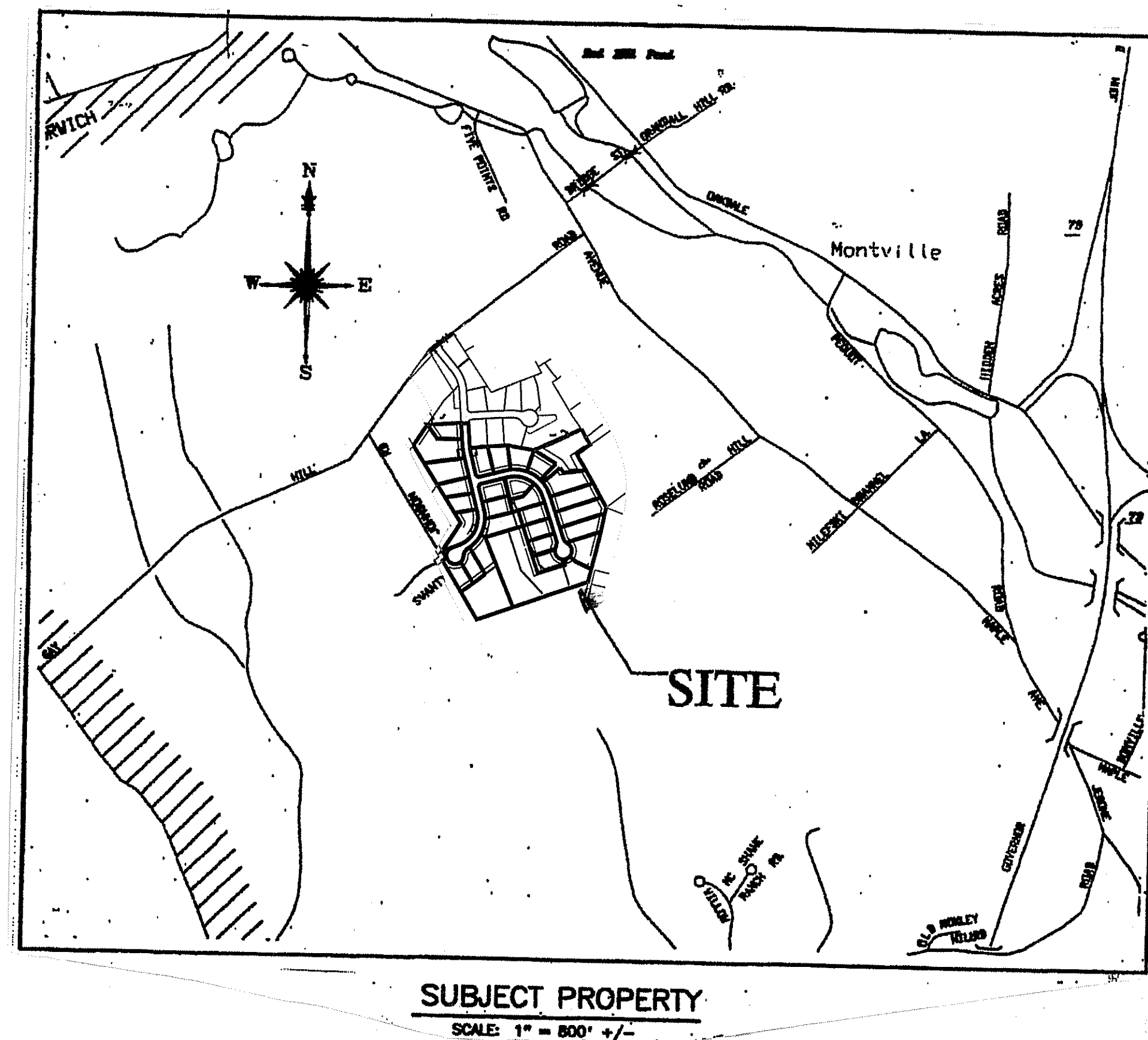


Sheet Index	
Sheet No.	Title of Sheet
1	Cover Sheet
2	Soils Plan
3	General Construction Plan
4 - 6	Record Subdivision Map
6A	Testhole/Standpipe Location Plan
7 - 9	Site Grading And Drainage Map
10 - 13	Plan And Profile
14 - 16	Erosion And Sedimentation Plan
16A	Sight Line Distance
17 - 24	Notes And Details

LEGEND:

	EXISTING MONUMENT
	EXISTING IRON PIN
	CONCRETE MONUMENT TO BE SET
	IRON PIN TO SET
	EXISTING STONE WALL
	SANITARY SEWER
	FOOTING DRAIN
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	LIMIT OF INLAND WETLANDS
	LIMIT OF 50' REGULATED AREA
	EXISTING TREE LINE
	PROPOSED LIMIT OF CLEARING
	CATCH BASIN
	STORM MANHOLE
	UNDERDRAIN/CURTAIN DRAIN
	PROPOSED WELL
	TEST HOLE LOCATION
	SILT FENCE
	SANITARY MANHOLE

MAP REFERENCES:
1. "GAY HILL ROAD SUBDIVISION 120 GAY HILL ROAD MONTVILLE CONNECTICUT MARTINEZ COUCH & ASSOCIATES LLC 98 SOUTH TURNPIKE ROAD WALLINGFORD, CONNECTICUT 06492 LAND SURVEYORS - ENGINEERS - ENVIRONMENTAL CONSULTANTS JOB 26-234 DRAWING NUMBER 26-234 BASEMAP.DWG DATE 7-23-07 REV THRU 11-30-07 DRAWN BY DDL SCALE AS NOTED."
2. "PLAT OF LANDS OF GIUSEPPI & MARY MARSALA, SWANTY JOHNSON ROAD, MONTVILLE CONN. SCALE 1"=100' DATED APRIL 1976 BY ROBERT L. BUCHER."
3. "MRS. B. WELACHOWSKI SWANTY JOHNSON ROAD MONTVILLE CONN. SCALE 1"=50' DATED JUNE 30, 1964 BY E.J. BAZZELL."
4. "MAP OF THE PALMERTOWN PROPERTY OF THE PALMER BROTHERS COMPANY DATED 1920 BY CHANDLER & PALMER ENGINEERS."
5. "SITE PLAN HILLCREST PREPARED FOR JENSEN'S INC. OLD COLCHESTER ROAD MONTVILLE CONNECTICUT SCALE 1"=100' DATED DECEMBER 10, 1990 REVISED THROUGH JAN 14, 1991 BY CHANDLER, PALMER & KING."



NOTE: FEMA Panel No. 090099 - Parcel Zoned "X"
Area of Minimal Flood Hazard

- All fuel, oil, paints or other hazardous materials stored on-site during the construction period should be in a secondary container and removed to a locked indoor area with an impervious floor when they are not being used. Bulk fuel for construction equipment is not to be stored on-site. If this becomes necessary, fuel should be located in a secondary containment system to prevent leaks from entering the environment, sheltered from precipitation and in a secured area. A supply of absorbent spill response material should be available, especially during refueling, to clean up any spills of hazardous material such as gasoline or oil. If a spill occurs call 24-hours a day at (860) 938-9744 to alert spill response team.
- All permitting is the responsibility of the owner.
- The general contractor (Alwyn Christie, 264 Georgetown Road, Glastonbury Ct., 860 328 0082, must maintain (repair/replace when necessary) the siltation control devices until all installation is completed and all disturbed areas are permanently stabilized.
- Indicated underground utilities are based on actual field locations, owners comments, available notes and mapping by others. The locations are approximate and all utilities may not be shown. Prior to and construction the contractor shall call 1-800-922-4455 and have all utilities marked on the ground.
- No tree stumps or large branches shall be buried on site. Tree stumps and large branches may be deposited upon the land for land clearing and/or composting purposes if they are properly chipped or ground.
- All material excavation, filling shall be in conformance with Section 4.11.11 of the Montville town zoning regulations.
- All proposed electric supply to be underground.
- Contractor shall use work methods approved by OSHA for all trenching and excavation.
- No graded earth slope shall exceed a 3H:1V slope with the exception of Storm Basin #3.
- Provide positive drainage of finish grade at all disturbed areas as shown on the plan.
- Install 6 inch perforated PVC pipe into cut-slopes along the proposed roadways where indicated on these plans.
- Markers shall be placed at the limits of the wetland areas on all lots and shall be of size and type approved by the Town of Montville.
- The right to drain agreement is to be signed by the property owner(s) of the properties to which an easement is required.
- All sewer laterals are to be staked to ensure that the required separating distance to the wells is maintained.
- The developer must file all easements delineated hereon in the Montville Land Records, and drainage easements, prior to the start of work depicted hereon.
- The sewer mains and sewer laterals must be approved pipe from Tables 2-A, 2-B and 2-D of the Montville Water Pollution Control Authority.
- All sewer laterals and wells are to be staked in the field by a licensed land surveyor prior to installation to insure that the required separating distances between sewer laterals and water supply wells are maintained.
- The Conservation Easements delineated hereon shall be granted and conveyed to Gay Hill Road Subdivision Homeowner's Association, Inc.
- The Developer shall schedule a pre-construction meeting with the Town of Montville Planning Office at least twenty-one (21) days prior to the commencement of any construction contemplated by this resubdivision plan.
- The Developer shall not commence any construction contemplated by this plan until such time as the Zoning Enforcement Officer of the Town of Montville has inspected the installation of all erosion and settlement control measures. The Developer shall notify the Town of Montville Zoning & Wetlands Enforcement Officer not less than seventy-two (72) hours in advance of the requested inspection date.
- The Developer shall post a construction inspection fee with the Town of Montville in the amount of \$ for Phase for work depicted hereon.
- No construction vehicles shall be allowed to access the construction site from the emergency access to Swanty Johnson Road. Only emergency vehicles shall be permitted to use the Swanty Johnson Road access.
- There is no Lot 10 designated on this set of plans.

Zoning Table		
R-40 (Cluster Development)		
Minimum Tract Size (Acres)	Required 15 ac. / 10 ac. with sewers	Provided 27.2 ac.
Minimum Lot Area (Sq. Ft.)	20,000 s.f.	> 20,000 s.f.
Minimum Lot Frontage (Ft.)	112.5 ft.	> 112.5 ft.
Minimum Front Yard (Ft.)*	30.0 ft.	> 30.0 ft.
Minimum Side Yard (Ft.)*	10.0 ft.	> 10.0 ft.
Minimum Rear Yard (Ft.)*	30.0 ft.	> 30.0 ft.
Maximum Building Height (Ft.)	35 ft.	< 35 ft.
Rear Yard Lot Area	30,000 s.f.	65,563 s.f.
Rear Lot Front Yard	45 ft.	45 ft.
Rear Yard Side Yard	15 ft.	15 ft.
Rear Lot Rear Yard	45 ft.	45 ft.
Rear Yard Frontage	25 ft.	25 ft.
Open Space / Conservation Esm't. Calculations		
Total Acreage of this phase	27.2 acres	
15% of total acreage	4.08 acres	
Total Area of Open Space	8.44 acres	
Area of Wetlands within Open Space	2.35 acres	
Net Area of Open Space Provided	4.08 acres	6.09 acres

* - Cluster Subdivisions allow a 25% Reduction
If at anytime a request is made for a pool permit, said permit shall be for an above ground pool only.

REGULATED ACTIVITIES APPROVED ON		
CHAIRMAN	DATE	EXPIRATION DATE

APPROVED BY THE MONTVILLE PLANNING AND ZONING	
CHAIRMAN OR SECRETARY SIGNATURE	DATE

DATE OF COMPLETION OF ALL WORK	
DATE	INITIALS

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

MONAHAN RESUBDIVISION

Prepared For

CORNERSTONE VENTURES LLC

M/B/L 023-003-000

MONAHAN DRIVE

MONTVILLE, CONNECTICUT

Owner

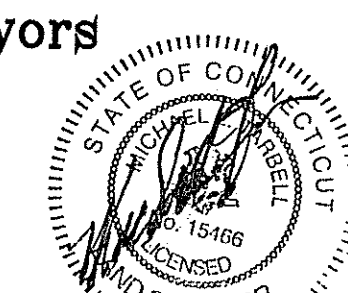
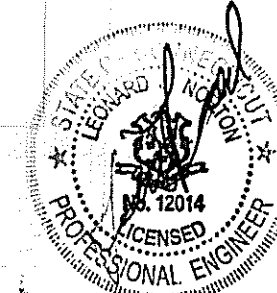
Cornerstone Ventures LLC
264 Georgetown Drive
Glastonbury Ct. 06033

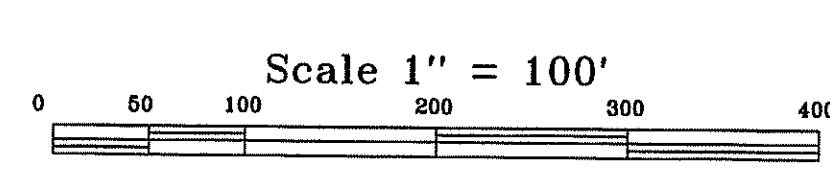
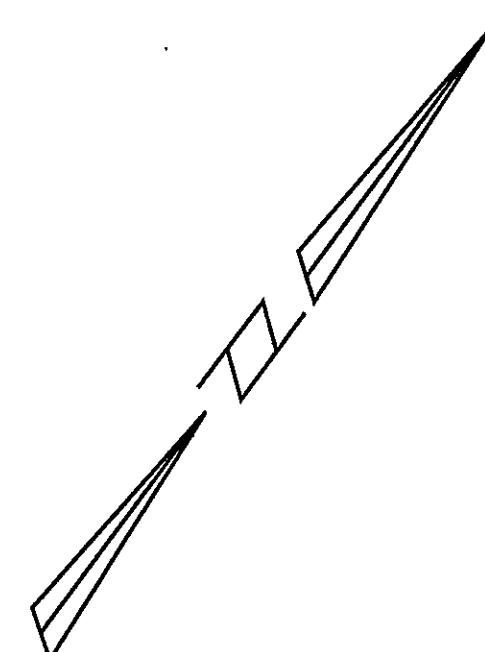
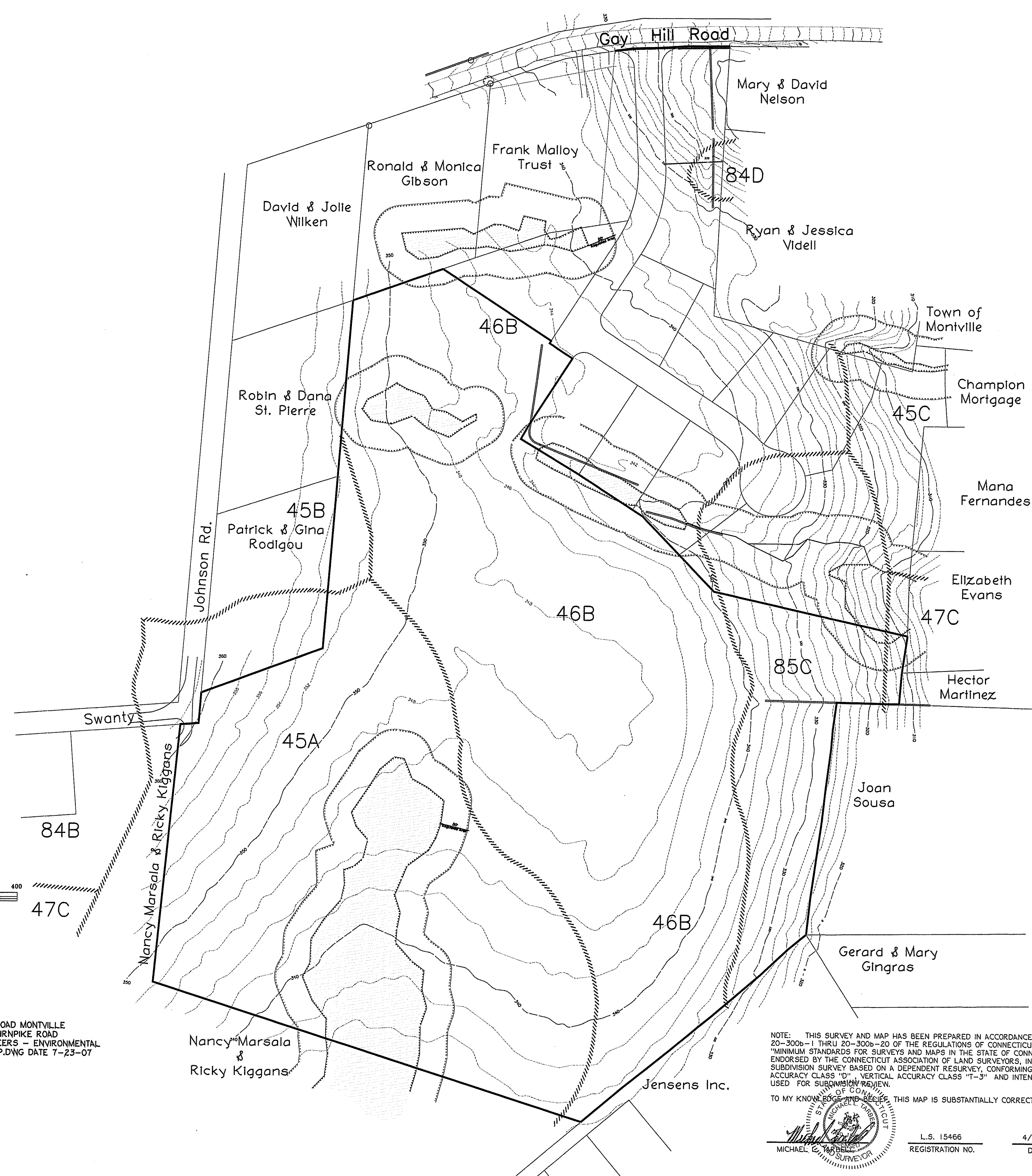
Applicant

Cornerstone Ventures LLC
264 Georgetown Drive
Glastonbury Ct. 06033

Engineers &
Surveyors

Tarbell, Heintz & Assoc., Inc.
1227 Burnside Ave. - Suite 8A
East Hartford, Connecticut 06108

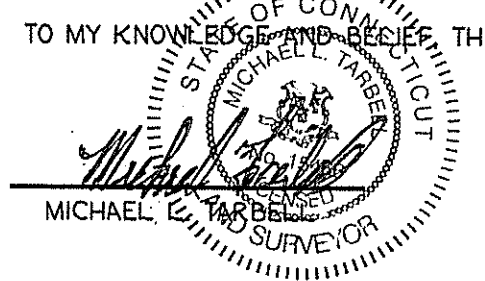




SOILS LEGEND	
45A	Woodbridge fine sandy loam 3 to 8% slopes
45B	Woodbridge fine sandy loam 8 to 15% slopes
45C	Woodbridge fine sandy loam 15 to 25% slopes
46B	Woodbridge fine sandy loam 2 to 8% slopes, very stony
47C	Woodbridge fine sandy loam 2 to 15% slopes, extremely stony
84B	Paxton and Montauk fine sandy loams 3 to 8% slopes
84D	Paxton and Montauk fine sandy loams 15 to 25% slopes
85C	Paxton and Montauk fine sandy loams 8 to 15% slopes, very stony

MAP REFERENCE: "GAY HILL ROAD SUBDIVISION 120 GAY HILL ROAD MONTVILLE CONNECTICUT MARTINEZ, COUCH & ASSOCIATES LLC 98 SOUTH TURNPIKE ROAD WALLINGFORD, CONNECTICUT 06492 LAND SURVEYORS - ENGINEERS - ENVIRONMENTAL CONSULTANTS JOB 26-234 DRAWING NUMBER 26-234 BASEMAP.DWG DATE 7-23-07 REV THRU 11-30-07 DRAWN BY DDL SCALE AS NOTED."

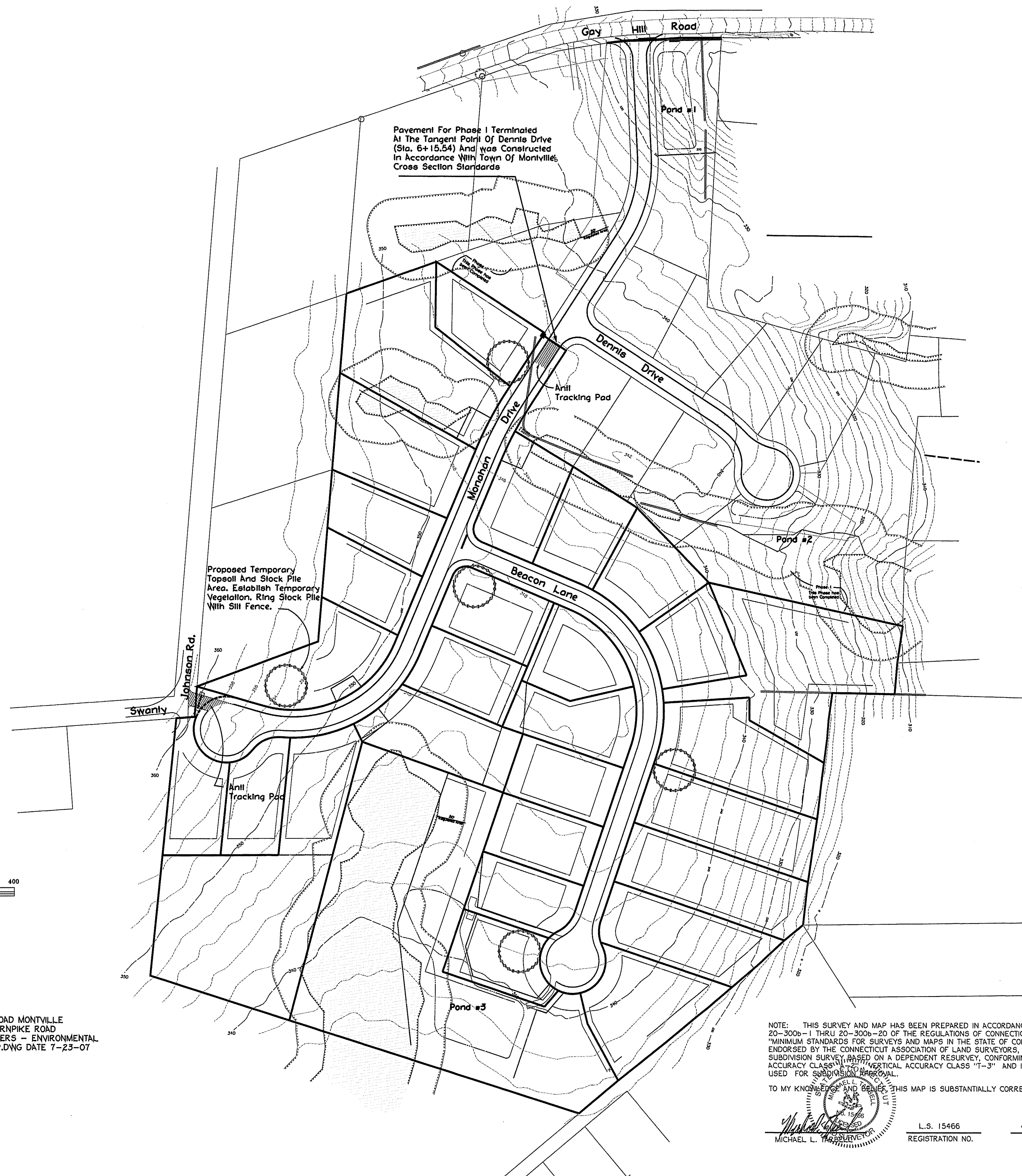
NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "D", VERTICAL ACCURACY CLASS "T-3" AND INTENDED TO BE USED FOR SUBDIVISION REVIEW.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



L.S. 15466
REGISTRATION NO.
4/08/2022
DATE

SOILS PLAN	
CORNERSTONE VENTURES LLC	
MONAHAN DRIVE MONTVILLE, CONNECTICUT	
TARBELL, HEINTZ & ASSOC., INC.	
CIVIL ENGINEERS - LAND SURVEYORS	
1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 528-1810	
JOB NO. 1455.PD	DATE 4/08/2022
SCALE 1" = 100'	DRAWN BY M.L.T.
SHEET NO. 2 of 24	

REVISION
7/11/22



Pavement For Phase I Terminated At The Tangent Point Of Dennis Drive (Sta. 6+15.54) And was Constructed In Accordance With Town Of Montville Cross Section Standards

Proposed Temporary Topsoil And Stock Pile Area. Establish Temporary Vegetation. Ring Stock Pile With Silt Fence.

Swanly

Johnson Rd.

Beacon Lane

Monahan Drive

Dennis Drive

Gay Hill Road

Pond #1

Pond #2

Pond #3

Anti Tracking Pad

Anti Tracking Pad

Phase I - Use Paved Area For Construction

Scale 1" = 100'

MAP REFERENCE: "GAY HILL ROAD SUBDIVISION 120 GAY HILL ROAD MONTVILLE CONNECTICUT MARTINEZ COUCH & ASSOCIATES LLC 98 SOUTH TURNPIKE ROAD WALLINGFORD, CONNECTICUT 06492 LAND SURVEYORS - ENGINEERS - ENVIRONMENTAL CONSULTANTS JOB 26-234 DRAWING NUMBER 26-234 BASEMAP.DWG DATE 7-23-07 REV THRU 11-30-07 DRAWN BY DDL SCALE AS NOTED."

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-11 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "1" AND VERTICAL ACCURACY CLASS "1-3" AND INTENDED TO BE USED FOR SUBDIVISION RECORD.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL L. TARBELL
REGISTERED LAND SURVEYOR
NO. 15466
DATE 4-08-2022

L.S. 15466
REGISTRATION NO.
4-08-2022
DATE

General Construction Notes

1. Install Erosion And Sedimentation Control Devices
2. Clear And Grub Trees And Establish Rough Grading For Proposed Roadways
3. Construct Permanent Pond #3
4. Install Storm And Sanitary Pipes And Structures Along Proposed Roadways
5. Construct Proposed Roadways And Establish Final Grading
6. Stabilized Disturbed Areas
7. Clear And Grub Trees For Proposed House Sites
8. Remove Erosion And Sedimentation Control Devices Once All Disturbed Areas Are Stabilized

NOTES:

1. The Town Of Montville Zoning Enforcement Officer And Wetlands Officer Must Be Contacted For An Inspection Of The Erosion And Sedimentation Control Devices Prior To The Start Of Construction
2. Erosion And Sedimentation Control Reports Shall Be Submitted To The Town Of Montville Planning Office After Every Rain Event
3. Markers Shall Be Placed At The Limits Of The Wetland Areas On All Lots
4. The Right To Drain Agreement Is To Be Signed By The Property Owner(s) Of The Properties To Which An Easement Is Required

Note:

Phase I has been constructed and completed in accordance with the Town of Montville Regulations and the approved Subdivision Plans.

GENERAL CONSTRUCTION PLAN CORNERSTONE VENTURES LLC

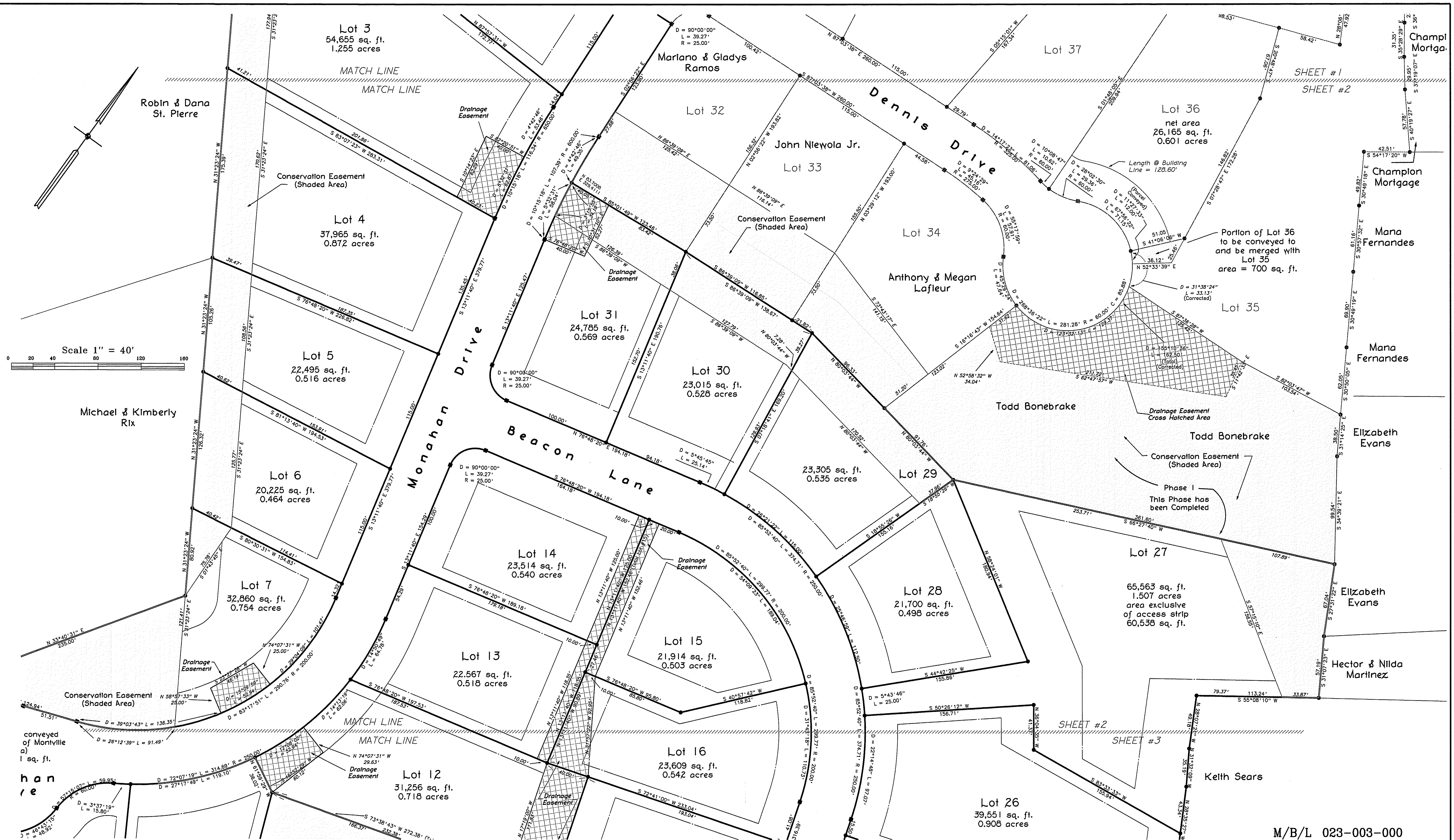
MONAHAN DRIVE
MONTVILLE, CONNECTICUT

TARBELL, HEINTZ & ASSOC., INC.
CIVIL ENGINEERS - LAND SURVEYORS

1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 528-1810

REVISION
7/11/22

JOB NO. 1455.31	DATE 4-08-2022	SCALE 1" = 40'	DRAWN BY M.L.T.	SHEET NO. 3 of 24
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Note:

1. A Right to Drain agreement is to be signed by the property owner(s) of the properties to which an easment is required. This includes Lots 3, 7, 12, 19, 20, 21 & 31.

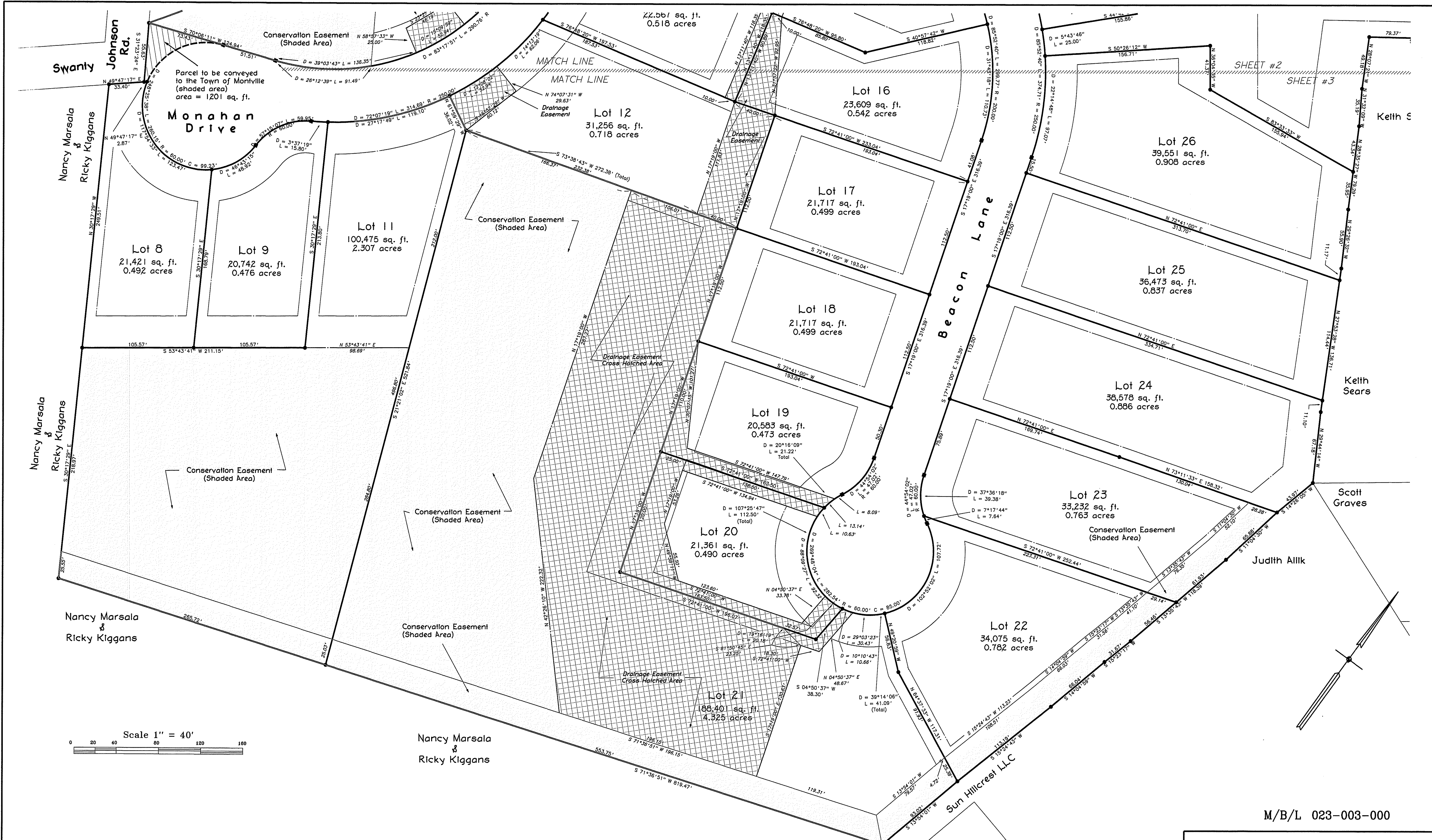
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL L. TARBELL L.S. 15466 4-08-2022
REGISTRATION NO. DATE

REVISION
7/11/22

RECORD SUBDIVISION MAP				
CORNERSTONE VENTURES LLC				
MONAHAN DRIVE				
MONTVILLE, CONNECTICUT				
TARBELL, HEINTZ & ASSOC., INC.				
CIVIL ENGINEERS - LAND SURVEYORS				
1227 BURNSIDE AVE., SUITE 6A, EAST HARTFORD, CT (860) 528-1810				
JOB NO.	DATE:	SCALE:	DRAWN BY:	SHEET NO:
1455.31	4-8-2022	1" = 40'	M.L.T.	5 of 24

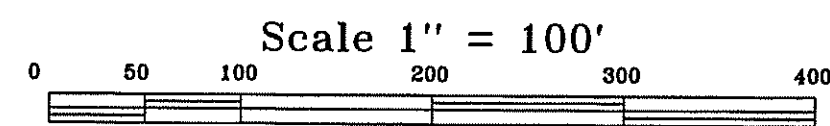


Note:
1. A Right to Drain agreement is to be signed by the property owner(s) of the properties to which an easment is required. This includes Lots 3, 7, 12, 19, 20, 21 & 31.

