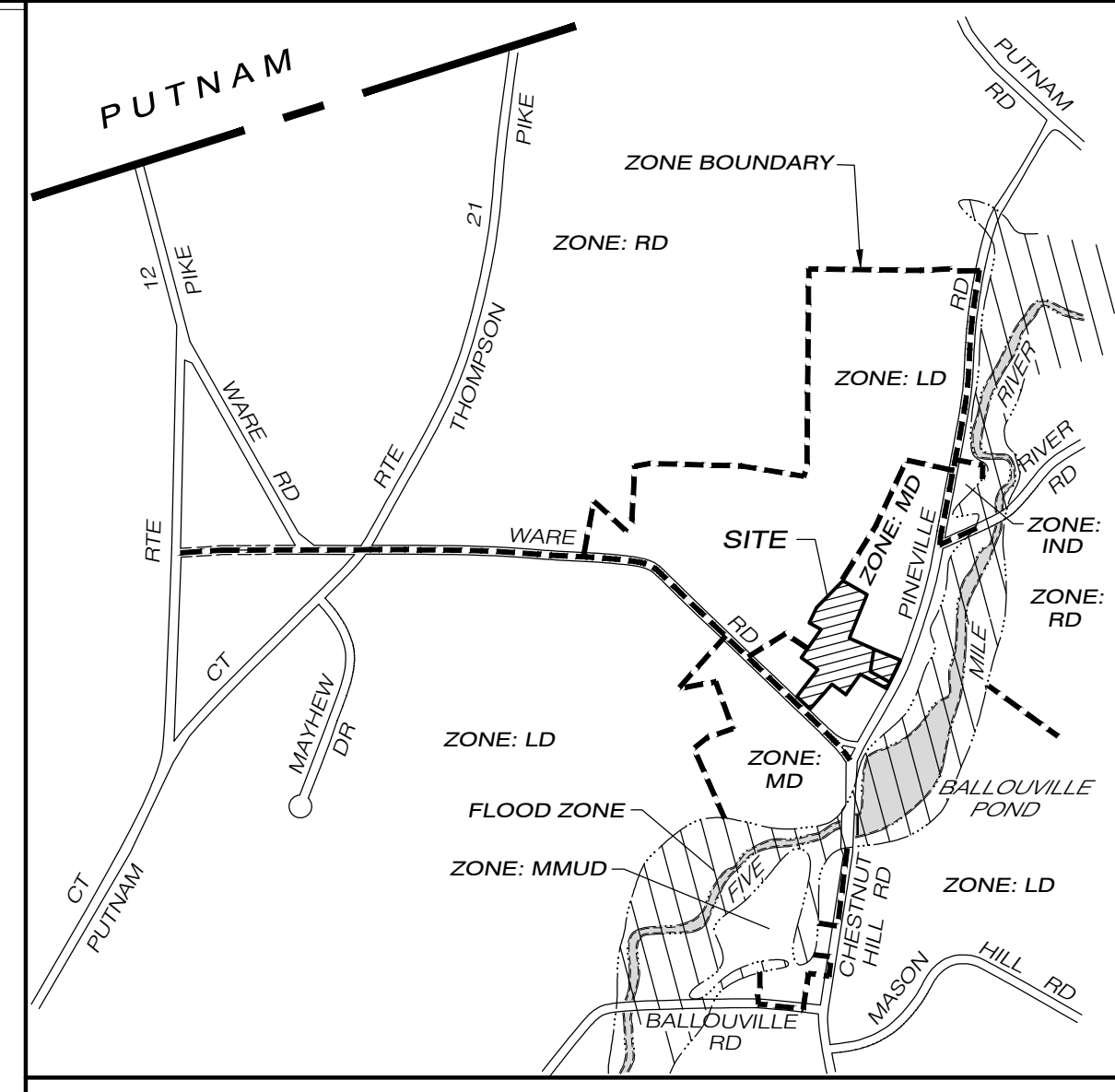
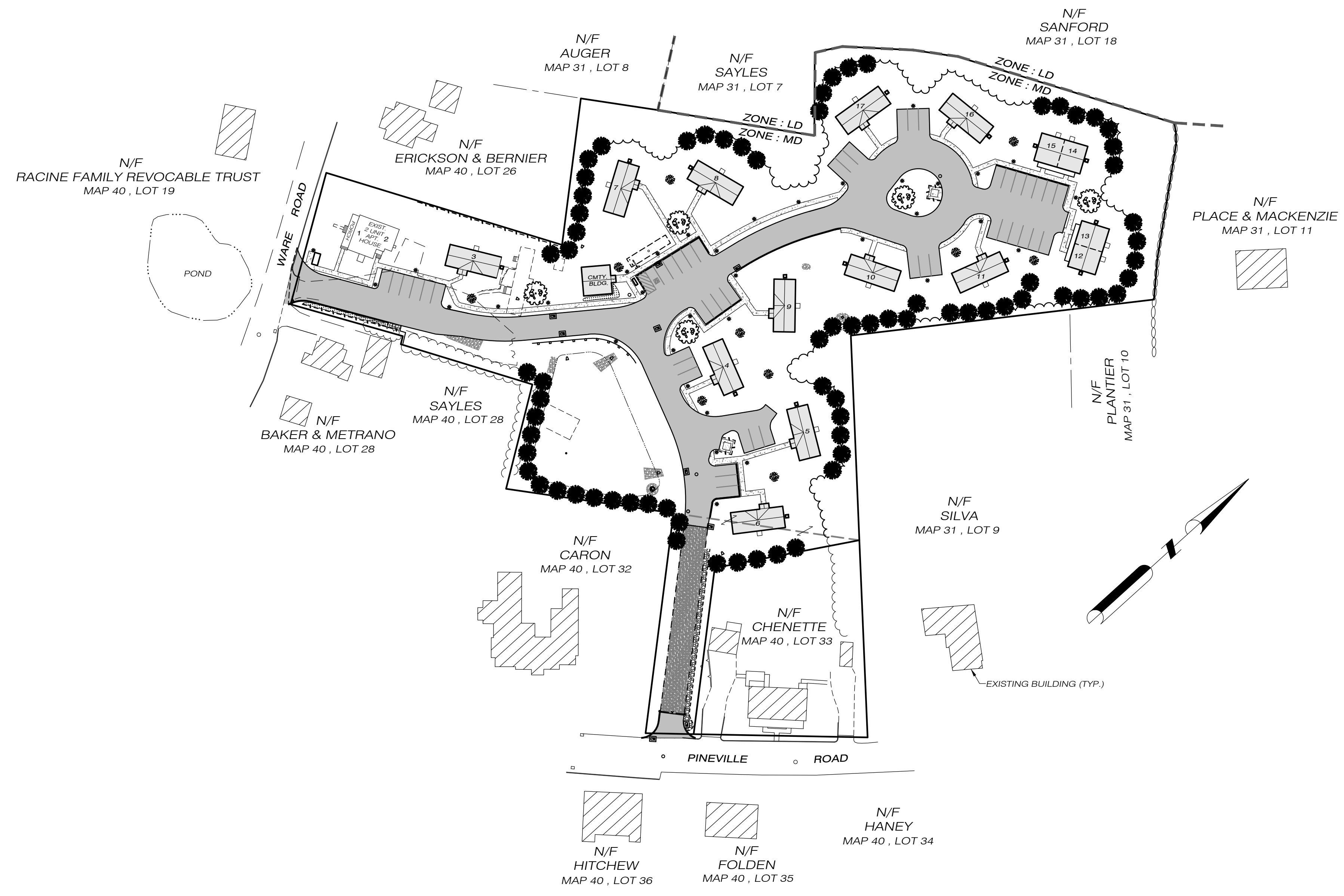


PINEVILLE VILLAS

PROPOSED MULTI-FAMILY DEVELOPMENT PINEVILLE ROAD & WARE ROAD KILLINGLY, CONNECTICUT SEPTEMBER 2023

REVISED 1/4/24



LOCATION MAP 1" = 1000'

SHEET INDEX	
SHEET 1	SITE PLAN
SHEET 2	DRAINAGE PLAN
SHEET 3	UTILITY PLAN
SHEET 4	LANDSCAPING PLAN
SHEET 5	E&S PLAN
SHEET 6	E&S DETAILS
SHEET 7	CONSTRUCTION DETAILS
SHEET 8	DRIVEWAY PROFILE / UNITS
SHEET 9	VEHICLE AND SIGNAGE

SPECIAL PERMIT NO. _____
APPROVED BY THE KILLINGLY
PLANNING & ZONING COMMISSION
ON _____
CHAIRMAN _____ DATE _____

OWNER/APPLICANT: JPF RENTALS, LLC
32 RAILROAD STREET
POMFRET, CT 06259

SURVEYOR: PC SURVEY ASSOCIATES, LLC
63 SNAKE MEADOW ROAD
KILLINGLY, CT 06239

ENGINEER: NORMAND THIBEAULT, P.E.
KILLINGLY ENGINEERING ASSOCIATES
DANIELSON, CT 06239

MAP 40, LOT 27
MEDIUM DENSITY ZONING DISTRICT
TOTAL LOT AREA = 4.00± ACRES
TOTAL DWELLING UNITS = 17

NOTE:
1. THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A COMPILATION MAP CONFORMING TO HORIZONTAL ACCURACY CLASS "D". THIS MAP WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAULA A. TERWILLIGER, L.S. NO. 70155
1/4/2024
DATE

Killingly Engineering Associates
114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

SURVEYING • MAPPING • PLOT PLANS

LAND RECORD RESEARCH

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

LOT AREA = 4.00± ACRES
174,277± SQ. FT.

ZONE: MEDIUM DENSITY	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 SQ. FT. / UNIT	10,252± SQ. FT. / UNIT
MIN. FRONTAGE	80'	114'
MIN. FRONT SETBACK	40'	27.8' *
MIN. SIDE SETBACK	12'	17'
MIN. REAR SETBACK	20'	29.5'
MAX. COVERAGE	30%	30%

* INDICATES EXISTING NON-CONFORMING

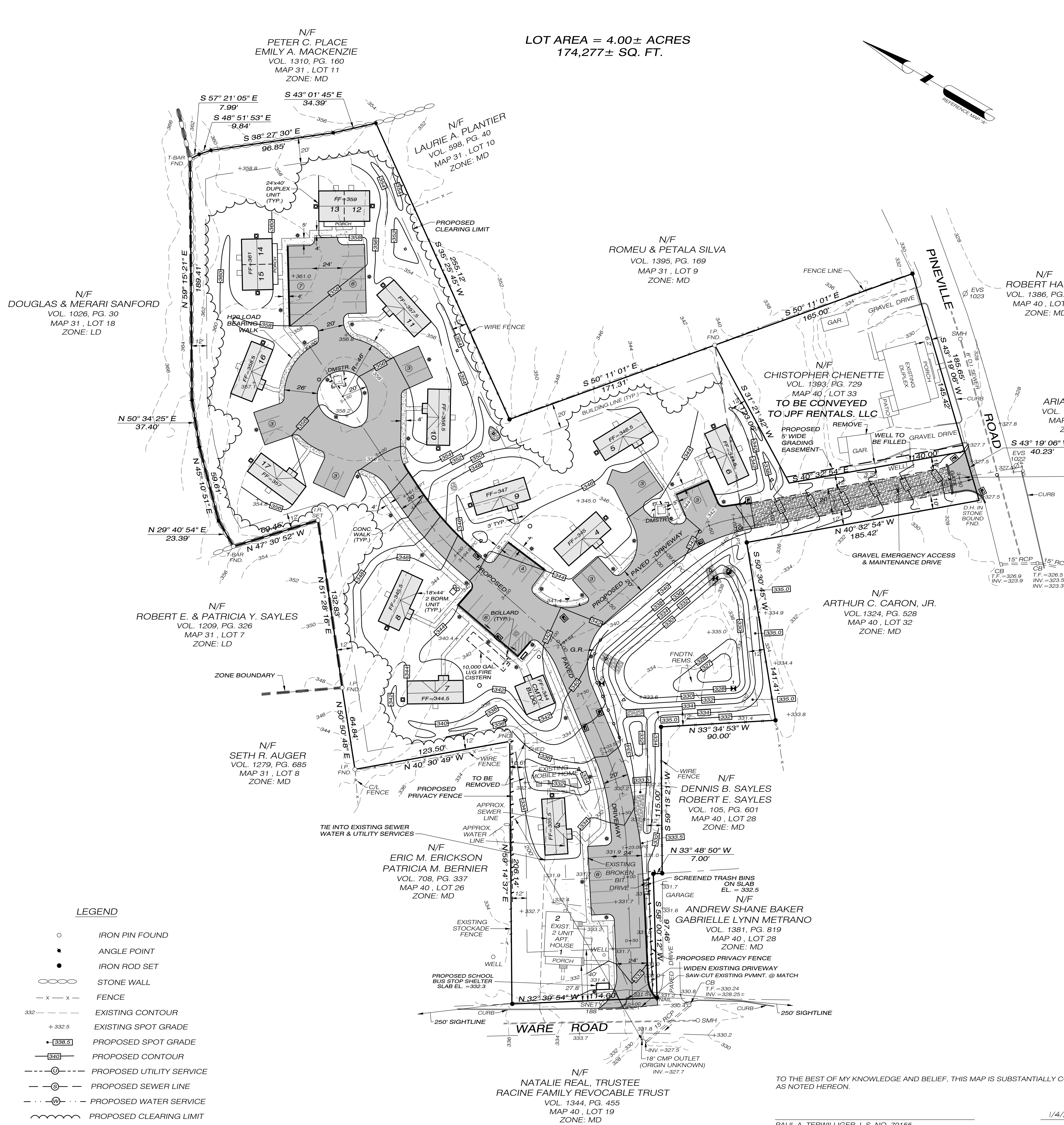
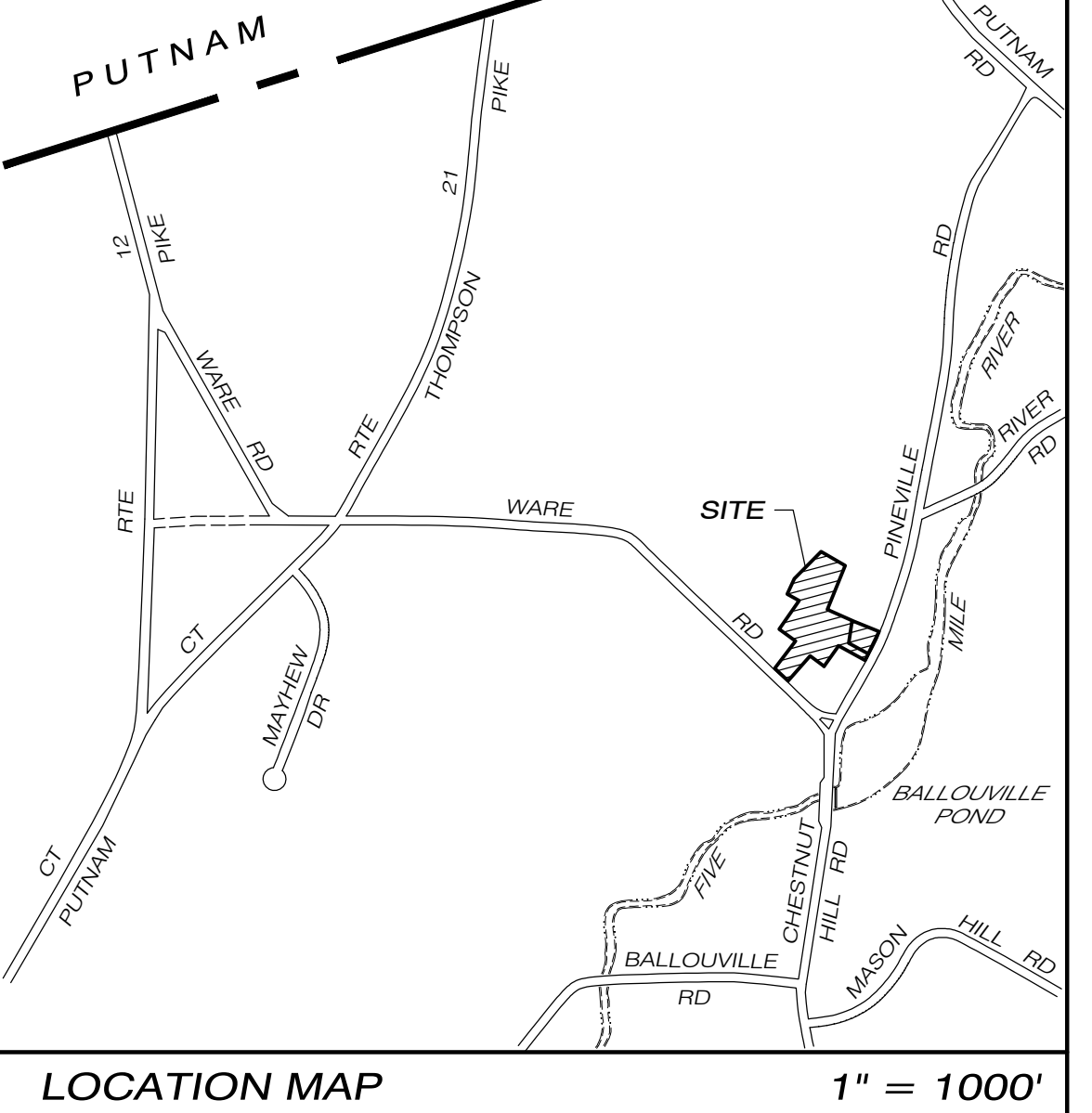
LOT AREA = 174,277± SQ. FT.
TOTAL NUMBER OF UNITS PROPOSED: 17 (3 EXISTING)
(NOTE: EXISTING SINGLE UNIT TO BE REPLACED)
SIZE OF EXISTING 2 FAMILY BLDG.: 1480± S.F. (2 BDRM. UNIT & 1 BDRM. UNIT)
SIZE OF PROPOSED UNITS: 790± S.F. (2 BDRM.)
SIZE OF PROPOSED DUPLEX UNITS: 960± S.F. (2 BDRM.)
SIZE OF PROPOSED DUPLEX UNITS: 912± S.F. (1 BDRM.)
PROPOSED COVERAGE: PAVEMENT: 33,155 SQ. FT.
IMPERVIOUS CONCRETE: 5,855 SQ. FT.
BUILDINGS: 13,000 SQ. FT.
TOTAL: 52,010 SQ. FT. = 30%

LOT DENSITY: 1 UNIT / 10,000 SQ. FT. = 17 UNITS MAX.
PARKING PROVIDED: 47 TOTAL SPACES = 2 3/4 SPACES / UNIT
40' MIN. DISTANCE BETWEEN PRINCIPAL STRUCTURES

PARKING CALCULATION:
REQUIRED: 1.5 SPACES / 2 BDRM UNIT x 14 UNITS = 21 SPACES
0.75 SPACES / 1 BDRM UNIT x 3 UNITS = 2.25 = 3 SPACES
TOTAL REQUIRED: 24 SPACES
TOTAL PROVIDED: 47 SPACES

DUMPSTER SIZING CALCULATION:
REQUIRED BY TOWN ORDINANCE: 40 GAL. MIN. / UNIT
17 UNITS x 40 GAL. = 680 GAL.
1 GAL. = 0.005 C.Y.
0.005 x 680 GAL. = 3.4 C.Y.
PROPOSED TOTAL DUMPSTER CAPACITY: 8 C.Y.

EARTHWORK QUANTITIES:
PROPOSED SITE EXCAVATION: 4,200± C.Y.
PROPOSED SITE FILLING: 3,700± C.Y.
NET EXCAVATION = 500 C.Y. TO BE REMOVED FROM SITE



LEGEND

- IRON PIN FOUND
- ANGLE POINT
- IRON ROD SET
- — — STONE WALL
- x - x - FENCE
- EXISTING CONTOUR
- + 332.5 EXISTING SPOT GRADE
- + 332.5 PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED UTILITY SERVICE
- PROPOSED SEWER LINE
- PROPOSED WATER SERVICE
- PROPOSED CLEARING LIMIT

- NOTES:**
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A2. TOPOGRAPHIC FEATURES CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2. CONTOUR INTERVAL = 2 FEET. VERTICAL DATUM = NAVD88.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. PROPERTY SURVEY - PROPERTY LINE RELOCATION BETWEEN LANDS OF JPF RENTALS, LLC AND CHRISTOPHER CHENETTE - WARE ROAD & PINEVILLE ROAD - KILLINGLY, CONNECTICUT - DATE: MAY 2023 - SCALE: 1"=40' - BY: PC SURVEY ASSOCIATES, LLC
 - B. PLAN OF LAND TO BE CONVEYED BY GLADYS CACCIAPUOTI IN THE VILLAGE OF BALLOUVILLE, CONN. - SCALE: 1"=40' - NOV. 19, 1951 - WILLIAM W. PIKE, SURVEYOR
 - C. SUBDIVISION PLAN PREPARED FOR CHARLES R. PAQUETTE & JOHN M. PAQUETTE - PINEVILLE ROAD, KILLINGLY, CONNECTICUT - SCALE: 1"=50' - DATE: 9/2/1987 - REVISED TO 12/1/1987 - BY: KIELTYKA, WOODIS & PIKE
 - D. SURVEY PLAN PREPARED FOR ROBERT E. SAYLES - WARE ROAD, KILLINGLY, CONNECTICUT - SCALE: 1"=40' - DATE: 12/03/1997 - BY: KWP ASSOCIATES
 - E. PROPERTY SURVEY SHOWING PARCEL DIVISION PREPARED FOR PASSCO, LLC - PINEVILLE ROAD, KILLINGLY, CONNECTICUT - SCALE: 1"=30' - DATE: 8/17/2010 - REVISED 10/06/2010 - BY: KILLINGLY ENGINEERING ASSOCIATES
 - SUBJECT PARCELS ARE SHOWN AS MAP 40, LOTS 27 AND 33 OF THE KILLINGLY ASSESSOR'S RECORDS.
 - ZONING DISTRICT: MEDIUM DENSITY
 - STREETLINES ARE ASSUMED BASED ON FIELD EVIDENCE, DEED CALLS AND DEED DIMENSIONS.
 - PUBLIC WATER IS AVAILABLE ON PINEVILLE ROAD. PUBLIC SEWER IS AVAILABLE ON WARE AND PINEVILLE ROADS.
 - PROPERTY IS NOT LOCATED WITHIN FEMA 100-YEAR FLOOD ZONE.
 - PROPOSED SEWER, WATER AND DRAINAGE IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - REFERENCE IS MADE TO SECTION 555 OF THE KILLINGLY ZONING REGULATIONS.

