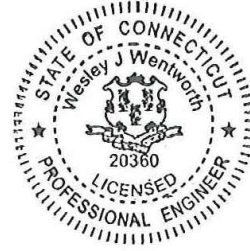
NOTE: DRIVEWAYS WHICH ASCEND INTO PRIVATE PROPERTY SHALL BE PAVED FROM APRON TO THE HIGH POINT IN THE DRIVEWAY. DRIVEWAY TO BE CROSS SLOPED TO AVOID DISCHARGE OF CONCENTRATED RUNOFF INTO TOWN ROAD.



SECTION - DOWNHILL DRIVEWAY

DRIVEWAY APRON DETAIL

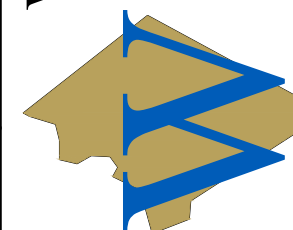
NOT TO SCALE



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 & DETAILS
211 CHAPEL HILL ROAD
PREPARED FOR
ANDREW MYERS
MONTVILLE, CONNECTICUT

DATE: 5/15/26

SCALE: 1"=30'

SHEET 5-3

MAP NO. 26-003-1N

REV. 9/01/26 TOWN REVIEW COMMENTS

REV. 7/14/26