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", VERTICAL ACCURACY CLASS "T-3" AND INTENDED TO BE USED FOR SUBDIVISION APPROVAL.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL L. TARBELL
L.S. 15466
REGISTRATION NO.
4-08-2022
DATE

REVISION				
7/11/22				
M/B/L 023-003-000				
RECORD RESUBDIVISION MAP				
CORNERSTONE VENTURES LLC				
MONAHAN DRIVE				
MONTVILLE, CONNECTICUT				
TARBELL, HEINTZ & ASSOC., INC.				
CIVIL ENGINEERS - LAND SURVEYORS				
1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 528-1810				
JOB NO.	DATE	SCALE	DRAWN BY	SHEET NO.
1455.31	4-6-2022	1" = 40'	M.L.T.	6 of 24



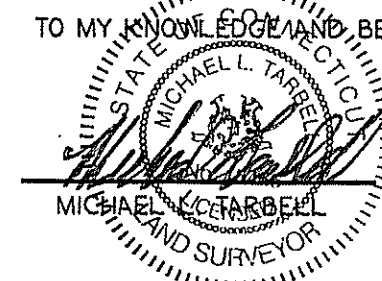
MAP REFERENCE: "GAY HILL ROAD SUBDIVISION 120 GAY HILL ROAD MONTVILLE CONNECTICUT MARTINEZ COUCH & ASSOCIATES LLC 98 SOUTH TURNPIKE ROAD WALLINGFORD, CONNECTICUT 06492 LAND SURVEYORS - ENGINEERS - ENVIRONMENTAL CONSULTANTS JOB 26-234 DRAWING NUMBER 26-234 BASEMAP.DWG DATE 7-23-07 REV THRU 11-30-07 DRAWN BY DDL SCALE AS NOTED."



STAND PIPE RESULTS FOR GAY HILL PROJECT IN MONTVILLE											
DATE	2/16/2009	2/24/2009	3/3/2009	3/11/2009	3/18/2009	3/25/2009	3/31/2009	4/7/2009	4/14/2009	4/22/2009	4/29/2009
S.P. #	1	2	3	4	5	6	7	8	9	10	11
1	59.5 dry	53	55.5	46.5	59.5 dry	58.5	59.5 dry	59.5 dry	55.5	41.5	59.5 dry
2	60	69.5	78.5	64	82	90	83	72	68	55	74
3	24	19.5	24	18.5	26.5	40.5	21.5	21	21	18	26
4	30	24	28.5	19.5	34	38	29	25.5	26.5	20.5	35
5	26.5	19	24.5	17.5	33	39.5	25.5	21.5	21	17	30
6	31.5	27	30	24	32	34	30	26.5	29.5	25.5	32.5
7	32	28.5	31	27	31.5	34	31.5	29.5	30.5	25.5	30
8	39.5	29	32	26.5	33	34.5	31.5	30	30.5	24.5	33
9	43.5	37	40.5	34	45.5	50.5	42.5	40	40.5	33	45.5
10	40	32	38.5	27	39.5	48.5	43	40	34.5	22.5	40
11	58 dry	58 dry	58 dry	58 dry	58 dry	58 dry	58 dry	58 dry	58 dry	56.5	58 dry
12	59.5 dry	59.5 dry	59.5 dry	59.5 dry	59.5 dry	59.5 dry	59.5 dry	59.5 dry	59.5 dry	59.5 dry	59.5 dry
13	59 dry	49.5	53.5	41	54	59 dry	59 dry	59 dry	51	36.5	53
											12

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "D", VERTICAL ACCURACY CLASS "T-3" AND INTENDED TO BE USED FOR SUBDIVISION REVIEW.

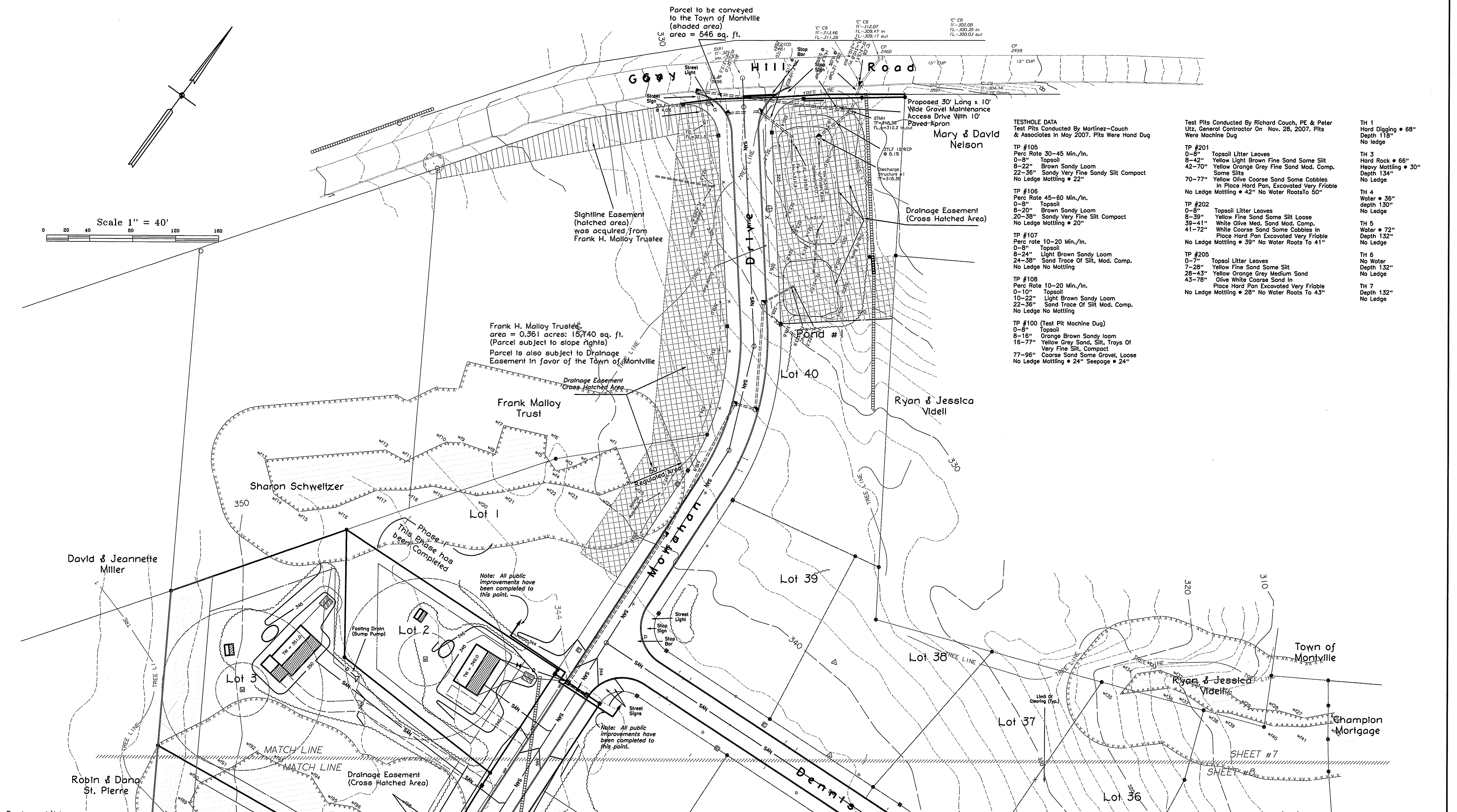
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



L.S. 15466
REGISTRATION NO.

4-08-2022
DATE

REVISION 7/11/22		TESTHOLE/STANDPIPE LOCATION PLAN CORNERSTONE VENTURES LLC MONAHAN DRIVE MONTVILLE, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 528-1810			
JOB NO. 1455.31	DATE 4-08-2022	SCALE 1" = 100'	DRAWN BY M.L.T.	SHEET NO. 6A of 24	



- Development Notes:
1. The Town of Montville Zoning Enforcement Officer and Wetlands Officer must be contacted for an inspection of the sediment and erosion control measures prior to the start of construction.
 2. Markers shall be placed at the limits of the wetland areas on all lots. Markers shall be obtained by the Town of Montville.
 3. A Right to Drain agreement is to be signed by the property owner(s) of the properties to which an easement is required. This includes Lots 3, 7, 12, 19, 20, 21 & 31.
 4. Proposed Wells To Be Restricted To Under 10 Gallons Per Minute when The Well Is Located 75' From Any Sewer Manhole, 150' From A Sewerage Pump And 50' From Any Drain Or As Instructed By The Most Current Connecticut Health Code Guidelines
 5. Proposed E-One Sewer Systems, Model 2012: 150 Gallon HDPE Tank And Pump Package Per Town Of Montville WPCA Requirements. Provide A Weep Hole In The Pump Chamber Manifold To Allow The Effluent To Return. No Effluent Is To Remain In The Force Main. No Floor Drains To Be Installed In The Basement Or Garage
 6. 2" Crushed Stone (2' x 2' x 6" deep) To Be Placed At Grade At Terminus Of Footing Drains To Prevent Potential Erosion.

7. Sewer mains, sewer laterals and force mains must be approved pipe from Tables 2-A, 2-B and 2-D of the CT. Public Health Code's Technical Standards.
8. The drainage outlet and well for each proposed lot must be staked by a licensed surveyor to ensure the required 25 feet separating distance is maintained.
9. Proposed pools are above ground.
10. Concrete galleries from roof leaders to be a minimum 25' downgradient of building foundation and 75' from proposed well location.
11. As represented on these plans lots 3,5,9,10,11,19,21,29,30, and 31 will require sump pumps for footing drains. Footing Drains for remaining lots will flow by gravity.

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", VERTICAL ACCURACY CLASS "1-3" AND INTENDED TO BE USED FOR SUBDIVISION APPROVAL.

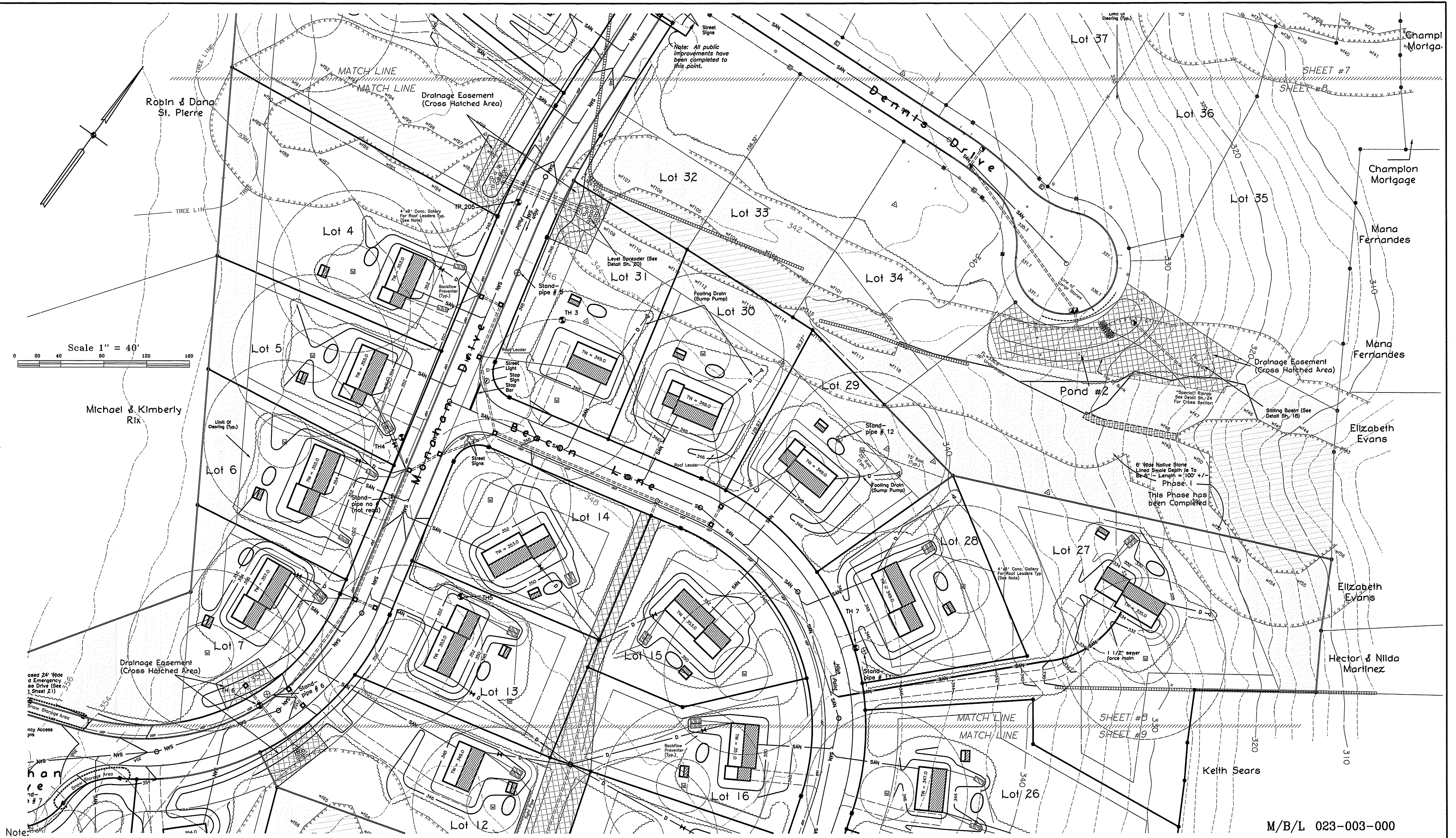
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL L. TARBELL
L.S. 15466
REGISTRATION NO.

2-03-09
DATE

See Sheet #1 For Legend

REVISION 7/11/22		SITE GRADING AND DRAINAGE MAP CORNERSTONE VENTURES LLC MONAHAN DRIVE MONTVILLE, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 528-1810			
JOB NO. 1455.31	DATE 4-08-2022	SCALE 1" = 40'	DRAWN BY M.L.T.	SHEET NO. 7 of 24	



1. A Right to Drain agreement is to be signed by the property owner(s) of the properties to which an easement is required. This includes Lots 3, 7, 12, 19, 20, 21 & 31.

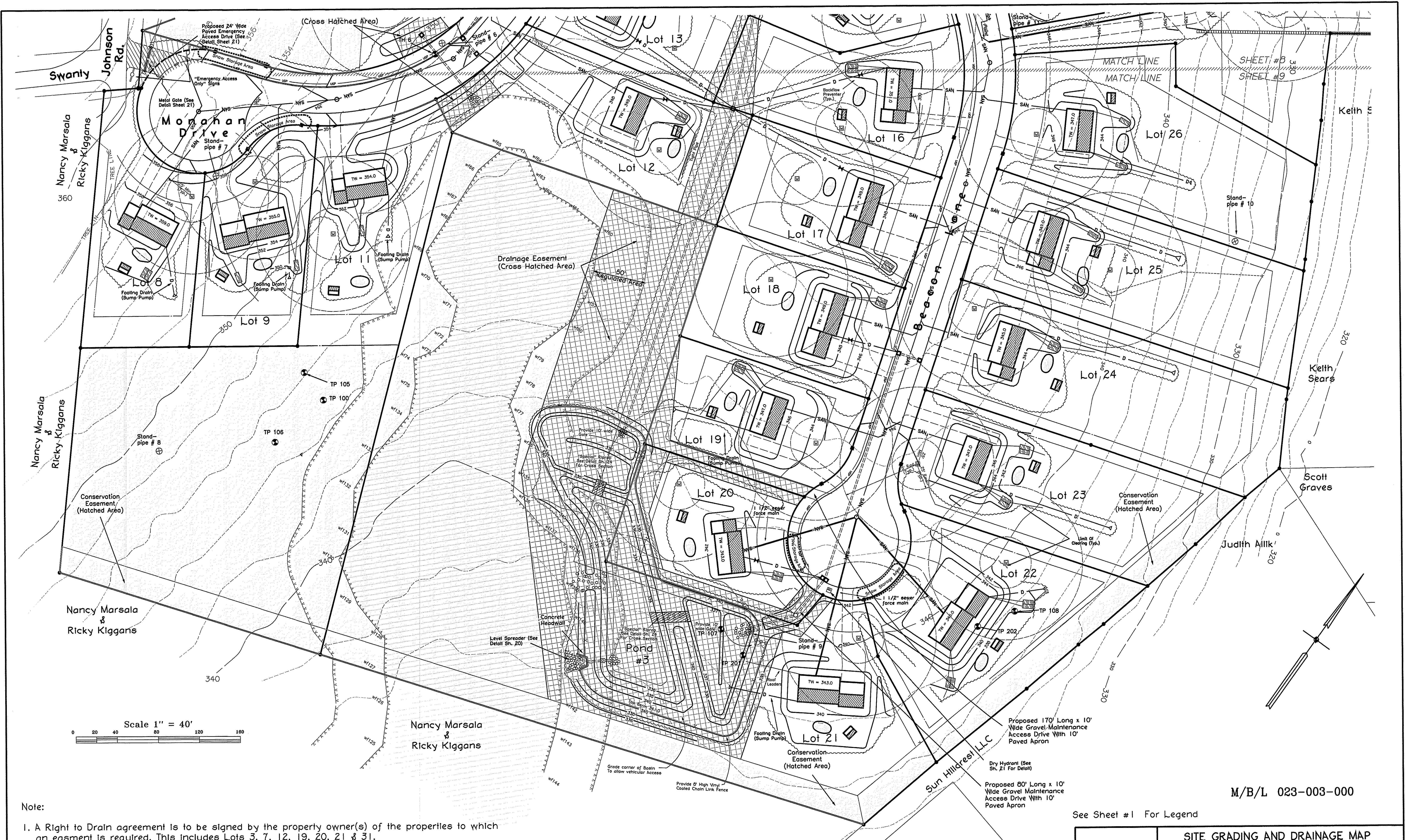
NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", VERTICAL ACCURACY CLASS "1-3" AND INTENDED TO BE USED FOR SUBDIVISION APPROVAL.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL L. TARBELL
L.S. 15466
REGISTRATION NO.
4-06-2022
DATE

See Sheet #1 For Legend

SITE GRADING AND DRAINAGE MAP CORNERSTONE VENTURES LLC GAY HILL ROAD MONTVILLE, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 526-1810				
REVISION 7/11/22	JOB NO. 1455.31	DATE: 4-06-2022	SCALE: 1" = 40'	DRAWN BY M.L.T.
SHEET NO: 8 of 24				



Note:
1. A Right to Drain agreement is to be signed by the property owner(s) of the properties to which an easement is required. This includes Lots 3, 7, 12, 19, 20, 21 & 31.

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "H-2", VERTICAL ACCURACY CLASS "V-3", AND INTENDED TO BE USED FOR SUBDIVISION APPROVAL.

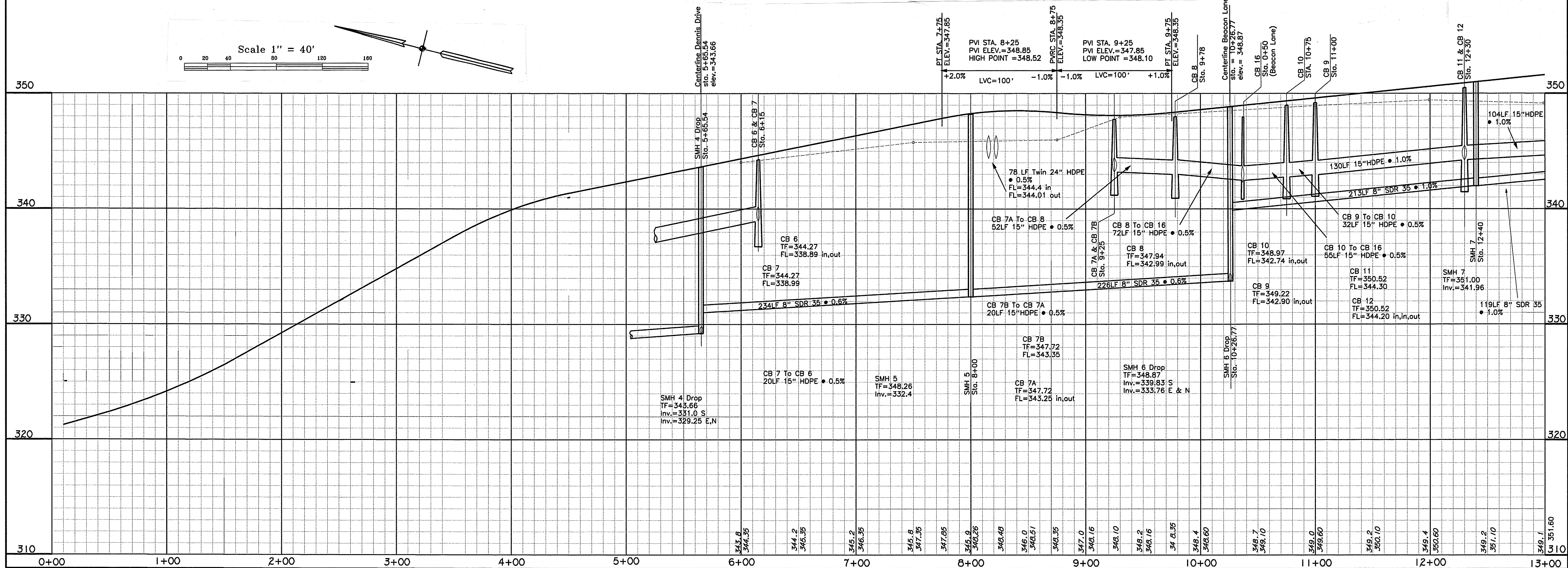
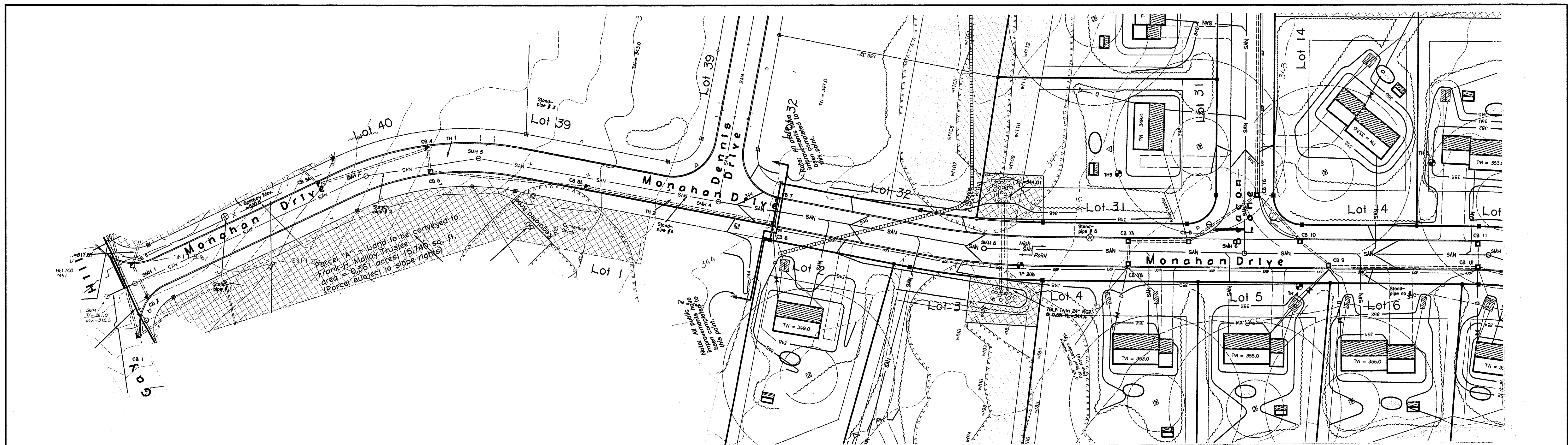
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

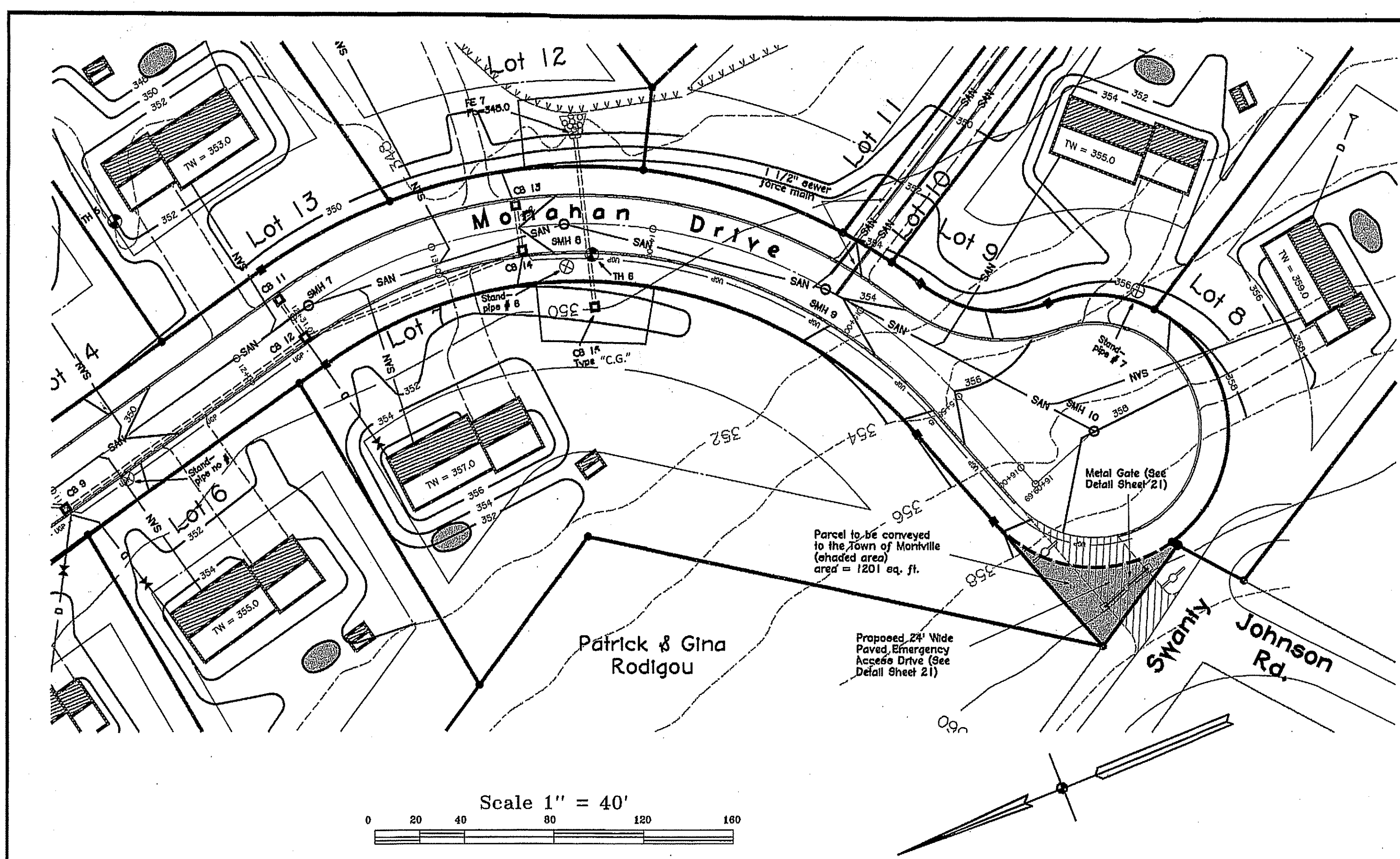
MICHAEL L. TARBELL
L.S. 15466
REGISTRATION NO.
4-08-2022
DATE

M/B/L 023-003-000

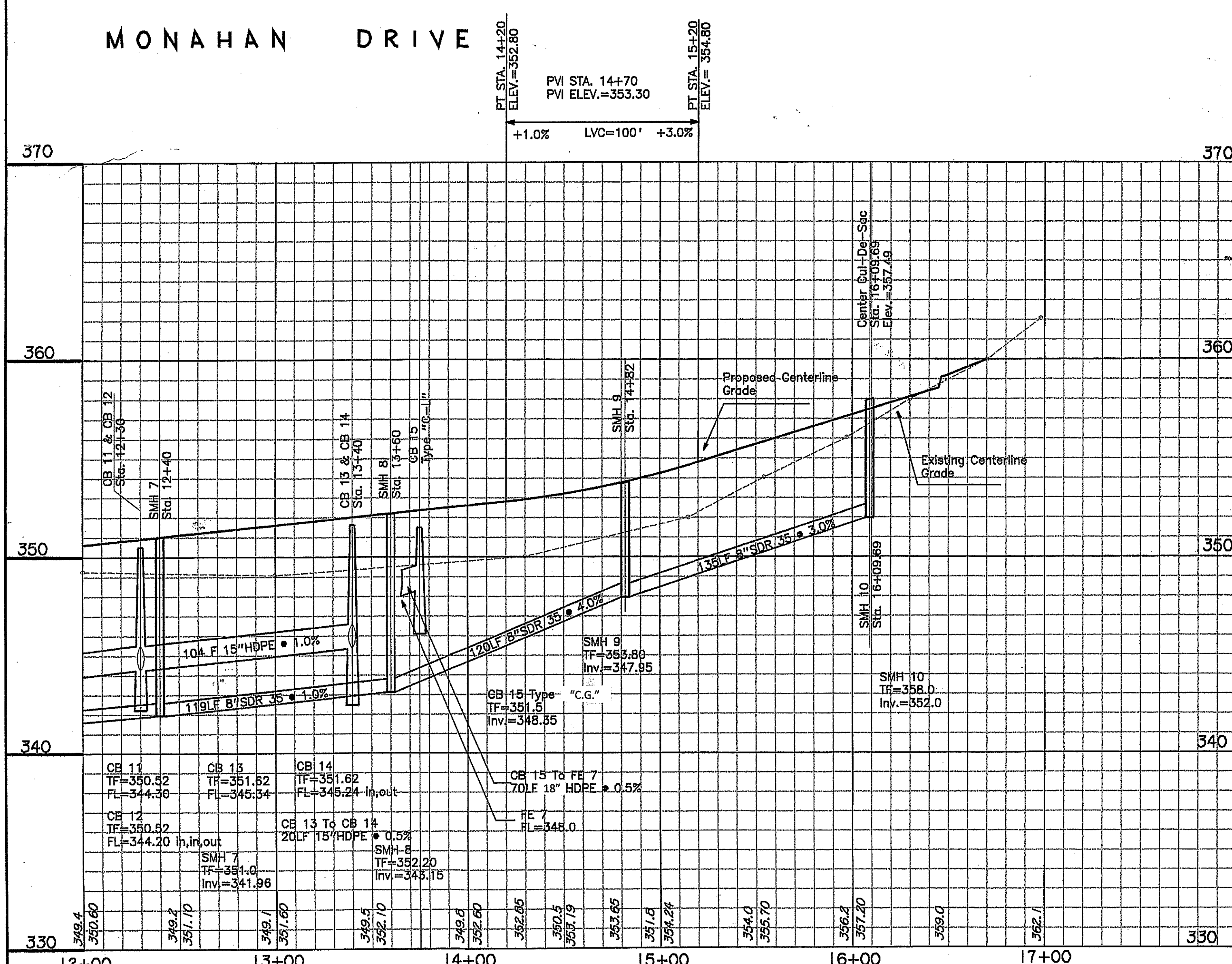
See Sheet #1 For Legend

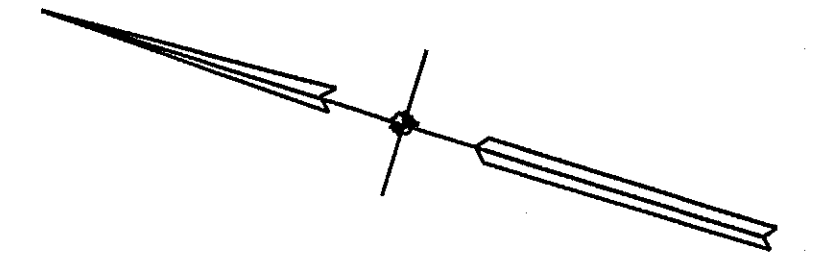
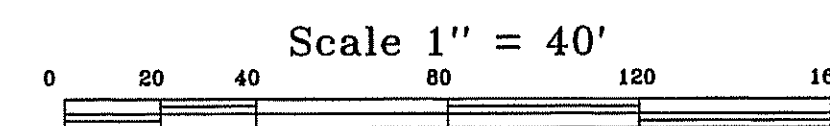
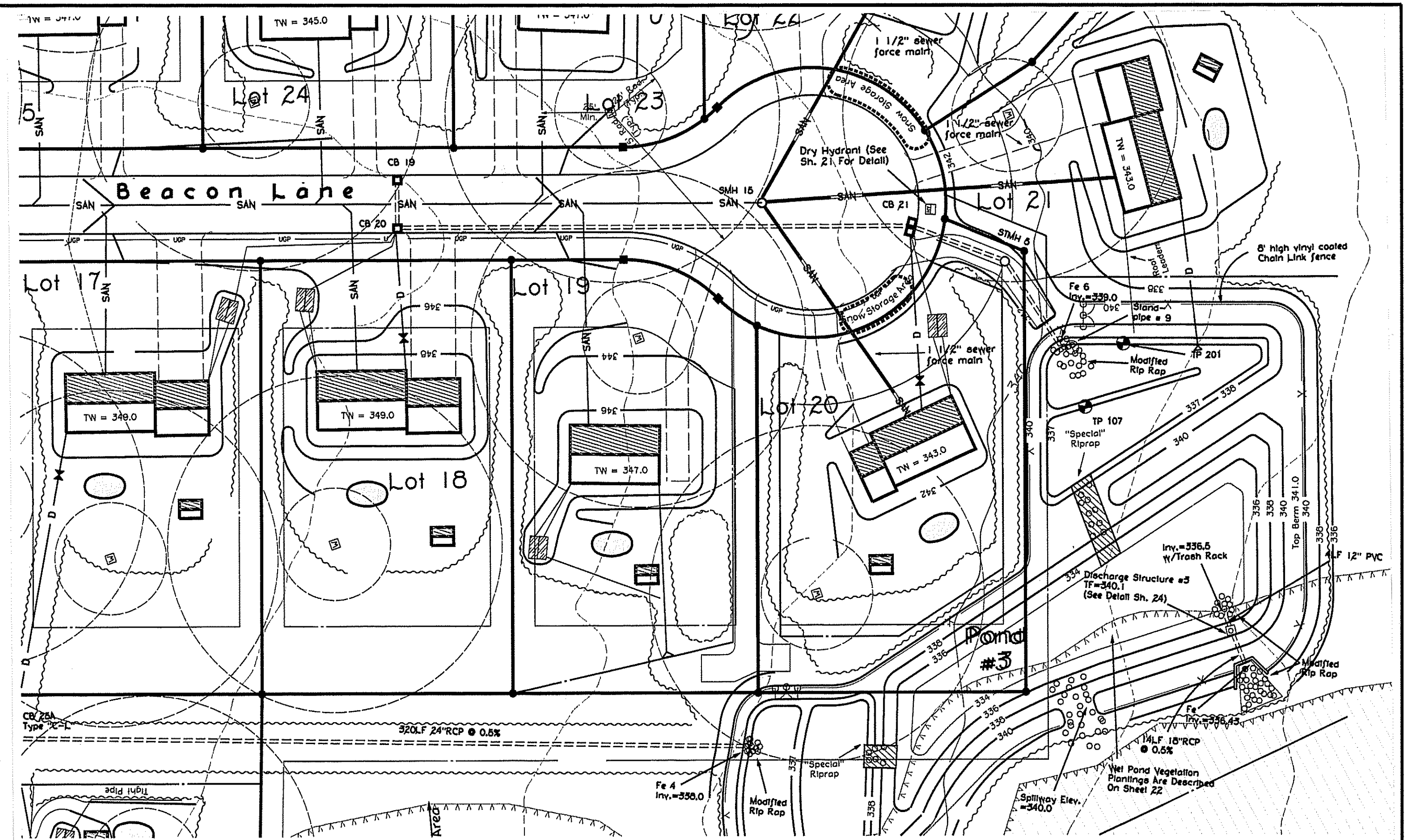
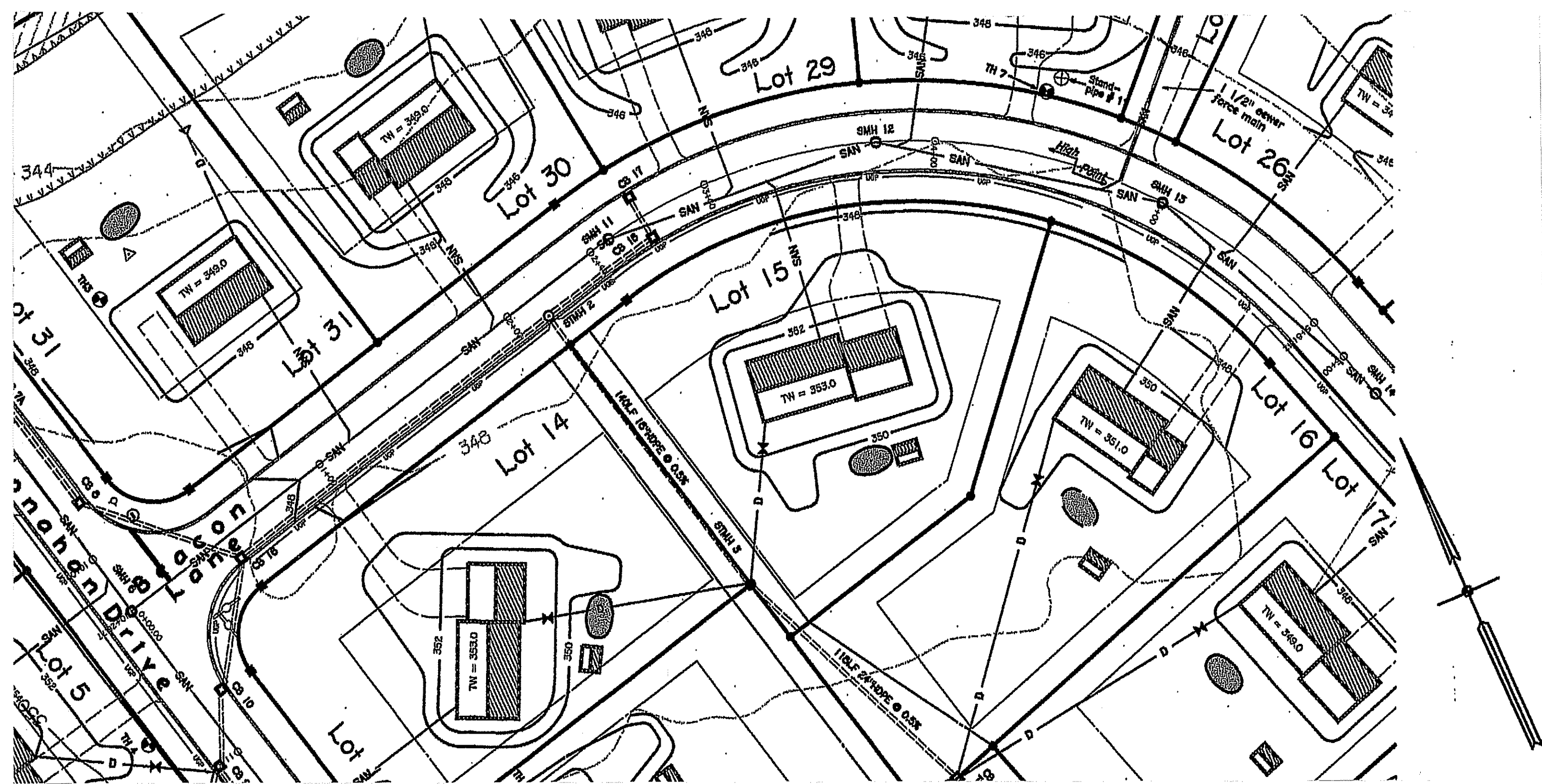
SITE GRADING AND DRAINAGE MAP				
CORNERSTONE VENTURES LLC				
GAY HILL ROAD				
MONTVILLE, CONNECTICUT				
TARBELL, HEINTZ & ASSOC., INC.				
CIVIL ENGINEERS - LAND SURVEYORS				
1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 528-1810				
REVISION	DATE:	SCALE:	DRAWN BY:	SHEET NO:
7/11/22	4-08-2022	1" = 40'	M.L.T.	9 of 24
JOB NO.	DATE:	SCALE:	DRAWN BY:	SHEET NO:
1455.31	4-08-2022	1" = 40'	M.L.T.	9 of 24