SPECIAL PERMIT NO. _____
APPROVED BY THE KILLINGLY PLANNING & ZONING COMMISSION ON _____
CHAIRMAN _____ DATE _____

Killingly Engineering Associates
114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

PINEVILLE VILLAS

IMPROVEMENT LOCATION SURVEY

SITE PLAN

PROPOSED MULTI-FAMILY DEVELOPMENT
PREPARED FOR
JPF RENTALS, LLC

WARE ROAD & PINEVILLE ROAD
KILLINGLY, CONNECTICUT

DATE: SEPTEMBER 2023
SCALE: 1" = 40'

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 1 OF 9
REVISED: 10/20/23
11/20/23 - TOWN COMMENTS
12/14/23 - 1/4/24

JOB NO: 23004 | F.B. NO: 231 | DRAWN BY: P.A.T. | MAP NO: _____

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

PAUL A. TERWILLIGER, L.S. NO. 70155
DATE: 1/4/2024

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

N/F
PETER C. PLACE
EMILY A. MACKENZIE
VOL. 1310, PG. 160

N/F
LAURIE A. PLANTIER
VOL. 598, PG. 40

N/F
ROMEO & PETALA SILVA
VOL. 1395, PG. 169

N/F
ROBERT HANEY
VOL. 1386, PG. 876

N/F
ARIAN FOLDEN
VOL. 1383, PG. 379

N/F
JAMES T. HITCHCOCK
VOL. 877, PG. 276

N/F
ROBERT E. & PATRICIA Y. SAYLES
VOL. 1209, PG. 326

N/F
ARTHUR C. CARON, JR.
VOL. 1324, PG. 528

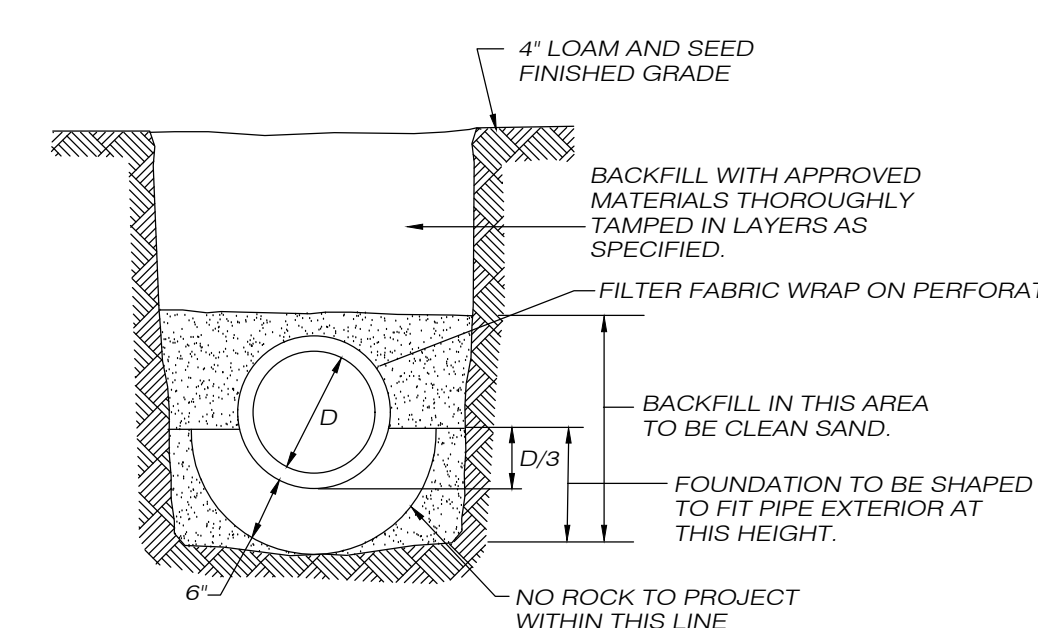
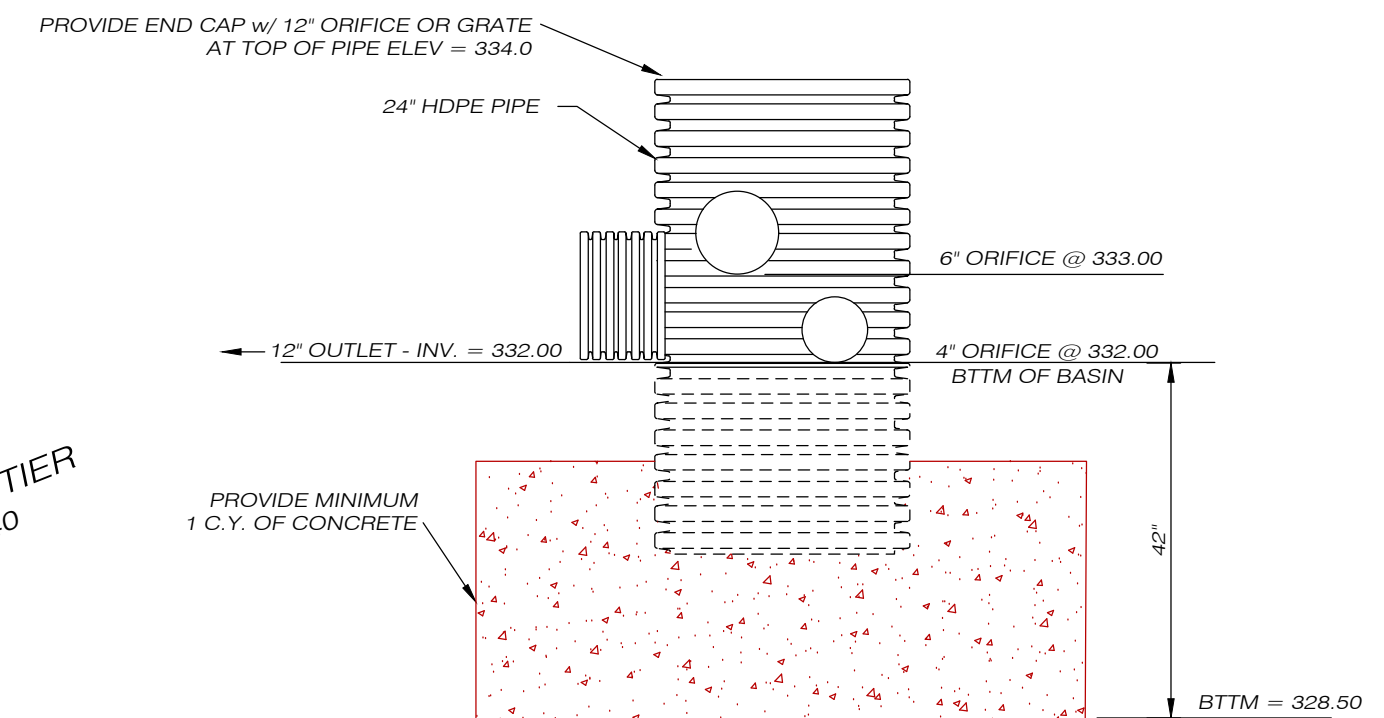
N/F
SETH R. AUGER
VOL. 1279, PG. 685

N/F
ERIC M. ERICKSON
PATRICIA M. BERNIER
VOL. 708, PG. 337

N/F
DENNIS B. SAYLES
ROBERT E. SAYLES
VOL. 105, PG. 601

N/F
ANDREW SHANE BAKER
GABRIELLE LYNN METRANO
VOL. 1381, PG. 819

N/F
NATALIE REAL, TRUSTEE
RACINE FAMILY REVOCABLE TRUST
VOL. 1344, PG. 455

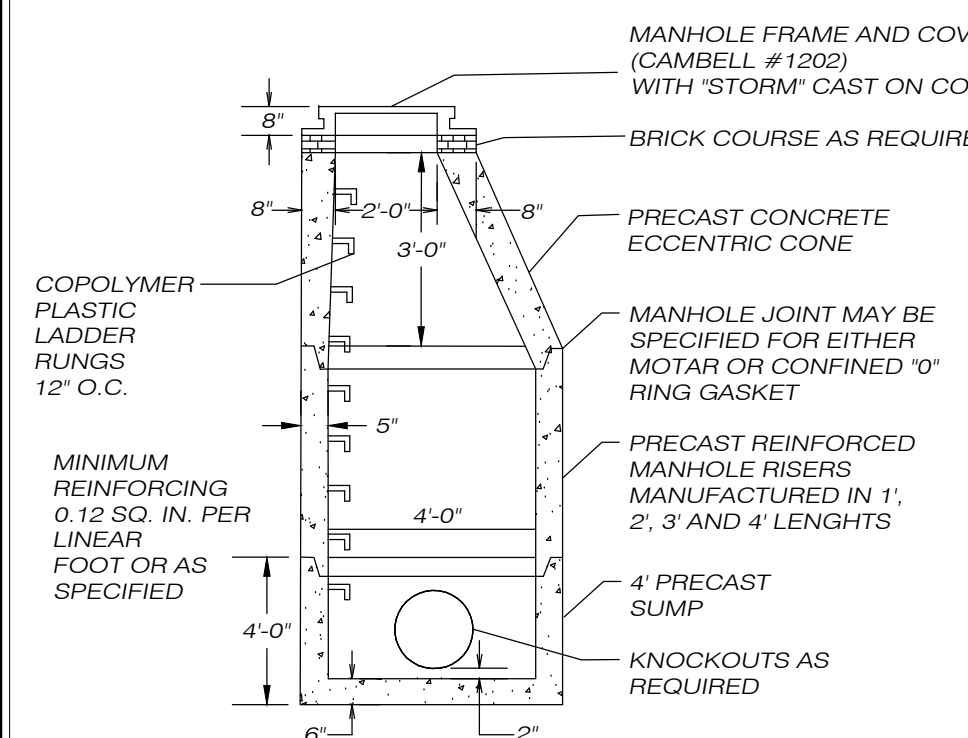
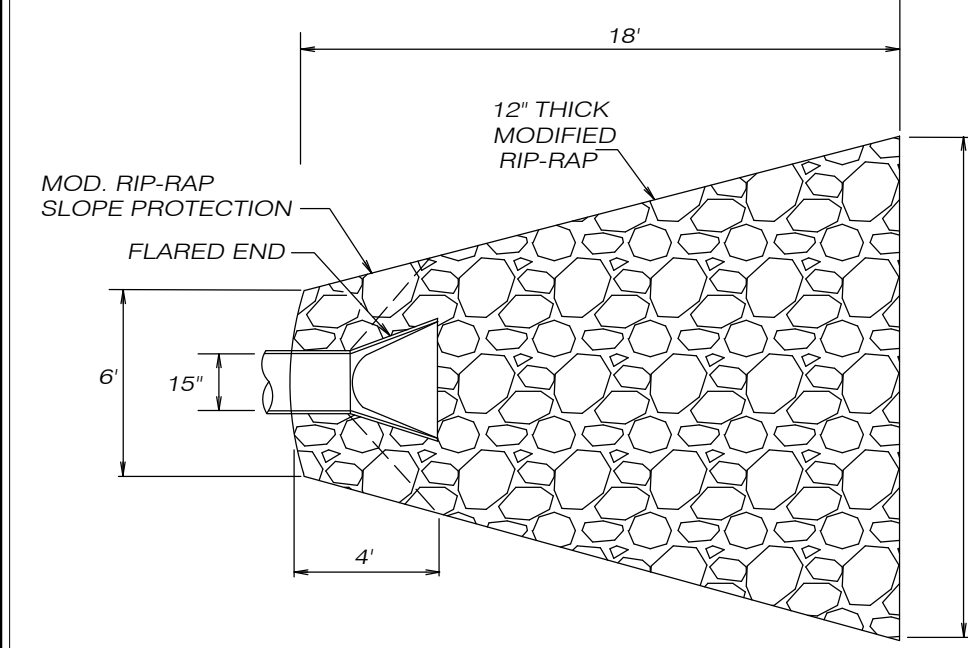
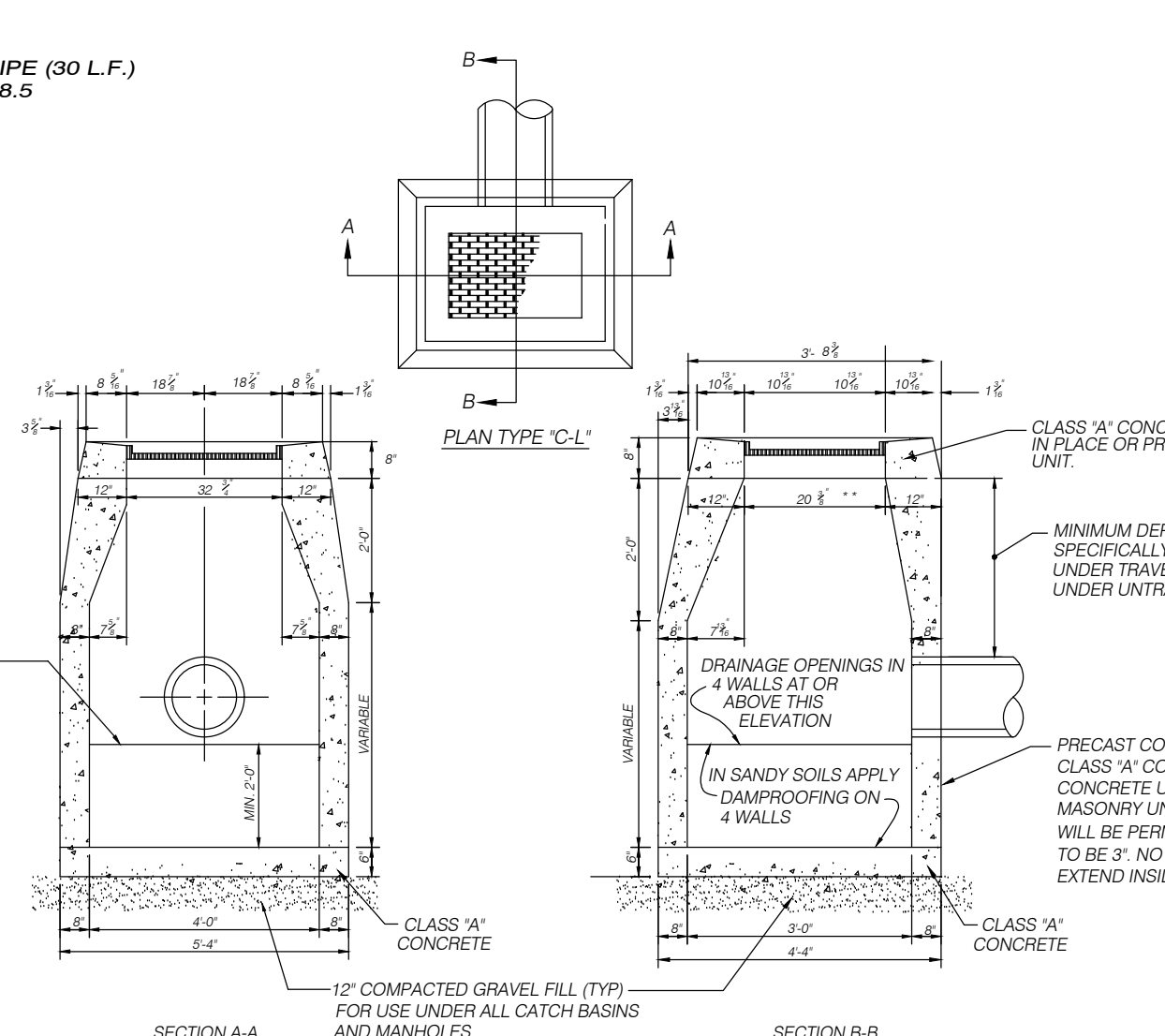
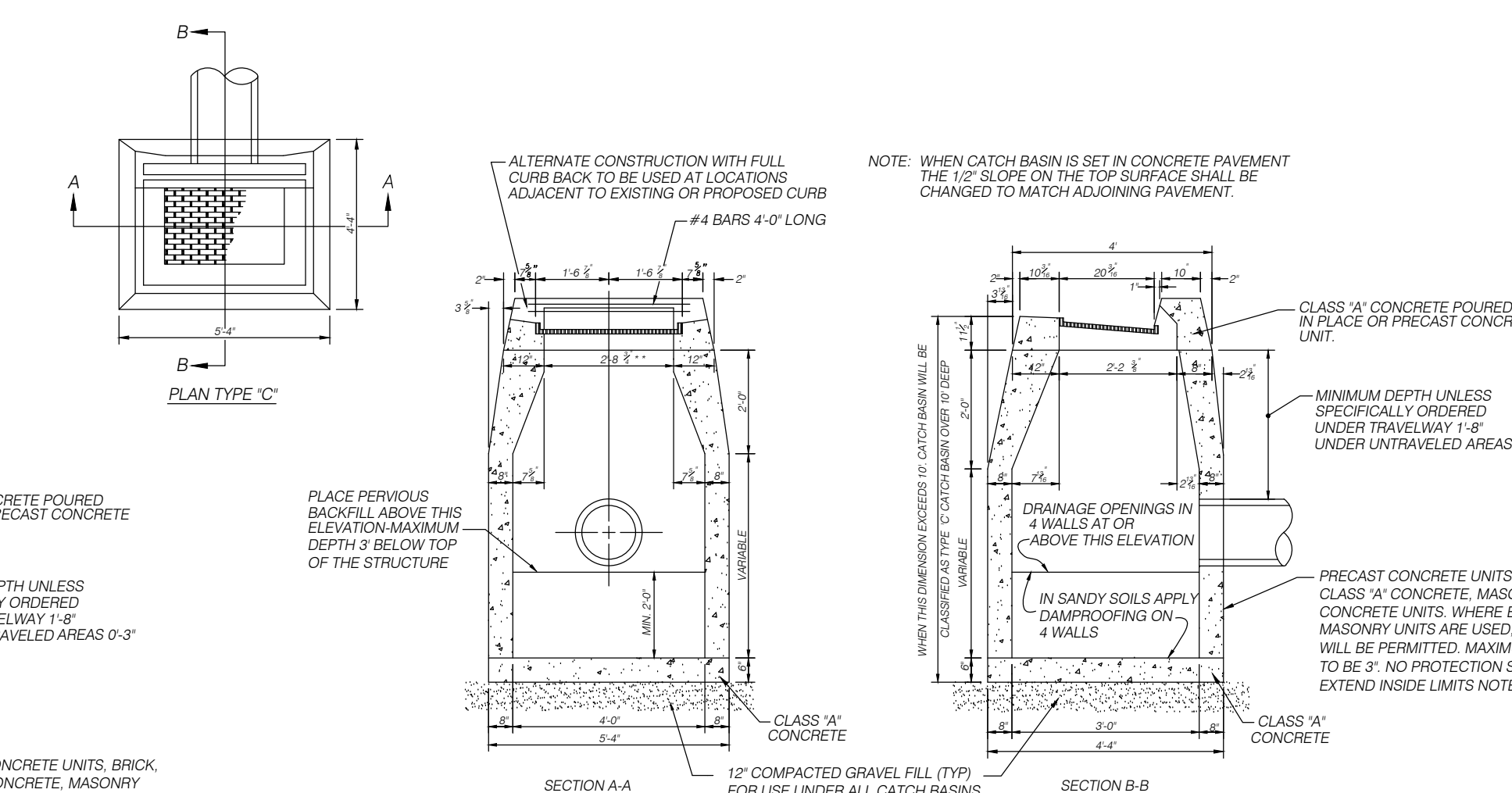


NOTE:
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2. SEE SHEET 1 FOR ADDITIONAL NOTES.

DRAINAGE STRUCTURES			
CB1A	TYPE C-L CATCH BASIN	T.F. = 327.3	INV. 15" HDPE IN = 324.75
CB1	TYPE C-L CATCH BASIN	T.F. = 327.5	INV. 15" HDPE IN = 324.5
DMH1	DRAINAGE MANHOLE	T.F. = 340.5	INV. 12" HDPE IN = 331.5
POD	POND OUTLET STRUCTURE	T.F. = 334.0	INV. 4" ORIFICE IN = 332.0
CB2	TYPE C-L CATCH BASIN	T.F. = 339.5	INV. 15" HDPE IN = 336.6
CB3	TYPE C-L CATCH BASIN	T.F. = 341.8	INV. 15" HDPE IN = 335.5
CB4	TYPE C-L CATCH BASIN	T.F. = 341.8	INV. 15" HDPE IN = 335.5
CB5	TYPE C CATCH BASIN	T.F. = 342.5	INV. 15" HDPE IN = 337.3
CB6	TYPE C CATCH BASIN	T.F. = 344.3	INV. 15" HDPE IN = 340.2
CB7	TYPE C CATCH BASIN	T.F. = 344.3	INV. 15" HDPE IN = 340.2
CB8	TYPE C-L CATCH BASIN	T.F. = 337.8	INV. 15" HDPE IN = 334.2
CB9	TYPE C-L CATCH BASIN	T.F. = 338.0	INV. 15" HDPE IN = 333.8
YD1	YARD DRAIN	T.F. = 351.5	INV. 8" PVC OUT = 349.5
YD2	YARD DRAIN	T.F. = 353.5	INV. 8" PVC IN = 348.2
YD3	YARD DRAIN	T.F. = 349.8	INV. 8" PVC IN = 347.0

- STORMWATER BASIN OPERATION AND MAINTENANCE NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND INSPECTIONS PRIOR TO COMPLETION OF THE PROJECT.
 - DURING THE FIRST YEAR OF OPERATION, THE BASIN SHALL BE INSPECTED ON A WEEKLY BASIS OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5" OR GREATER. ANY EROSION OF EMBANKMENTS OR OUTLET AREAS SHALL BE REPAIRED PROMPTLY. ANY DEBRIS SHALL BE REMOVED AND DISPOSED OF. SEDIMENTATION THAT WOULD INTERFERE WITH PROPER OPERATION OF THE BASIN SHALL BE REMOVED AND DISPOSED OF AND THE AREA RESTORED AND STABILIZED AS REQUIRED.
 - AFTER THE BASIN HAS BEEN IN OPERATION FOR ONE YEAR, INSPECTIONS SHALL BE PERFORMED QUARTERLY OR WITHIN 24 HOURS AFTER A STORM EVENT OF 2.0" OR GREATER. QUARTERLY INSPECTIONS SHALL INCLUDE THE FOLLOWING ITEMS:
 - NOXIOUS WEEDS SHALL BE REMOVED. PERFORM ANY MOWING OPERATIONS REQUIRED.
 - INSPECT EMBANKMENTS FOR ANY WOODY GROWTH. ALL TREES, VINES AND OTHER WOODY PLANTS SHALL BE REMOVED AND VOIDS LEFT FROM THEIR REMOVAL SHALL BE REPAIRED.
 - INSPECT EMBANKMENTS FOR ANIMAL BURROWS. ALL BURROWS AND VOIDS SHALL BE REPAIRED IMMEDIATELY.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE BASIN FOREBAY AND OTHER AREAS TO RESTORE ORIGINAL DESIGN GRADES. DISTURBED AREAS SHALL BE RESTABILIZED AS REQUIRED AFTER REMOVAL OF SEDIMENT.
 - INLETS AND OUTLETS SHALL BE INSPECTED FOR SCOUR DAMAGE AND EROSION AND REPAIRED AS REQUIRED.
 - OUTLET STRUCTURES SHALL BE CLEANED OF ACCUMULATED SEDIMENT.
 - ANY EVIDENCE OF PIPING OR SEEPAGE AT THE TOE OF EMBANKMENTS OR AROUND INLET/OUTLET STRUCTURES SHALL BE INVESTIGATED BY A QUALIFIED PROFESSIONAL ENGINEER AND REPAIRS TO MAINTAIN THE PROPER FUNCTION OR REPAIR POTENTIAL STRUCTURAL DEFICIENCIES IN THE BASIN SHALL BE IMPLEMENTED WITHIN ONE MONTH OF THE DISCOVERY OF THE PROBLEM OR AT THE DISCRETION OF THE RESPONSIBLE PROFESSIONAL ENGINEER PERFORMING THE INVESTIGATION OR DESIGNING SUCH REPAIRS. THE ENGINEER SHALL CERTIFY THAT ALL REPAIRS ARE PERFORMED TO HIS/HER SATISFACTION AND SHALL PROVIDE SUCH CERTIFICATION TO THE TOWN.

- STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:**
- PROVIDE ANNUAL LOT SWEEPING, PREFERABLY AFTER FINAL SNOW MELT TO ALLEVIATE SEDIMENT BUILDUP IN BASIN AND TO INSURE EFFICIENT TSS REMOVAL FROM STORMWATER.
 - INSPECT BASIN FOR TRASH AND DEBRIS BI-ANNUALLY. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM PIPE INLETS AND OUTLETS TO PREVENT CLOGGING.
 - REMOVE ACCUMULATED TRASH AND LEAVES FROM BASIN SEASONALLY.