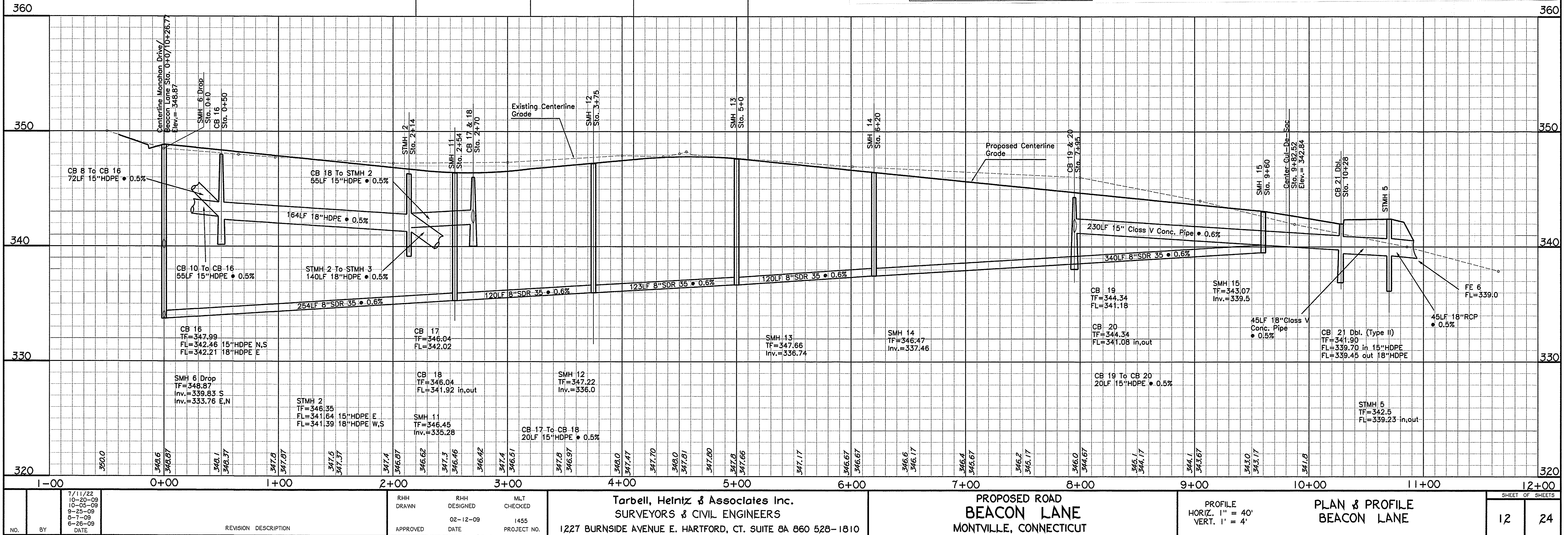


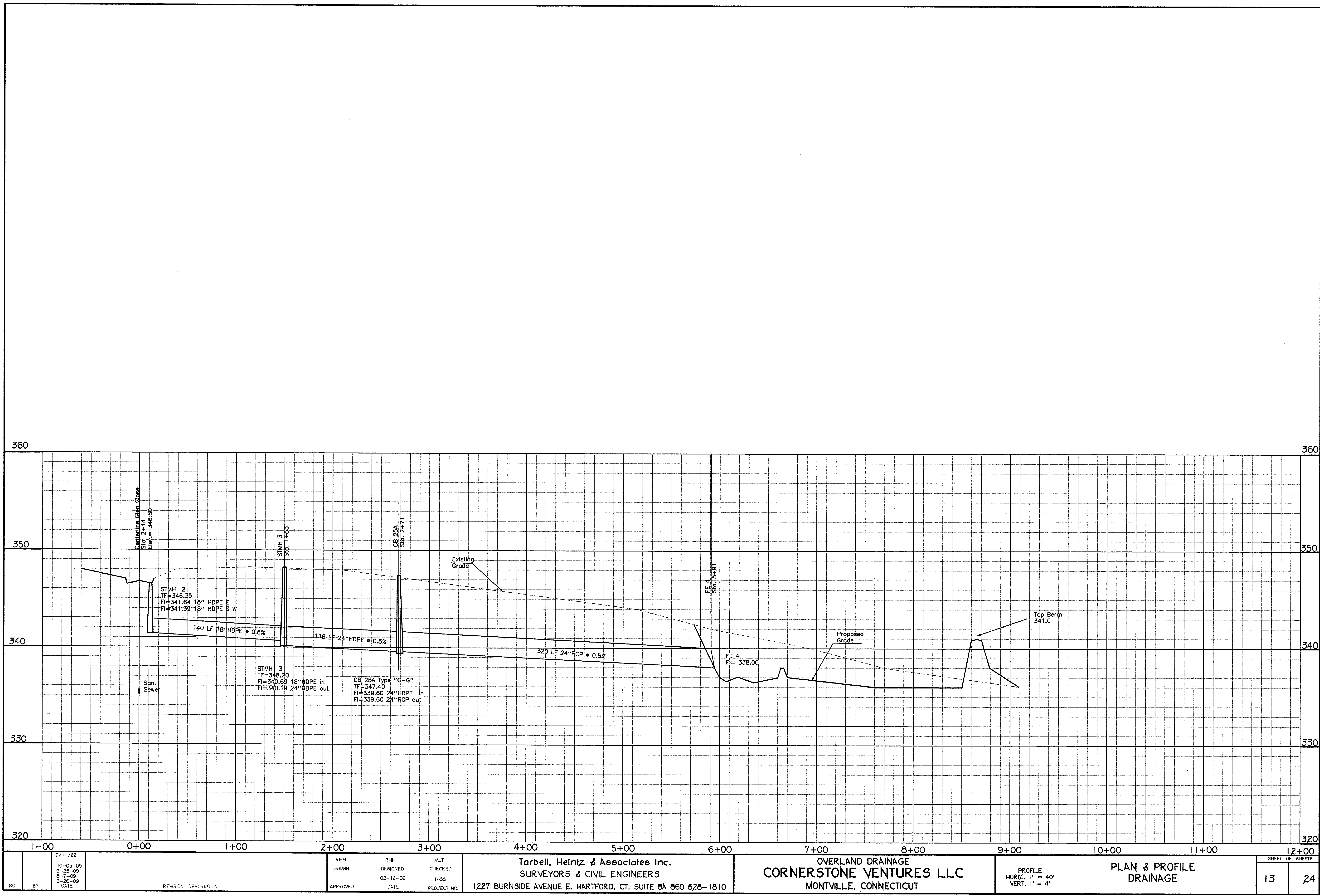
MONAHAN DRIVE

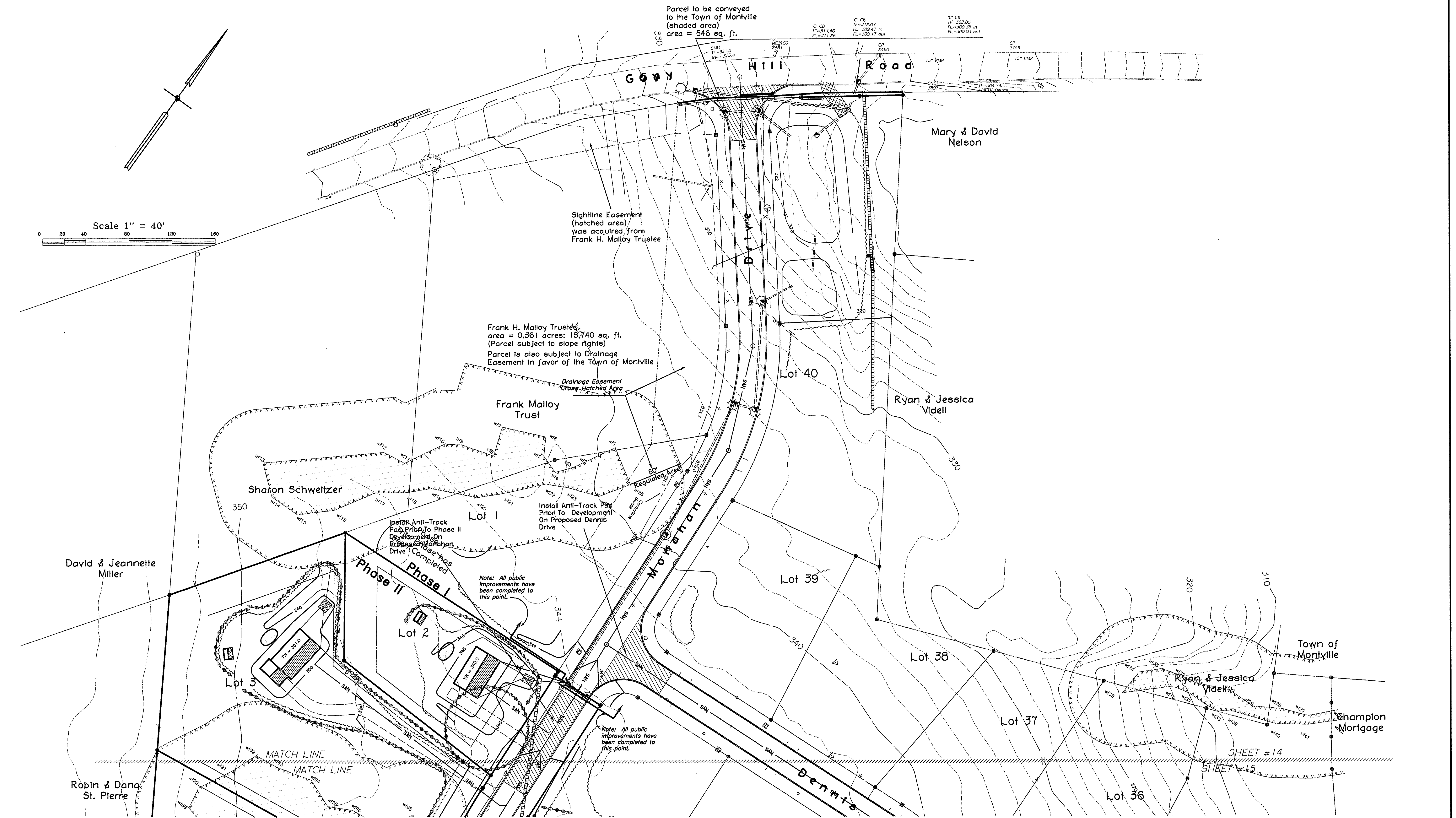




PC STA. 2+20 ELEV.=346.67	PVI STA. 2+70 PVI ELEV.=346.17 LOW POINT = 346.42	PT STA. 3+20 ELEV.=346.67	DT STA. 4+10 ELEV.=347.57	PVI STA. 4+60 PVI ELEV.=348.07 HIGH POINT = 347.82	PT STA. 5+10 ELEV.=347.57
-1.0%	LVC=100'	+1.0%	+1.0%	LVC=100'	-1.0%







MAP REFERENCE: "GAY HILL ROAD SUBDIVISION 120 GAY HILL ROAD MONTVILLE CONNECTICUT MARTINEZ COUCH & ASSOCIATES LLC 98 SOUTH TURNPIKE ROAD WALLINGFORD, CONNECTICUT 06492 LAND SURVEYORS - ENGINEERS - ENVIRONMENTAL CONSULTANTS JOB 26-234 DRAWING NUMBER 26-234 BASEMAP.DWG DATE 7-23-07 REV THRU 11-30-07 DRAWN BY DDL SCALE AS NOTED."

Development Notes:

1. The Town of Montville Zoning Enforcement Officer and Wetlands Officer must be contacted for an inspection of the sediment and erosion control measures prior to the start of construction.
2. Markers shall be placed at the limits of the wetland areas on all lots
3. A Right to Drain agreement is to be signed by the property owner(s) of the properties to which an easement is required.

Pond Maintenance:

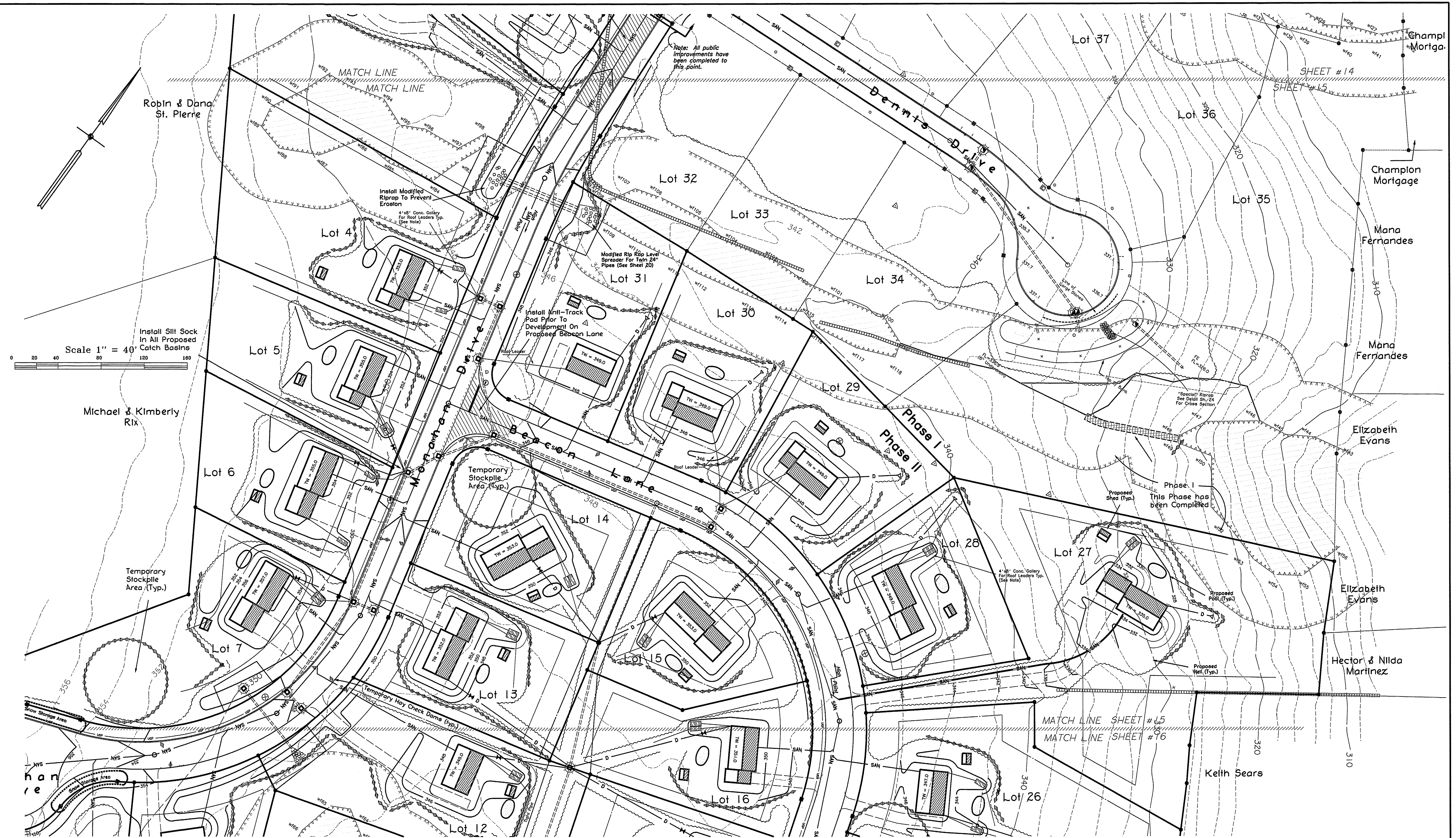
1. Inspect Working Conditions Of Outlet Structure(s), Remove Accumulated Slits And Debris Twice A Year
2. Mow Basin Except Wet Pond At Least Twice Annually Maintain Rip Rap Area At Inlet And Outlet Structures

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", VERTICAL ACCURACY CLASS "T-3" AND INTENDED TO BE USED FOR SUBDIVISION APPROVAL.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL L. TARBELL L.S. 15466 4-08-2022
REGISTRATION NO. DATE

EROSION AND SEDIMENTATION PLAN				
CORNERSTONE VENTURES LLC				
MONAHAN DRIVE				
MONTVILLE, CONNECTICUT				
TARBELL, HEINTZ & ASSOC., INC.				
CIVIL ENGINEERS - LAND SURVEYORS				
1227 BURNSIDE AVE., SUITE 31 EAST HARTFORD, CT (860) 528-1810				
JOB NO.	DATE:	SCALE:	DRAWN BY	SHEET NO:
1455.31	4-08-2022	1" = 40'	M.L.T.	14 of 24



MAP REFERENCE: "GAY HILL ROAD SUBDIVISION 120 GAY HILL ROAD MONTVILLE CONNECTICUT MARTINEZ COUCH & ASSOCIATES LLC 98 SOUTH TURNPIKE ROAD WALLINGFORD, CONNECTICUT 06492 LAND SURVEYORS - ENGINEERS - ENVIRONMENTAL CONSULTANTS JOB 26-234 DRAWING NUMBER 26-234 BASEMAP.DWG DATE 7-23-07 REV THRU 11-30-07 DRAWN BY DDL SCALE AS NOTED."

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MICHAEL L. TARBELL L.S. 15466 4-08-2022
REGISTRATION NO. DATE

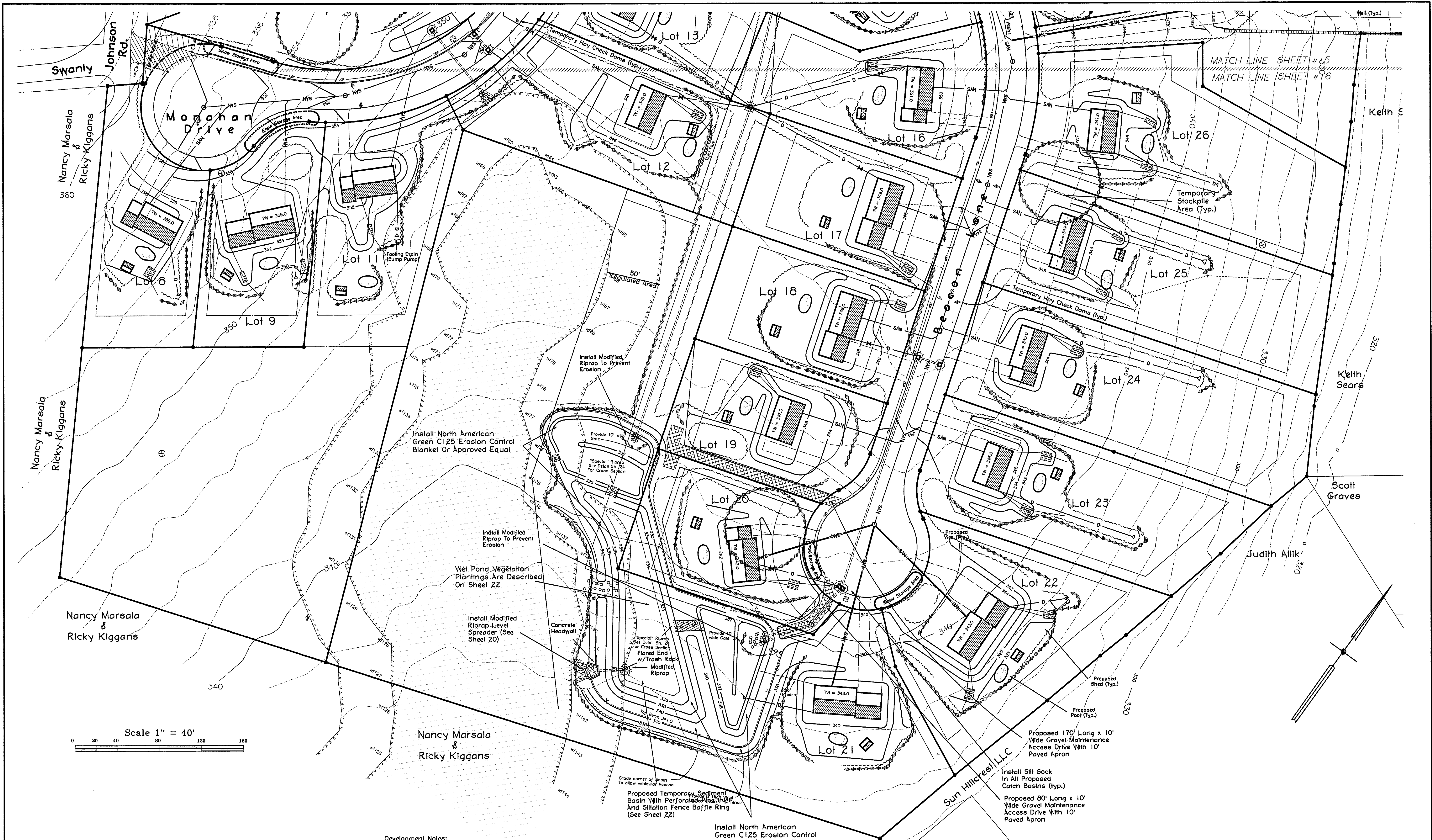
EROSION AND SEDIMENTATION PLAN
CORNERSTONE VENTURES LLC

GAY HILL ROAD
MONTVILLE, CONNECTICUT

TARBELL, HEINTZ & ASSOC., INC.
CIVIL ENGINEERS - LAND SURVEYORS

1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 528-1810

JOB NO.	DATE:	SCALE:	DRAWN BY:	SHEET NO:
1455.31	4-08-2022	1" = 40'	M.L.T.	15 of 24



MAP REFERENCE: "GAY HILL ROAD SUBDIVISION 120 GAY HILL ROAD MONTVILLE CONNECTICUT MARTINEZ COUCH & ASSOCIATES LLC 98 SOUTH TURNPIKE ROAD WALLINGFORD, CONNECTICUT 06492 LAND SURVEYORS - ENGINEERS - ENVIRONMENTAL CONSULTANTS JOB 26-234 DRAWING NUMBER 26-234 BASEMAP.DWG DATE 7-23-07 REV THRU 11-30-07 DRAWN BY DDL SCALE AS NOTED."

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2. Mow Basin Except Wet Pond At Least Twice Annually Maintain Rip Rap Area At Inlet And Outlet Structures

Install North American Green C125 Erosion Control Blanket Or Approved Equal

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", VERTICAL ACCURACY CLASS "T-3" AND INTENDED TO BE USED FOR SUBDIVISION APPROVAL.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL L. TARBELL L.S. 15466 4-08-2022
REGISTRATION NO. DATE

**EROSION AND SEDIMENTATION PLAN
CORNERSTONE VENTURES LLC**

GAY HILL ROAD
MONTVILLE, CONNECTICUT

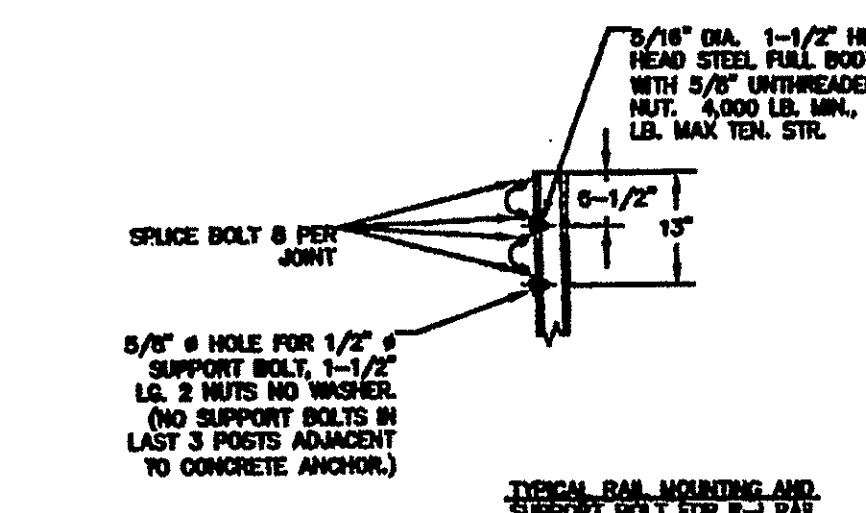
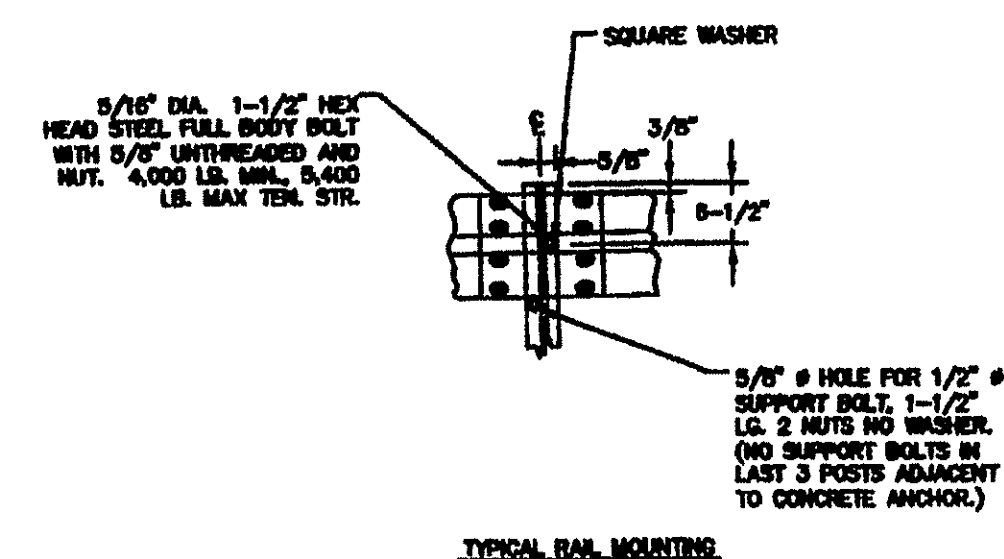
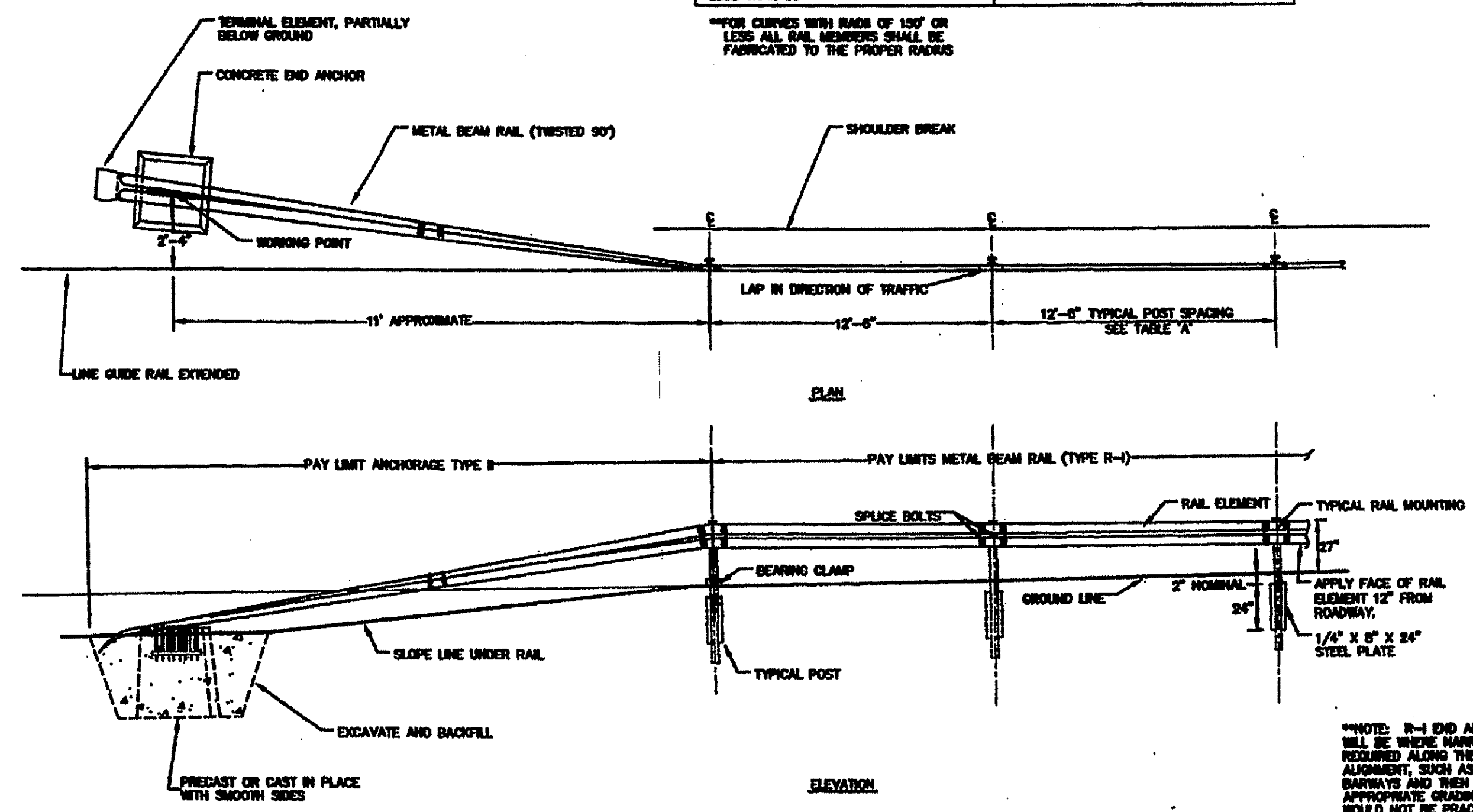
TARBELL, HEINTZ & ASSOC., INC.
CIVIL ENGINEERS - LAND SURVEYORS

1227 BURNSIDE AVE., SUITE 6A, EAST HARTFORD, CT (860) 528-1810

JOB NO.	DATE	SCALE	DRAWN BY	SHEET NO.
1455.31	4-08-2022	1" = 40'	M.L.T.	16 of 24

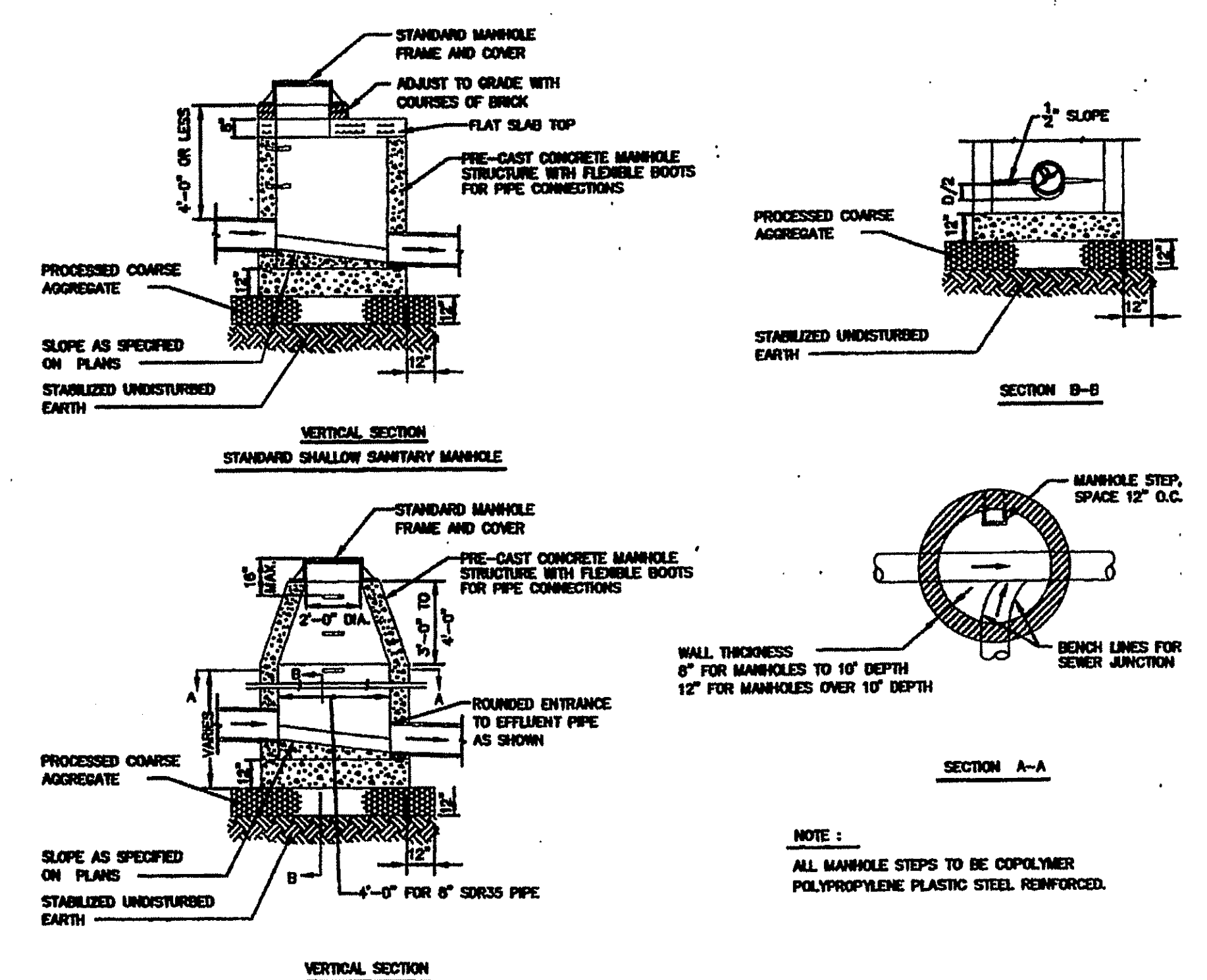
TABLE 1A	
CURVATURE (DEGREE OR RADIUS)	POST SPACING
LESS THAN 30° (220 RAD. OR MORE)	12'-0"
30° TO 111°	6'-0"
111° TO 75°	4'-0"
75° TO 50°	3'-1/2"
LESS THAN 50°	USE NOT RECOMMENDED

FOR CURVES WITH RADII OF 150' OR LESS ALL RAIL MEMBERS SHALL BE FABRICATED TO THE PROPER RADII



NOTE: R-1 END ANCHORAGE TYPE II WILL BE WHERE NARROW OPENINGS ARE REQUIRED ALONG THE GUIDE RAILING ALIGNMENT, SUCH AS DRIVES OR BARRAJAYS AND WHEN ONLY WHERE APPROPRIATE GRADING FOR TYPE I WOULD NOT BE PRACTICABLE

CONN. DOT METAL BEAM RAIL (R-1) AND END ANCHORAGE (TYPE II)
NOT TO SCALE



SHALLOW SANITARY MANHOLE
NOT TO SCALE

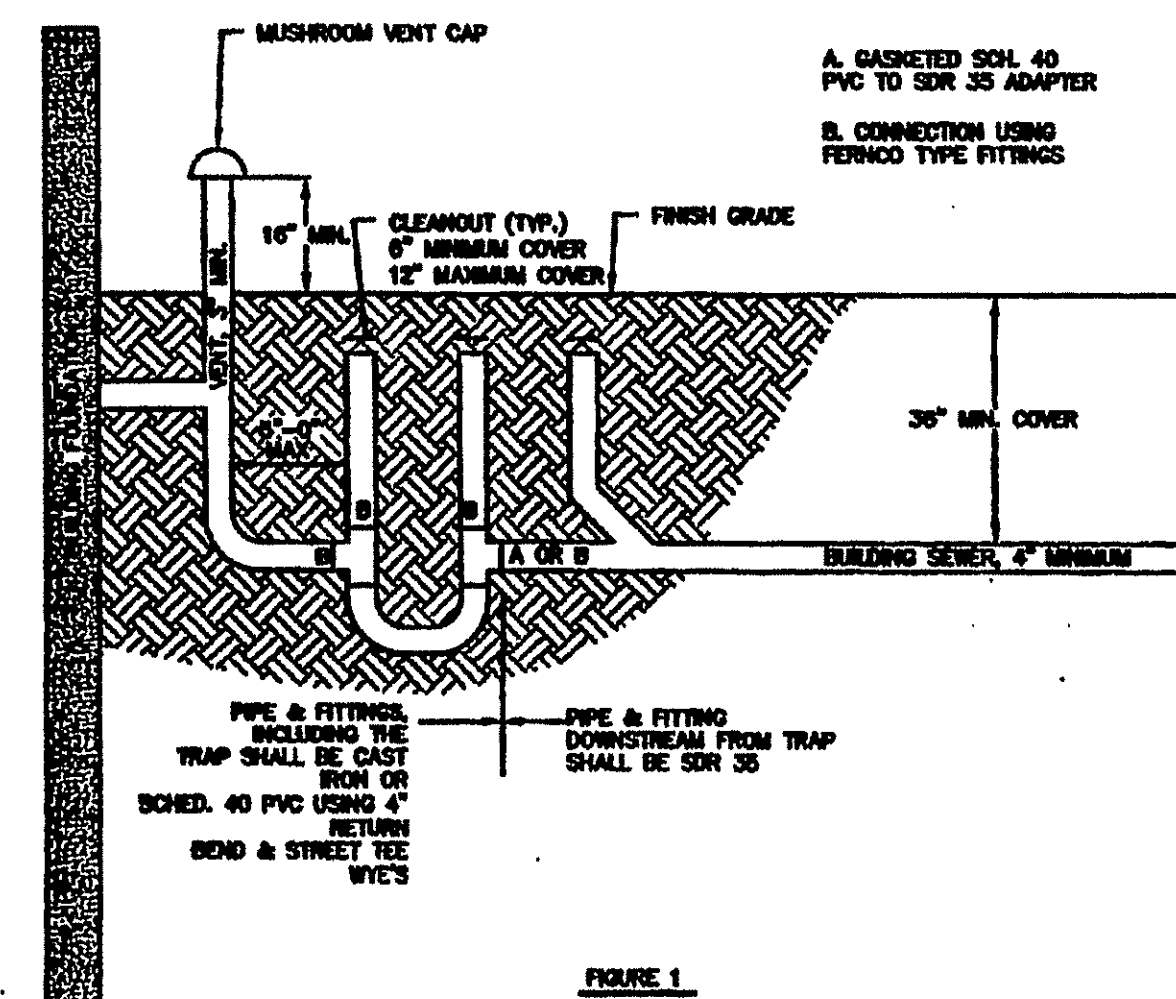


FIGURE 1

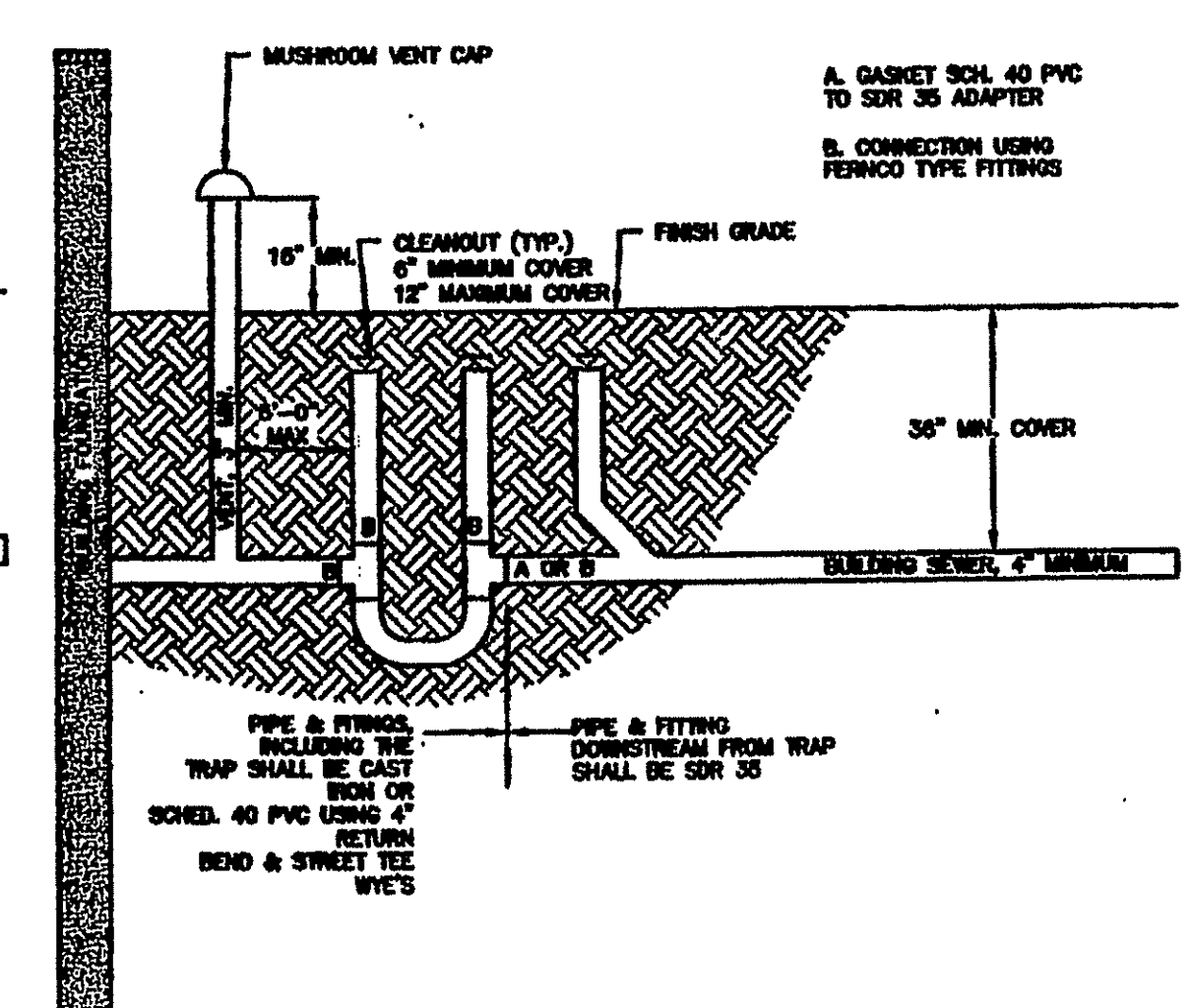


FIGURE 2

OUTSIDE TRAPS
NOT TO SCALE

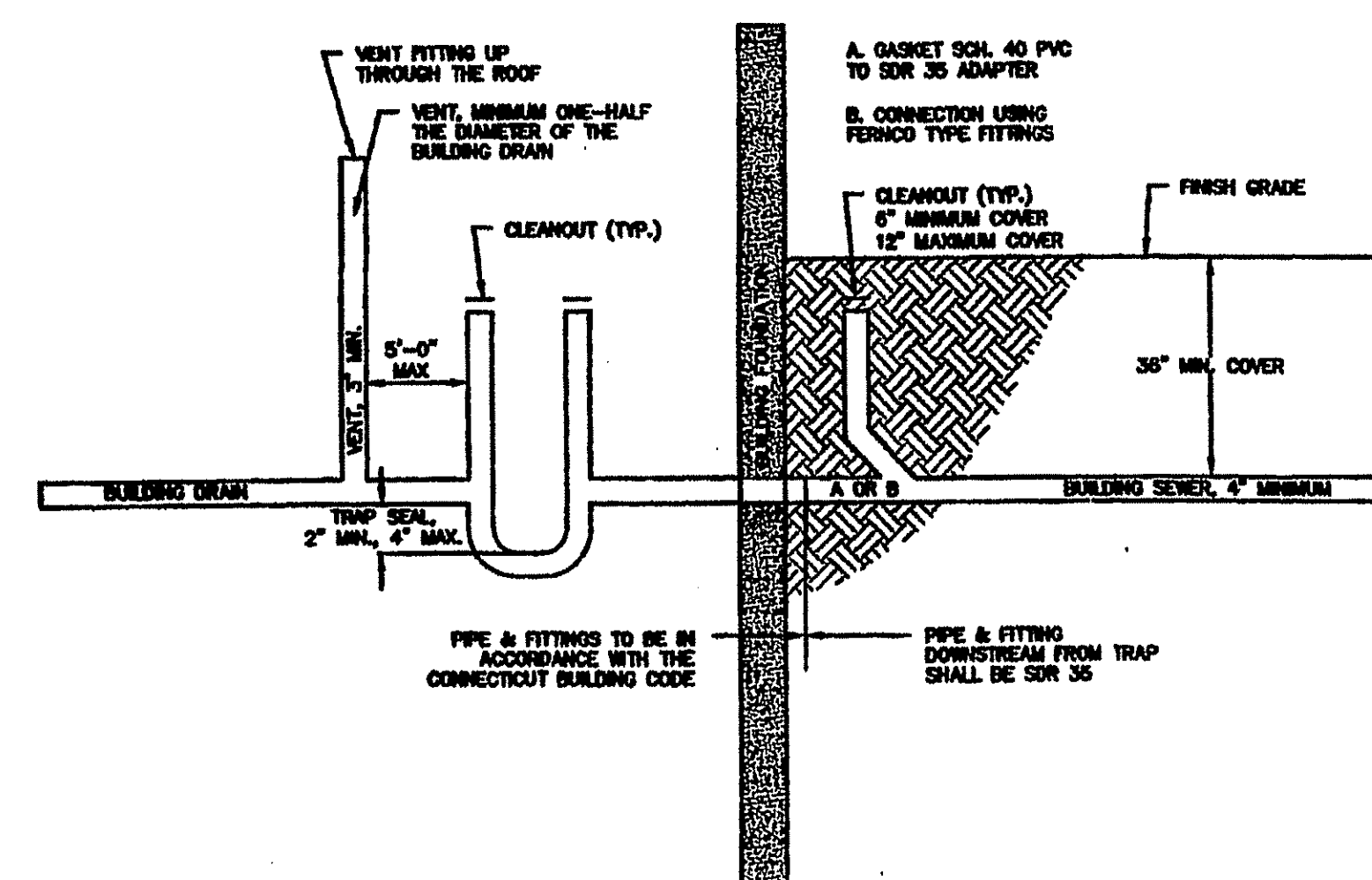


FIGURE 1

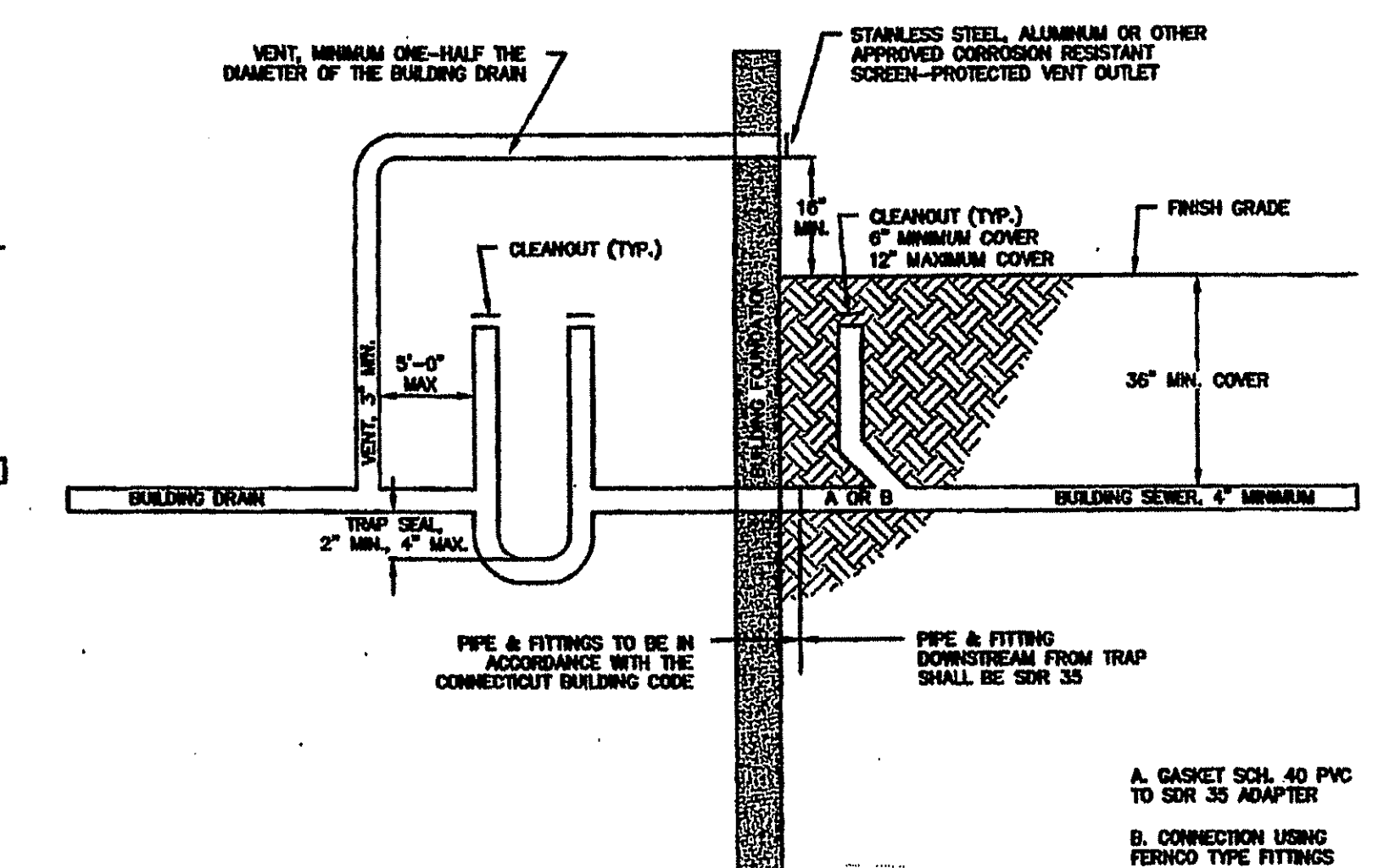
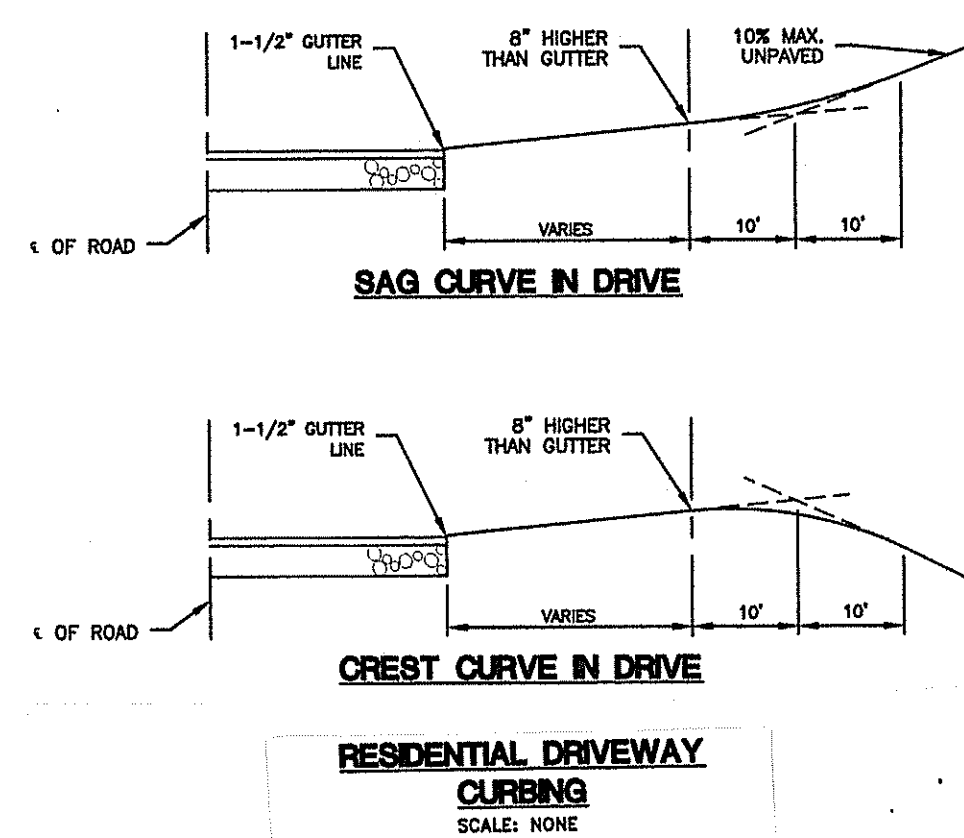
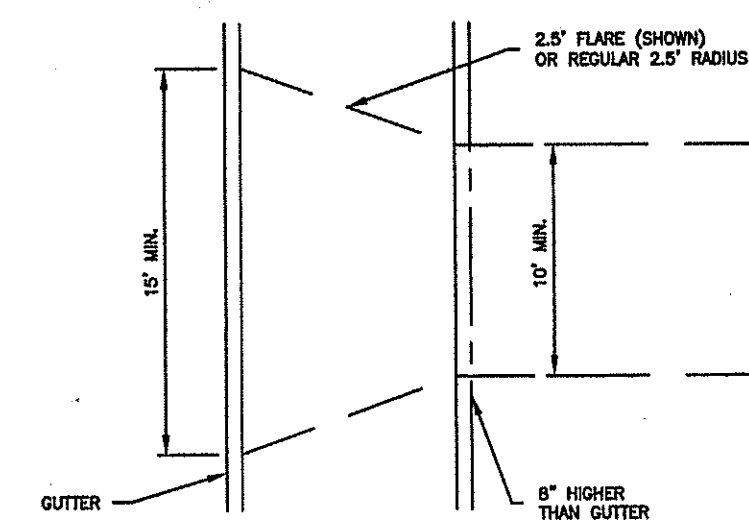
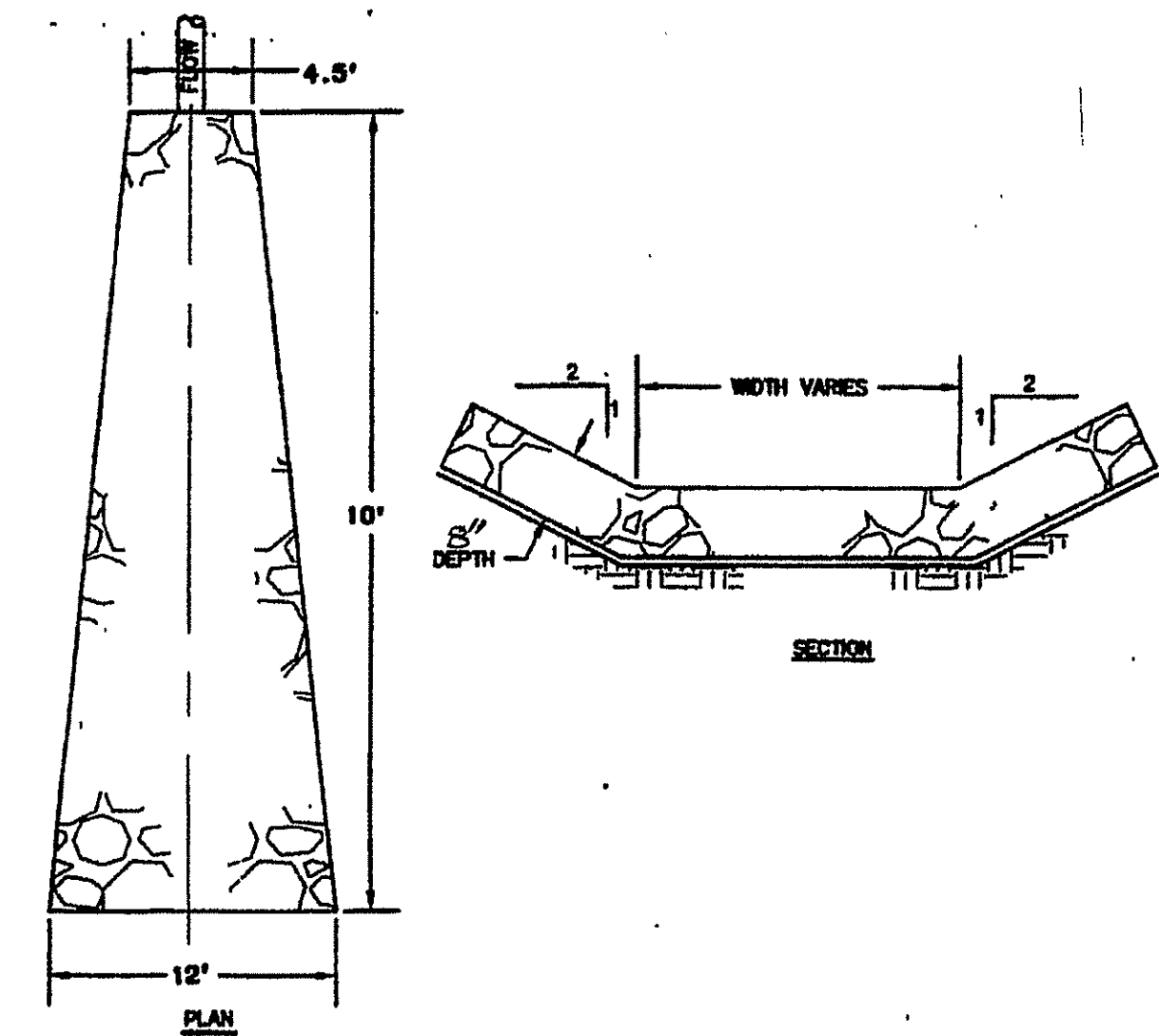
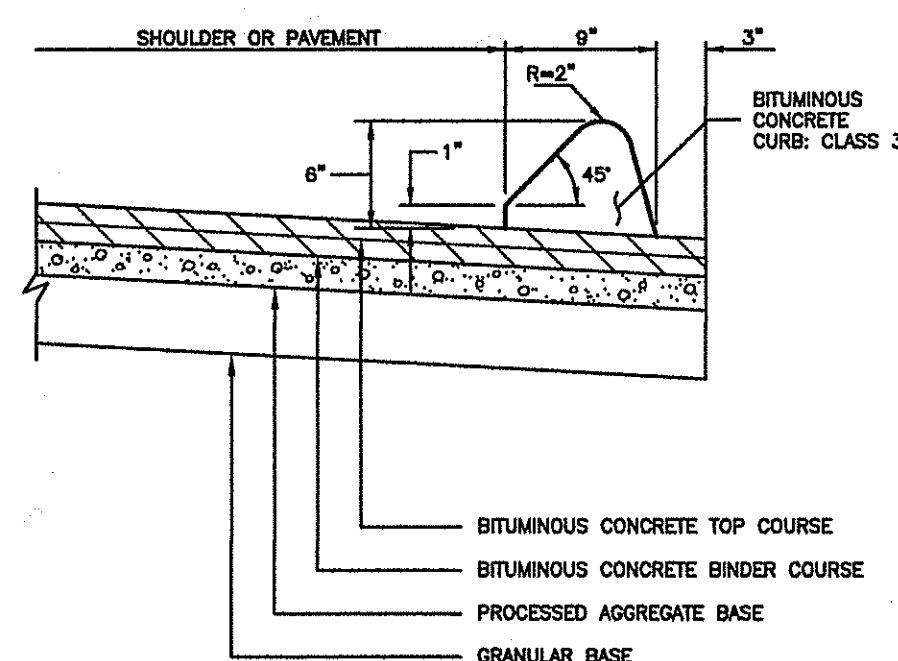
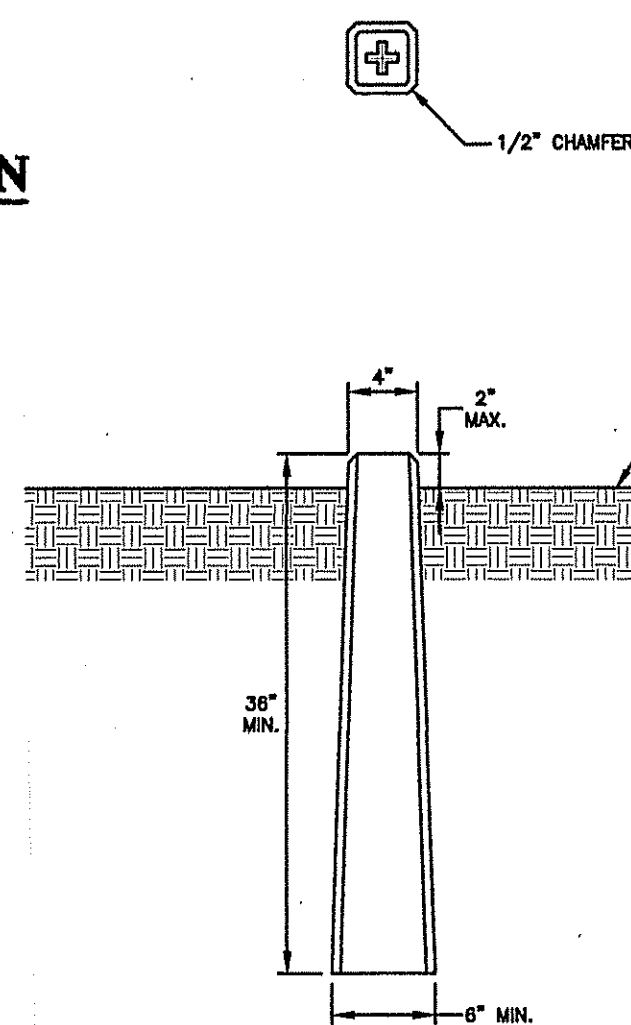
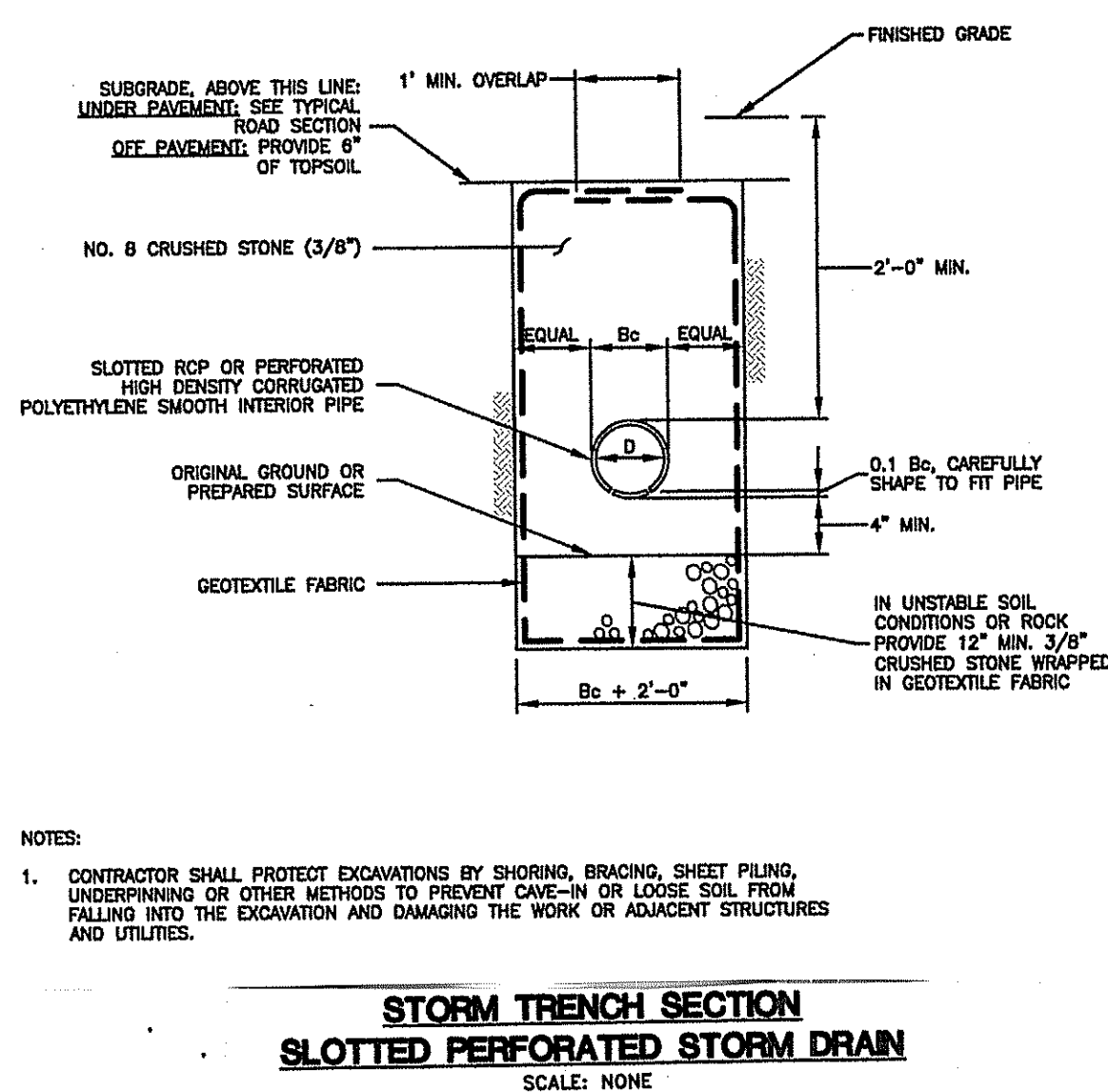
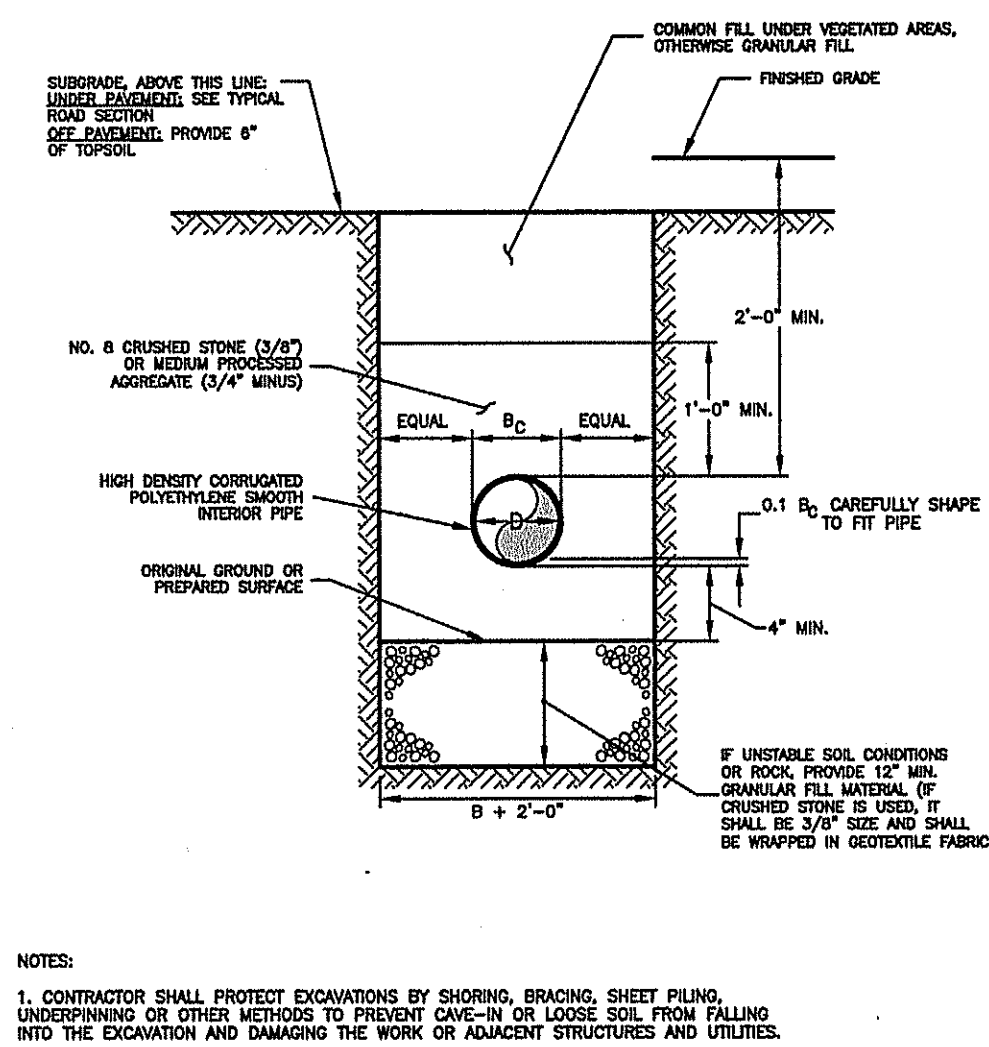
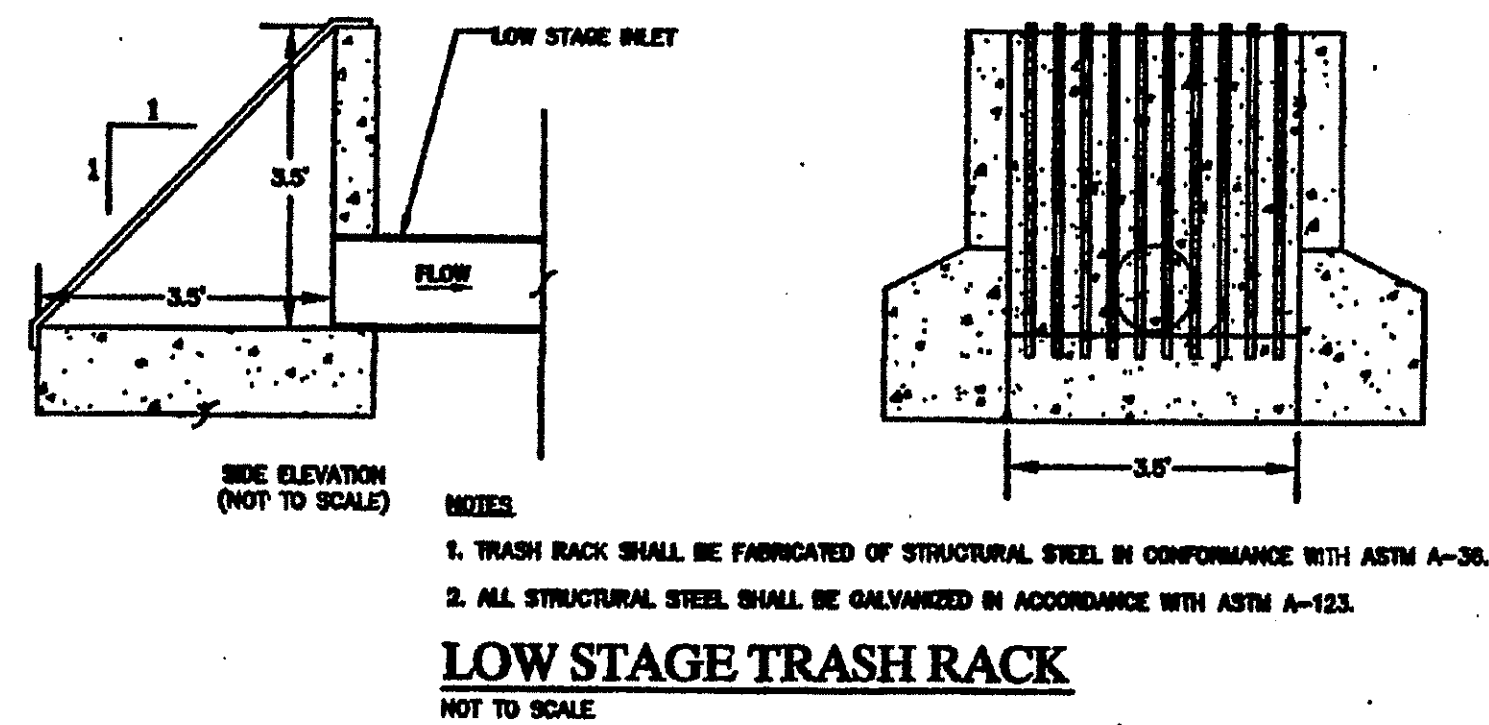
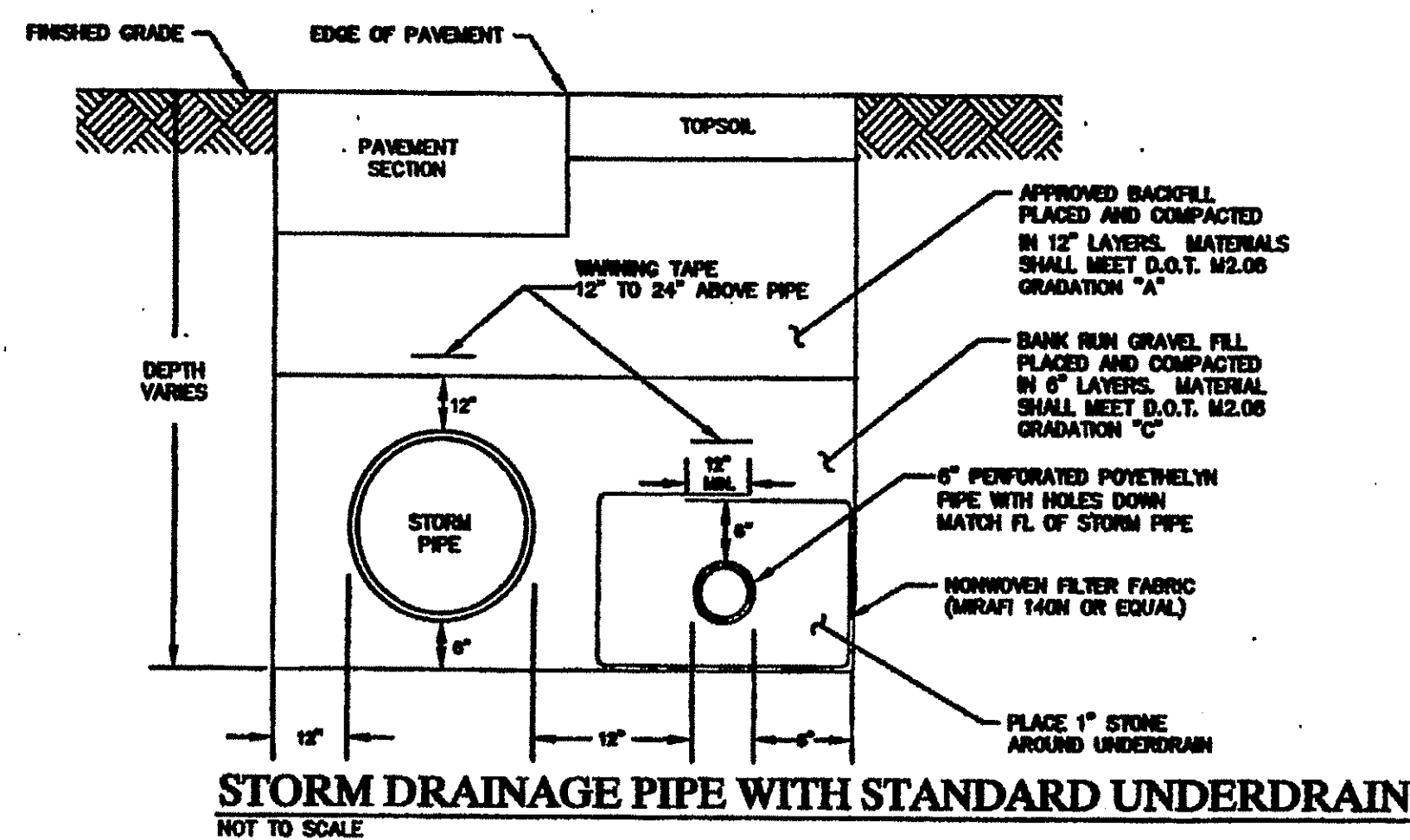
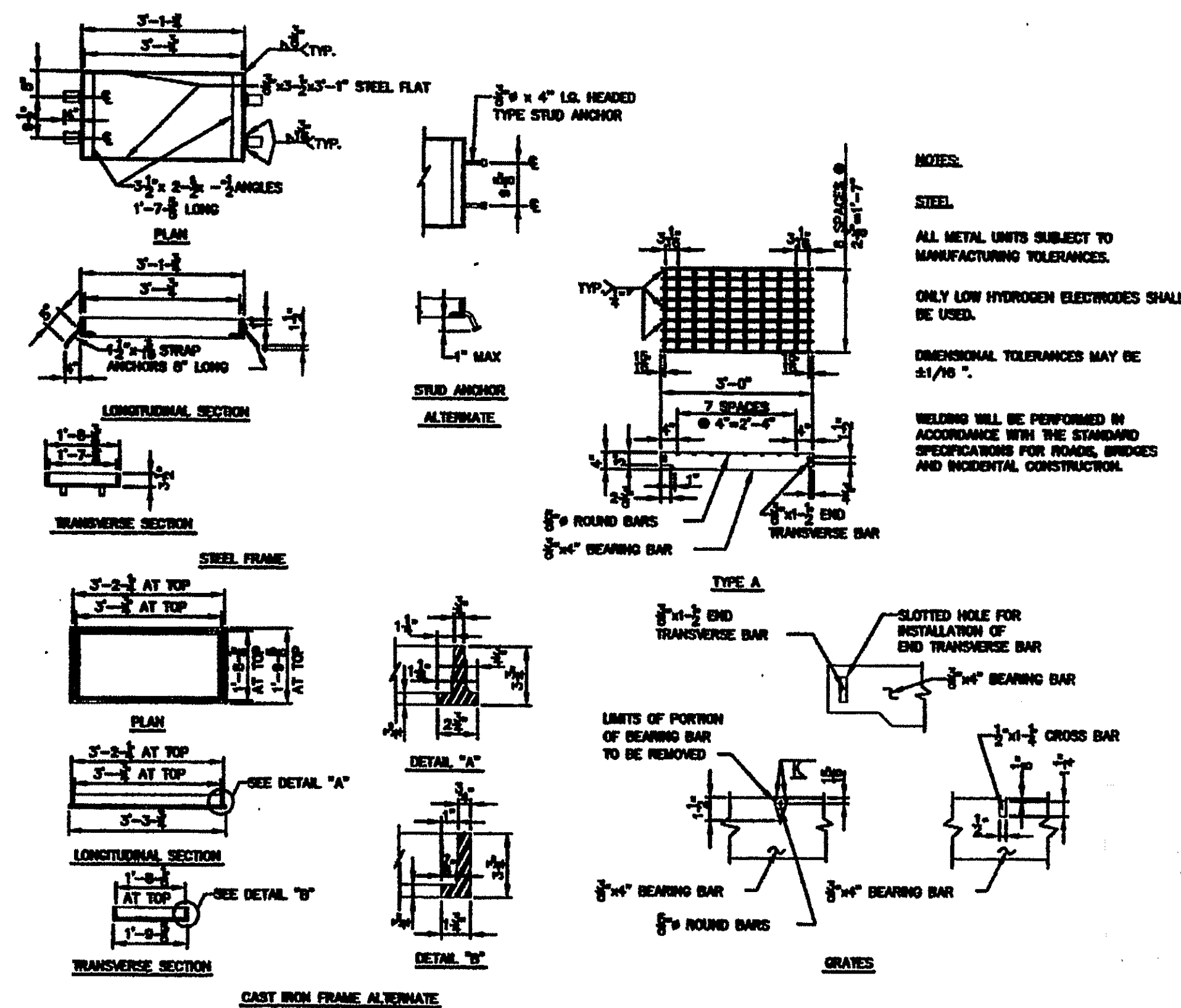