- LEGEND**
- IRON PIN FOUND
 - ANGLE POINT
 - IRON ROD SET
 - X — X — STONE WALL
 - — — FENCE
 - — ○ — EXISTING CONTOUR
 - +332.5 EXISTING SPOT GRADE
 - +338.5 PROPOSED SPOT GRADE
 - — — PROPOSED CONTOUR
 - — — PROPOSED UTILITY SERVICE
 - — — PROPOSED SEWER LINE
 - — — PROPOSED WATER SERVICE
 - — — PROPOSED CLEARING LIMIT

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

PAUL A. TERWILLIGER, L.S. NO. 70155
DATE: 1/4/2024

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

SPECIAL PERMIT NO. APPROVED BY THE KILLINGLY PLANNING & ZONING COMMISSION ON _____
CHAIRMAN _____ DATE _____

Killingly Engineering Associates
114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

GENERAL LOCATION SURVEY
DRAINAGE PLAN
PROPOSED MULTI-FAMILY DEVELOPMENT
PREPARED FOR
JPF RENTALS, LLC

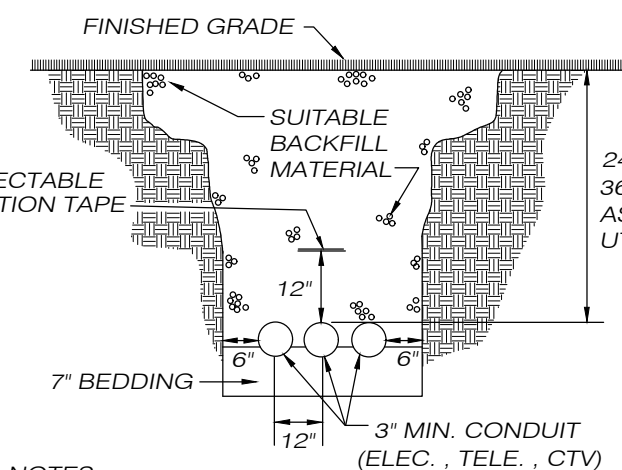
WARE ROAD & PINEVILLE ROAD
KILLINGLY, CONNECTICUT
DATE: SEPTEMBER 2023
SCALE: 1" = 40'

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230
SHEET NO: 2 OF 9
REVISED: 10/20/23
11/20/23 - TOWN COMMENTS
12/4/23 - IWVC SUBMISSION
12/14/23 - 1/4/24

JOB NO: 23004 F.B. NO: 231 DRAWN BY: P.A.T. MAP NO:

N/F
PETER C. PLACE
EMILY A. MACKENZIE
VOL. 1310, PG. 160

N/F
LAURIE A. PLANTIER
VOL. 598, PG. 40



- NOTES:
- OSHA STANDARDS REQUIRE THAT SPOILS BE PLACED 24" MIN. FROM EDGE OF TRENCH.
 - SUITABLE BACKFILL SHALL NOT CONTAIN ASH, CINDER, SHELL, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" MAX. DIMENSION.
 - FUEL OR WATER LINES SHALL BE NO CLOSER THAN 18" IN ANY DIRECTION.

UNDERGROUND UTILITY LOCATIONS ARE TO BE MARKED IN THE FIELD PRIOR TO ANY EXCAVATION
"CALL BEFORE YOU DIG" 1 800 922 4455 OR 811

SEWER SERVICE: MAIN = 8" SDR35 PVC (675)
UNITS = 4" SDR35 PVC
COMMUNITY BLDG. = 6" SDR35 PVC

WATER SERVICE: MAIN = 2" PE (700)
UNITS = 1" PE
COMMUNITY BLDG. = 1" PE

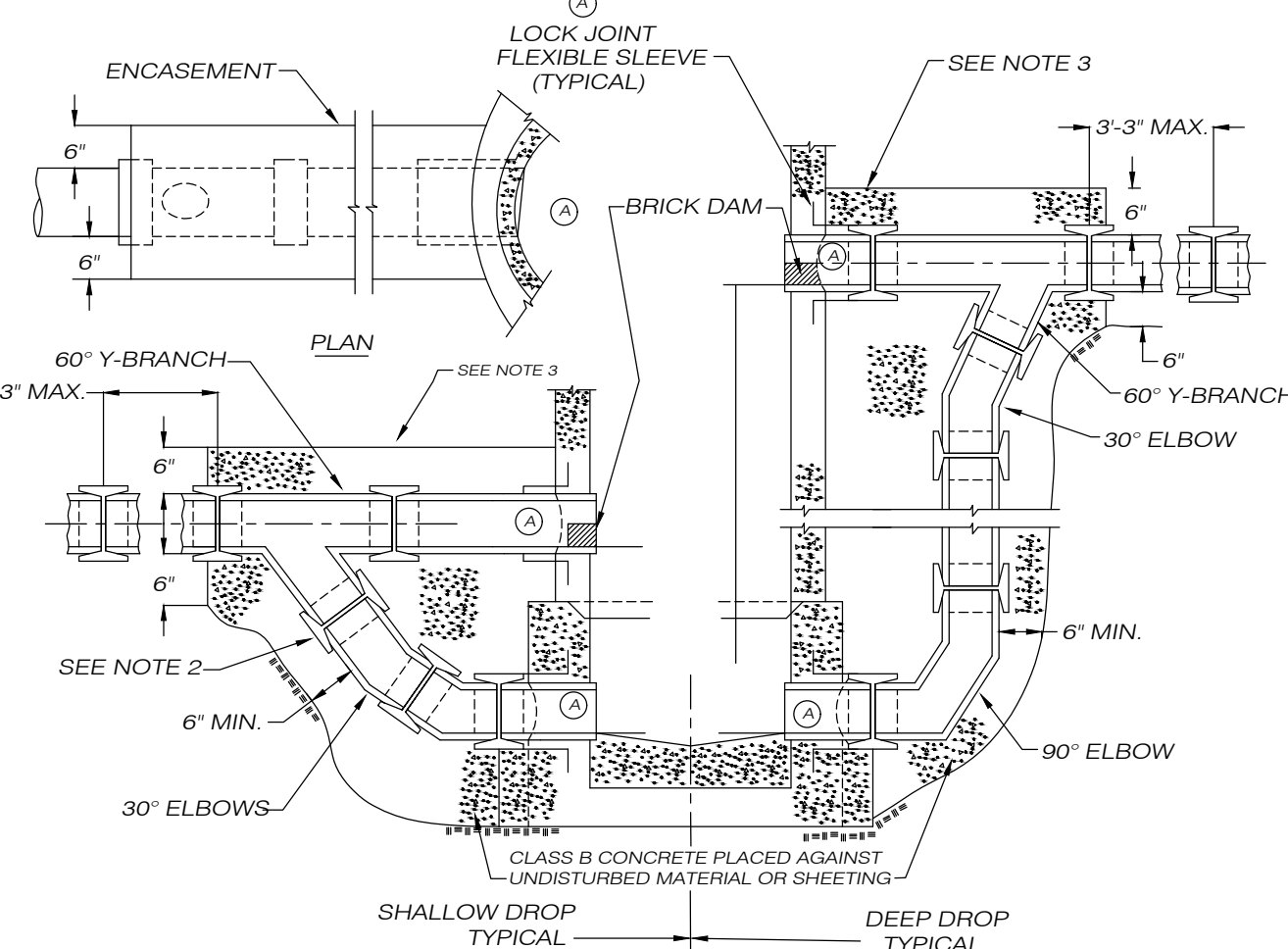
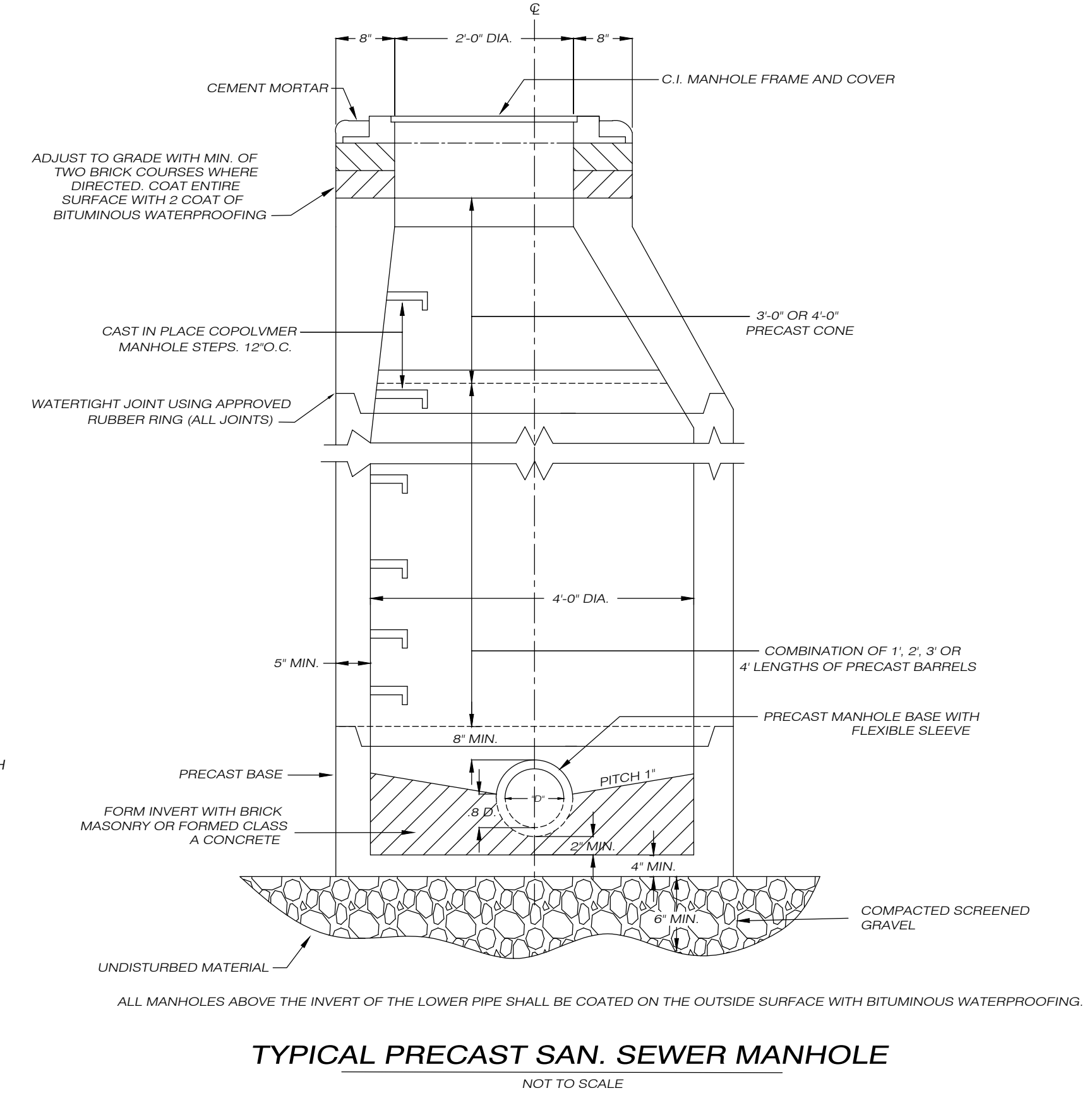
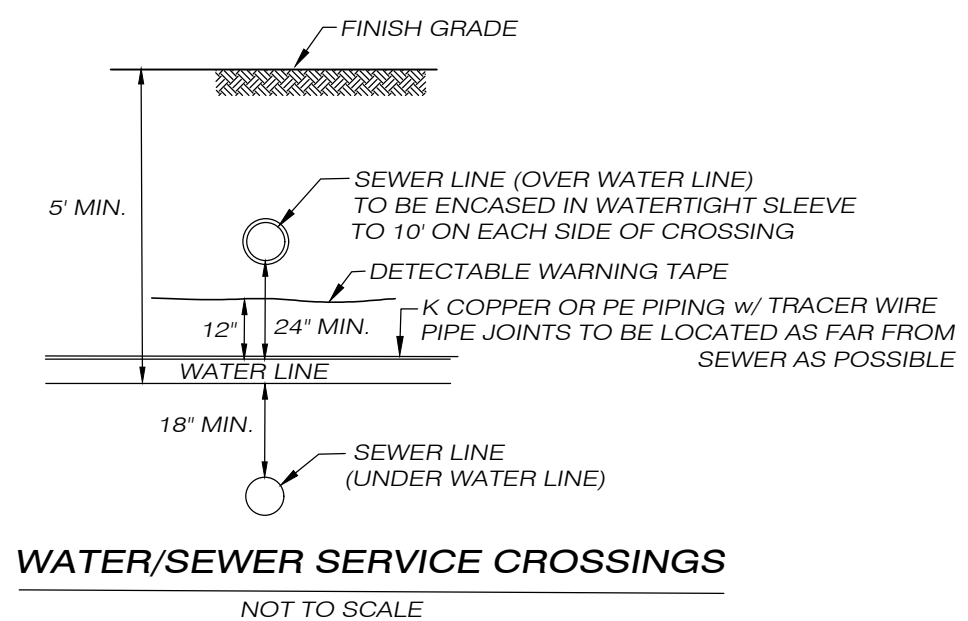
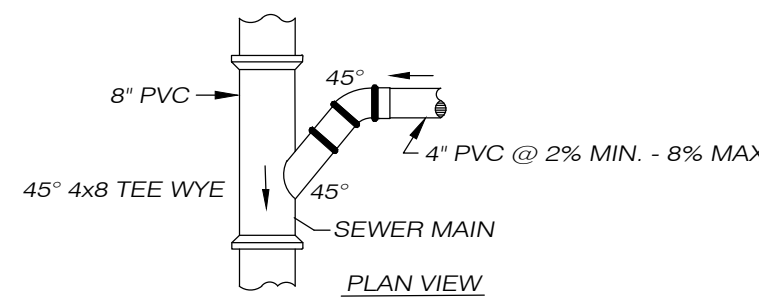
LOCATIONS AND SIZING OF UTILITIES ARE SUBJECT TO MODIFICATIONS AS MAY BE REQUIRED BY UTILITY COMPANIES AND SITE CONDITIONS.

ON SITE WATER AND SEWER LINES ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF THE PROPERTY.

NOTE:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS C. TOPOGRAPHIC FEATURES CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2. CONTOUR INTERVAL = 2 FEET. VERTICAL DATUM = NAVD88. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.
- SEE SHEET 1 FOR ADDITIONAL NOTES.

SEWER MANHOLE	T.F.	F/L
SMH1	356.8	350.5
SMH2	342.3	275 L.F. @ 5.5%
SMH3	342.0	160 L.F. @ 1.5%
SMH4	342.0	333.2
SMH5	327.5 (EXIST.)	317.55 (MATCH EXIST.)



- NOTES:
- DROP PIPE TO BE SAME DIAMETER AS SEWER DISCHARGING INTO MANHOLE FOR SEWERS UP TO AND INCLUDING 12" SIZE.
 - DEEPER DROP MAY BE CONSTRUCTED WITH STRAIGHT PIPE BETWEEN Y-BRANCH AND ELBOW.
 - EXTEND ENCASUREMENT TO FIRST JOINT BEYOND EXCAVATION FOR DROP CONNECTION.
 - DIMENSIONS AND CONSTRUCTION OF DROP MANHOLE TO BE SIMILAR TO TYPICAL MANHOLE EXCEPT AS SHOWN.

N/F
DOUGLAS & MERRI SANFORD
VOL. 1026, PG. 30

UTILITY TRENCH DETAIL
NOT TO SCALE

N/F
ROMEU & PETALA SILVA
VOL. 1395, PG. 169

N/F
ROBERT HANEY
VOL. 1386, PG. 876

N/F
ARIAN FOLDEN
VOL. 1383, PG. 379

N/F
JAMES T. HITCHCOCK
VOL. 877, PG. 276

N/F
ARTHUR C. CARON, JR.
VOL. 1324, PG. 528

N/F
ROBERT E. & PATRICIA Y. SAYLES
VOL. 1209, PG. 326

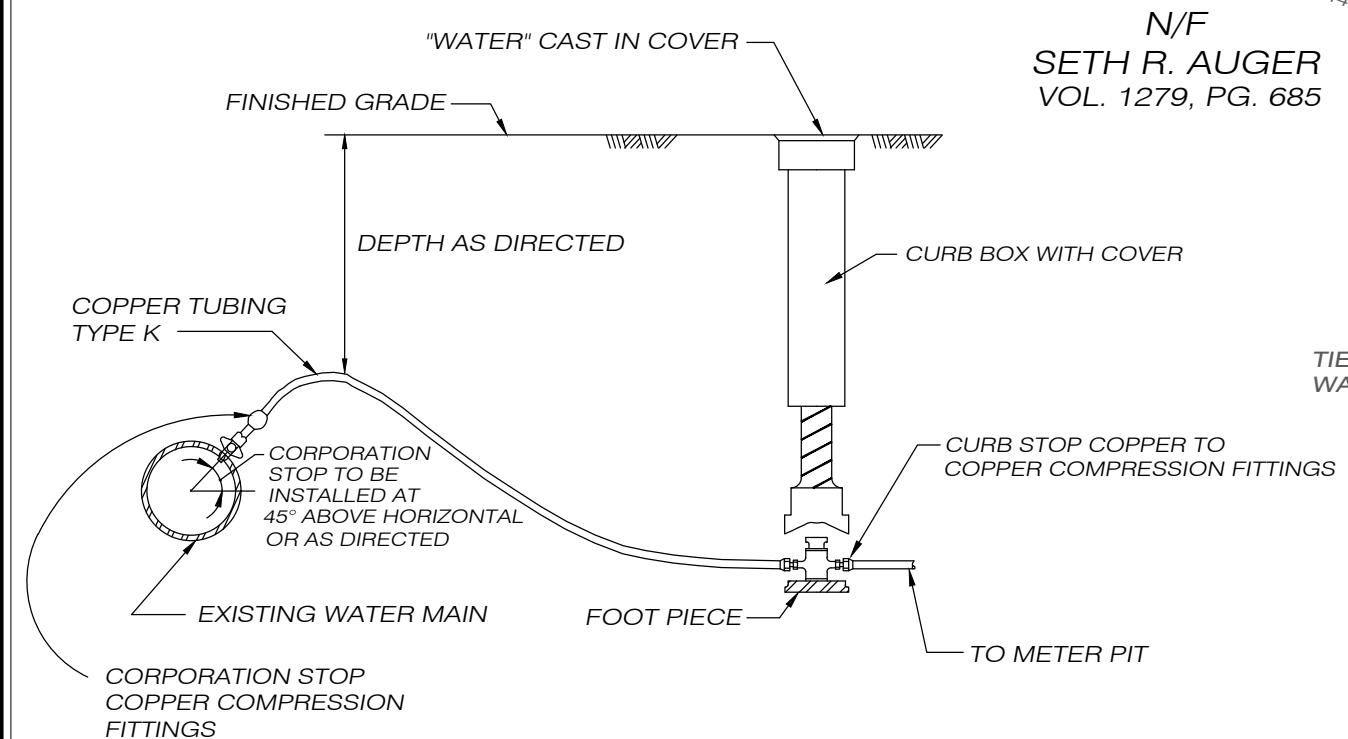
N/F
SETH R. AUGER
VOL. 1279, PG. 685

N/F
DENNIS B. SAYLES
ROBERT E. SAYLES
VOL. 105, PG. 601

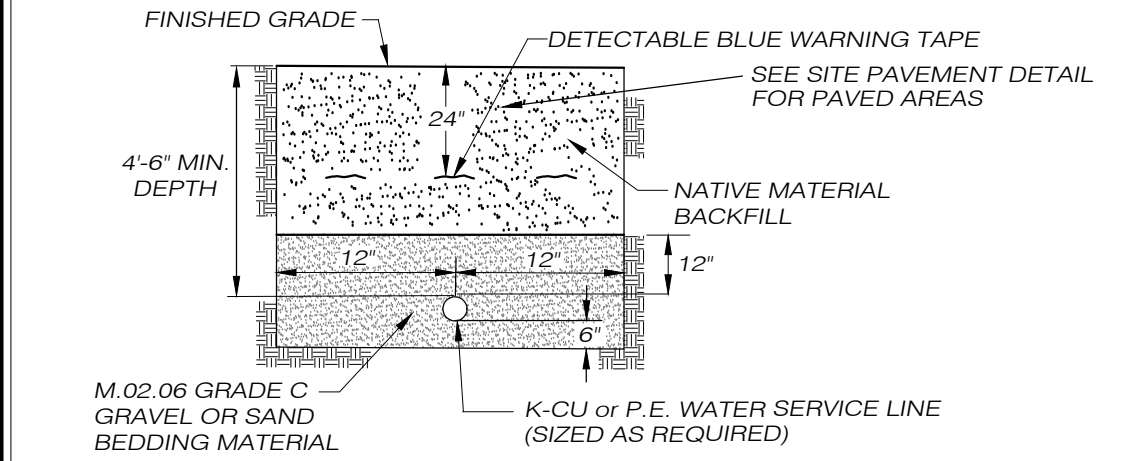
N/F
ERIC M. ERICKSON
PATRICIA M. BERNIER
VOL. 708, PG. 337

N/F
ANDREW SHANE BAKER
GABRIELLE LYNN METRANO
VOL. 1381, PG. 819

N/F
NATALIE REAL, TRUSTEE
RACINE FAMILY REVOCABLE TRUST
VOL. 1344, PG. 455



WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



WATER SERVICE TRENCH
NOT TO SCALE

- LEGEND
- IRON PIN FOUND
 - ANGLE POINT
 - IRON ROD SET
 - STONE WALL
 - x-x- FENCE
 - EXISTING CONTOUR
 - +332.5 EXISTING SPOT GRADE
 - +338.5 PROPOSED SPOT GRADE
 - PROPOSED CONTOUR
 - PROPOSED UTILITY SERVICE
 - PROPOSED SEWER LINE
 - PROPOSED WATER SERVICE
 - PROPOSED CLEARING LIMIT

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

PAUL A. TERWILLIGER, L.S. NO. 70155
DATE: 1/4/2024

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

SPECIAL PERMIT NO. APPROVED BY THE KILLINGLY PLANNING & ZONING COMMISSION ON _____

CHAIRMAN _____ DATE _____

Killingly Engineering Associates
114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

PINEVILLE VILLAS

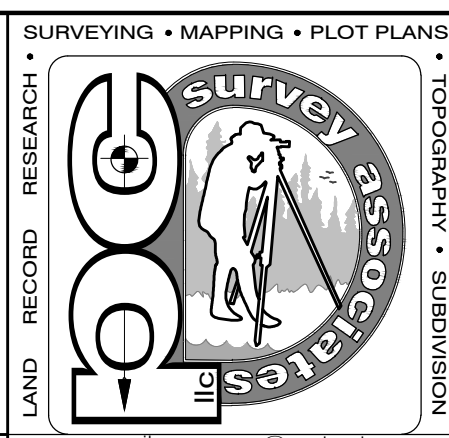
GENERAL LOCATION SURVEY
UTILITY PLAN
PROPOSED MULTI-FAMILY DEVELOPMENT
PREPARED FOR
JPF RENTALS, LLC

WARE ROAD & PINEVILLE ROAD
KILLINGLY, CONNECTICUT
DATE: SEPTEMBER 2023
SCALE: 1" = 40'

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 3 OF 9
REVISED: 11/20/23 - TOWN COMMENTS
12/14/23 - 1/4/24

JOB NO: 23004 F.B. NO: 231 DRAWN BY: P.A.T. MAP NO:



email: pcat@surveyassoc.net
114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

N/F
PETER C. PLACE
EMILY A. MACKENZIE
VOL. 1310, PG. 160

N/F
LAURIE A. PLANTIER
VOL. 598, PG. 40

N/F
ROMEU & PETALA SILVA
VOL. 1395, PG. 169

N/F
ROBERT HANEY
VOL. 1386, PG. 876

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N/F
ROBERT E. & PATRICIA Y. SAYLES
VOL. 1209, PG. 326

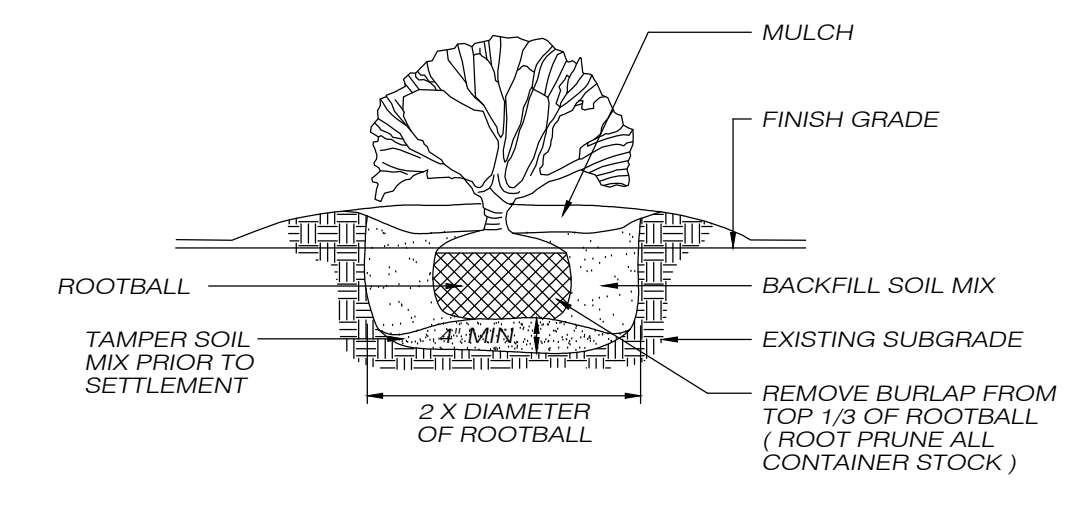
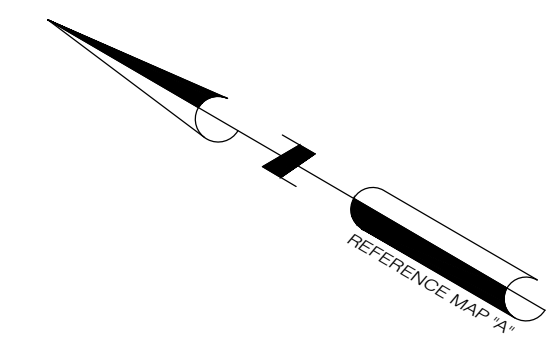
N/F
SETH R. AUGER
VOL. 1279, PG. 685

N/F
DENNIS B. SAYLES
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ANDREW SHANE BAKER
GABRIELLE LYNN METRANO
VOL. 1381, PG. 819

N/F
NATALIE REAL, TRUSTEE
RACINE FAMILY REVOCABLE TRUST
VOL. 1344, PG. 455



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTE:

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2. SEE SHEET 1 FOR ADDITIONAL NOTES.