FIGURE 2

INSIDE TRAPS
NOT TO SCALE

NOTES AND DETAILS			
CORNERSTONE VENTURES LLC			
GAY HILL ROAD			
MONTVILLE,		CONNECTICUT	
TARBELL, HEINTZ & ASSOC., INC.			
CIVIL ENGINEERS - LAND SURVEYORS			
1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 528-1810			
JOB NO.	DATE:	SCALE:	DRAWN BY:
1455.51	2-08-2022	1" = 40'	M.L.T.
SHEET NO:			17 of 24

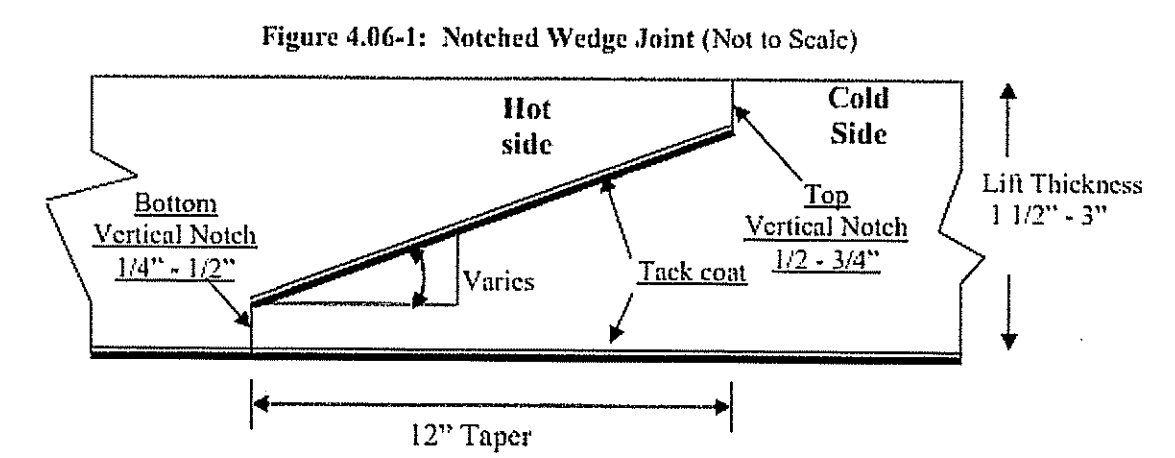


A notched wedge joint shall be constructed as shown in Figure 4.06-1 using a device that is attached to the paver screed and is capable of independently adjusting the top and bottom vertical notches. The device shall have an integrated vibratory system. The top vertical notch must be located at the centerline or lane line in the final lift. The requirement for paving full width "curb to curb" as described in Method II may be waived if addressed in the QC plan and approved by the Engineer.

The taper portion of the wedge joint shall be evenly compacted using equipment other than the paver or notch wedge joint device. The compaction device shall be the same width as the taper and not reduce the angle of the wedge or ravel the top notch of the joint during compaction.

When placed on paved surfaces, the area below the sloped section of the joint shall be treated with tack coat. The top surface of the sloped section of the joint shall be treated with tack coat prior to placing the completing pass.

The taper portion of the wedge joint shall not be exposed to traffic for more than 5 calendar days.

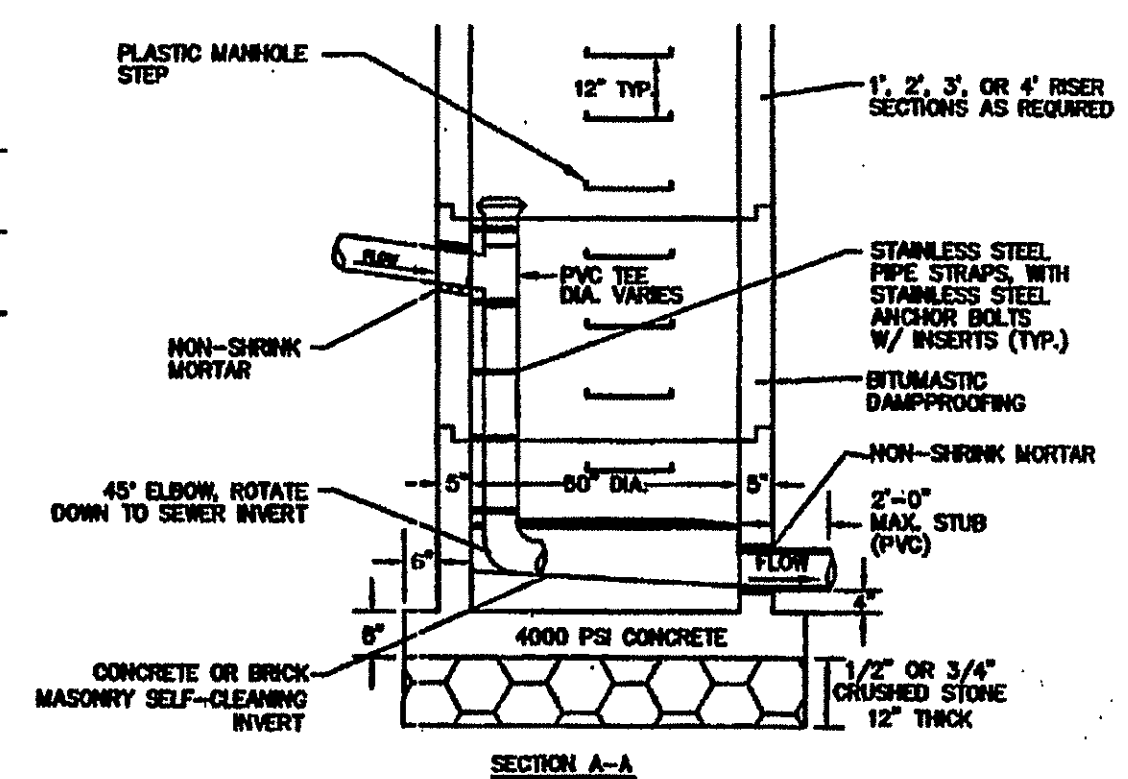
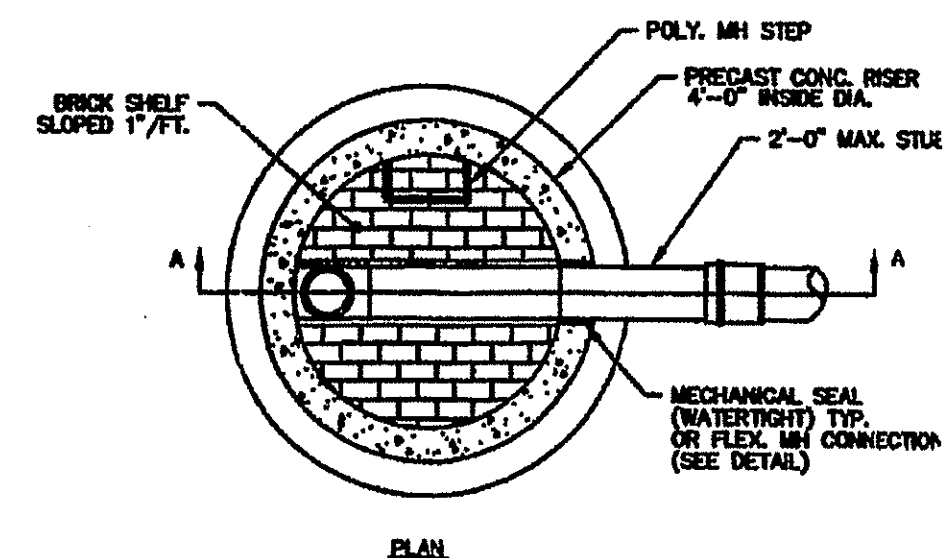
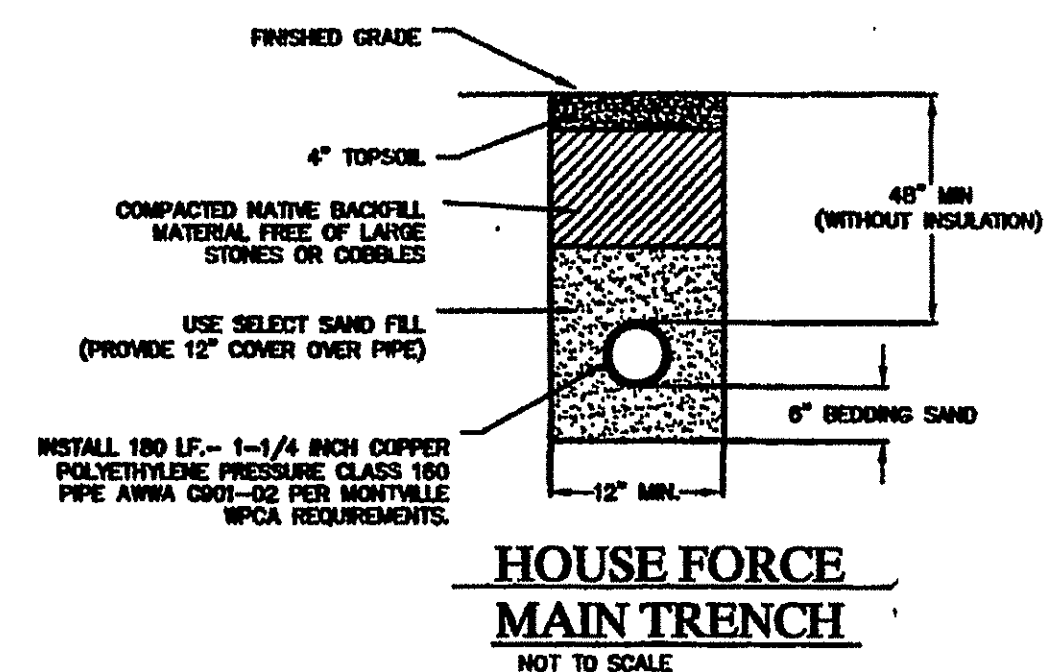
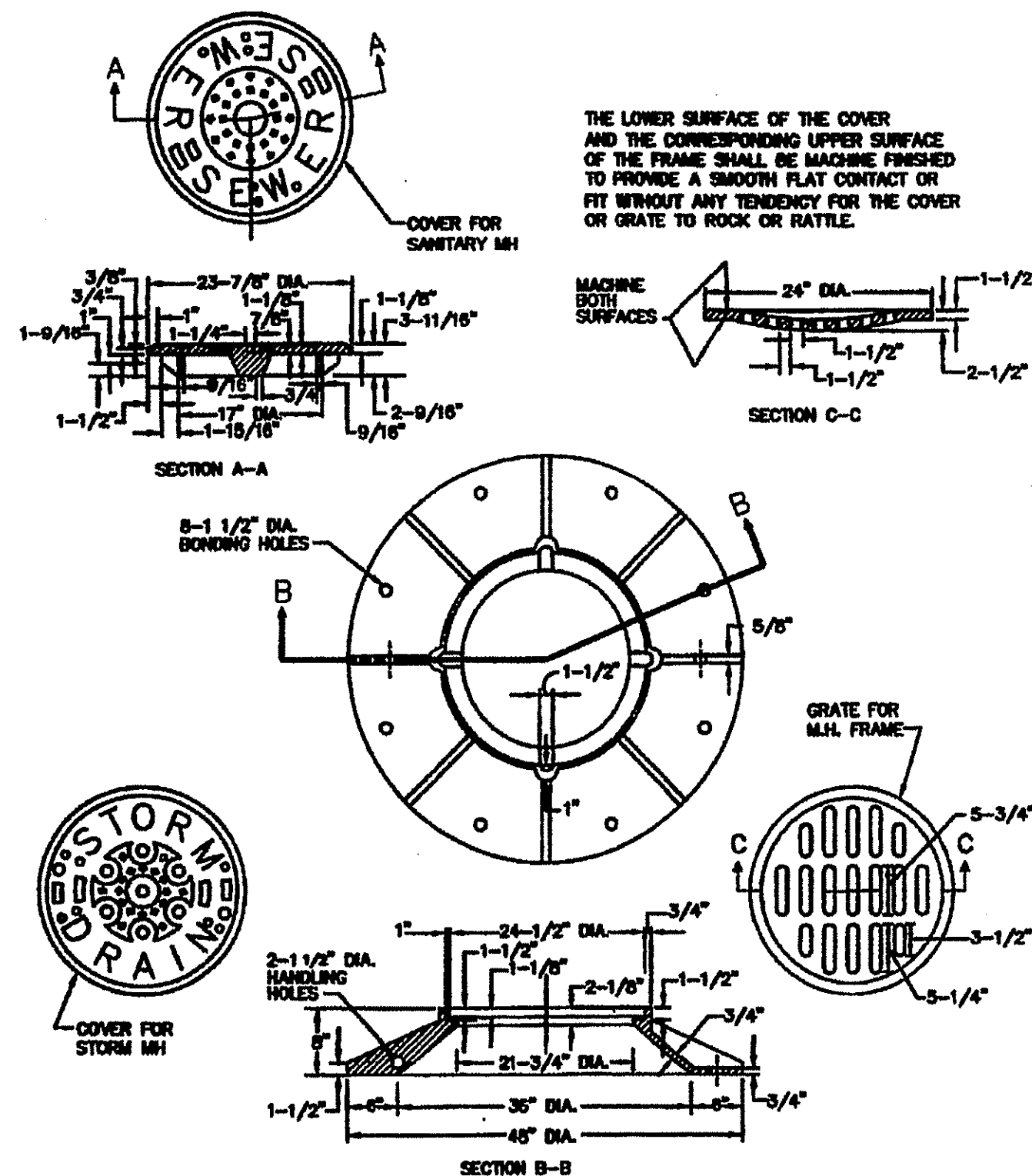
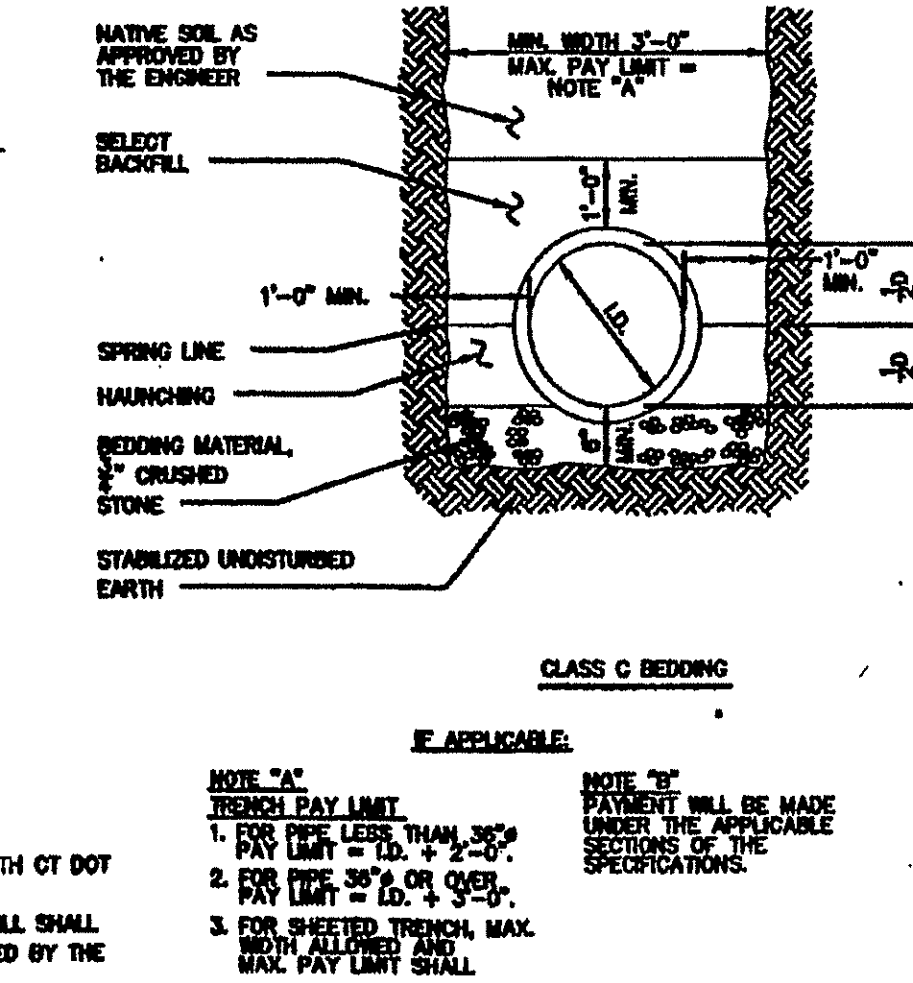
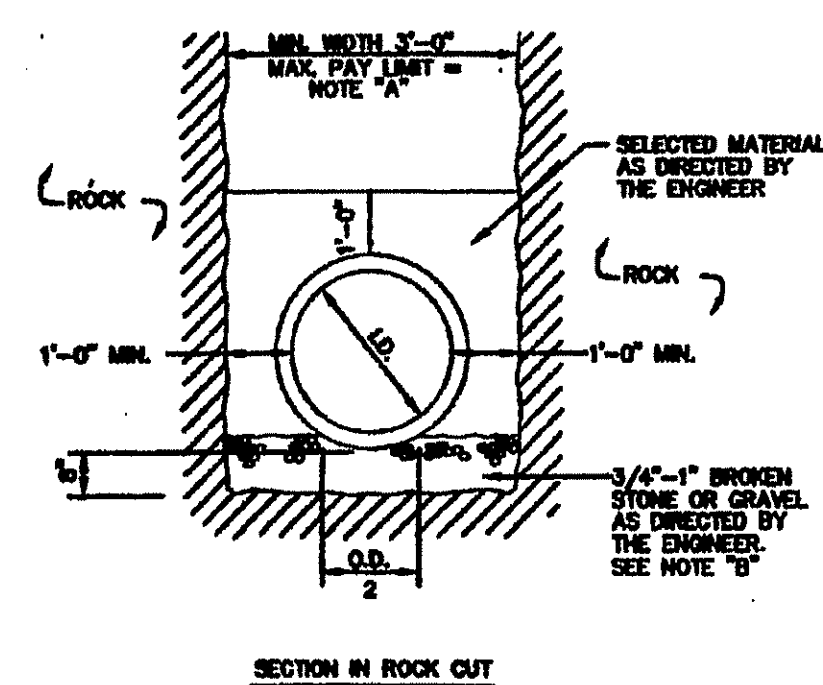
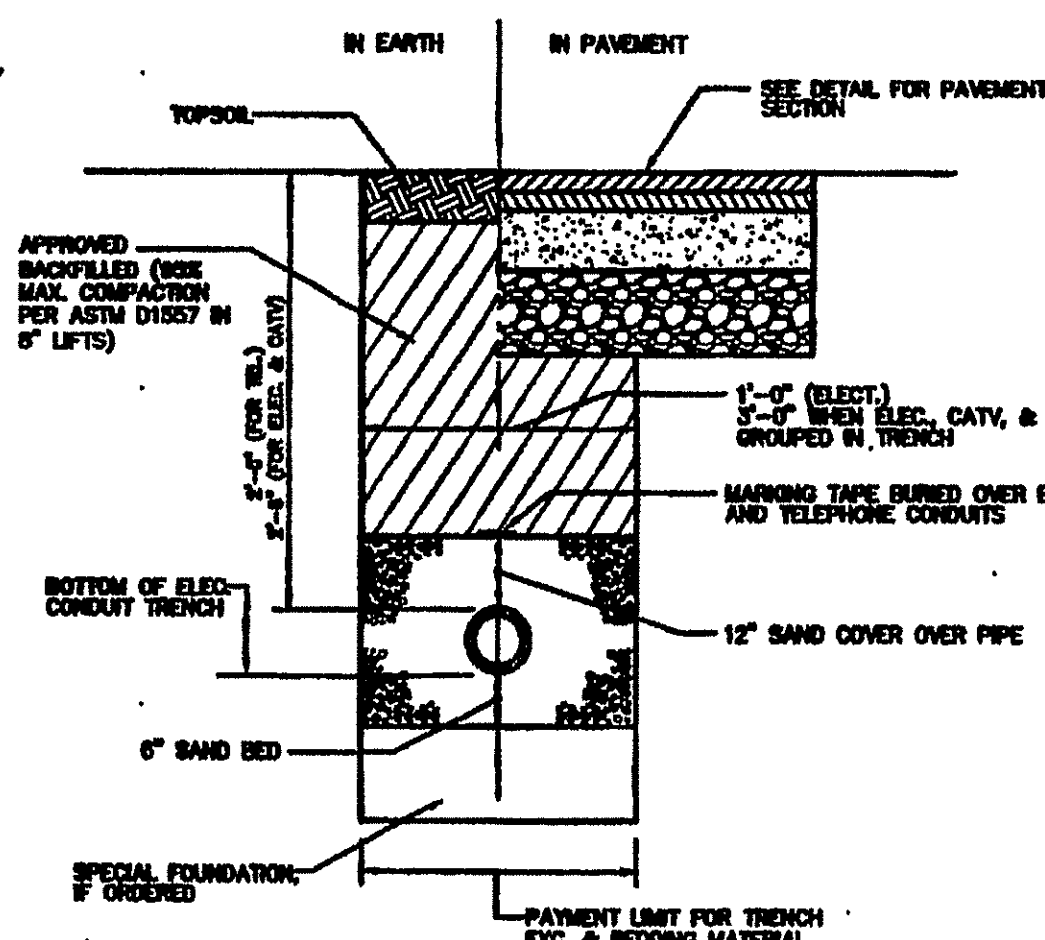
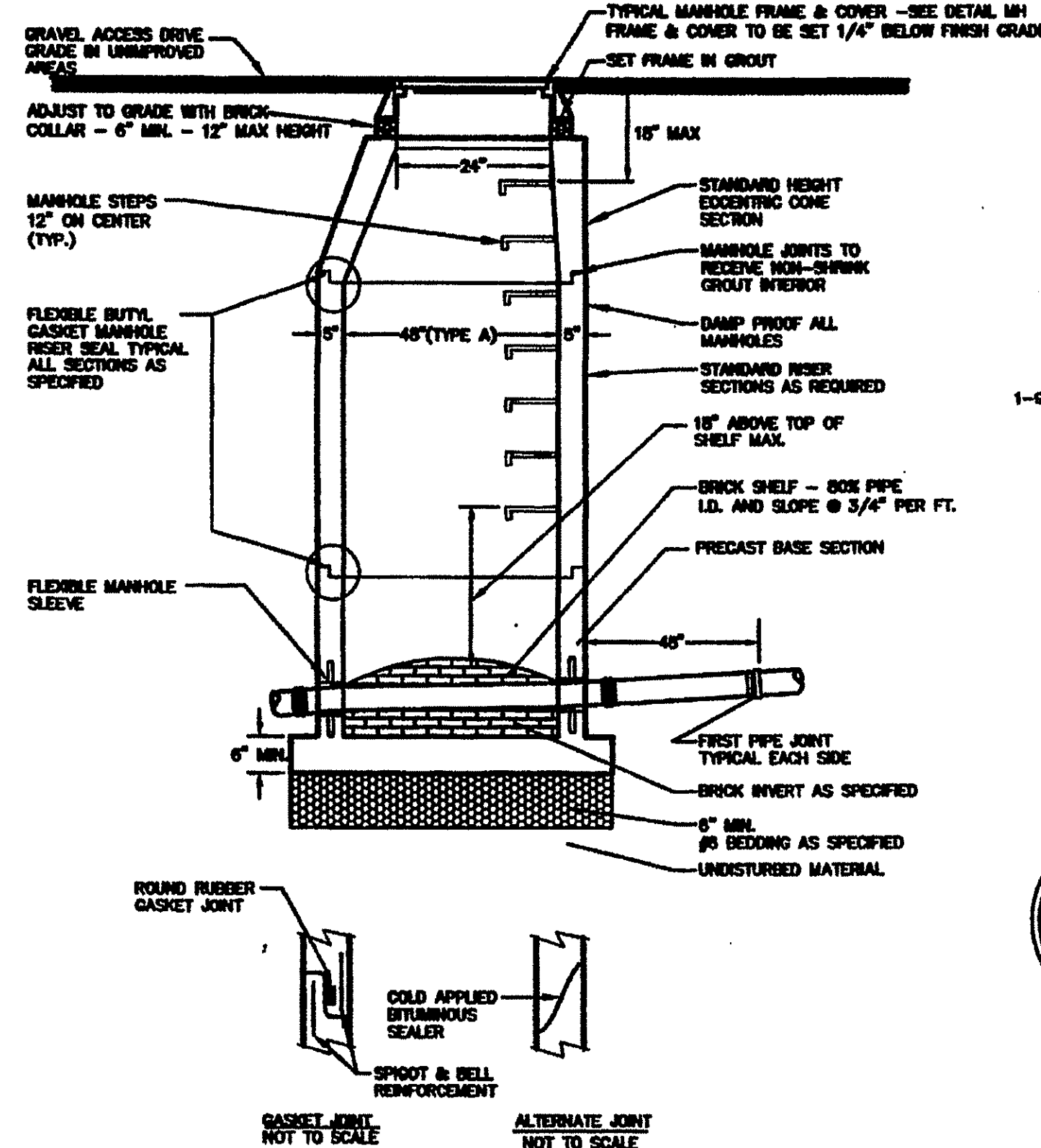
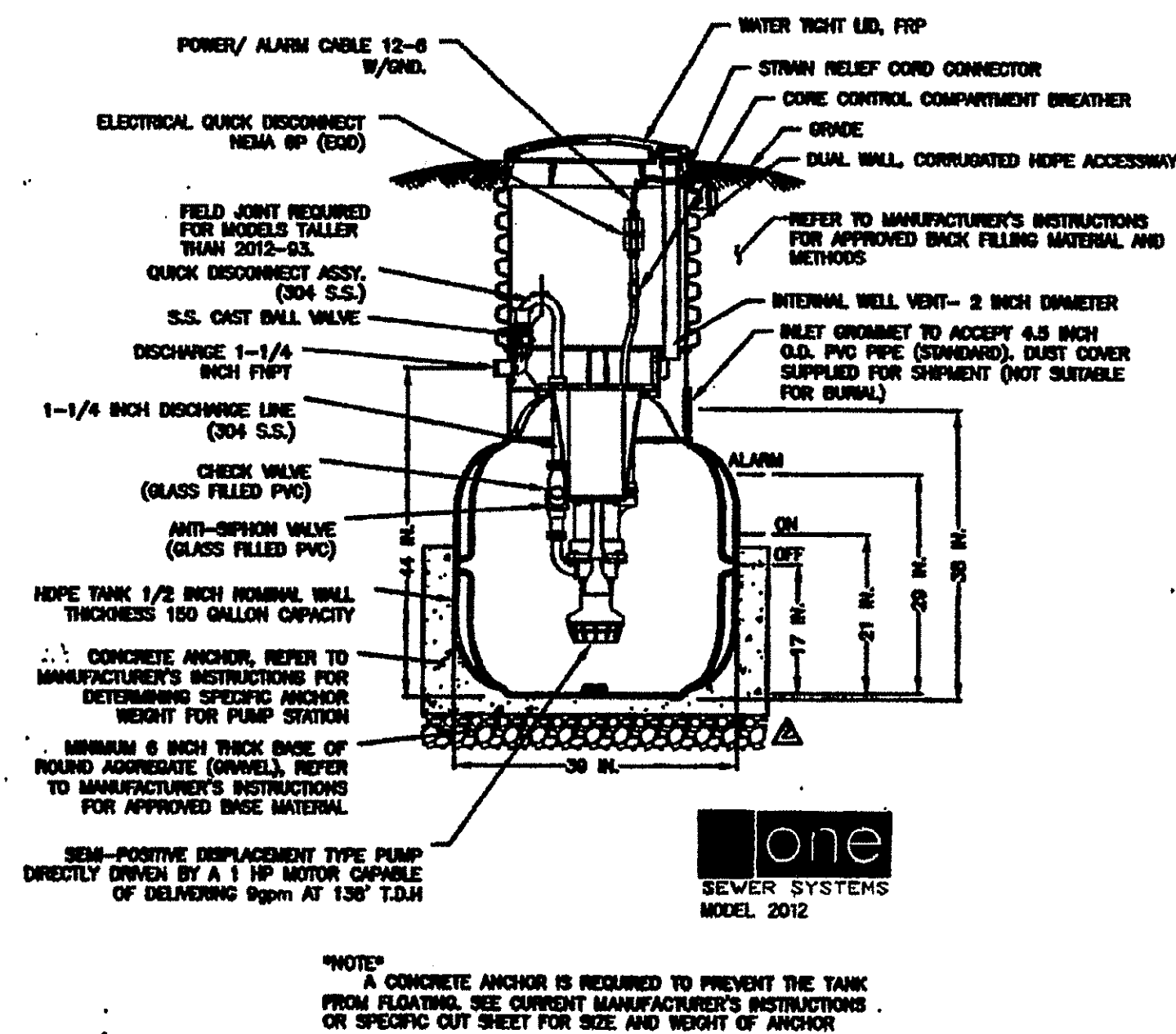
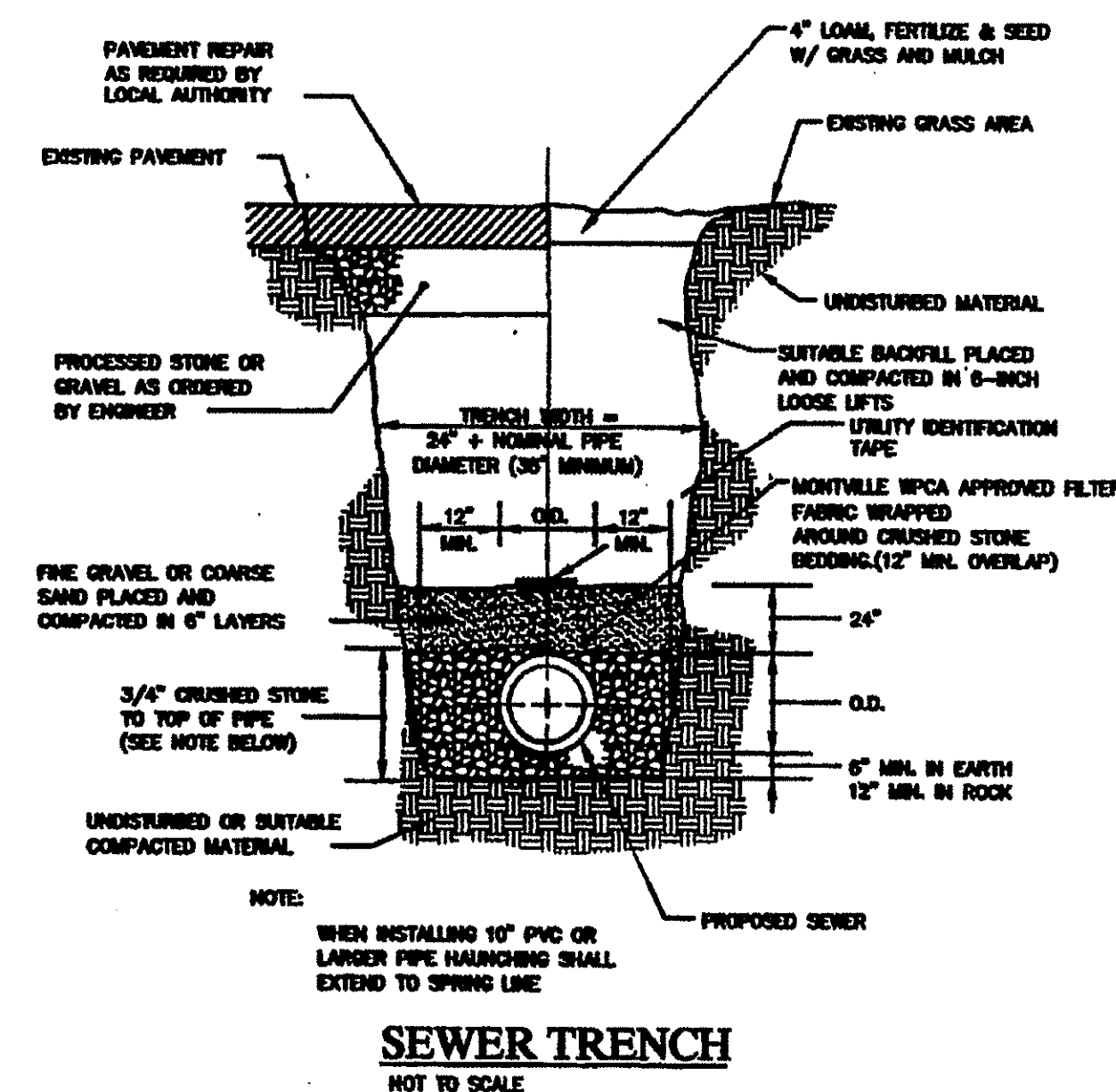
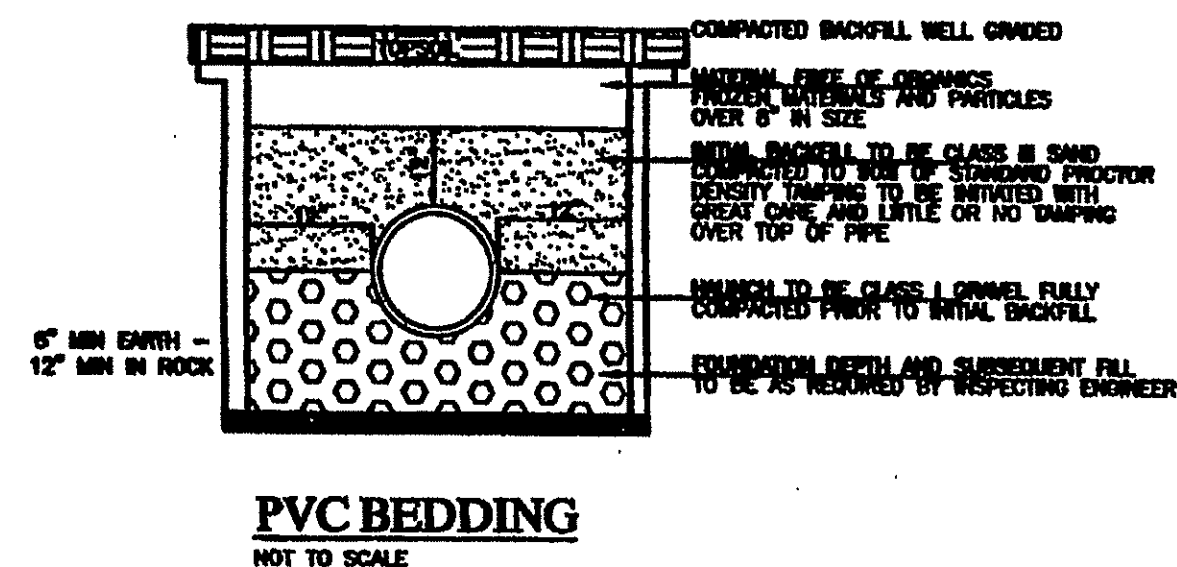


Any exposed wedge joint must be located to allow for the free draining of water from the road surface. The Engineer reserves the right to define the paving limits when using a wedge joint that will be exposed to traffic.

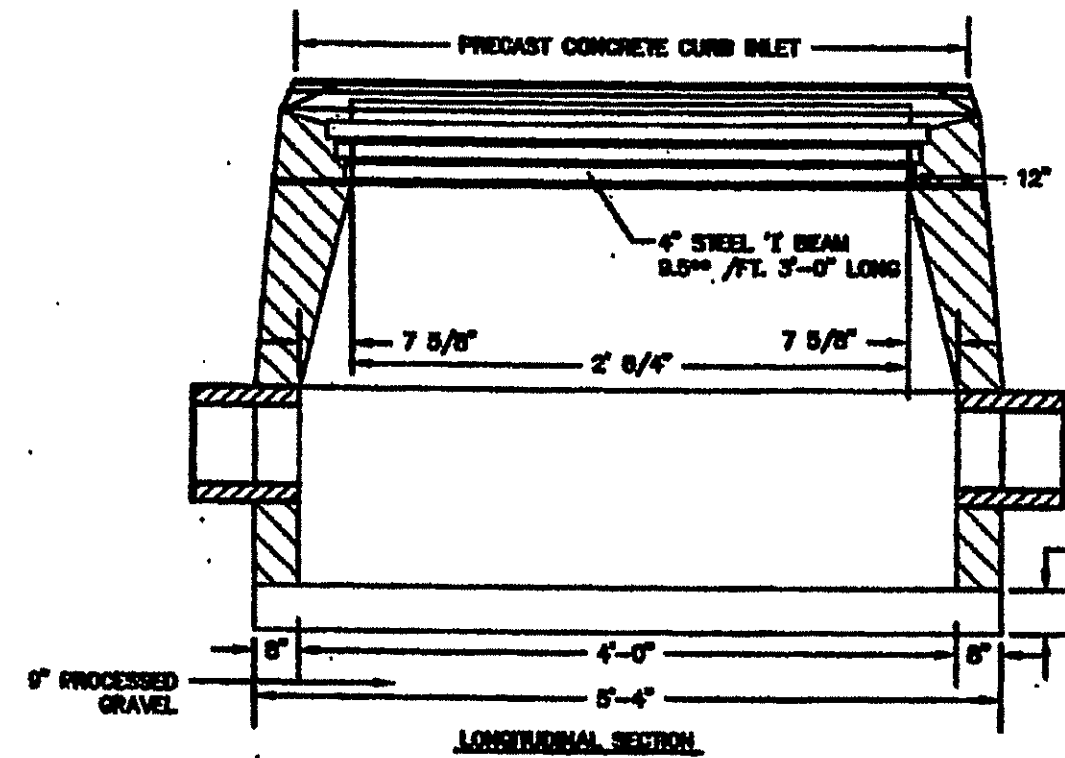
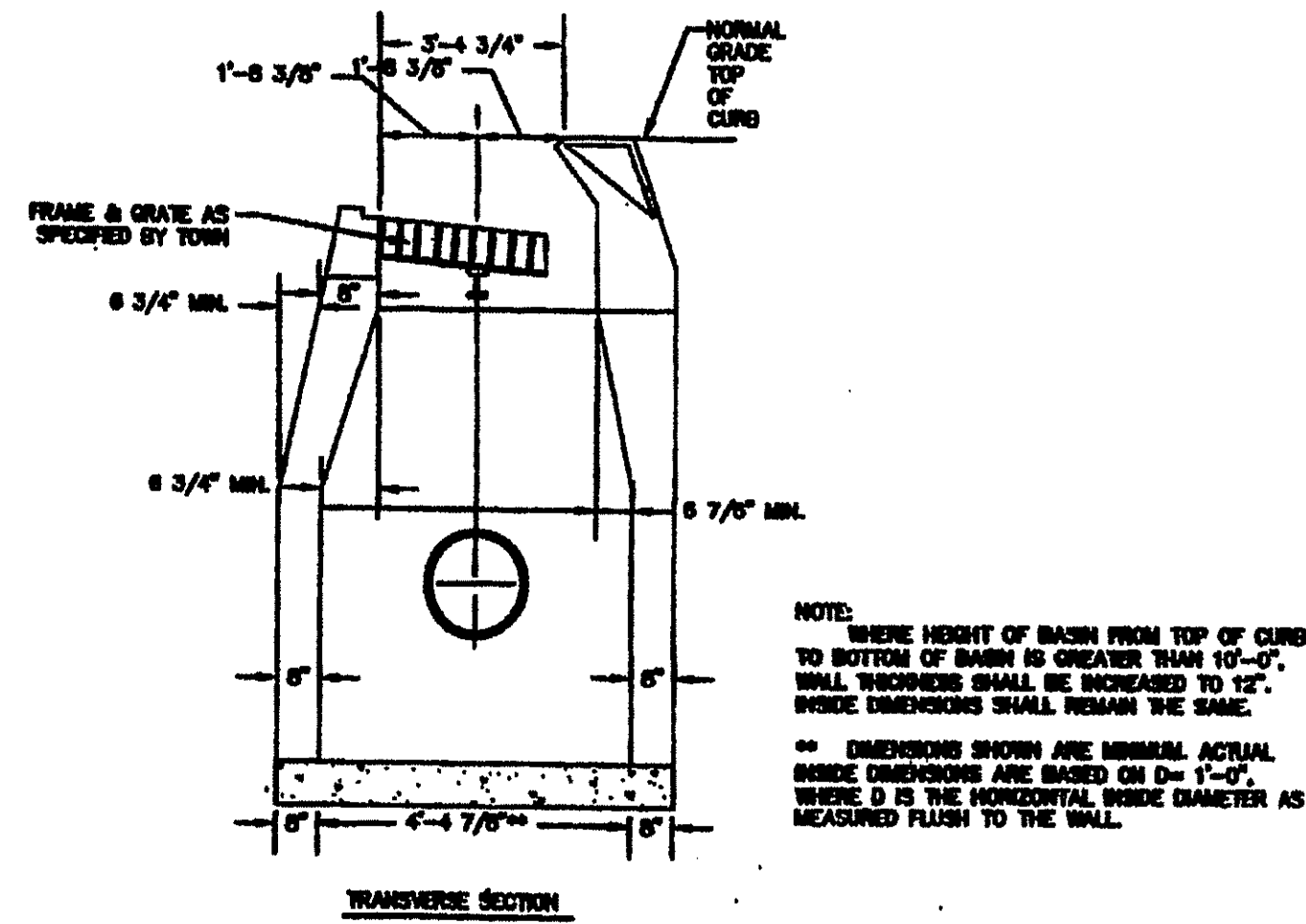
Pavement Extension Detail

N.T.S.

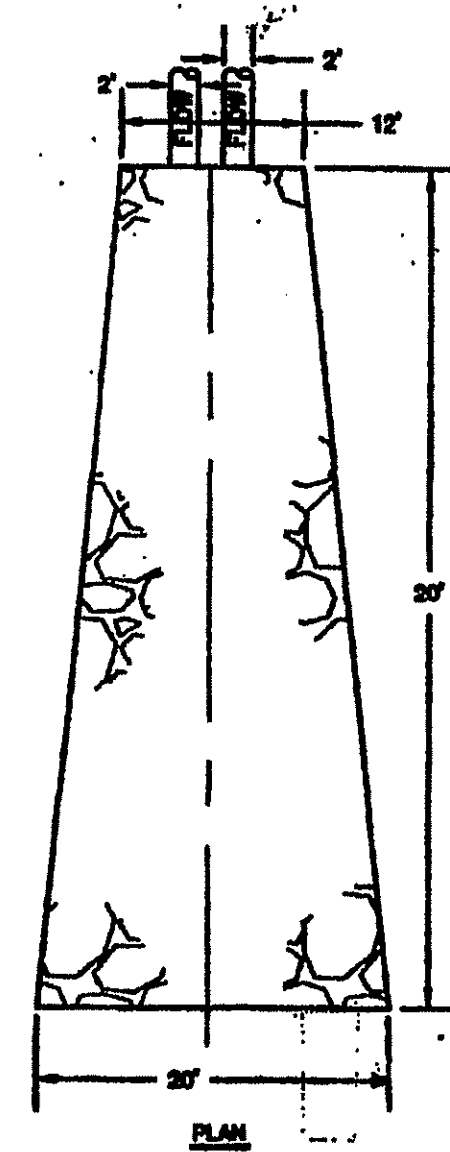
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CORNERSTONE VENTURES LLC				
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1455.31	2-08-2022	1" = 40'	M.L.T.	18 of 24



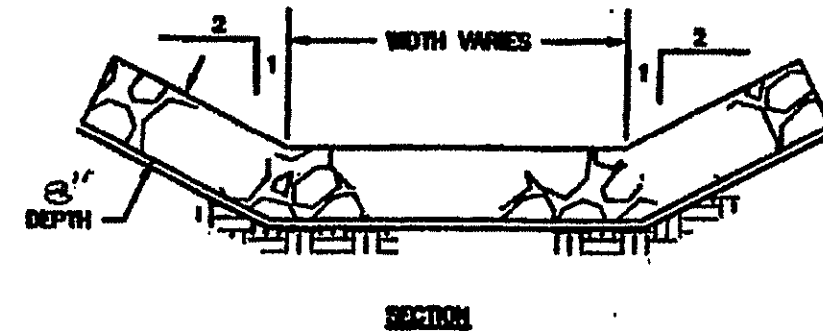
	NOTES AND DETAILS CORNERSTONE VENTURES LLC GAY HILL ROAD MONTVILLE, CONNECTICUT			
	TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 1227 BURNSIDE AVE., SUITE 6A, EAST HARTFORD, CT (860) 526-1810			
REVISION	JOB NO. 1455.31	DATE 2-08-2022	SCALE: 1" = 40'	DRAWN BY M.L.T. SHEET NO: 19 of 24



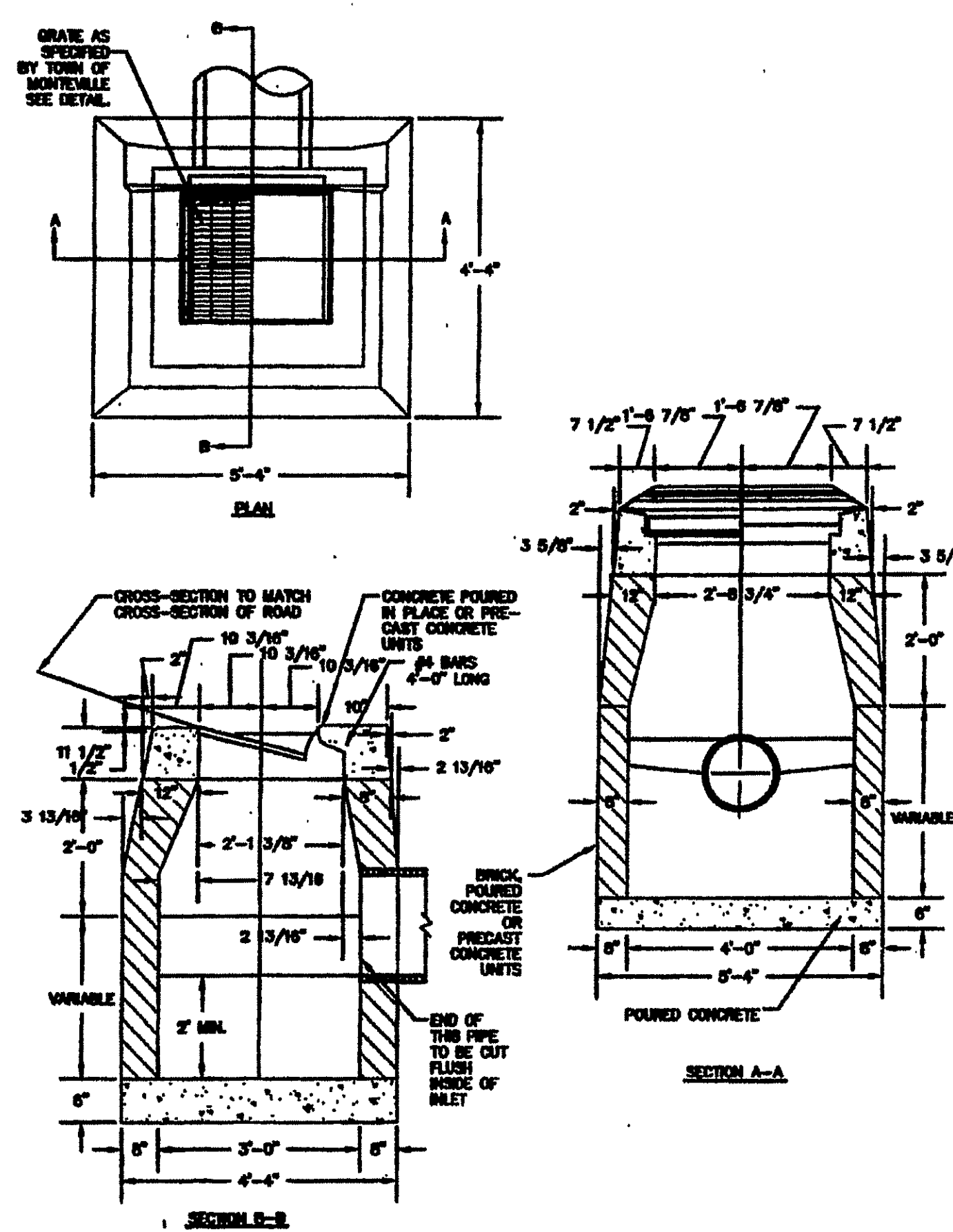
TYPE "C" CATCH BASIN DOUBLE GRATE TYPE II
NOT TO SCALE



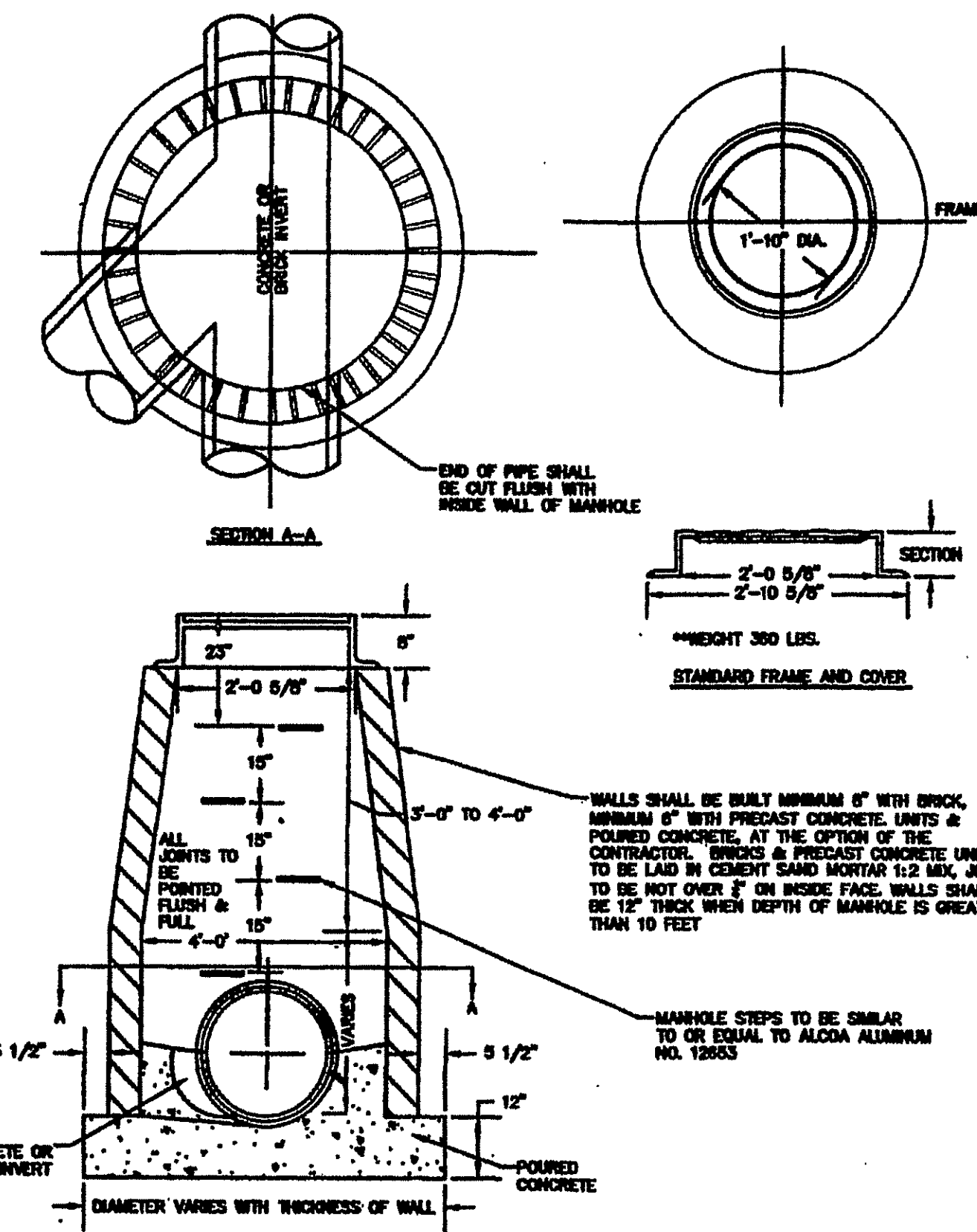
MODIFIED RIPRAP LEVEL SPREADER FOR TWO 24-INCH PIPES
NOT TO SCALE



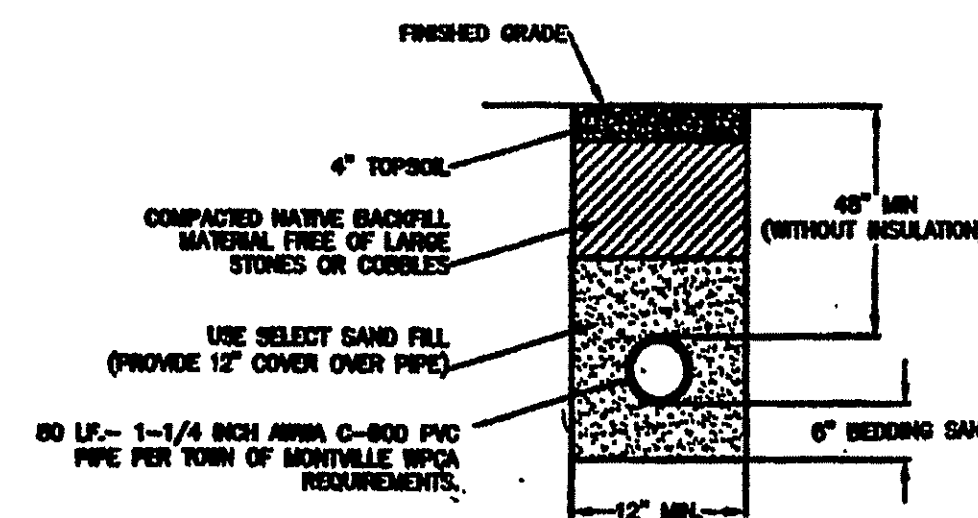
MODIFIED RIPRAP LEVEL SPREADER FOR 18 INCH PIPE FROM POND #3
NOT TO SCALE



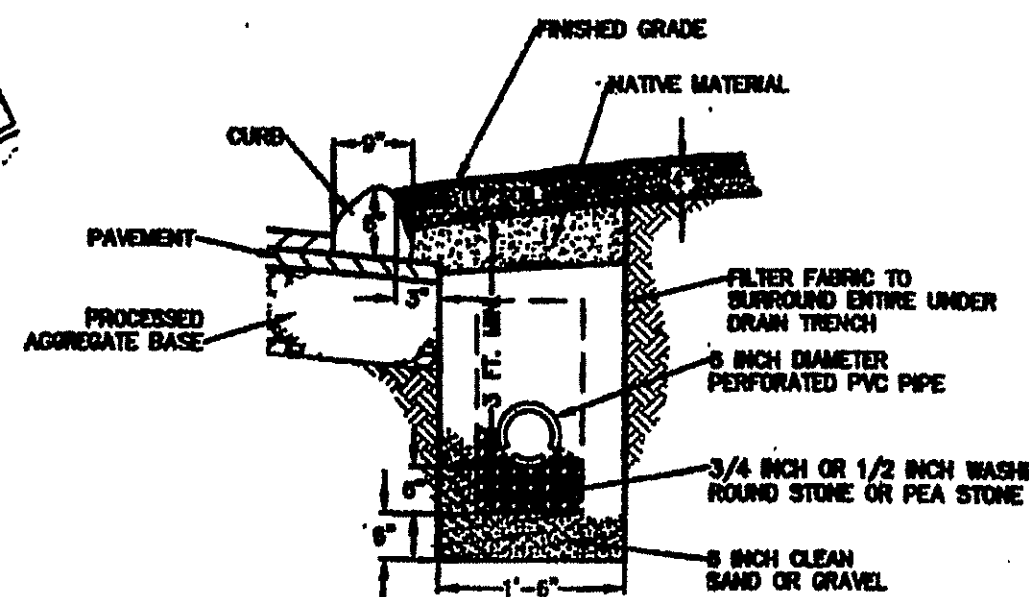
TYPE "C" CATCH BASIN
NOT TO SCALE



STORM MANHOLE TYPE "A"
NOT TO SCALE

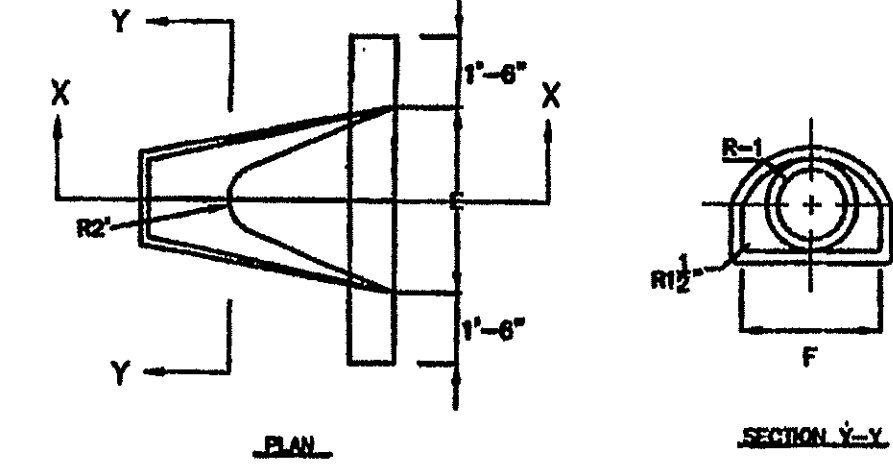


PUMP STATION FORCE MAIN TRENCH
NOT TO SCALE



UNDER DRAIN
NOT TO SCALE

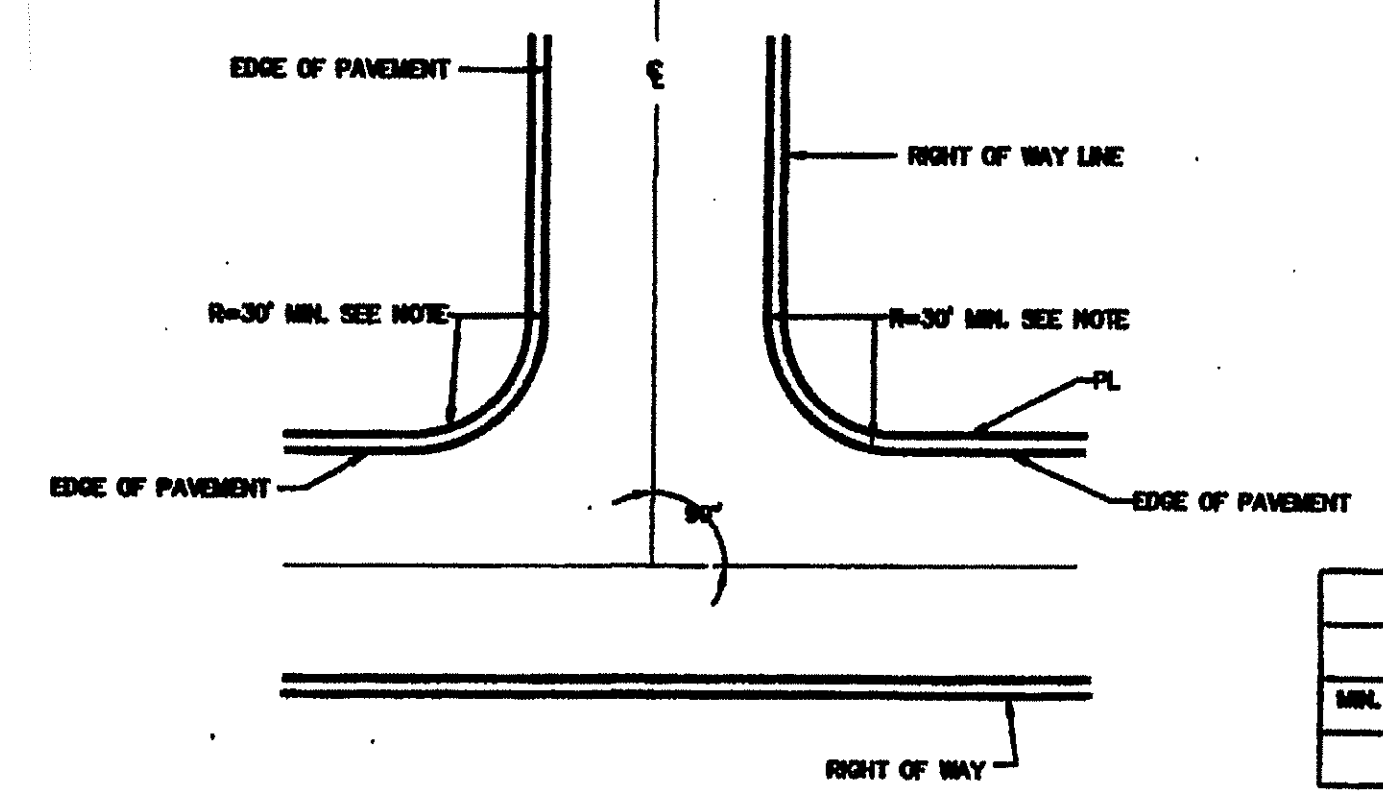
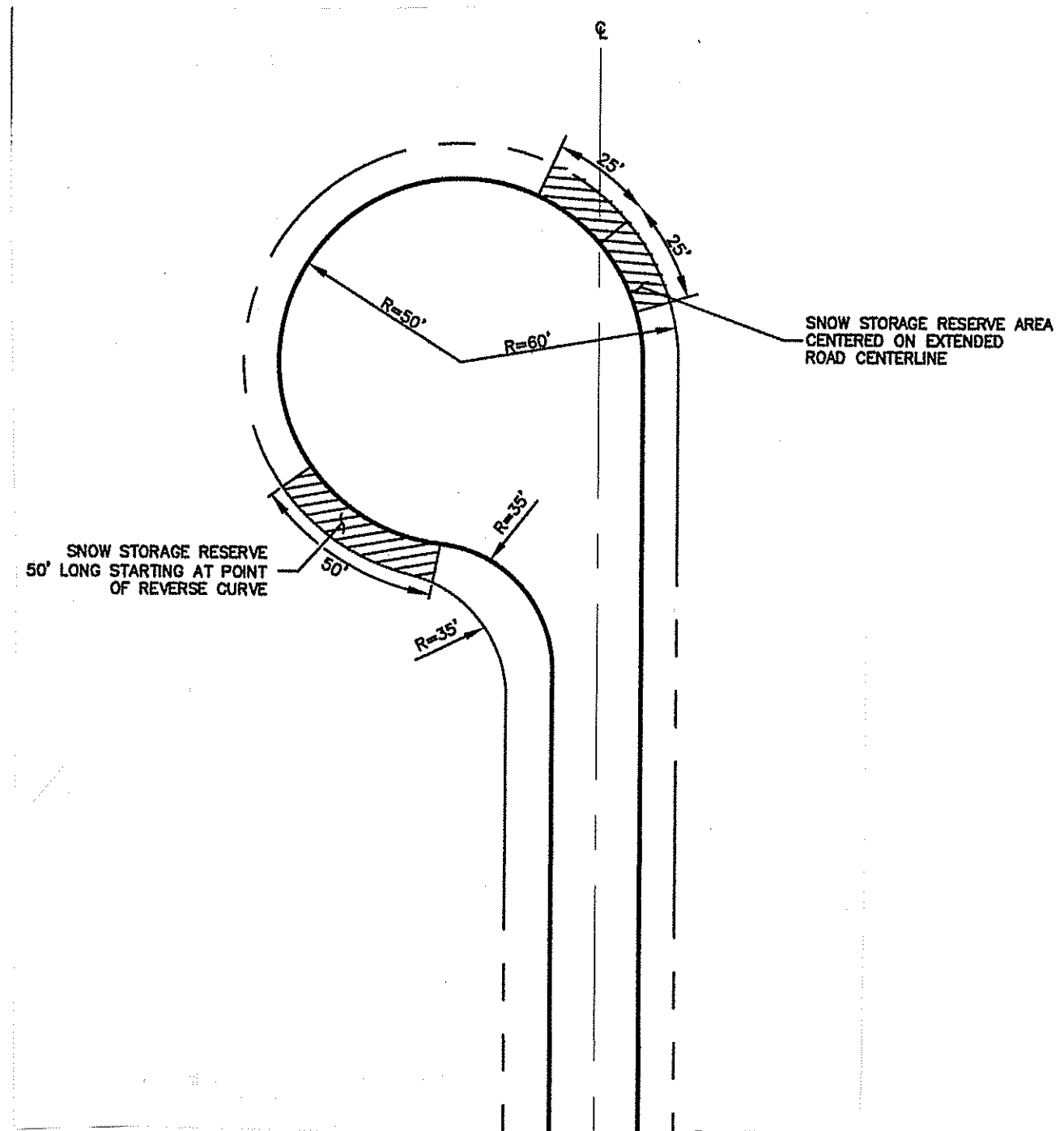
DIMENSIONS								
DIA.	A	B	C	D	E	F	R-1	R-2
12"	4"	2'-0"	6'-0 3/8"	6'-0 3/8"	2'-0"	1'-7 15/16"	1'-0 1/4"	9"
15"	5"	2'-3"	5'-10"	6'-1"	2'-0"	2'-0 5/16"	1'-0 1/2"	11"
18"	6"	2'-3"	5'-10"	6'-1"	3'-0"	2'-0"	1'-3 1/2"	1'-0"
24"	8 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	2'-0 3/16"	1'-4 13/16"	1'-2"
30"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	6'-0"	3'-1"	1'-6 1/2"	1'-3"
36"	1'-3"	5'-3"	2'-10 3/4"	6'-1 3/4"	6'-0"	3'-11 13/16"	2'-0 5/16"	1'-8"
42"	1'-6"	5'-3"	2'-11"	6'-2"	6'-0"	4'-5 7/8"	2'-3 1/2"	1'-10"
48"	2'-0"	6'-0"	2'-2"	6'-2"	7'-0"	4'-8 1/2"	2'-4 1/2"	1'-10"