LANDSCAPING NOTES

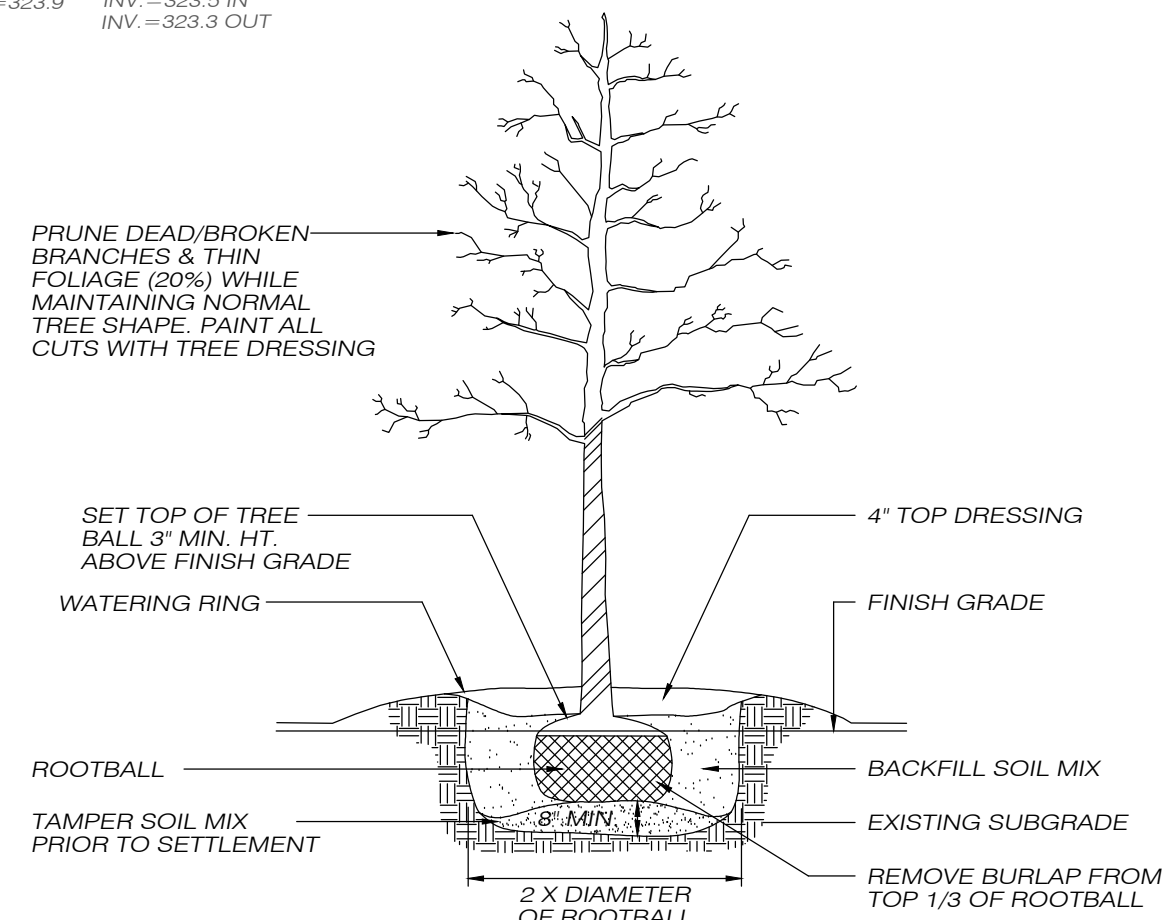
ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE COVERED WITH 4" OF SCREENED LOAM AND PREPARED AND PLANTED AS FOLLOWS:
APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE 100 LBS. PER 1000 S.F.
APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 7.5 LBS. PER S.F.
WORK INTO THE SOIL TO A DEPTH OF 4 INCHES.
INSPECT SEEDBED AND LOOSEN ANY COMPACTED AREAS TO A DEPTH OF 4".
APPLY THE FOLLOWING GRASS SEED MIX:

SEED	RATE
KENTUCKY BLUEGRASS	0.45 LB/1000 SF
CREeping RED FESCUE	0.45 LB/1000 SF
PERENNIAL RYEGRASS	0.1 LB/1000 SF
	1.00 LB/1000 SF

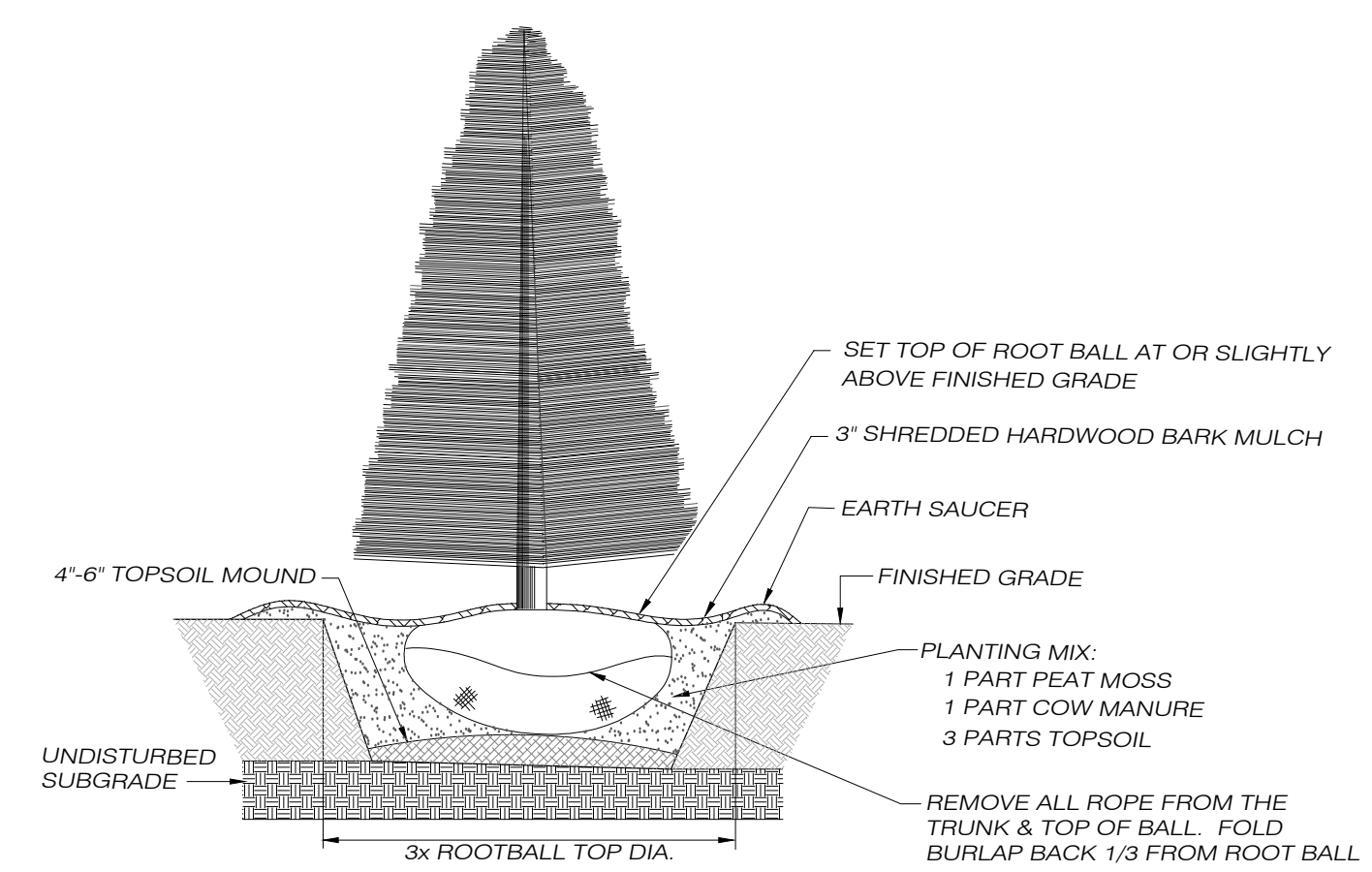
EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN APPROPRIATE SEED MIX FOR ECOLOGICALLY SENSITIVE RESTORATIONS THAT REQUIRE STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS THAT DO NOT HOLD STANDING WATER FOR EXTENDED PERIODS. MANY OF THE PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING. THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL OR CULTIPACK TO INSURE GOOD SEED TO SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

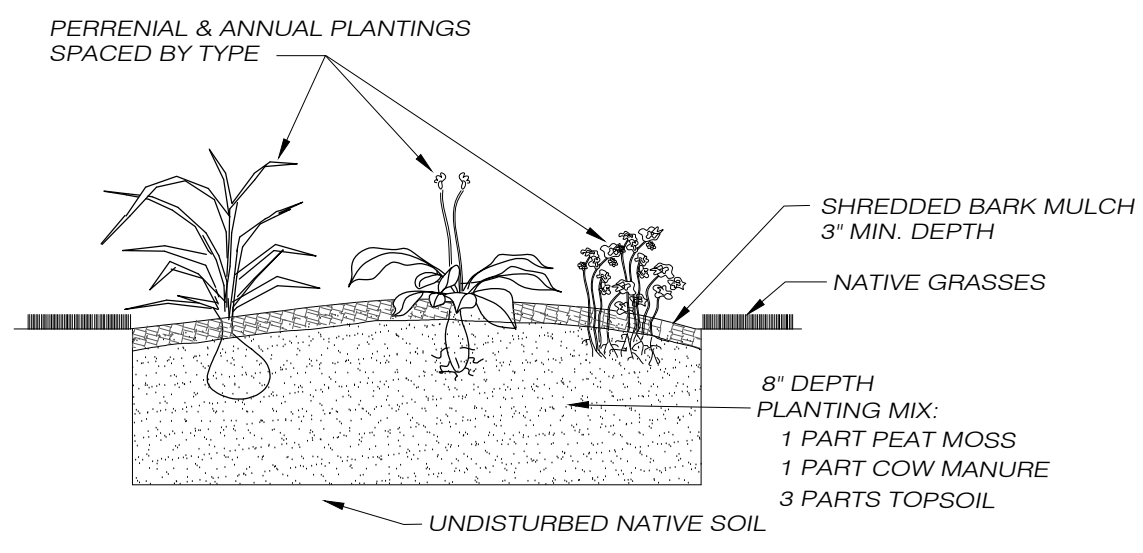
SPECIES: RIVERBANK WILD RYE (ELYMUS RIPARIUS), CREEPING RED FESCUE (FESTUCA RUBRA), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), SWITCH GRASS (PANICUM VIRGATUM), UPLAND BENTGRASS (AGROSTIS PERENNANS), NODDING BUR MARIGOLD (BIDENS CERNUA), HOLLOW-STEM JOE PYE WEED (EUPATORIUM FISTULOSUM/EUTROCHILUM FISTULOSUM), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), BONESSET (EUPATORIUM PERFOLIATUM), BLUE VERVAIN (VERBENA HASTATA), SOFT FLUSH (JUNCUS EFFUSUS), WOOL GRASS (SCIRPUS CYPERINUS).



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL PLANTING BED
NOT TO SCALE

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

PAUL A. TERWILLIGER, L.S. NO. 70155
1/4/2024 DATE

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- LEGEND
- IRON PIN FOUND
 - ANGLE POINT
 - IRON ROD SET
 - — — STONE WALL
 - x - x - FENCE
 - 332 - - - EXISTING CONTOUR
 - + 332.5 - - - EXISTING SPOT GRADE
 - + 332.5 - - - PROPOSED SPOT GRADE
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 - — — PROPOSED UTILITY SERVICE
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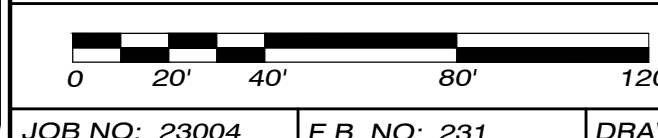
PINEVILLE VILLAS

SPECIAL PERMIT NO. APPROVED BY THE KILLINGLY PLANNING & ZONING COMMISSION ON
CHAIRMAN _____ DATE _____

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GENERAL LOCATION SURVEY
LANDSCAPING PLAN
PROPOSED MULTI-FAMILY DEVELOPMENT
PREPARED FOR
JPF RENTALS, LLC

WARE ROAD & PINEVILLE ROAD
KILLINGLY, CONNECTICUT
DATE: SEPTEMBER 2023
SCALE: 1" = 40'



SURVEYING • MAPPING • PLOT PLANS
LAND RECORD RESEARCH

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 4 OF 9
REVISED: 10/20/23
11/20/23 - TOWN COMMENTS
12/14/23 - 1/4/24

JOB NO: 23004 F.B. NO: 231 DRAWN BY: P.A.T. MAP NO:

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

N/F
PETER C. PLACE
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VOL. 1310, PG. 160

N/F
LAURIE A. PLANTIER
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ARTHUR C. CARON, JR.
VOL. 1324, PG. 528

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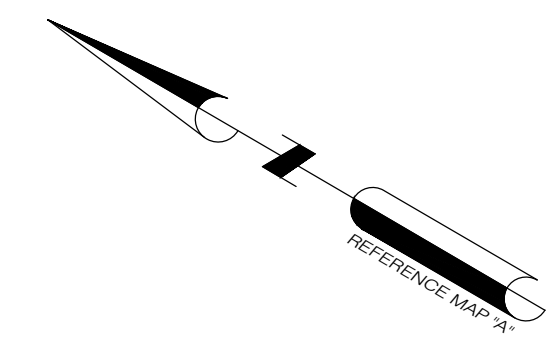
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N/F
NATALIE REAL, TRUSTEE
RACINE FAMILY REVOCABLE TRUST
VOL. 1344, PG. 455

N/F
DOUGLAS & MERARI SANFORD
VOL. 1026, PG. 30



NOTE:
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2. SEE SHEET 1 FOR ADDITIONAL NOTES.

EROSION & SEDIMENT CONTROL PLAN

REFERENCE IS MADE TO:

1. CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.
2. SOIL SURVEY OF WINDHAM COUNTY CONNECTICUT, U.S.D.A. SOIL CONSERVATION SERVICE 1983.

DEVELOPMENT

PROPOSED DEVELOPMENT CONSISTS OF THE REMOVAL OF ONE SINGLE UNIT DWELLING AND THE CONSTRUCTION OF 11 SINGLE UNIT DWELLINGS AND 2 DUPLEX DWELLINGS, ACCESS DRIVEWAY, PARKING AREAS, STORMWATER BASIN, DRAINAGE STRUCTURES, AND APPURTENANT UTILITY INSTALLATIONS.

CONSTRUCTION SEQUENCE:

1. CLEAR TREES AND BRUSH WITHIN AREA OF ACTIVITY. LEAVE SELECT TREES WITHIN AREAS THAT WILL NOT REQUIRE GRADING OR DO NOT POSE A HINDRANCE TO NEW CONSTRUCTION IF POSSIBLE.
2. INSTALL CONSTRUCTION ENTRANCE
3. INSTALL PERIMETER EROSION CONTROL MEASURES & BERM WOODCHIPS FROM TREE CLEARING ALONG EDGE OF CLEARING IN AREAS INDICATED
4. REMOVE STUMPS AND STRIP TOPSOIL WITHIN ROADWAY AREA
5. EXCAVATE AND GRADE STORMWATER POND AREA
6. WORK WILL PROCEED IN A MANNER THAT ALLOWS DRAINAGE TO FLOW TO STORMWATER POND SO AS TO ACT AS A SEDIMENT BASIN DURING CONSTRUCTION.
7. ROUGH GRADE AND INSTALL DRIVEWAY BASE
8. INSTALL DRAINAGE STRUCTURES
9. INSTALL UTILITIES (SEWER, WATER, ELEC., ETC.)
10. INSTALL CISTERN
11. UNIT CONSTRUCTION AND UTILITY AND SERVICES TIE IN
12. FINAL GRADING AND LANDSCAPING
13. PAVE DRIVEWAY AND STRIPE PARKING
14. REMOVE EROSION AND SEDIMENT CONTROL UPON ESTABLISHMENT OF VEGETATIVE COVER

GENERAL DEVELOPMENT PLAN

PRIOR TO THE COMMENCEMENT OF OPERATIONS IN ACCORDANCE WITH ANY PERMIT ISSUED BY THE TOWN, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES.

THE CONTRACTOR SHALL OBTAIN A SITE INSPECTION FROM THE TOWN ZONING ENFORCEMENT OFFICER TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THIS NARRATIVE. UPON APPROVAL OF THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE CONTRACTOR MAY COMMENCE OPERATIONS PURSUANT TO THE PERMIT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE "SILT FENCE INSTALLATION & MAINTENANCE" & "HAY BALE INSTALLATION & MAINTENANCE" SECTIONS OF THIS NARRATIVE.

ALL STRIPPING IS TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. TOPSOIL SHALL BE STOCKPILED SO THAT SLOPES DO NOT EXCEED 2 TO 1. THERE SHALL BE NO BURIAL OF STUMPS. A HAY BALE SEDIMENT BARRIER IS TO SURROUND EACH STOCKPILE AND A TEMPORARY VEGETATIVE COVER PROVIDED IF NECESSARY.

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

FINAL STABILIZATION OF THE SITE IS TO FOLLOW THE PROCEDURES OUTLINED IN PERMANENT VEGETATIVE COVER. IF NECESSARY A TEMPORARY VEGETATIVE COVER IS TO BE PROVIDED UNTIL A PERMANENT COVER CAN BE APPLIED.

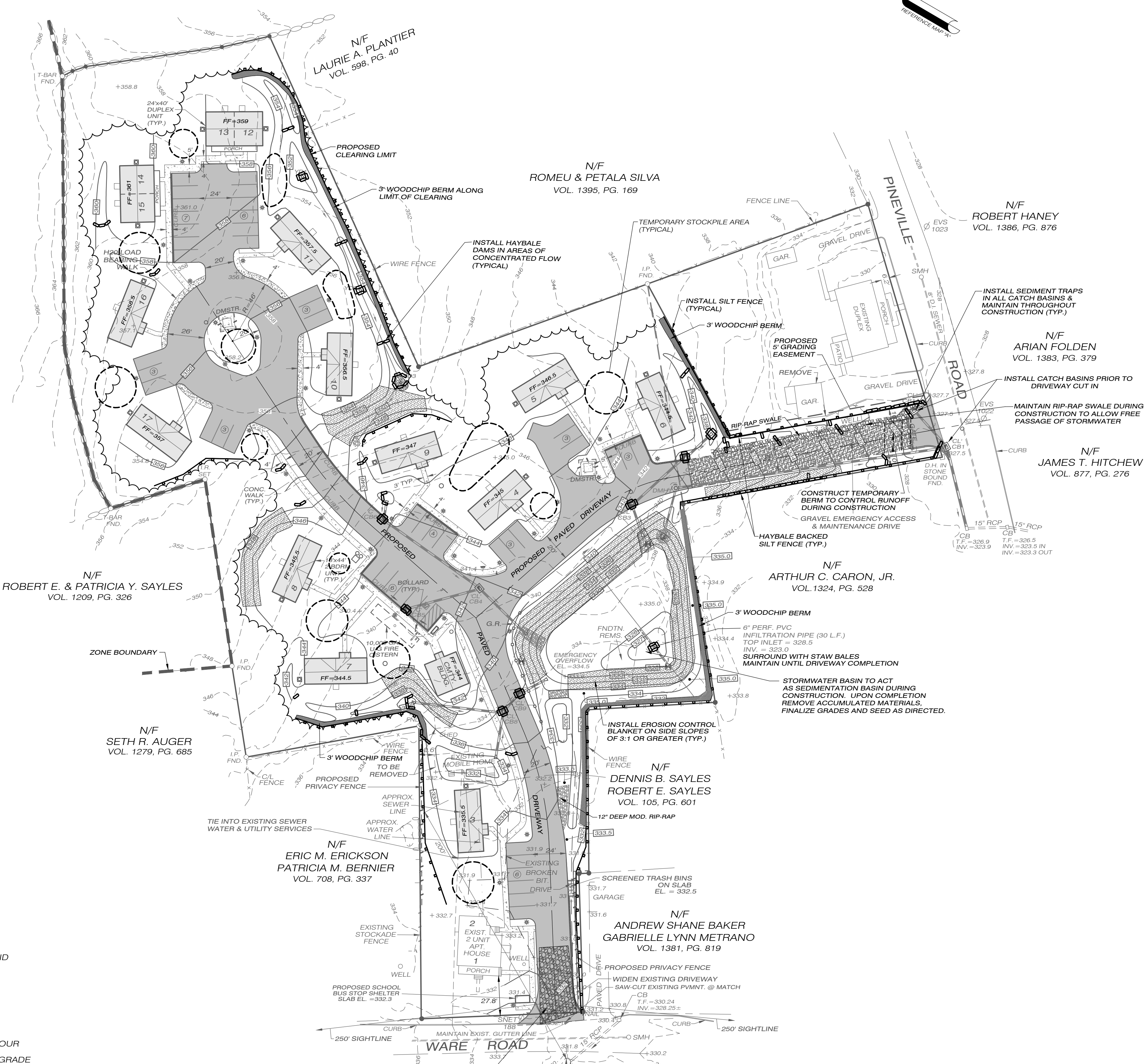
DURING THE STABILIZATION PERIOD, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EROSION AND SEDIMENT CONTROL ON A TWICE-WEEKLY BASIS DURING THE STABILIZATION PERIOD AND AFTER EACH STORM EVENT. DURING THE STABILIZATION PERIOD WITH RESPECT TO THE SITE, ANY EROSION WHICH OCCURS WITHIN DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED, RESEDED AND RE-ESTABLISHED.

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT.