CONCRETE FLARED END
NOT TO SCALE

NOTES AND DETAILS
CORNERSTONE VENTURES LLC
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 MONTVILLE, CONNECTICUT
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 CIVIL ENGINEERS - LAND SURVEYORS
 1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 528-1810

REVISION	JOB NO. 1455.31	DATE: 2-08-2022	SCALE: 1" = 40'	DRAWN BY M.L.T.	SHEET NO. 20 of 24
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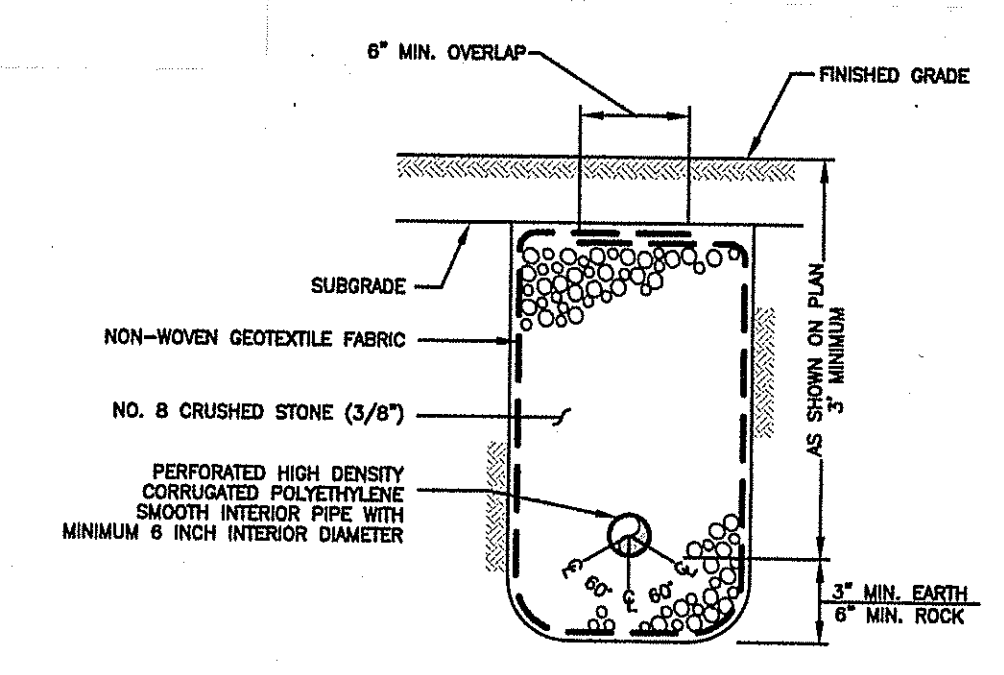
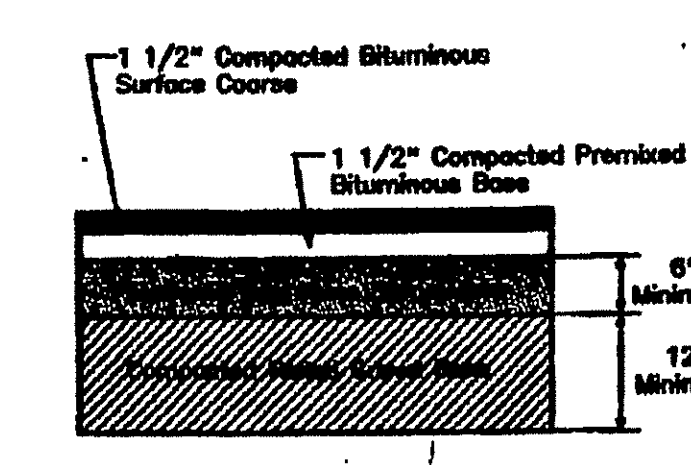
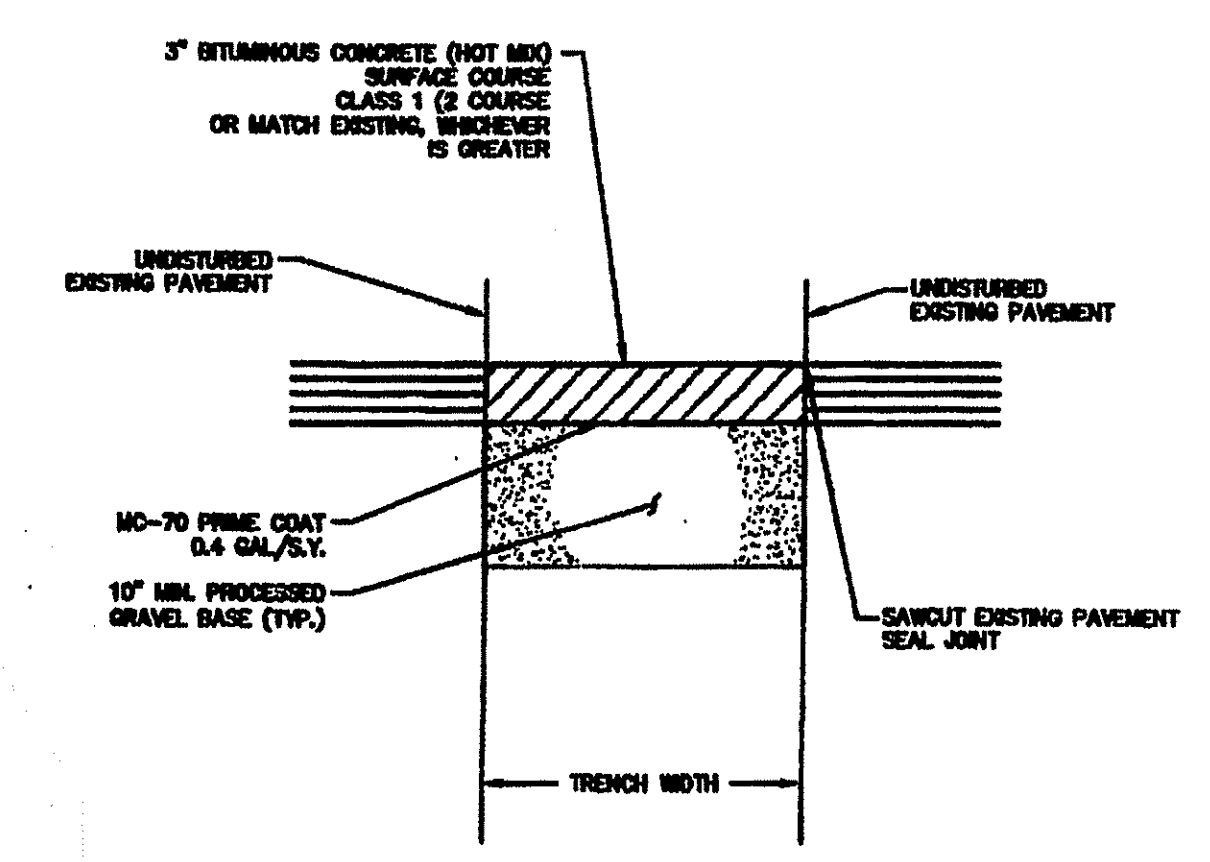
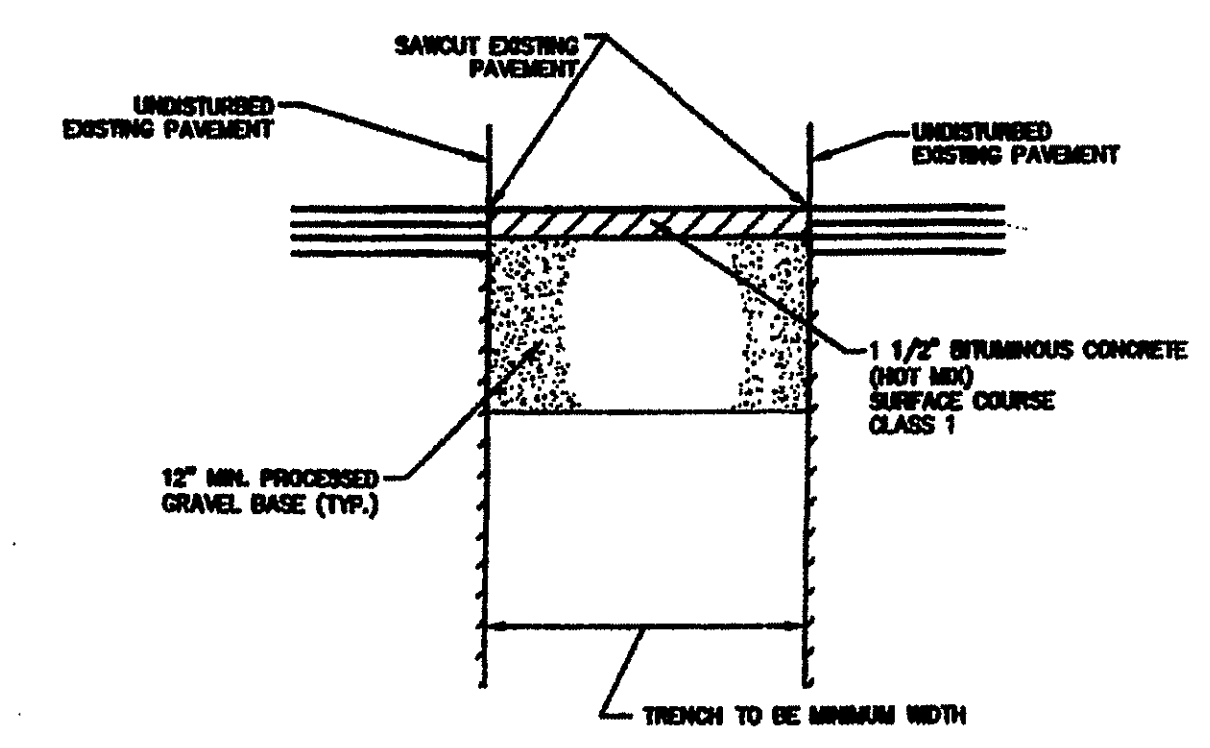
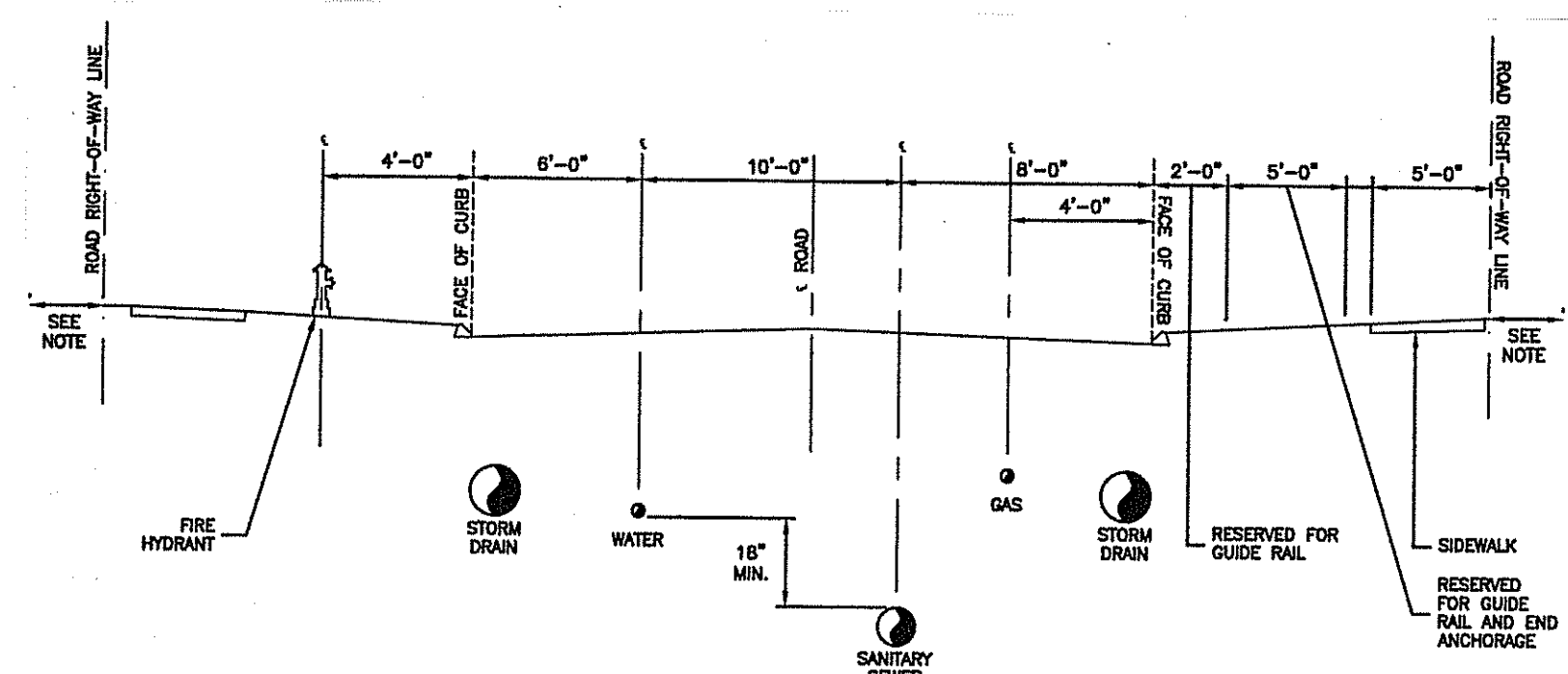
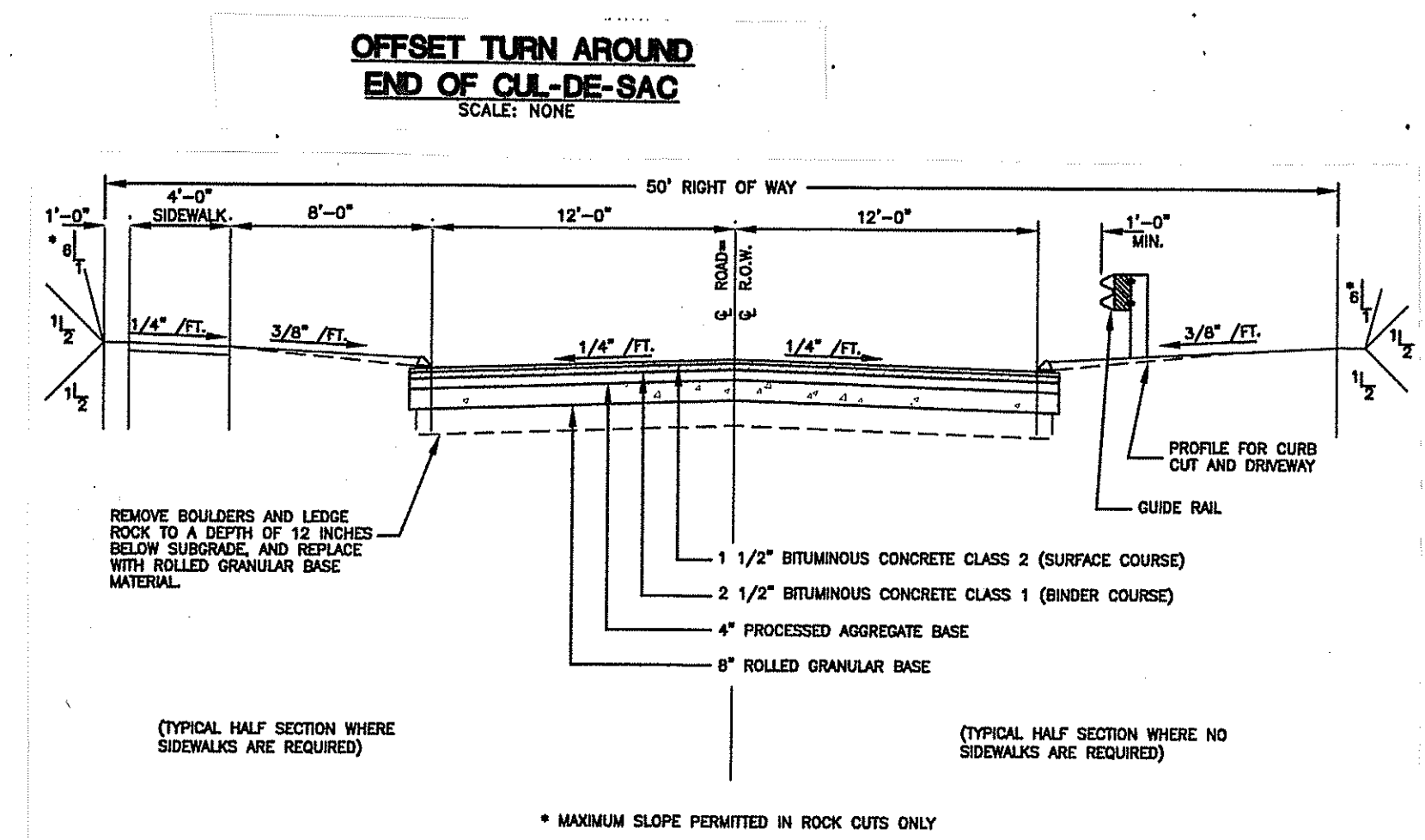


INTERIOR ANGLE	RADIUS, "P" (PASSENGER TRAFFIC)	RADIUS, "T" (TRUCK TRAFFIC)
90°	30 FEET	50 FEET
105°	35	60
120°	45	70

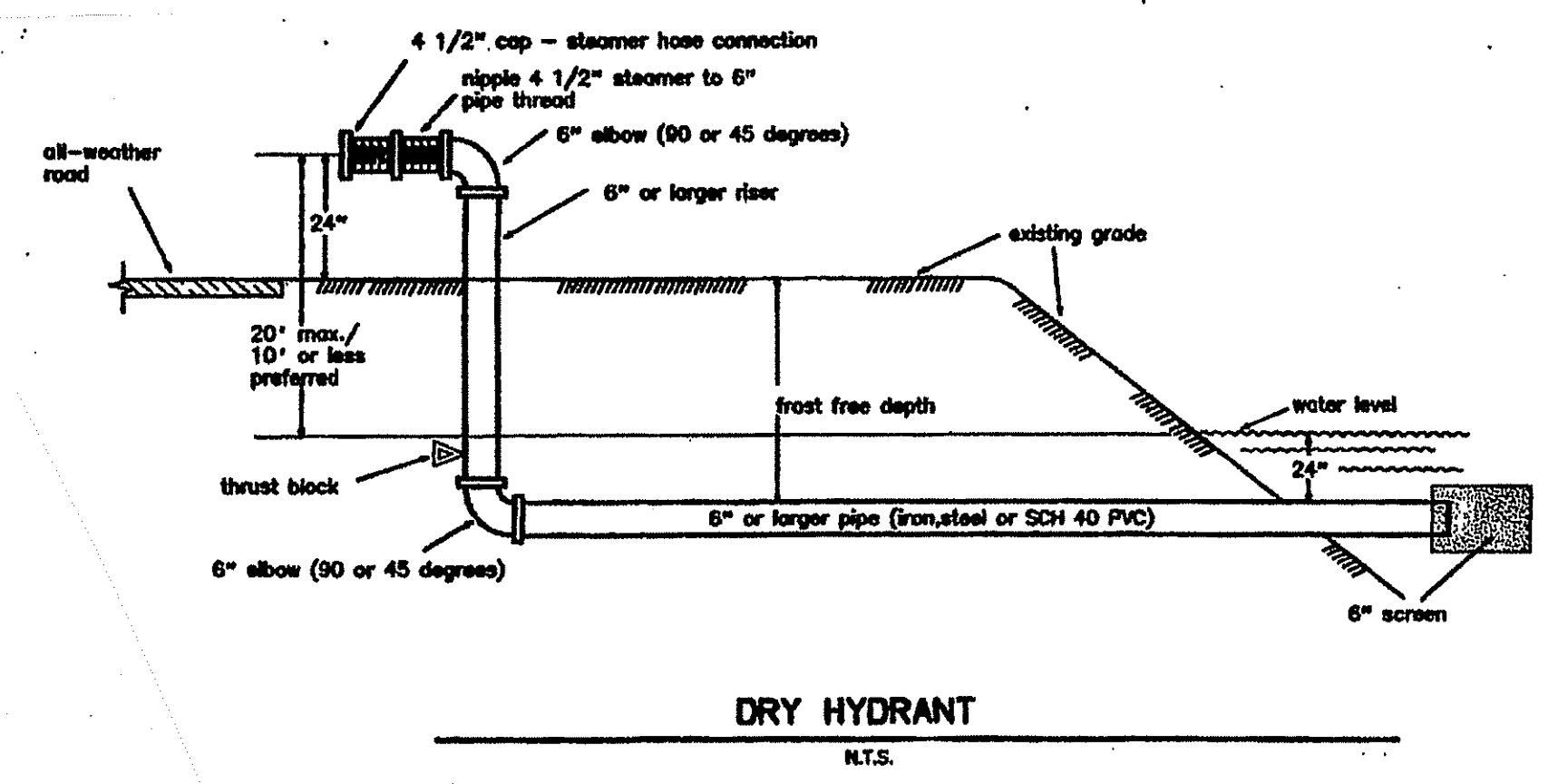
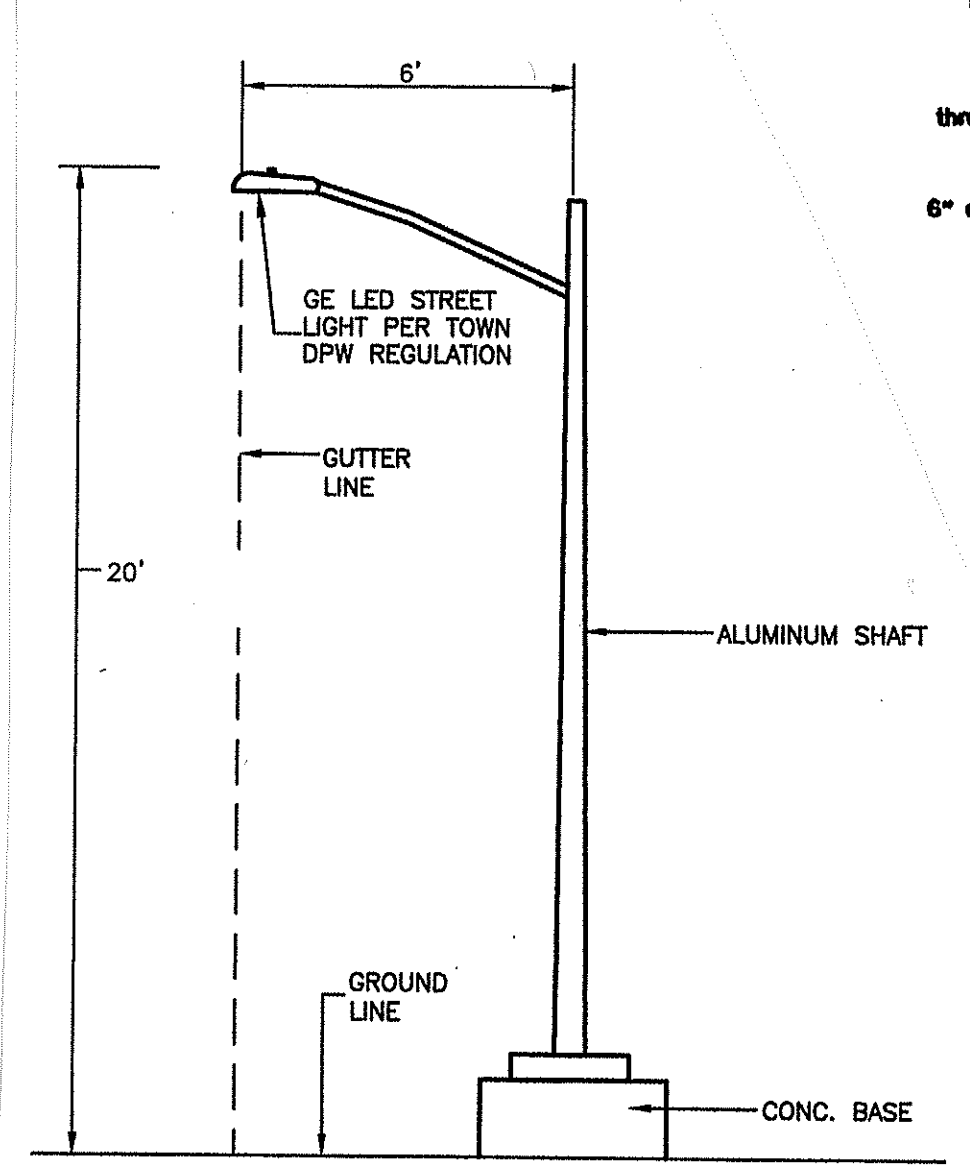
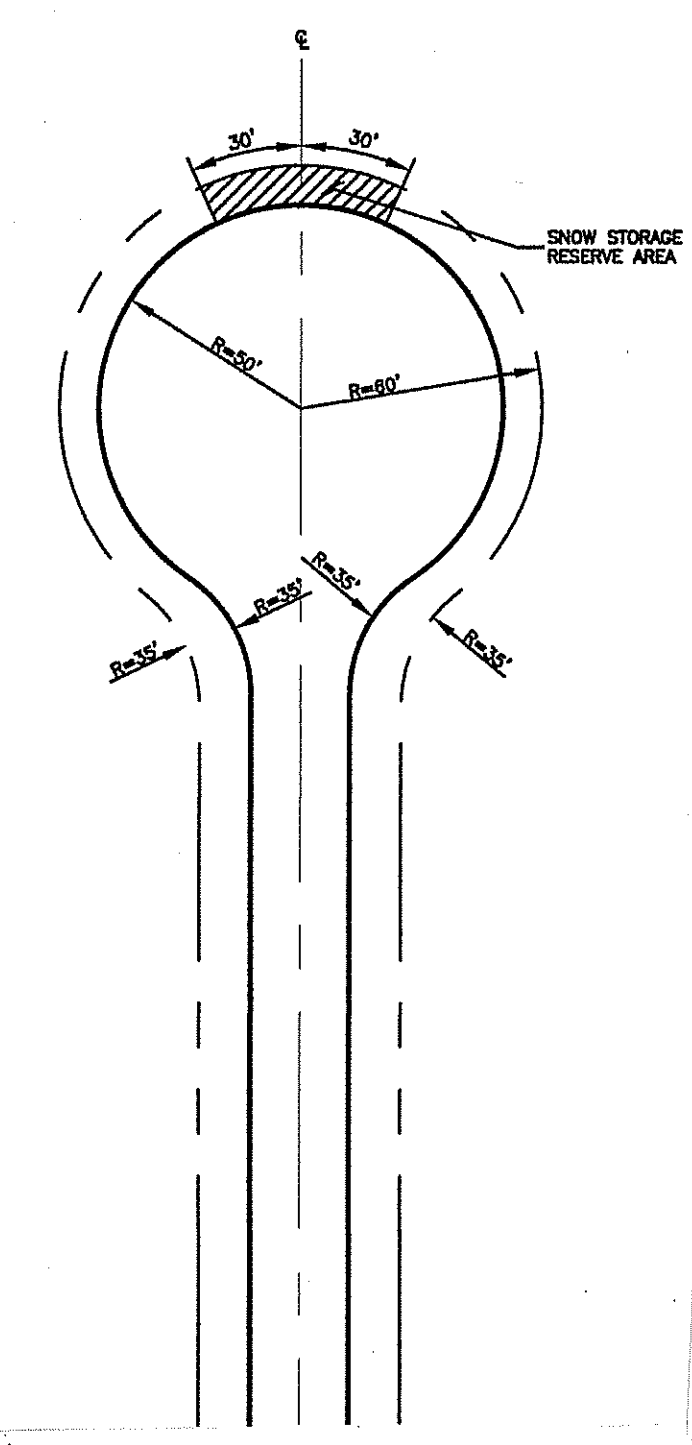
SPEED - CURVATURE RELATIONS	15	20	25	30	35	40
MIN. RAD. (INNER EDGE OF PAV.)	50	90	130	230	310	430
DEGREE OF CURVE		84	38	25	16	13

TYPICAL INTERSECTION DETAILS

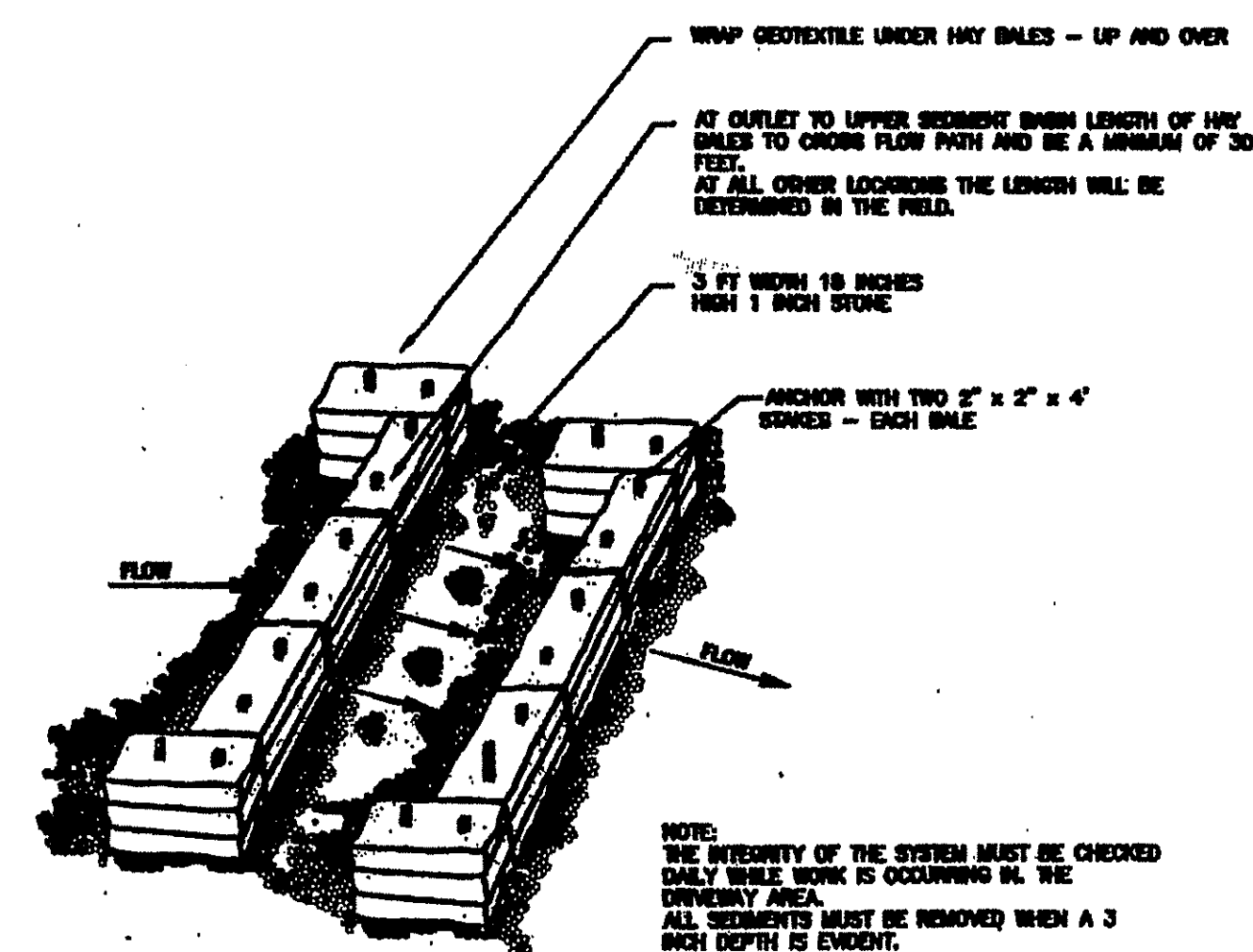
NOT TO SCALE



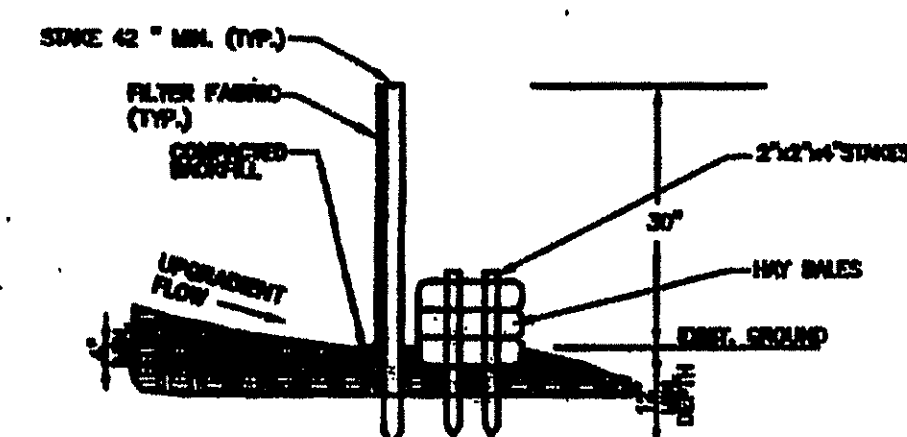
NOTES:
1. CONTRACTOR SHALL PROTECT EXCAVATIONS BY SHORING, BRACING, SHEET PILING,
UNDERPINNING OR OTHER METHODS TO PREVENT CAVING-IN OR LOOSE SOIL FROM FALLING
INTO THE EXCAVATION AND DAMAGING THE WORK OR ADJACENT STRUCTURES AND UTILITIES.
2. GRADED STONE FILTERS WITHOUT GEOTEXTILE FABRIC MAY BE USED WITH APPROVAL OF
THE DIRECTOR OF PUBLIC WORKS.