ONCE STABILIZATION HAS BEEN COMPLETED AND APPROVED BY THE TOWN ZONING ENFORCEMENT OFFICER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

ALL WORK SHALL CONFORM TO THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

- LEGEND**
- IRON PIN FOUND
 - ANGLE POINT
 - IRON ROD SET
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 - x - x - FENCE
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TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL A. TERWILLIGER, L.S. NO. 70155 DATE 1/4/2024

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SPECIAL PERMIT NO. APPROVED BY THE KILLINGLY PLANNING & ZONING COMMISSION ON _____ DATE _____

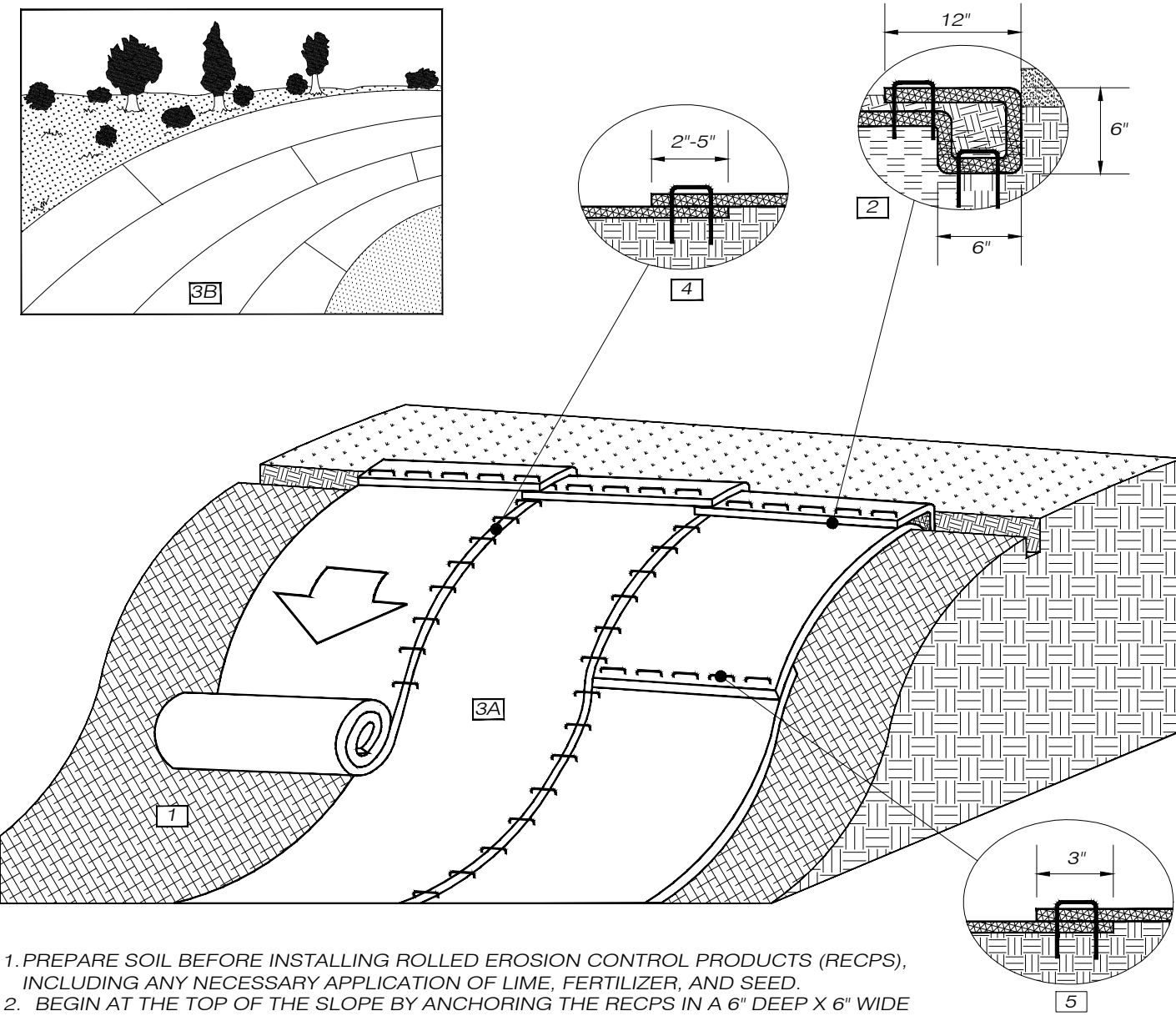
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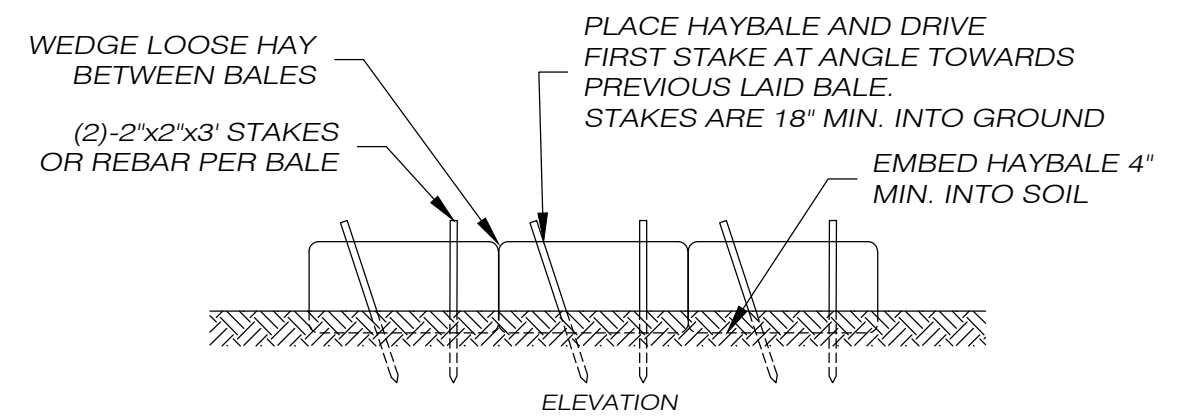
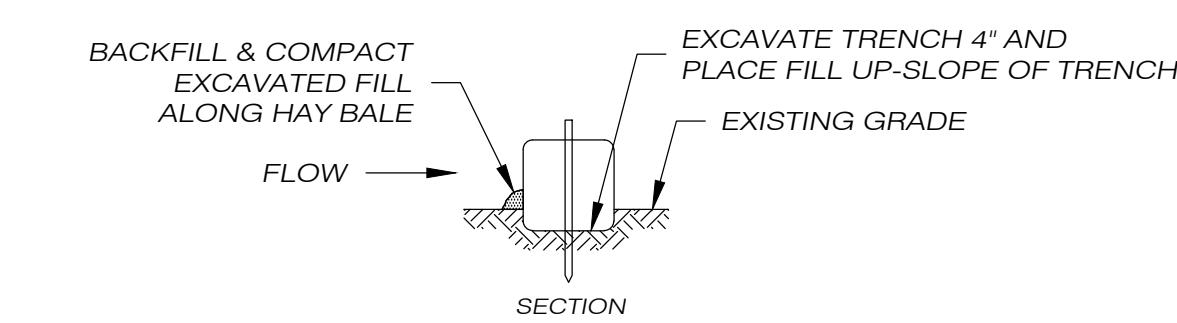
PINEVILLE VILLAS

GENERAL LOCATION SURVEY		
E&S CONTROL PLAN PROPOSED MULTI-FAMILY DEVELOPMENT PREPARED FOR JPF RENTALS, LLC		
WARE ROAD & PINEVILLE ROAD KILLINGLY, CONNECTICUT DATE: SEPTEMBER 2023 SCALE: 1" = 40' 		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230 SHEET NO: 5 OF 9 REVISED: 10/20/23 11/20/23 - TOWN COMMENTS 12/14/23 - 1/4/24
JOB NO: 23004 F.B. NO: 231 DRAWN BY: P.A.T. MAP NO:		

BIODEGRADABLE EROSION CONTROL BLANKET INSTALLATION

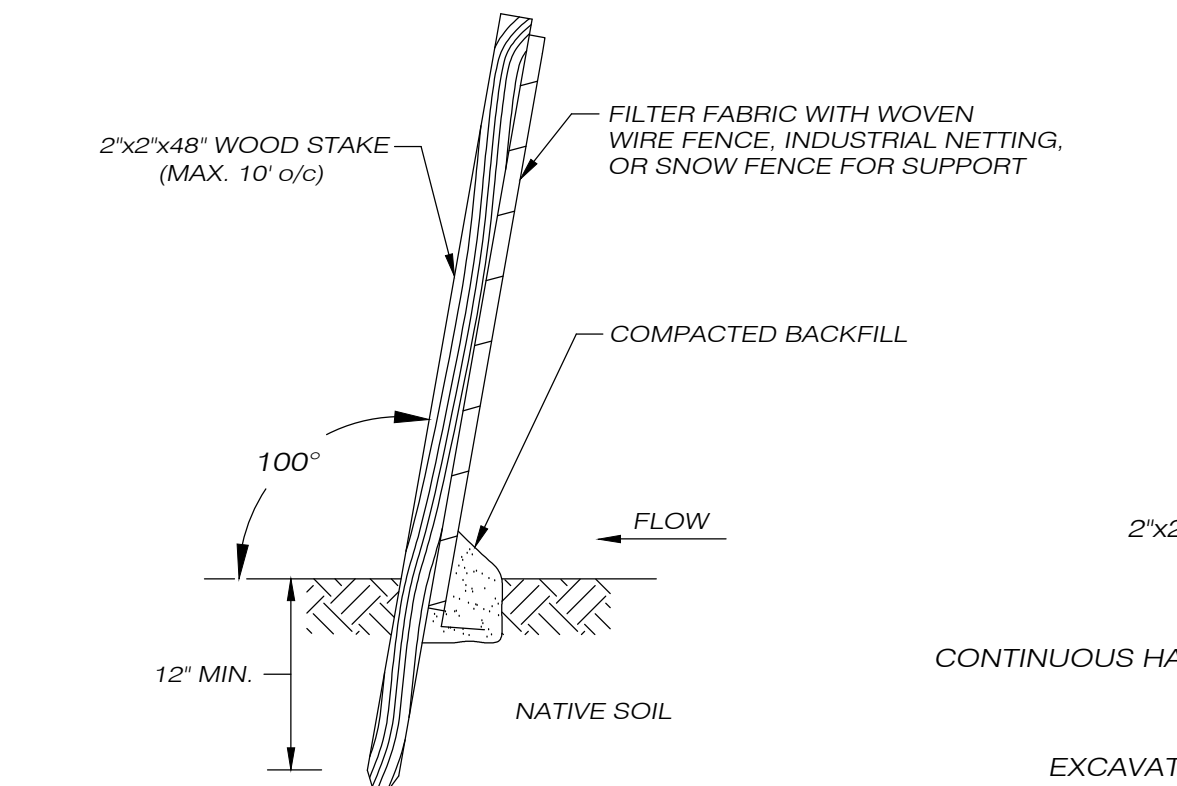


1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
 3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE GRADE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
 4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON THE RECPs TYPE.
 5. CONSECUTIVE RECPs SPICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPs WIDTH.
- *NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.



HAY BALE BARRIER DETAIL

NOT TO SCALE



SILT FENCE DETAIL

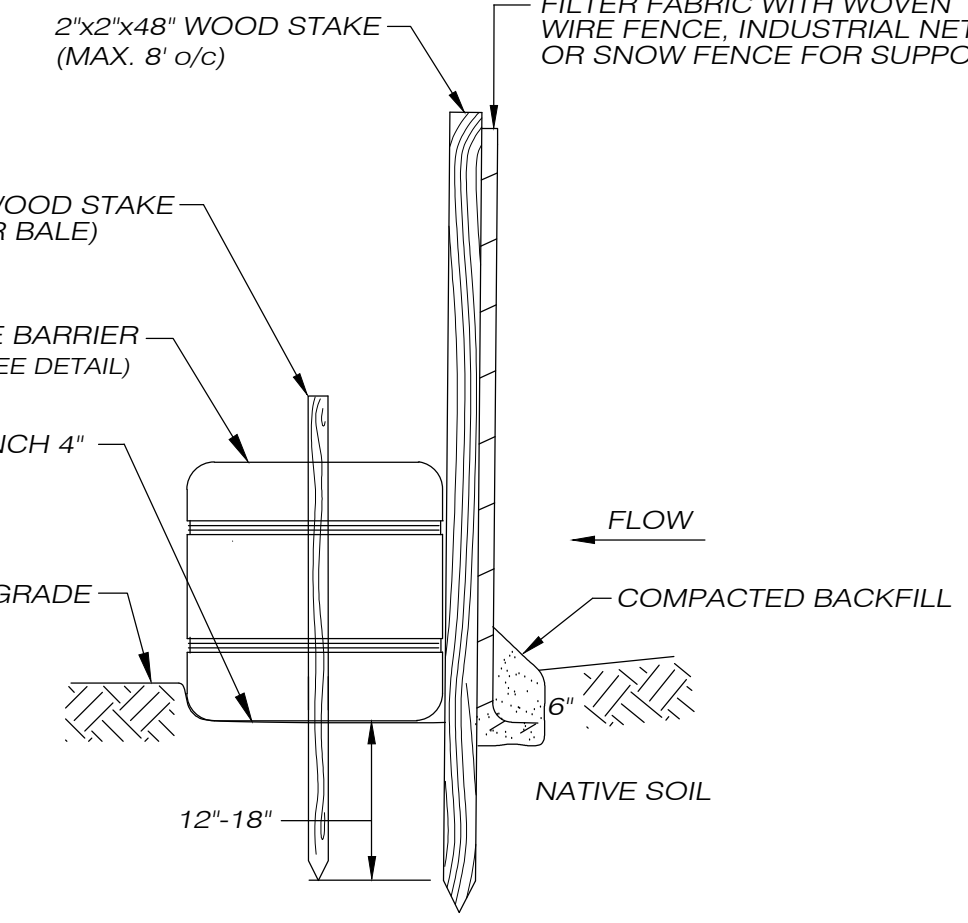
NOT TO SCALE

SILT FENCE INSTALLATION AND MAINTENANCE:

1. DIG A 6" DEEP TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
2. POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POSTS 1 FOOT INTO THE GROUND.
3. LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
4. INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
5. INSPECTIONS WILL BE MADE AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS.
6. SEDIMENT DEPOSITS ARE TO BE REMOVED WHEN THEY REACH A HEIGHT OF 1 FOOT BEHIND THE BARRIER OR HALF THE HEIGHT OF THE BARRIER AND ARE TO BE DEPOSITED IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
7. REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE BARRIER BECAUSE:
 - THE FENCE HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER.
 - THE FENCE HAS BEEN MOVED OUT OF POSITION, OR
 - THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.

HAY BALE INSTALLATION AND MAINTENANCE:

1. BALES SHALL BE PLACED AS SHOWN ON THE PLANS WITH THE ENDS OF THE BALES TIGHTLY ABUTTING EACH OTHER.
2. EACH BALE SHALL BE SECURELY ANCHORED WITH AT LEAST 2 STAKES AND GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER FROM PASSING BETWEEN THE BALES.
3. INSPECT BALES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
4. REMOVE SEDIMENT BEHIND THE BALES WHEN IT REACHES HALF THE HEIGHT OF THE BALE AND DEPOSIT IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
5. REPLACE OR REPAIR THE BARRIER WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE BARRIER HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE BARRIER BECAUSE:
 - THE BARRIER HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER.
 - THE BARRIER HAS BEEN MOVED OUT OF POSITION, OR
 - THE HAY BALES HAVE DETERIORATED OR BEEN DAMAGED.



HAY BALE BACKED SILT FENCE DETAIL

NOT TO SCALE

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENEED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION AND FILL PLACEMENT HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2 TO 1. PROVIDE SLOPE PROTECTION ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS, APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F. APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 S.F. WORK INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

THE RECOMMENDED SEEDING DATES ARE: APRIL 1 - JUNE 15 AND AUGUST 30 - OCTOBER 1
FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE

UPON COMPLETION OF SITE WORK SETTLING BASIN IS TO BE CLEANED OF BUILT UP SILTATION AND PREPARED AND SEEDED WITH THE FOLLOWING SEED MIX AT A RATE OF 0.8 LBS/1000 S.F.:

GENERAL CONSTRUCTION SEQUENCE

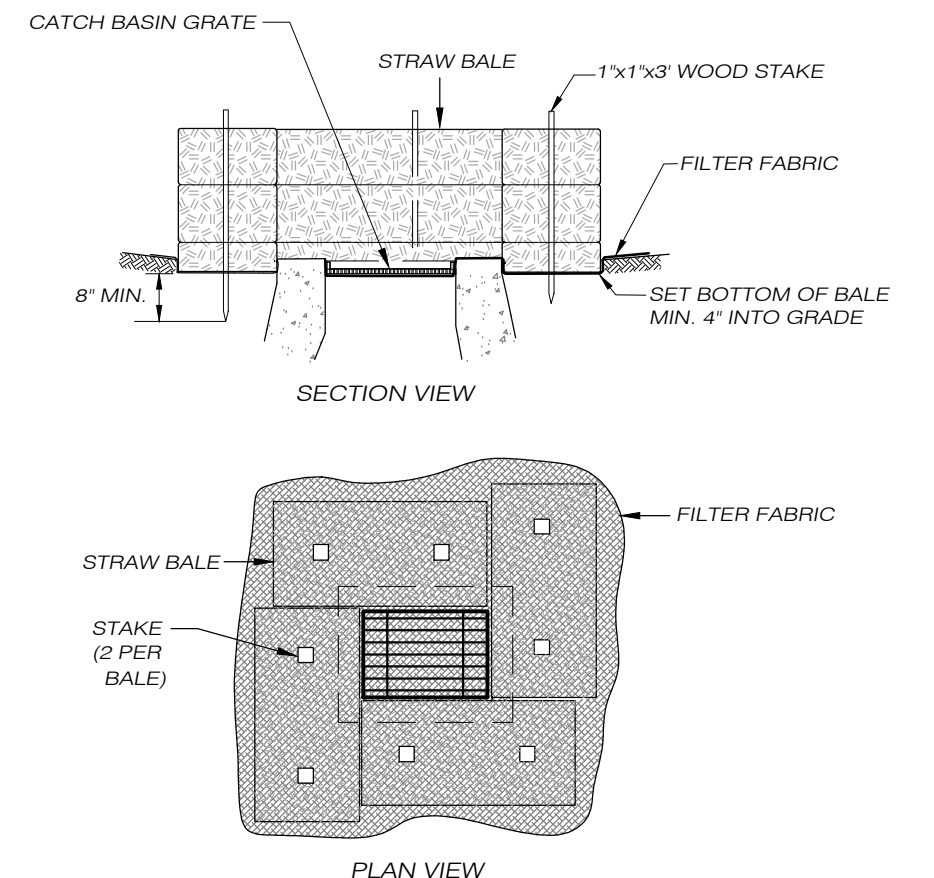
1. CLEAR TREES AND BRUSH WITHIN AREA OF ACTIVITY. LEAVE SELECT TREES WITHIN AREAS THAT WILL NOT REQUIRE GRADING OR DO NOT POSE A HINDRANCE TO NEW CONSTRUCTION IF POSSIBLE.
2. INSTALL EROSION CONTROL MEASURES.
3. REMOVE STUMPS AND STRIP & STOCKPILE TOPSOIL.
4. EXCAVATE AND GRADE STORMWATER POND AREA.
5. WORK WILL PROCEED IN A MANNER THAT ALLOWS DRAINAGE TO FLOW TO STORMWATER POND SO AS TO ACT AS A SEDIMENT BASIN DURING CONSTRUCTION.
6. ROUGH GRADE AND INSTALL DRIVEWAY BASE.
7. INSTALL DRAINAGE STRUCTURES.
8. INSTALL UTILITIES (SEWER, WATER, ELEC., ETC.)
9. INSTALL CISTERN.
10. UNIT CONSTRUCTION AND UTILITY TIE IN.
11. FINAL GRADING AND LANDSCAPING.
12. PAVE DRIVEWAY AND STRIPE PARKING.

SITE CONSTRUCTION SEQUENCE

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455 OR 811).
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES.
4. INSTALL THE CONSTRUCTION ENTRANCE.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND ANY TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD. CHIP BRUSH AND SLASH, STOCKPILE CHIPS ALONG SITE PERIMETER IN DOWN SLOPE AREAS TO ACT AS A SEDIMENTATION BARRIER AND FOR FUTURE USE OR REMOVE OFF-SITE.
7. CONSTRUCT SEDIMENT BASINS.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITES AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. (SEE CHAPTER 4, PART II ON STOCKPILE MANAGEMENT). EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AREAS. PARKING AND ROADWAY AS REQUIRED AND BENCH THE BUILDINGS TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOTPRINT OF THE BUILDINGS FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN CONSTRUCTION OF THE BUILDINGS.
11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
12. INSTALL ALL SANITARY SEWERS, DRAINAGE SYSTEMS AND UTILITIES TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORSEEN SITE CONDITIONS.
13. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS ROADS AND ANY OTHER AREA OF DISTURBANCE FOR FINAL GRADING.
14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
15. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
16. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
17. UPON SUBSTANTIAL COMPLETION OF THE BUILDINGS, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND STORM WATER RETENTION AREA AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF PAVEMENT.
20. AFTER SITE IS STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. GEOTEXTILE SILT FENCES).

DRIVEWAY CONSTRUCTION SEQUENCE

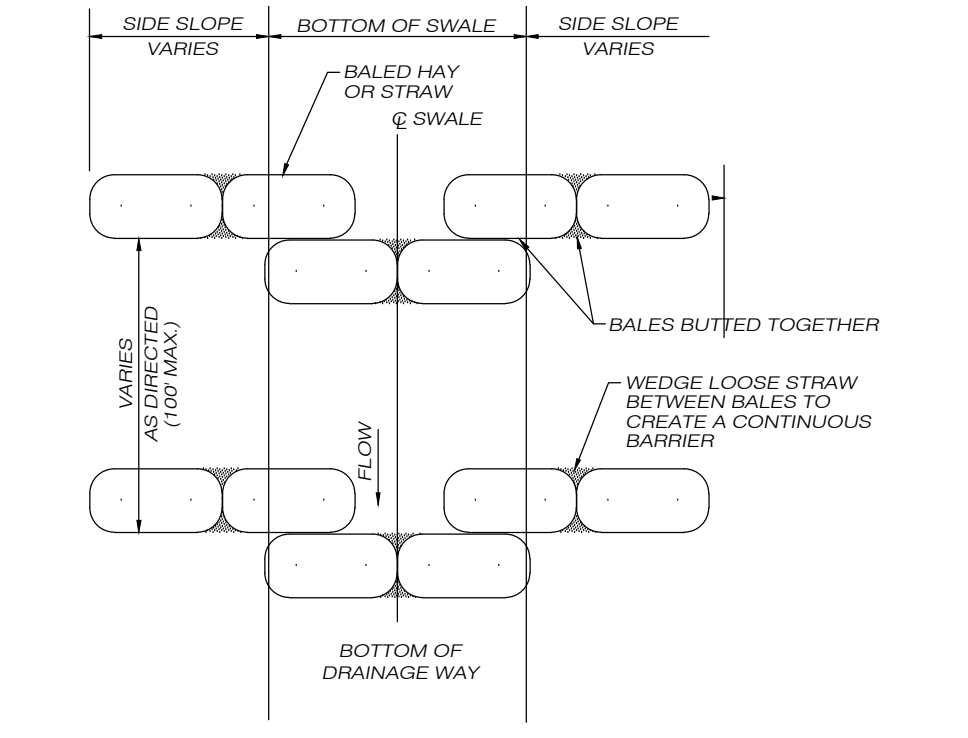
1. FLAG THE LIMITS OF CONSTRUCTION, DRIVEWAY BASE-LINE, AND ANY TREE PROTECTION ZONES.
2. HOLD PRECONSTRUCTION MEETING. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455 OR 811).
3. INSTALL THE CONSTRUCTION ENTRANCE.
4. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
5. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD. CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF-SITE.
6. CONSTRUCT SEDIMENT BASINS.
7. EXCAVATE ALL STUMPS LOCATED IN THE STRUCTURAL AREA AND REMOVE TO A DISPOSAL SITE OR STOCKPILE AREA TO BE CHIPPED. STUMPS IN NON-STRUCTURAL AREAS MAY BE GROUND IN PLACE OR CUT FLUSH WITH THE GROUND LEVEL AND LEFT IN PLACE IN ACCORDANCE WITH THE PLANS. (NOTE: FOR DOT PROJECTS STUMPS IN NON-STRUCTURAL AREAS LEFT IN PLACE ARE REQUIRED TO BE IN FILL AREAS AT LEAST 8 FEET DEEP.)
8. STRIP ALL TOPSOIL WITHIN THE RIGHT-OF-WAY AND SLOPE LIMITS. STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS. (SEE CHAPTER 4, PART II ON STOCKPILE MANAGEMENT).
9. CUT OR FILL THE PROPOSED ROADWAY TO ESTABLISH THE SUB-GRADE.
10. INSTALL ALL SANITARY SEWERS AND DRAINAGE FACILITIES STARTING AT THE OUTFALL AND PROCEEDING UPGRADE. INSTALL REMAINING UTILITIES (WATER, GAS, ELECTRIC, CABLE, FIBER OPTIC, TELEPHONE). ENSURE THAT THE DRAINAGE OUTLET PROTECTION IS IN PLACE PRIOR TO ANY FLOW BEING ALLOWED TO DISCHARGE.
11. PLACE, GRADE AND COMPACT THE PROCESSED AGGREGATE IN THE ROADWAY BASE.
12. TOPSOIL AND GRADE IN ALL SLOPE AREAS TO WITHIN 2 FEET OF THE PROPOSED CURBING.
13. INSTALL FIRST COURSE OF BITUMINOUS CONCRETE.
14. INSTALL CURBING IF REQUIRED.
15. APPLY STABILIZATION MEASURES TO REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN (TOPSOIL, SEEDING, SODDING, MULCHING, ETC.)
16. INSPECT AND CLEAN DRAINAGE SYSTEM, AS NEEDED.
17. INSTALL THE FINAL COURSE OF BITUMINOUS CONCRETE PAVEMENT.
18. AFTER DRIVEWAY SHOULDERS ARE STABILIZED IN ACCORDANCE WITH THE APPLICABLE E&S MEASURE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. GEOTEXTILE SILT FENCES).



CATCH BASIN SEDIMENT TRAP DETAIL

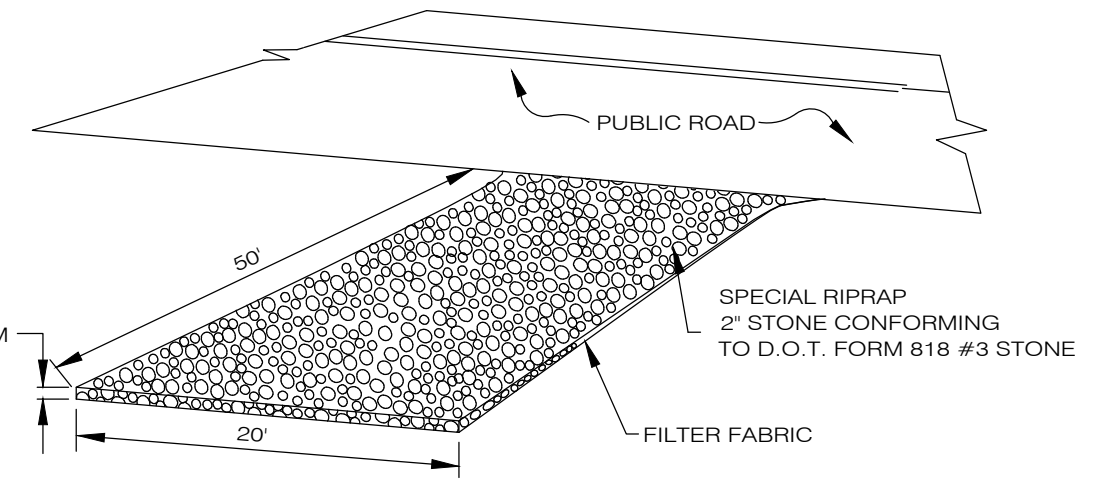
NOT TO SCALE

1. ENCLOSE STRUCTURE WITH HAYBALES IMMEDIATELY AFTER CONSTRUCTION.
2. IF GRATE IS AGAINST CURB, PLACE BALES AROUND THREE SIDES ONLY.
3. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED IMMEDIATELY AS NECESSARY.
4. MAINTAIN UNTIL BINDER COURSE IS COMPLETE OR PERMANENT VEGETATION IS ESTABLISHED.



HAYBALE CHECK DAM

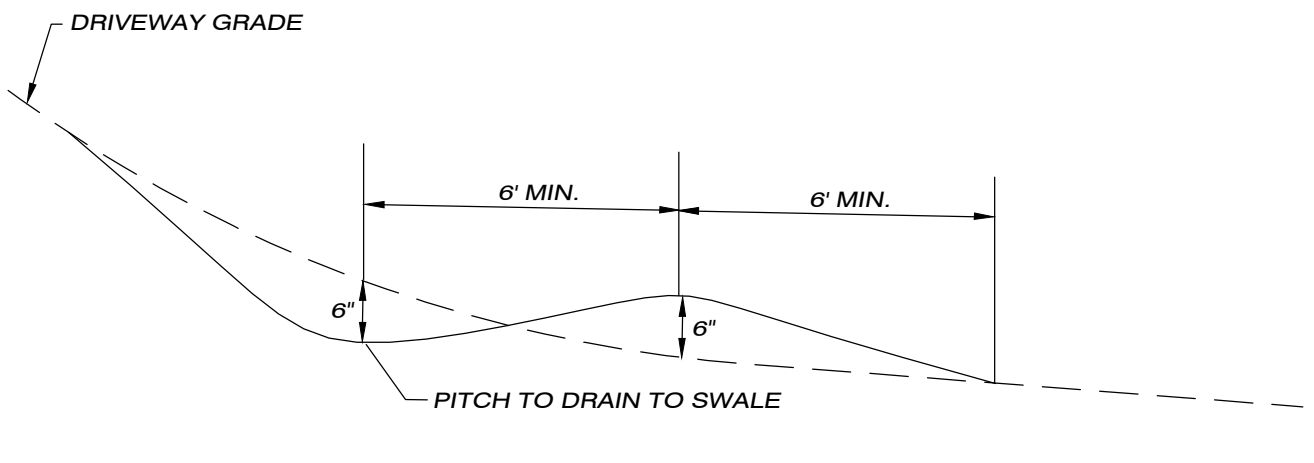
NOT TO SCALE



ANTI-TRACKING PAD

NOT TO SCALE

NOTE:
IN THE EVENT OF EROSION OR SEDIMENTATION PROBLEMS ENCOUNTERED DURING CONSTRUCTION, THE PROJECT ENGINEER SHALL BE CONSULTED AND A PLAN OF ACTION USING AN APPROPRIATE METHOD AS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL SHALL BE IMPLEMENTED AS NECESSARY TO RECTIFY THE SITUATION. THE DEVELOPER SHALL KEEP EXTRA SILT FENCING, HAY BALES, CRUSHED STONE AND OTHER APPROPRIATE MATERIALS ON SITE DURING CONSTRUCTION TO FACILITATE THE IMPLEMENTATION OF ANY CORRECTIVE MEASURES NEEDED.



TEMPORARY DRIVEWAY CONSTRUCTION BERM DETAIL

NOT TO SCALE

PINEVILLE VILLAS

E&S CONTROL DETAILS

PLAN OF PROPOSED MULTI-FAMILY DEVELOPMENT

PREPARED FOR
JPF RENTALS, LLC

WARE ROAD & PINEVILLE ROAD
KILLINGLY, CONNECTICUT

DATE: SEPTEMBER 2023
SCALE: 1" = AS SHOWN

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 6 OF 9
REVISED: 10/20/23
11/20/23 - TOWN COMMENTS
12/14/23 - 1/4/24

email: pcurvey@psnet.net

0 0.5" 1" 2" 3"

JOB NO: 23004 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO:

SPECIAL PERMIT NO. APPROVED BY THE KILLINGLY PLANNING & ZONING COMMISSION ON _____

CHAIRMAN _____ DATE _____

Killingly Engineering Associates

114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE _____

SURVEYING • MAPPING • PLOT PLANS

LAND RECORD RESEARCH

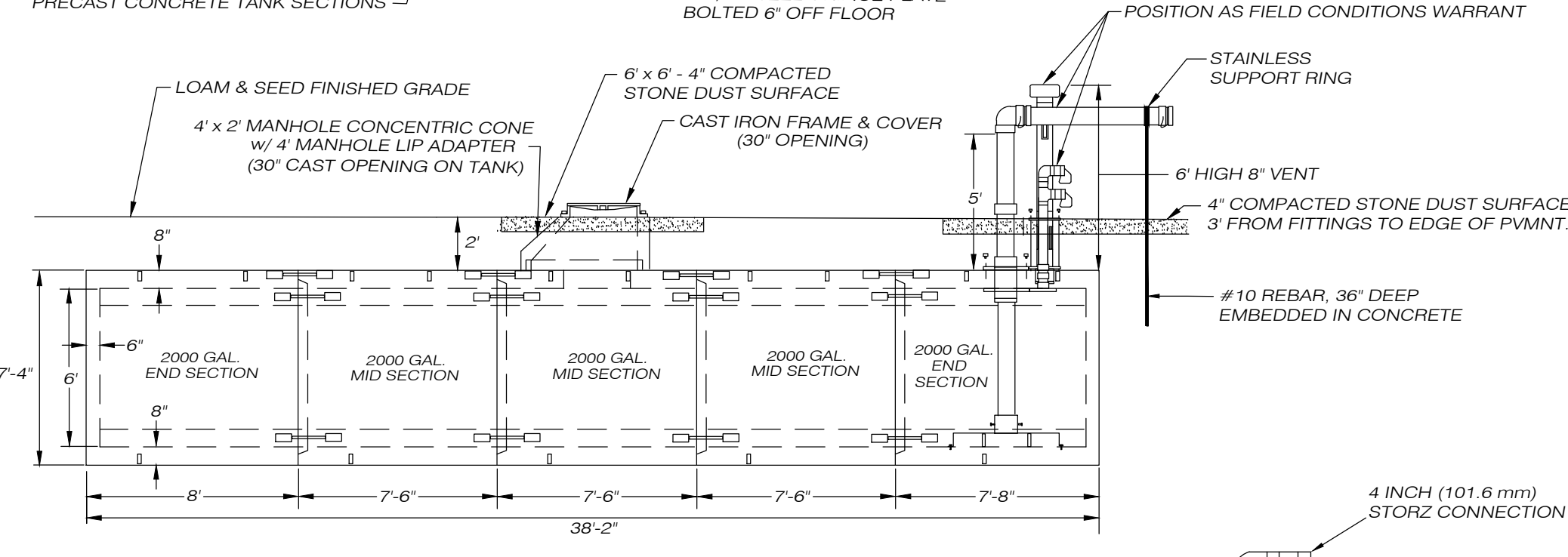
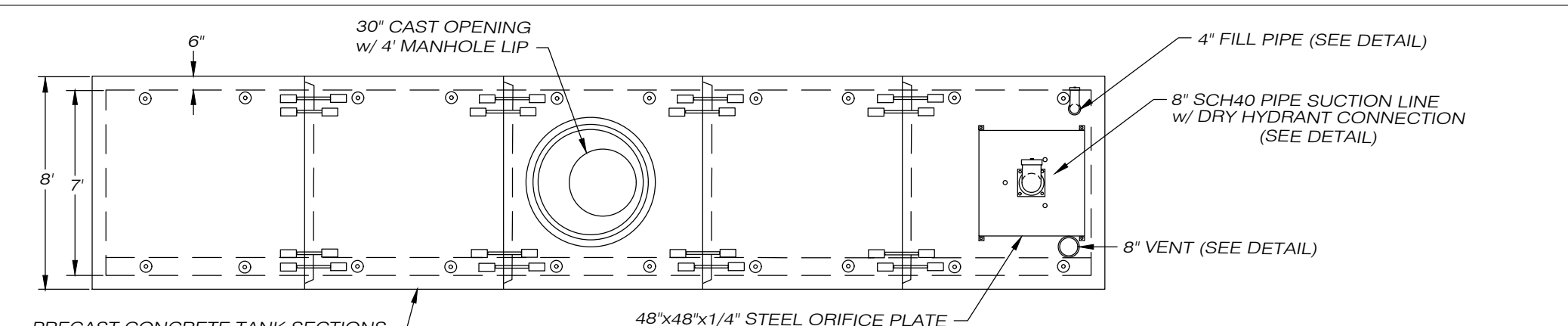
Survey Associates

email: pcurvey@psnet.net

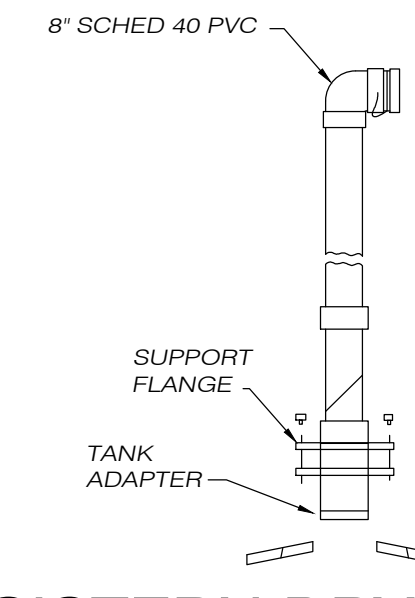
63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 6 OF 9
REVISED: 10/20/23
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12/14/23 - 1/4/24

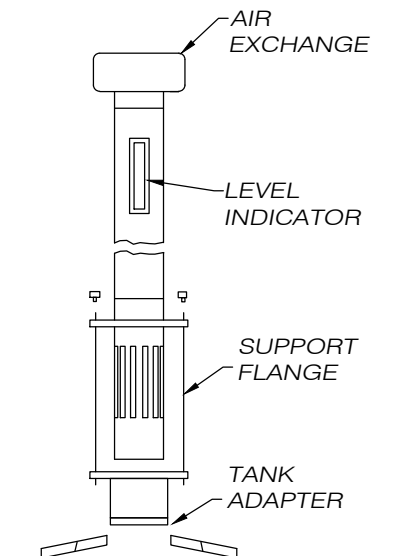
- CISTERN NOTES:**
1. TANK SHALL BE PRECAST CONCRETE ACHIEVING 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI.
 2. ALL PIPING COMPONENTS SHALL BE SCHEDULE 40 PVC.
 3. BOX SECTION REINFORCING SHALL BE GRADE 60.
 4. EACH JOINT REQUIRES 2 TUBES OF SMO-FLEX14 OR EQUAL.
 5. ALL WORK AND COMPONENTS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 1142, LATEST EDITION AND THE TOWN OF KILLINGLY FIRE MARSHALL.
 6. THE OWNER/DEVELOPER SHALL FILL THE CISTERN AFTER INSTALLATION.
 7. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING MAINTENANCE OF AND ACCESS TO THE CISTERN.



UNDERGROUND CISTERN TANK DETAIL
NOT TO SCALE

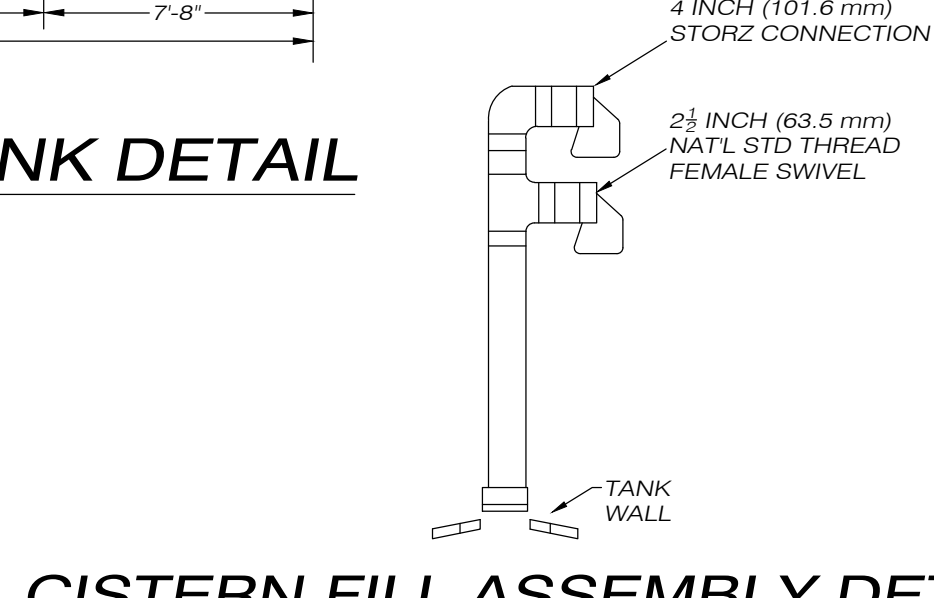


CISTERN DRY HYDRANT HEAD ASSEMBLY DETAIL
NOT TO SCALE

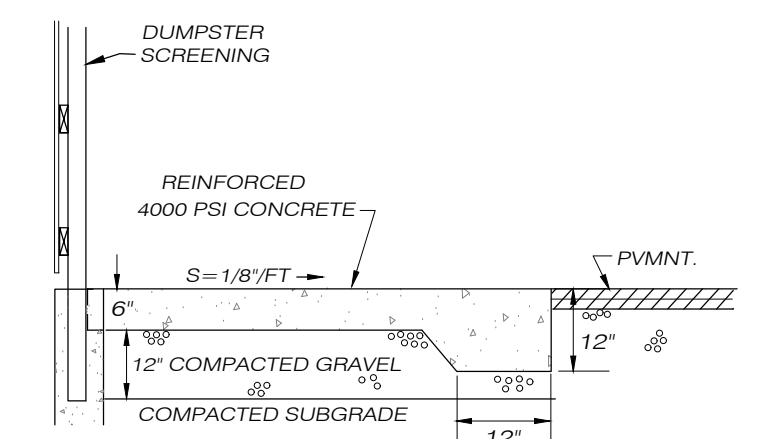


CISTERN VENT ASSEMBLY DETAIL
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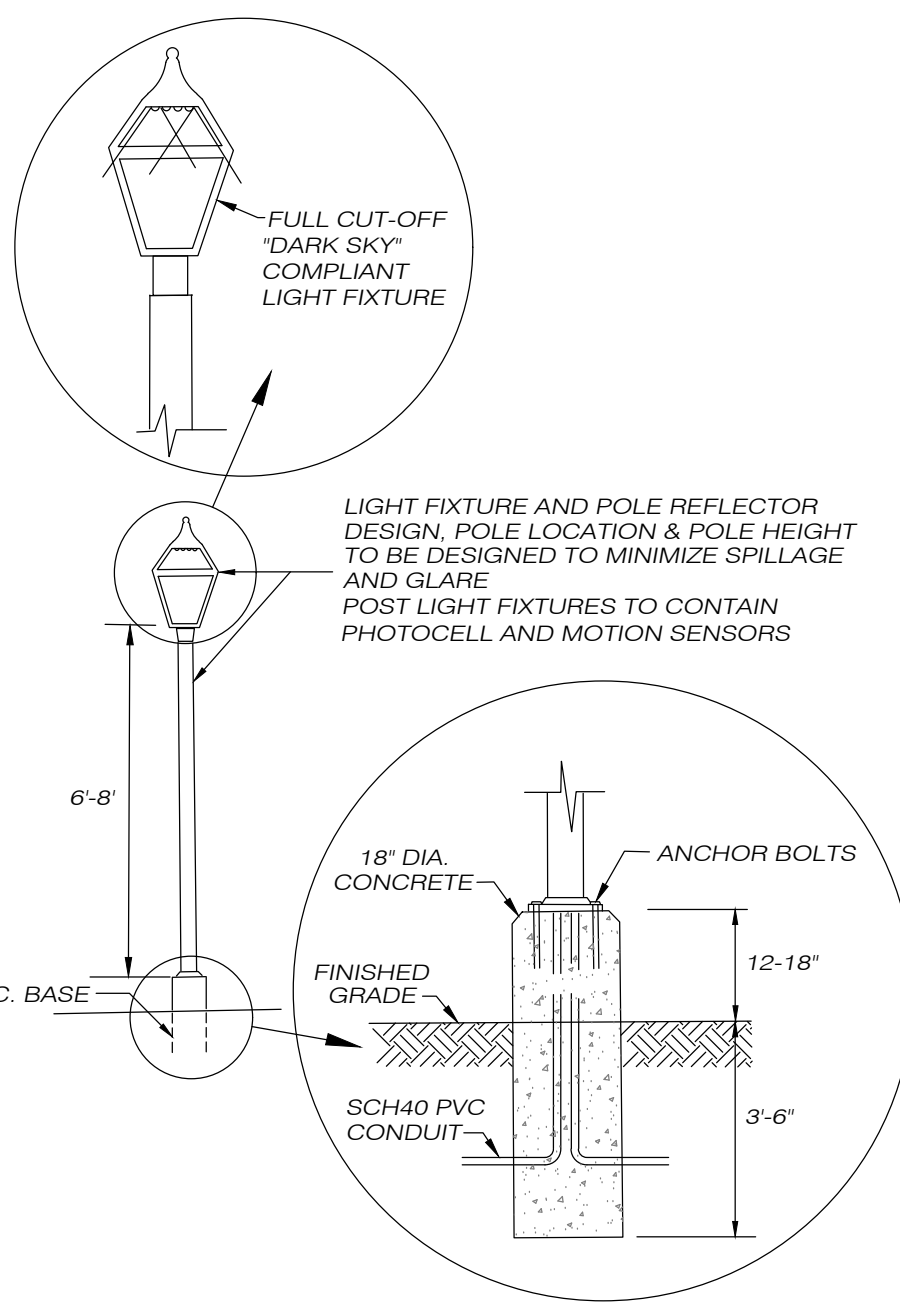
NOTE: PROVIDE SIGHT GLASS PER MANUFACTURER'S RECOMMENDATION IF AVAILABLE



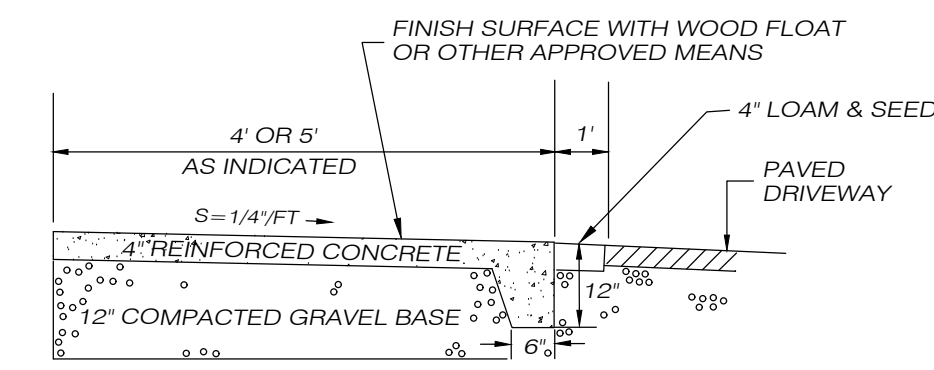
CISTERN FILL ASSEMBLY DETAIL
NOT TO SCALE



DUMPSTER PAD DETAIL
N.T.S.