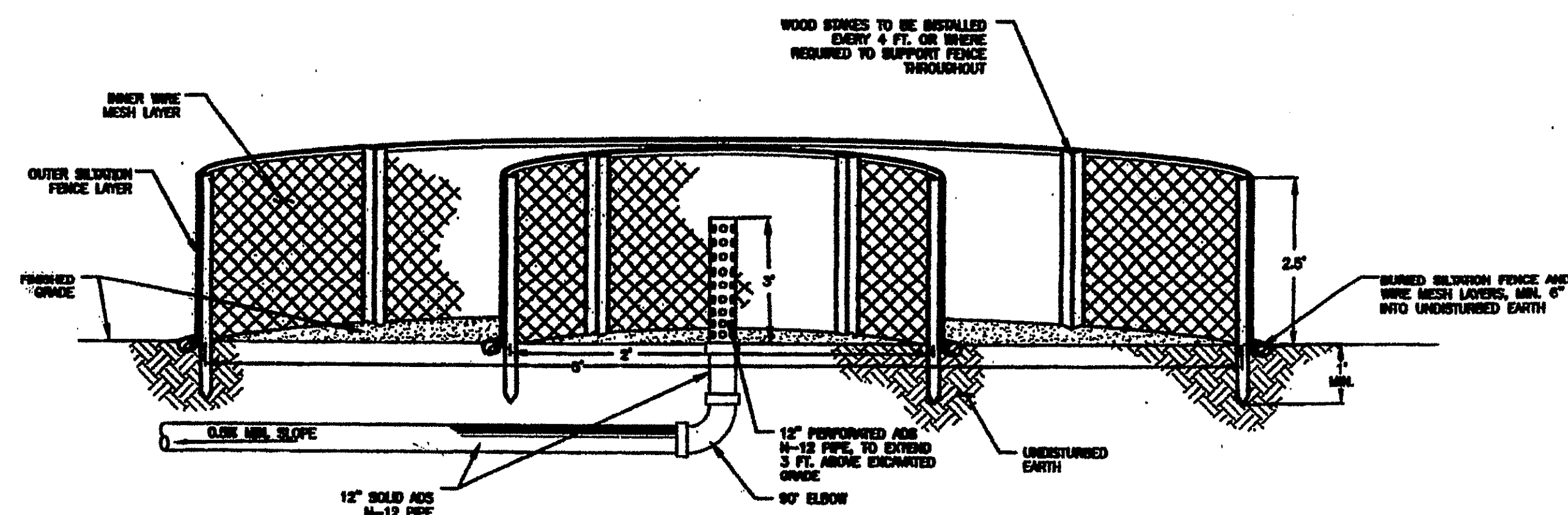
NOTES AND DETAILS					
CORNERSTONE VENTURES LLC					
GAY HILL ROAD					
MONTVILLE, CONNECTICUT					
TARBELL, HEINTZ & ASSOC., INC.					
CIVIL ENGINEERS - LAND SURVEYORS					
1227 BURNSIDE AVE., SUITE 6A, EAST HARTFORD, CT (860) 528-1810					
JOB NO.	DATE	SCALE	DRAWN BY	SHEET NO.	
1455.31	2-08-2022	1" = 40'	M.L.T.	21 of 24	



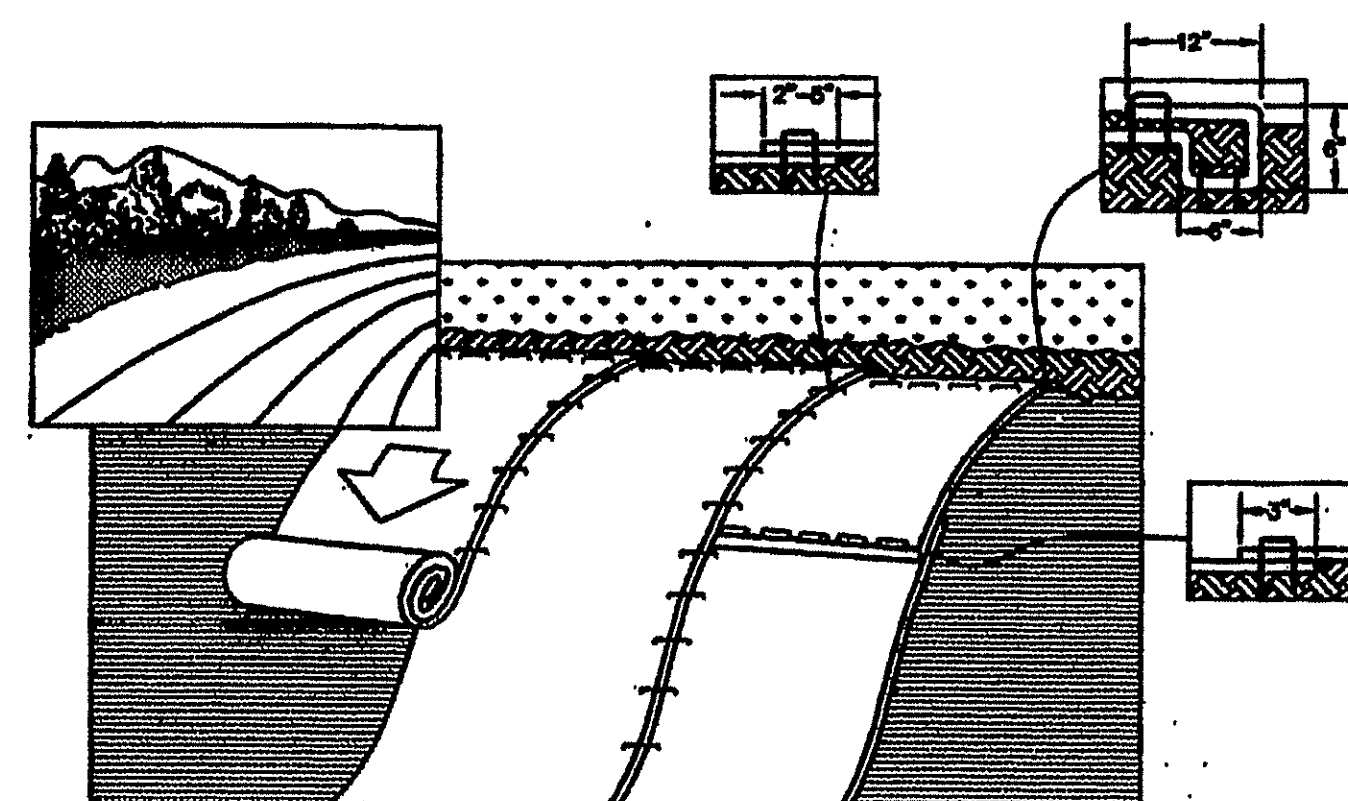
**HAY BALE/STONE/HAY BALE SANDWICH
INSTALLATION DETAIL**
NOT TO SCALE



SILTATION FENCE - HAY BALE
NOT TO SCALE



SILT FENCE BAFFLE RING AND PERFORATED PIPE SEDIMENT BASIN - POND
NOT TO SCALE



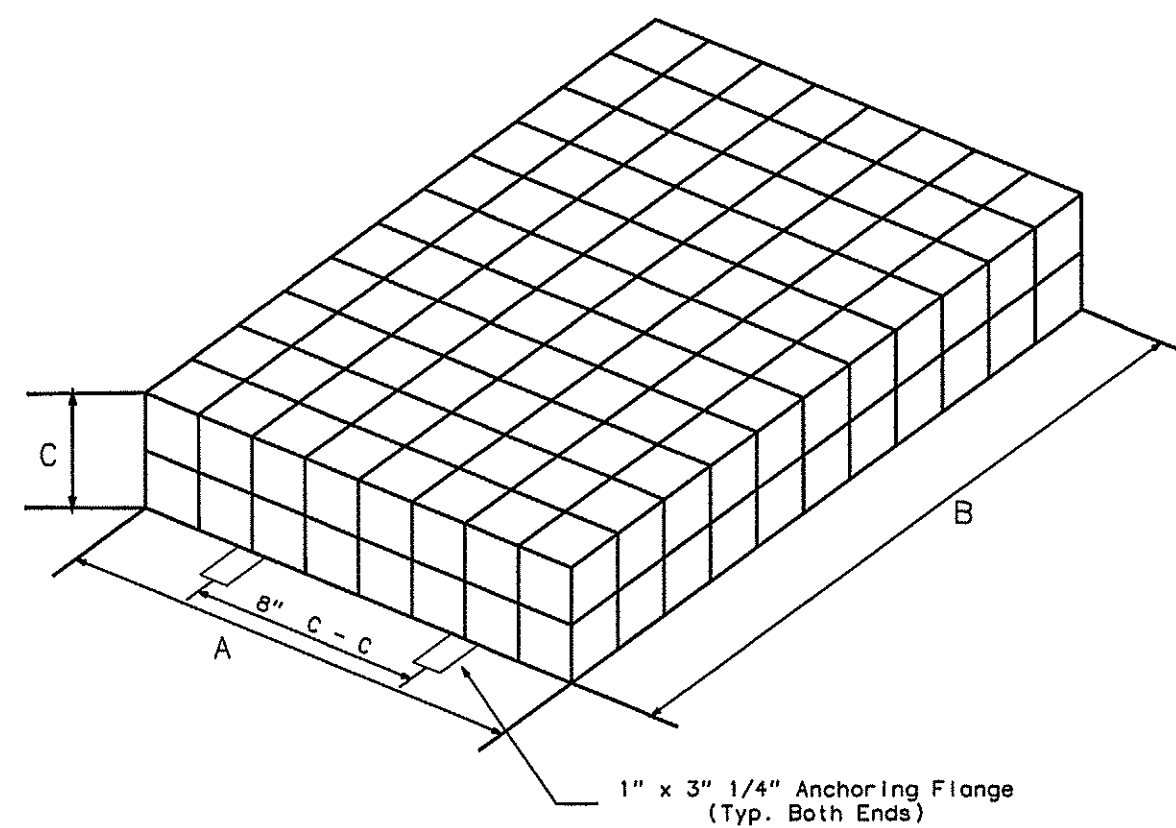
C 125 EROSION BLANKET INSTALLATION ON SLOPE
NOT TO SCALE

Botanical Name	Common Name
<i>Alisma plantago-aquatica</i>	Mud Plantain
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Aster novi-belgii</i>	New York Aster
<i>Bidens cernua</i>	Nodding Bur Marigold
<i>Carex cornosa</i>	Bristly/Cosmos Sedge
<i>Carex crinita</i>	Fringed Sedge (Nodding)
<i>Carex lupulina</i>	Hop Sedge
<i>Carex lurida</i>	Lurid Sedge (Shallow)
<i>Carex scoparia</i>	Blunt Broom Sedge
<i>Carex vulpinoidea</i>	Fox Sedge
<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed
<i>Eupatorium perfoliatum</i>	Boneset
<i>Glyceria canadensis</i>	Rattlesnake Grass
<i>Glyceria striata</i>	Fowl Mannagrass
<i>Juncus effusus</i>	Soft Rush
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower
<i>Onoclea sensibilis</i>	Sensitive Fern
<i>Scirpus atrovirens</i>	Green Bulrush
<i>Scirpus cyperinus</i>	Wool Grass
<i>Scirpus validus</i>	Soft Stem Bulrush
<i>Verbena hastata</i>	Blue Vervain

**NEW ENGLAND WETLAND PLANTS, INC.
PONDS 1,2 & 3 VEGETATION PLANTINGS**

NOTE: Always apply seed mixtures on clean bare soil. The mix may be applied by hydro-seeding, mechanical spreader or on small sites it can be spread by hand. Lightly rake or roll to insure proper soil-seed contact. Best results are obtained with a Spring seeding. Late Spring and Summer seeding will benefit with a light mulching of clean weed-free straw to conserve moisture.

NOTES AND DETAILS				
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1227 BURNSIDE AVE., SUITE 8A, EAST HARTFORD, CT (860) 525-1810				
JOB NO.	DATE:	SCALE:	DRAWN BY	SHEET NO:
1455.31	2-08-2022	1" = 40'	M.J.T.	22 of 24

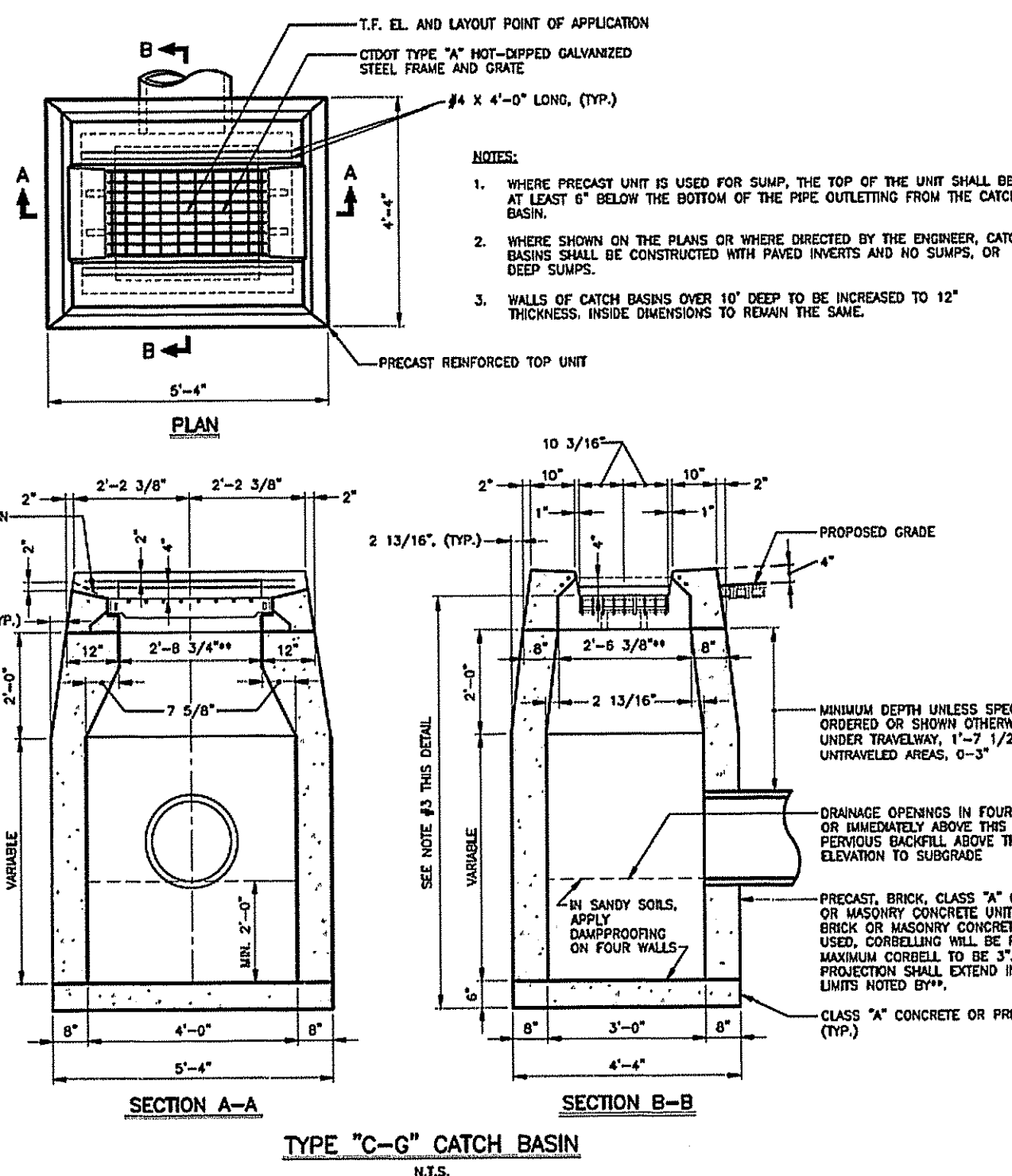


Trash Rack Dimension	A	B	C
	44"	56"	8"

ASH RACK TOPS FOR OUTLET STRUCTURES

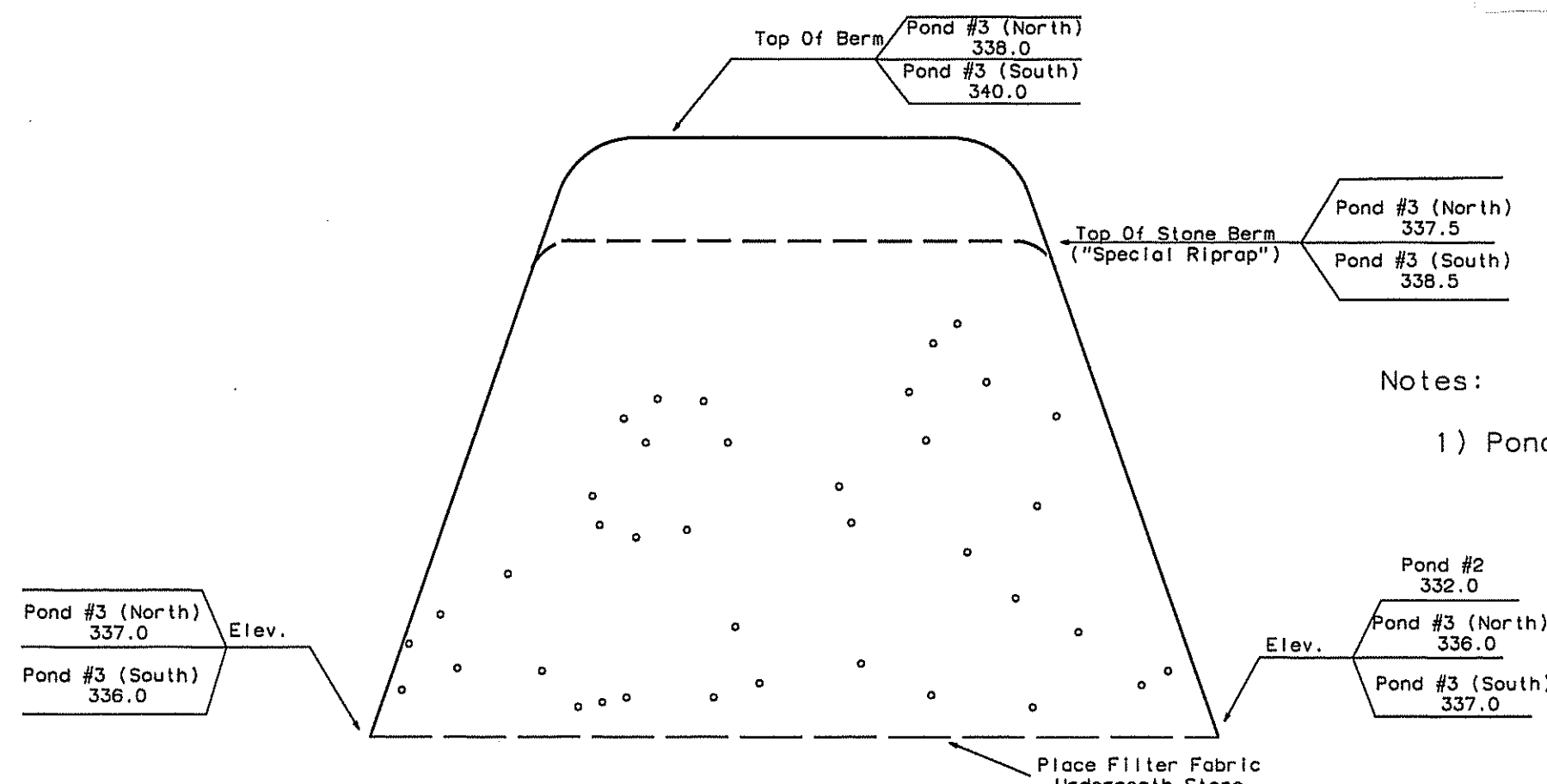
N.T.S.

3



TYPE "C-G" CATCH BASIN

N.T.S.

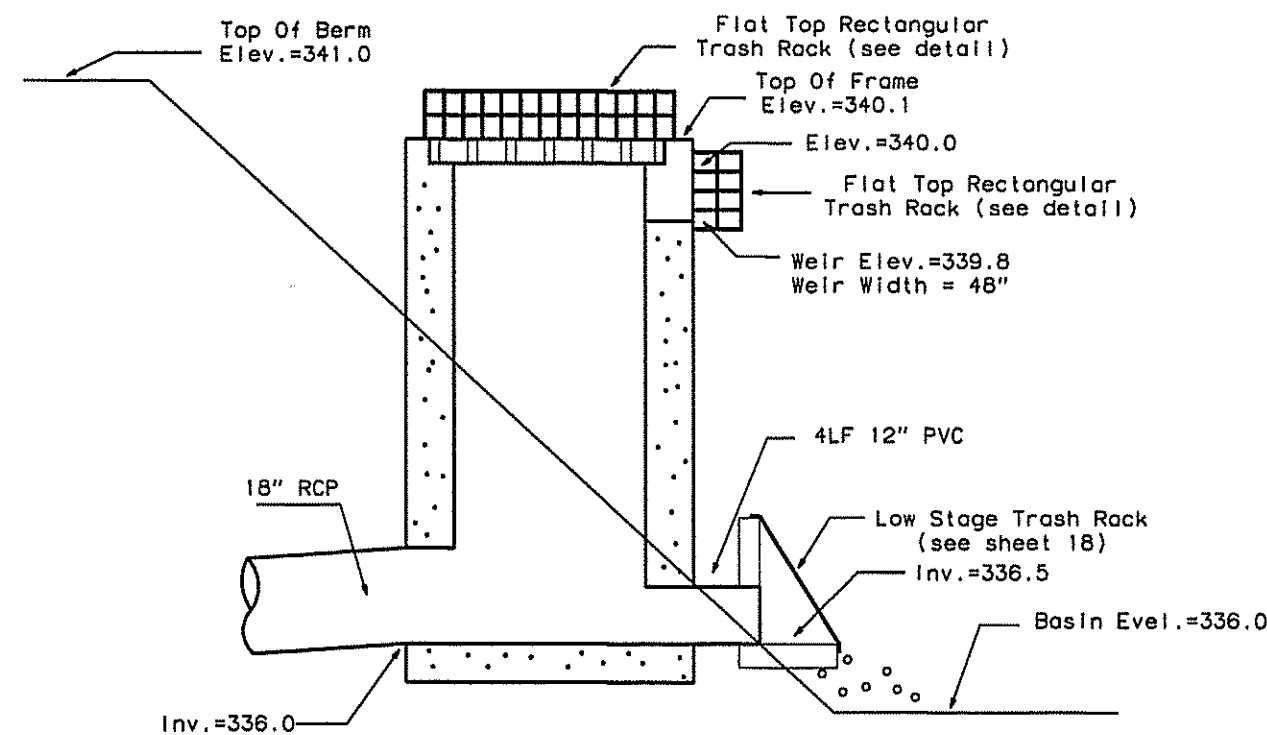


CROSS SECTION SPECIAL RIPRAP (POND #3)

N.T.S.

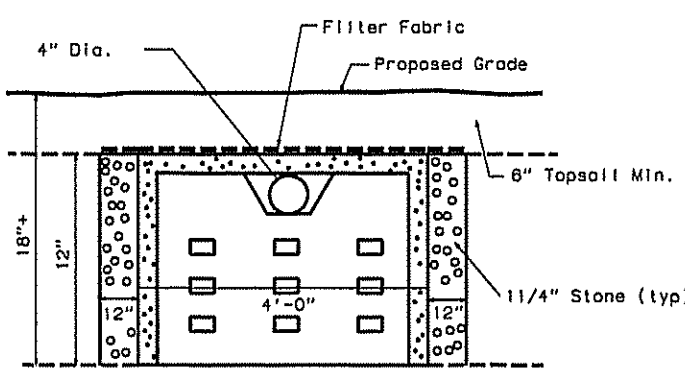
Notes:

- 1) Pond #3; North Berm Width = 10'
Side Slope (forebay) = 3:1
Side Slope (main pond) = 3:1
South Berm Width = 26'
Side Slope (forebay) = 3:1
Side Slope (main pond) = 3:1

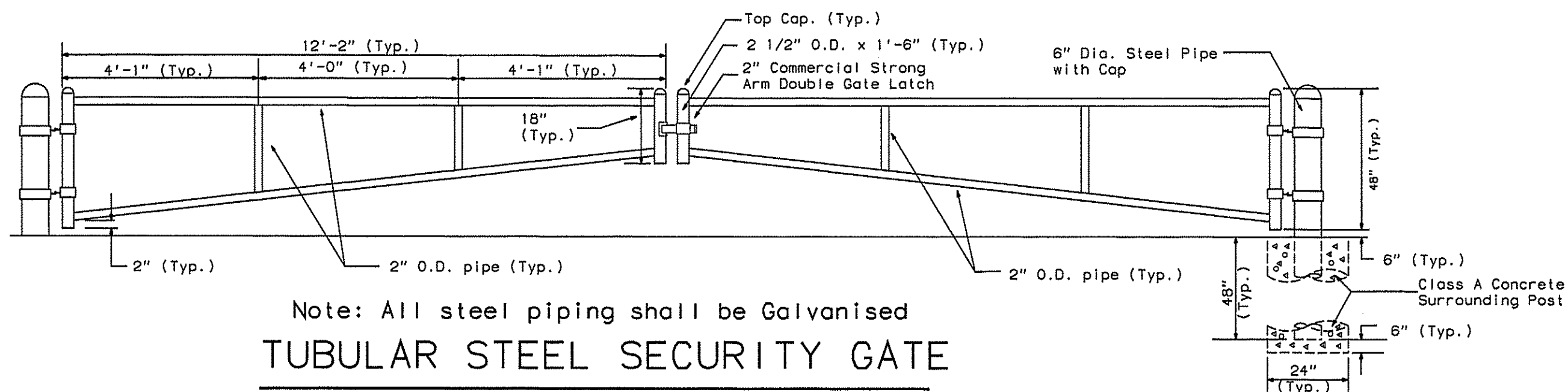


DISCHARGE STRUCTURE #3 (POND) #3

N.T.S.



GALLEY DETAIL
Not To Scale
(PRIMARY - REFERENCE)

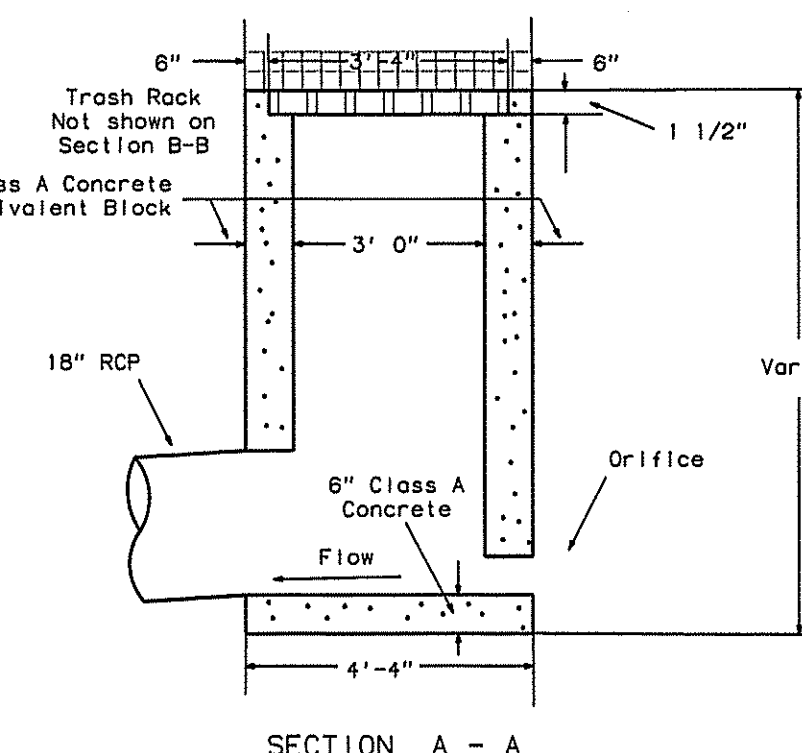


Note: All steel piping shall be Galvanised
TUBULAR STEEL SECURITY GATE

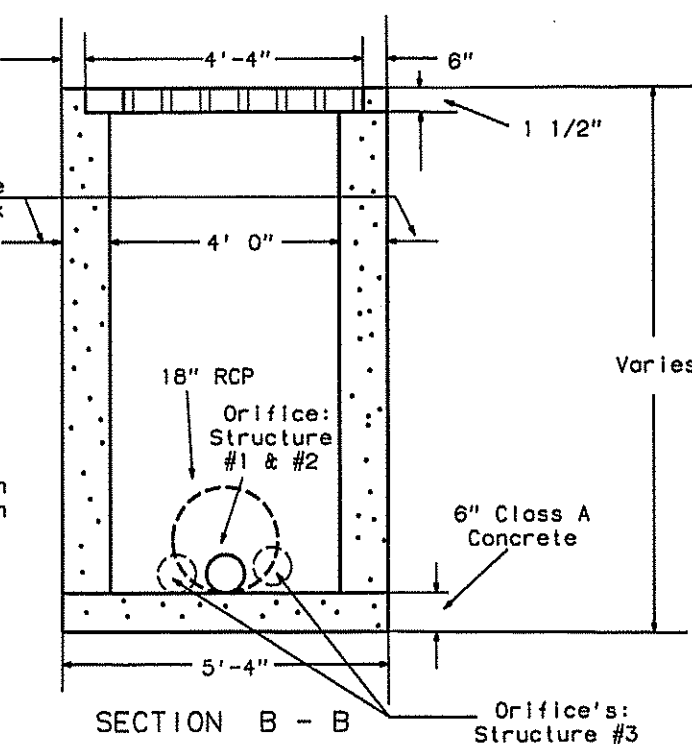
NOT TO SCALE

PHASE II - MONAHAN DR. (6+00 TO END) & BEACON LANE.
SEDIMENT AND EROSION CONTROL CHECKLIST

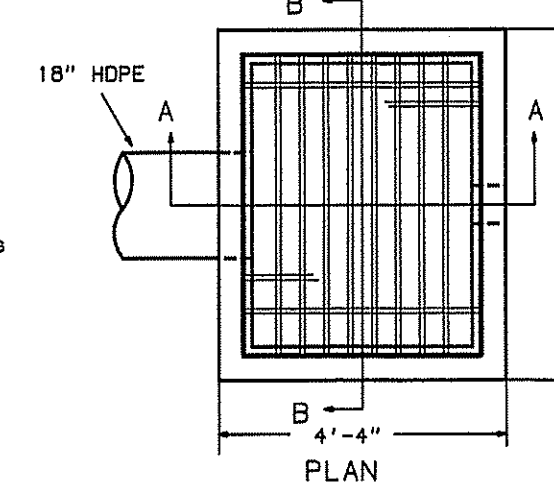
WORK DESCRIPTION	LOCATION	DATE INSTALLED	INITIALS	DATE RECEIVED	INITIALS
1. Limit of disturbance to be flagged by licensed surveyor	Monahan Drive & Beacon Lane				
2. Install hay bales/silt fence	As shown on plans				
3. Conduct all clearing & grubbing	Monahan Dr., Beacon Lane & Detention basin areas				
4. Strip Topsoil & Stockpile	Monahan Dr., Beacon Lane & Detention basin areas				
5. Install anti-tracking pad	Monahan Dr. (sta.6+0 +/-) & Beacon Lane				
6. Construct temporary sediment basin	Pond #3				
7. Install hay bale silt fence around stockpile areas	Designated stockpile areas				
8. Construct Detention Basin & Install Outlet Structure	Pond #3				
9. Install Storm Drainage & Sanitary Sewer Main Line	Monahan Drive & Beacon Lane				
10. Final Grade & Stabilize all Disturbed Areas	Monahan Drive & Beacon Lane				
11. Spread topsoil, fertilize & seed	All disturbed areas				



SECTION A - A



SECTION B - B



PLAN

OUTLET STRUCTURE

N.T.S.

Stormwater Operation and Maintenance Plan

Operation and Maintenance Schedule:

Construction Phase

General Provisions:

- 1) Prior to construction, all erosion/siltation control devices shown on the plan shall be installed. To prevent silt intrusion into the drainage system during construction, the contractor is to install inlet protection at all catch basins and set silt fence at all slopes which may erode in the direction of any open drainage facilities. Such preventative measures are to be maintained throughout the construction process.
- 2) Erosion controls are to be inspected on a daily basis. Upon discovery, the contractor shall remove any sediment from an erosion control structure.
- 3) All Exposed soils shall be immediately stabilized to prevent erosion.
- 4) Upon installation of catch basins, inlet protection shall be installed and maintained until ready for paving.
- 5) Prior to construction of impervious areas, all drainage structures and pipes shall be installed and inspected for proper function. During construction of other site features drainage facilities shall be inspected on a daily basis and cleaned/repared immediately upon discovery of sediment build-up or damage.

Stormwater Swales:

- 1) Contractor to inspect weekly or after each 0.5 inch rain event.
- 2) Contractor responsible for all associated mowing and plate maintenance during first year of construction. (Mowing should be performed when ground is dry to avoid ruts and compaction.)
- 3) Contractor shall replace any dead or dying vegetation.
- 4) Contractor shall clean swales after site is completely stabilized and prior to transfer.

Catch Basin Sumps:

- 1) Contractor to inspect weekly or after each 0.5 inch rain event and clean as needed.
- 2) Contractor shall clean sumps after site is completely stabilized and prior to transfer.

Post-Development Phase

Stormwater Swales:

Stormwater Swales shall be inspected at least annually to ensure that they are operating as intended. The outlet structures should be inspected for evidence of clogging. Potential problems that should be checked include:

- 1) Slope Integrity
- 2) Erosion
- 3) Vegetative health
- 4) Soil Stability
- 5) Sedimentation

Any necessary repairs shall be made immediately. (Mowing should be performed when ground is dry to avoid ruts and compaction.) Sediment shall be removed as necessary.

Catch Basin Sumps:

Catch Basins shall be inspected bi-annually and cleaned at least annually, after the snow and ice season, and as soon as possible before spring rains. In general, a catch basin should be cleaned if the depth of deposits is greater than one half the sump depth. If a catch basin significantly exceeds this standard then more frequent cleanings shall be scheduled. In areas with higher pollutant loadings or discharges into sensitive bodies of water, more frequent cleans shall be necessary.

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JOB NO. 1455.31 DATE: 2-08-2022 SCALE: 1" = 40' DRAWN BY M.L.T. SHEET NO. 24 OF 24