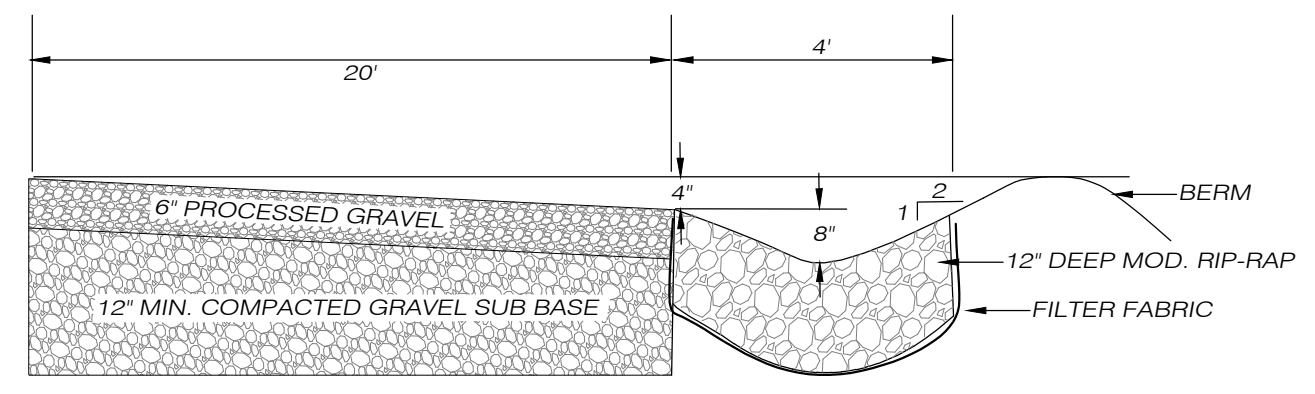


LIGHT & BASE DETAIL
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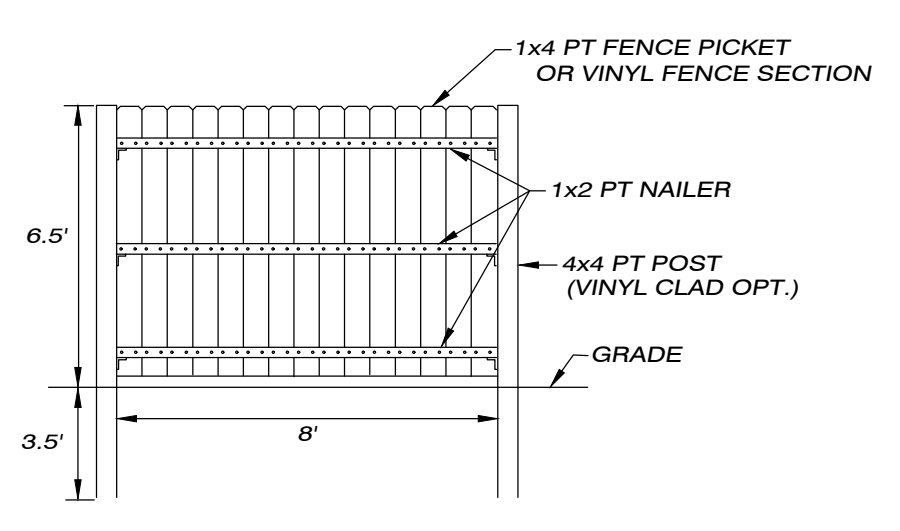


1. A GROOVE JOINT 1" DEEP WITH 1/8" RADIUS SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI IN 28 DAYS.

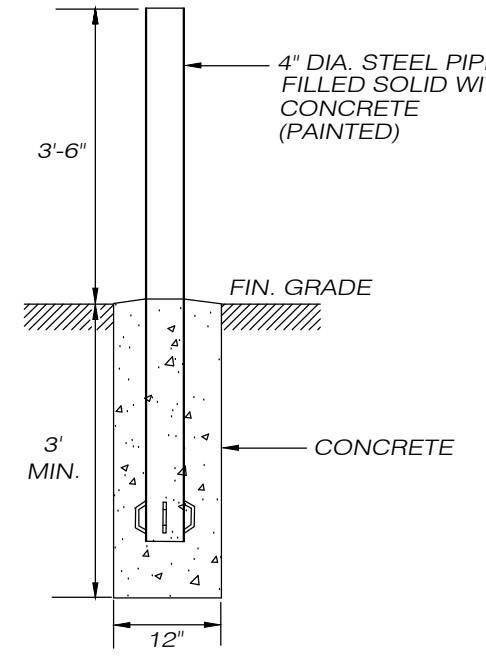
CONCRETE SIDEWALK
NOT TO SCALE



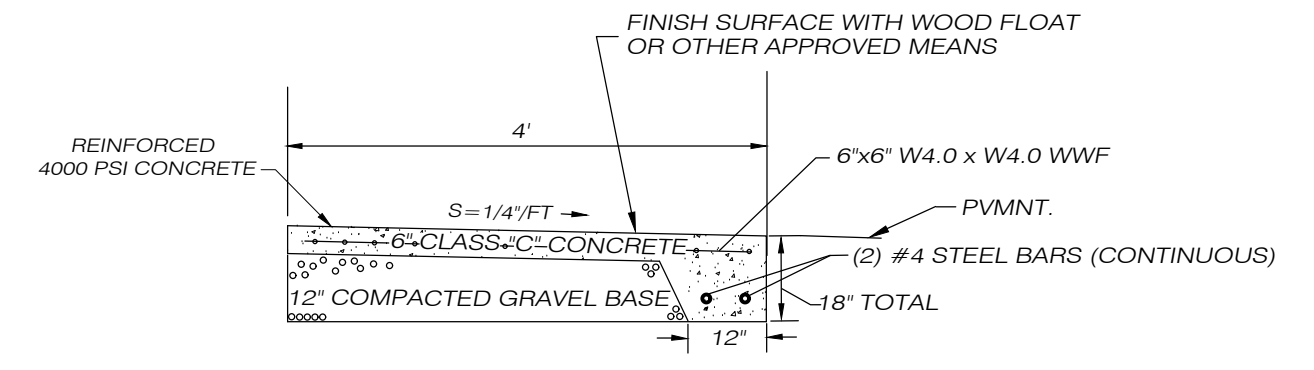
GRAVEL DRIVE SECTION
NOT TO SCALE



PRIVACY FENCE
NOT TO SCALE

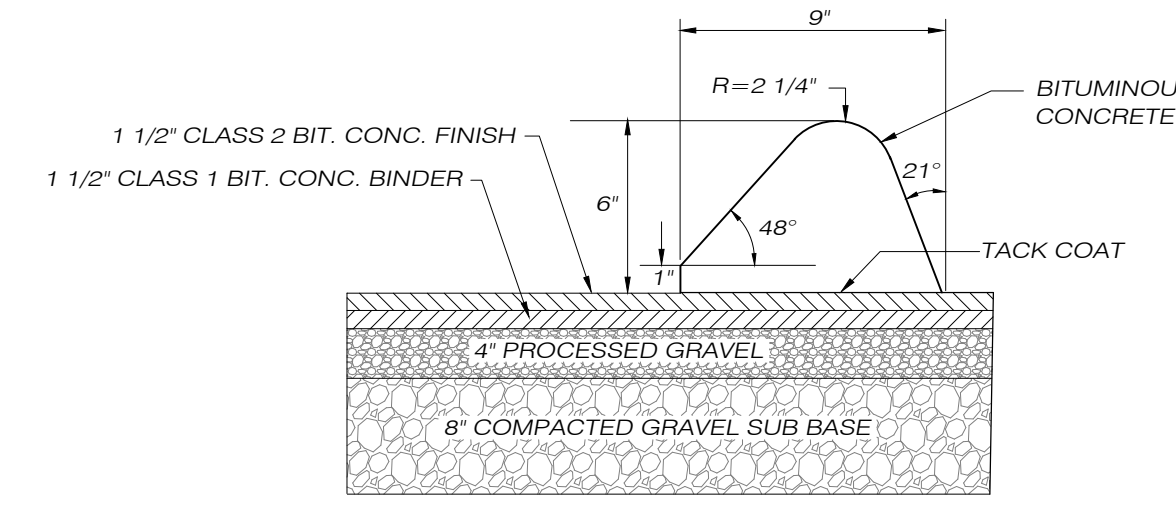


BOLLARD DETAIL
NOT TO SCALE

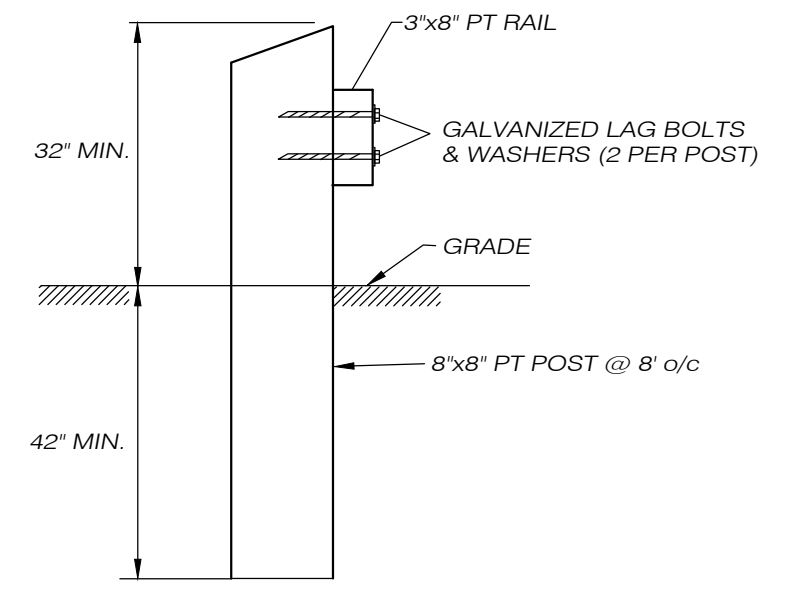


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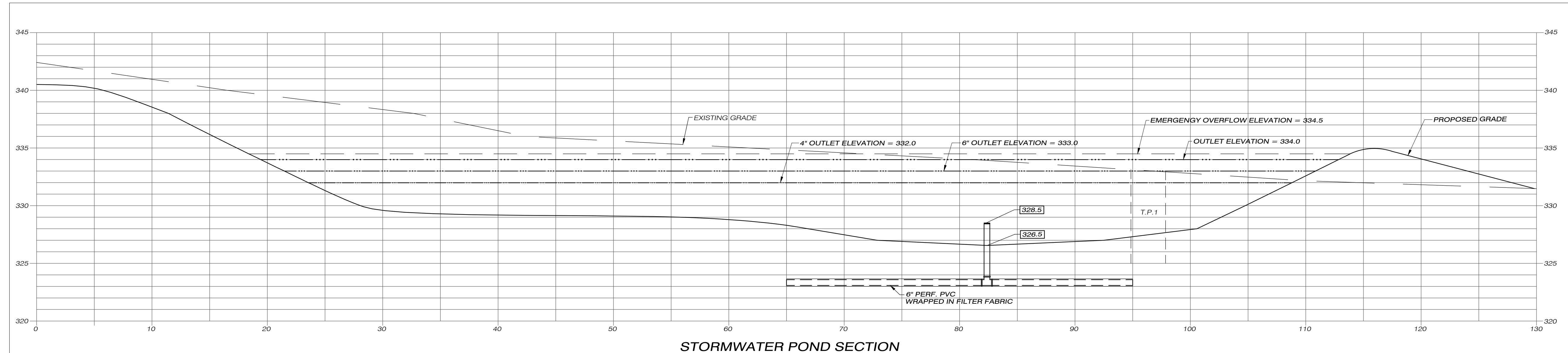
LOAD BEARING CONCRETE SIDEWALK
NOT TO SCALE



PAVEMENT SECTION
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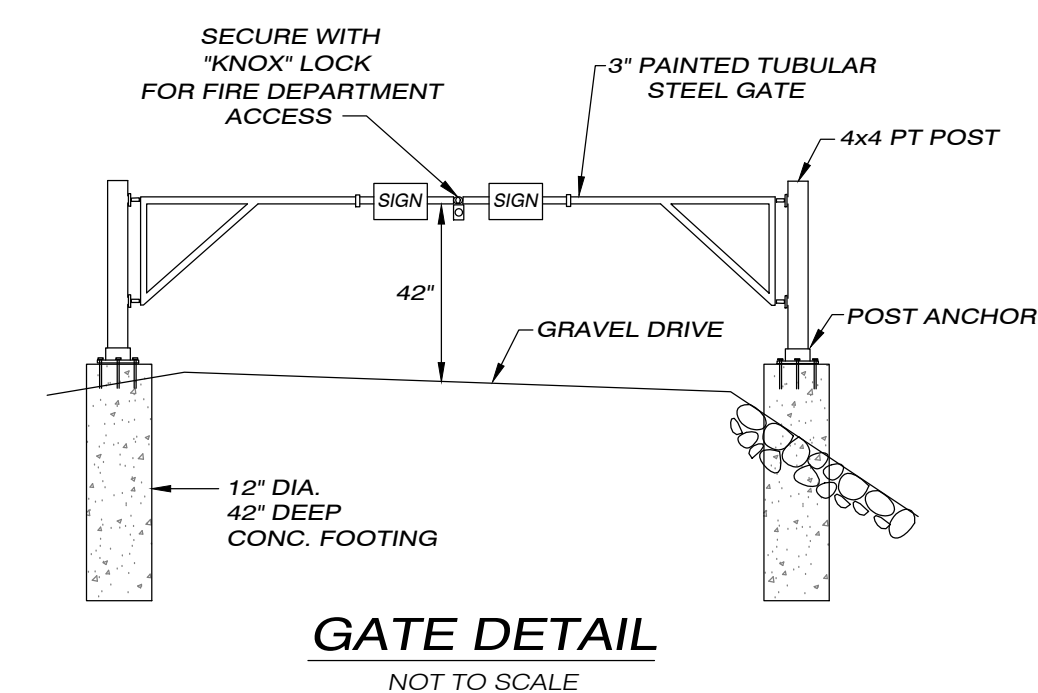
GUIDE RAIL DETAIL
NOT TO SCALE



STORMWATER POND SECTION
SCALE: 1" = 5'

TEST PIT READINGS

- JUNE 22, 2023
NORMAND THIBEAULT, JR., P.E.
KILLINGLY ENGINEERING ASSOCIATES, LLC.
- TP-1
0-15" TOPSOIL
15'-36" ORANGE-BROWN FINE SANDY LOAM
36"-96" COARSE SAND & GRAVEL W/COBBLES
- TP-2
0-8" TOPSOIL
8-28" ORANGE-BROWN FINE SANDY LOAM
28'-65" COARSE SAND & GRAVEL W/COBBLES
65'-96" COMPACT SILTY SAND & GRAVEL - RESTRICTIVE
- TP-3
0-12" TOPSOIL
12'-32" ORANGE-BROWN FINE SANDY LOAM
32'-68" COARSE SAND & GRAVEL W/COBBLES
68'-120" COMPACT SILTY SAND & GRAVEL - RESTRICTIVE
- NO MOTTLING OR WATER IN ANY OF THE TEST PITS



GATE DETAIL
NOT TO SCALE

SPECIAL PERMIT NO. _____
APPROVED BY THE KILLINGLY PLANNING & ZONING COMMISSION ON _____
CHAIRMAN _____ DATE _____

Killingly Engineering Associates
114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE _____

PINEVILLE VILLAS

CONSTRUCTION DETAILS

PLAN OF PROPOSED MULTI-FAMILY DEVELOPMENT

PREPARED FOR
JPF RENTALS, LLC

WARE ROAD & PINEVILLE ROAD
KILLINGLY, CONNECTICUT

DATE: SEPTEMBER 2023
SCALE: 1" = AS SHOWN

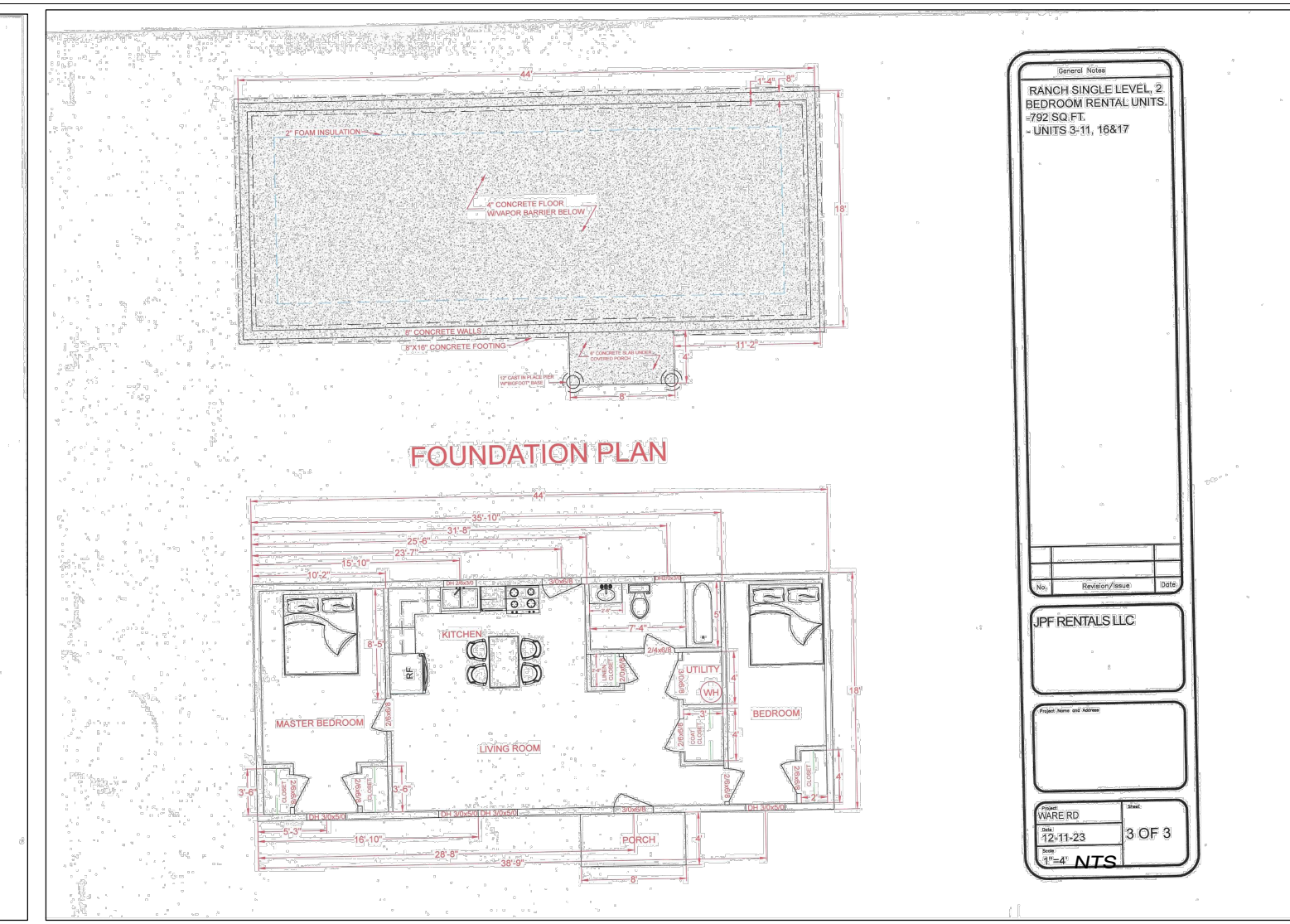
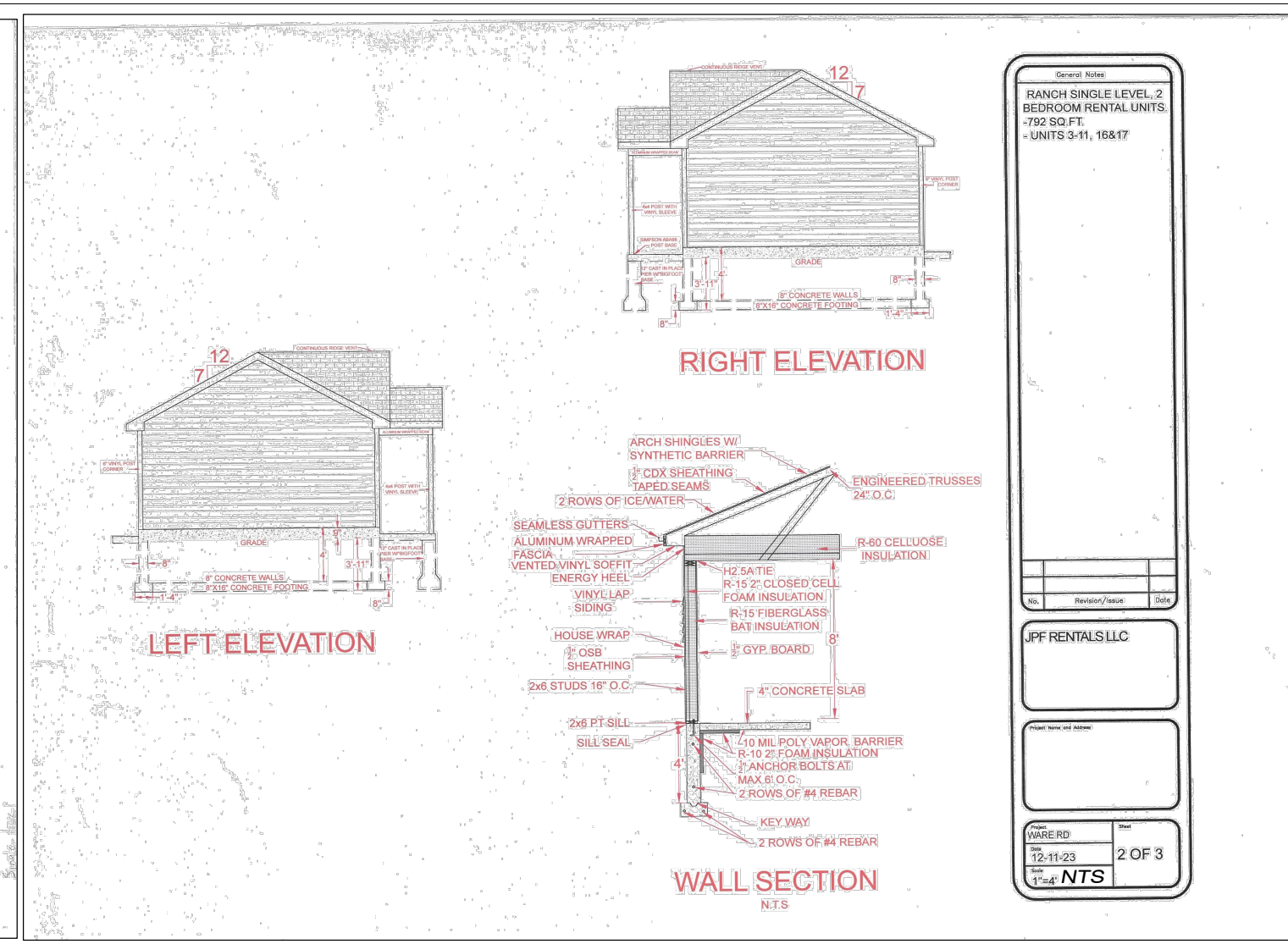
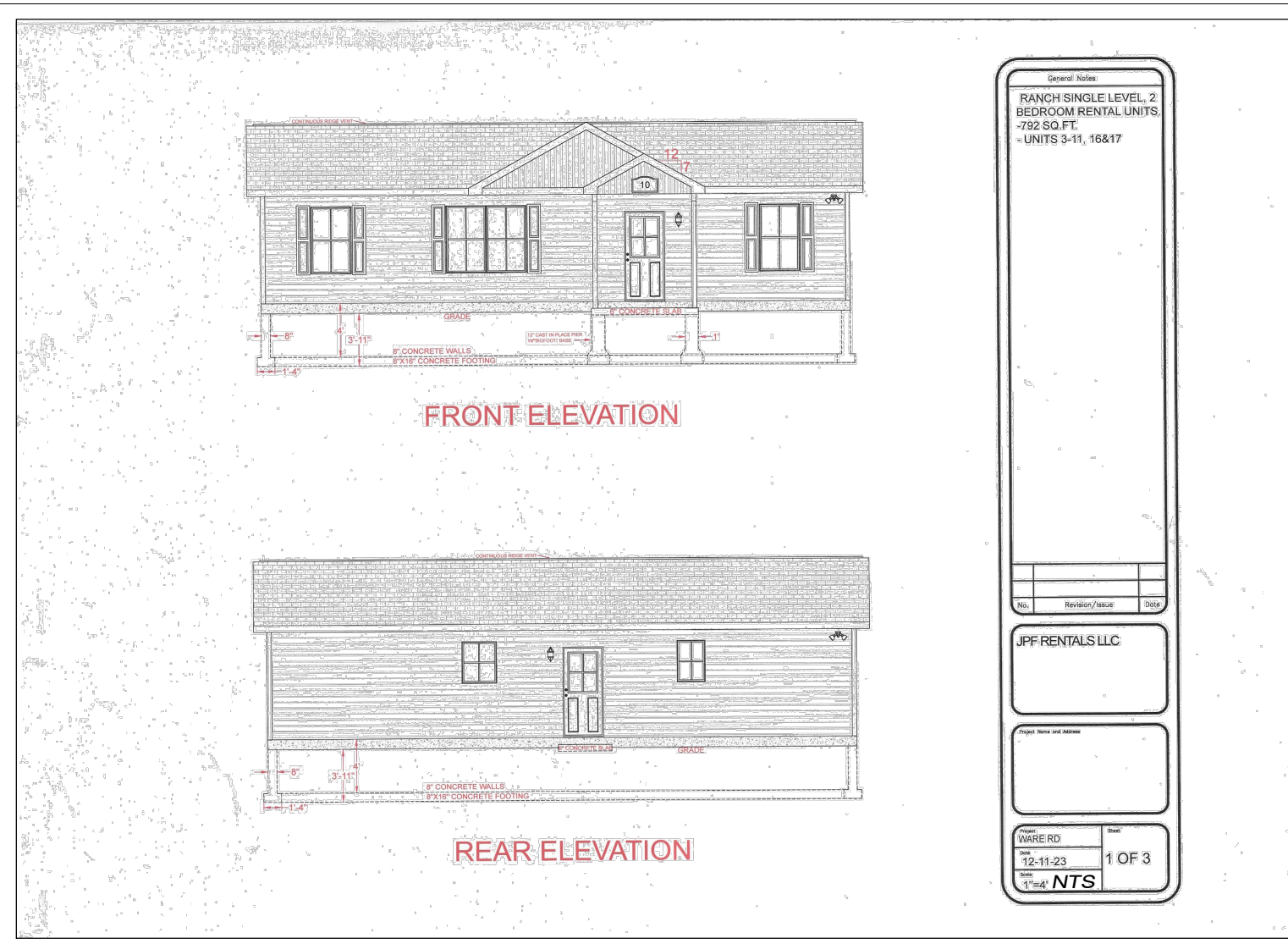
63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 7 OF 9
REVISED: 10/20/23
11/20/23 - TOWN COMMENTS
12/14/23 - 1/4/24

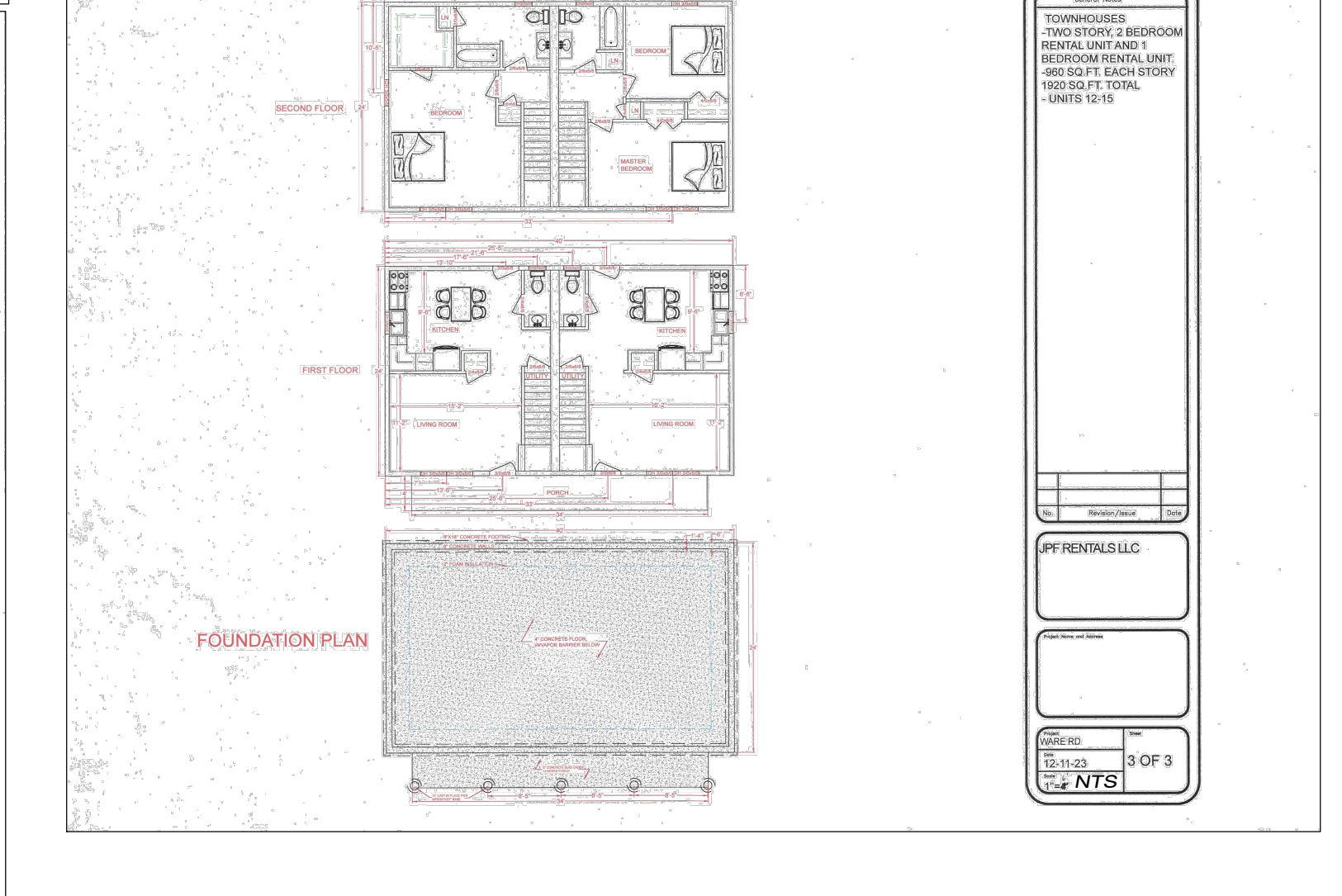
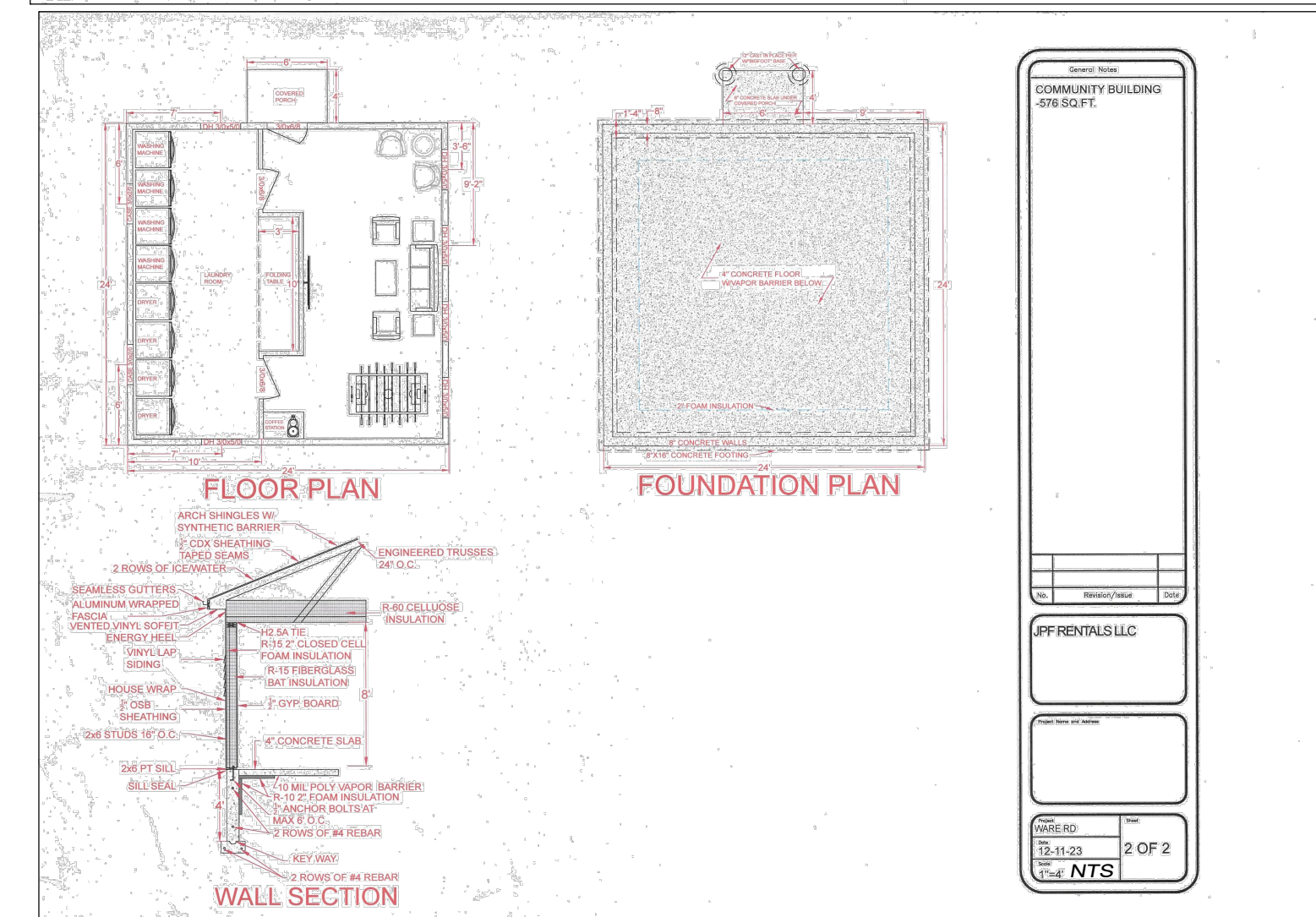
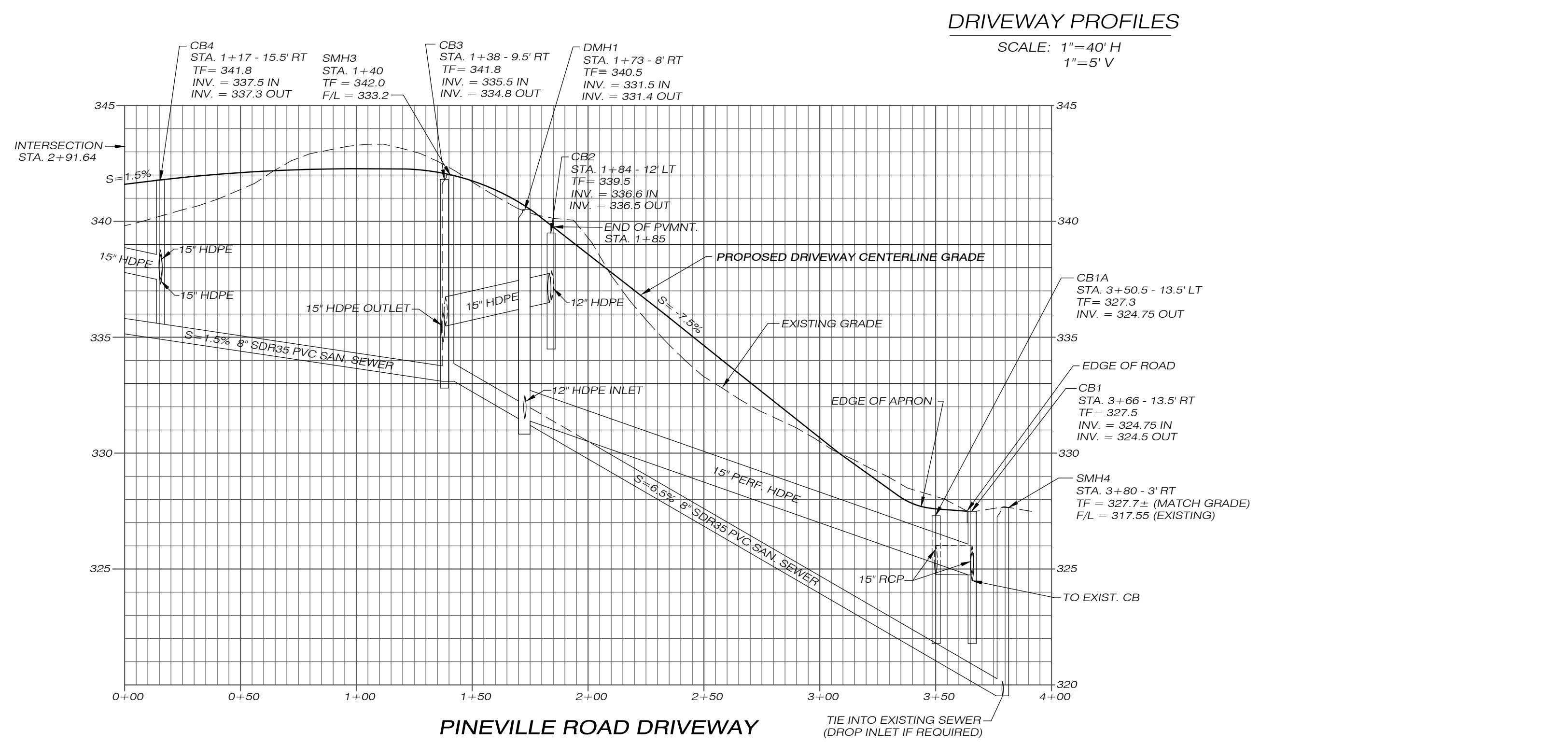
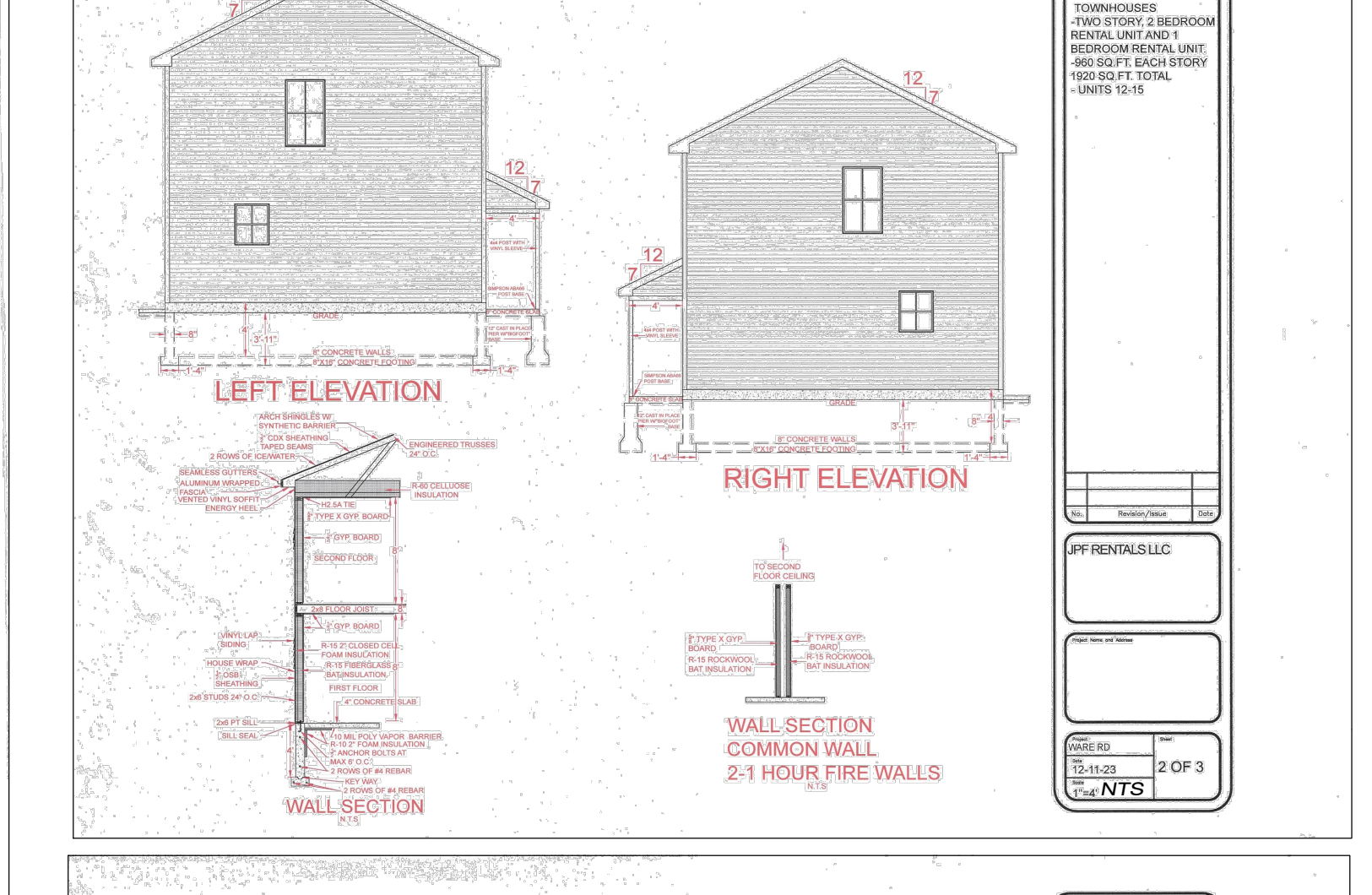
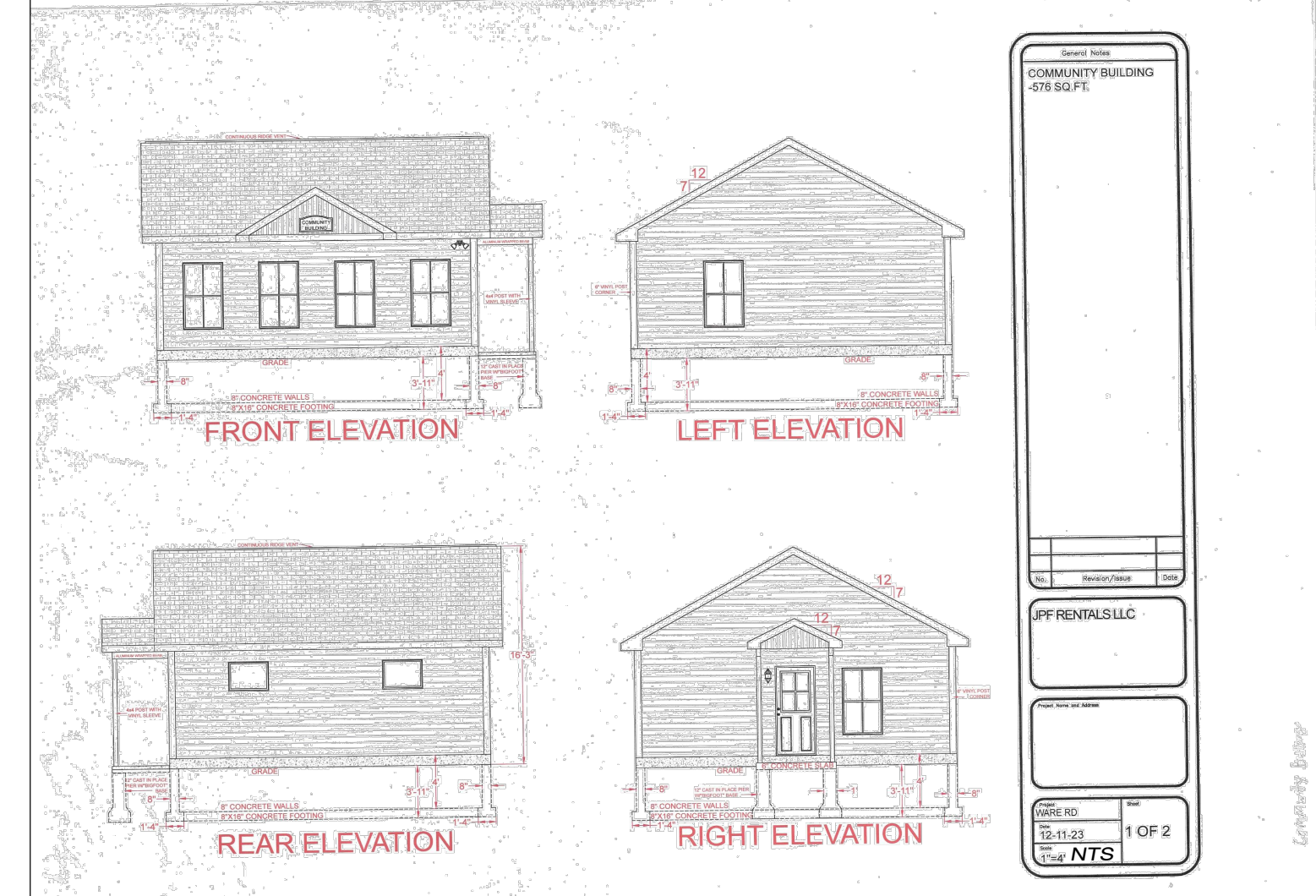
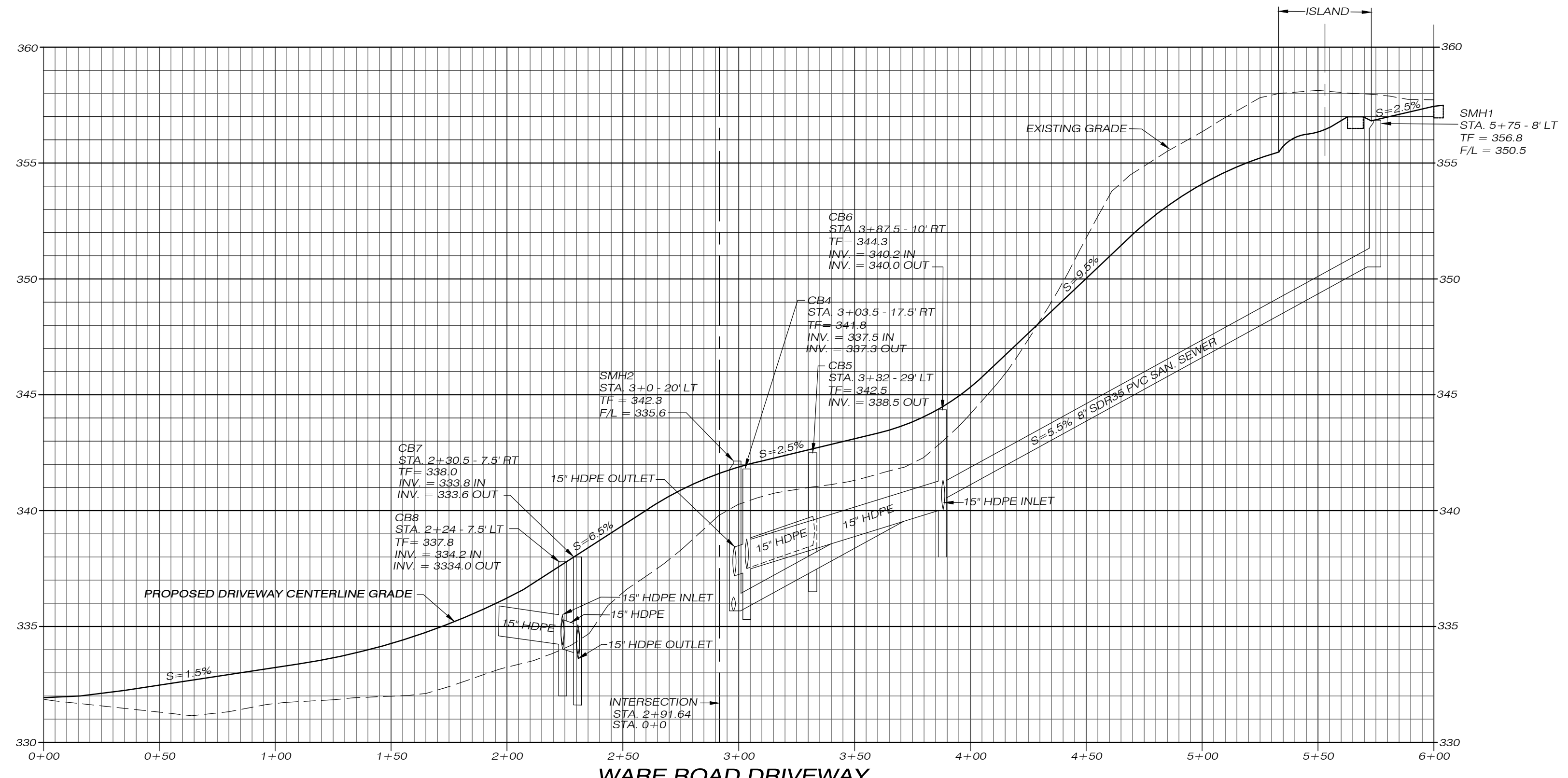
LAND RECORD RESEARCH
SURVEYING • MAPPING • PLOT PLANS

survey associates
LAND RECORD RESEARCH • SURVEYING • MAPPING • PLOT PLANS

JOB NO: 23004 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO: _____



NOTE: UNITS MAY BE MIRRORED AS SITE CONDITIONS WARRANT



SPECIAL PERMIT NO. APPROVED BY THE KILLINGLY PLANNING & ZONING COMMISSION ON _____

Killingly Engineering Associates
114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

PINEVILLE VILLAS

DRIVEWAY PROFILE & UNIT PLANS

PLAN OF PROPOSED MULTI-FAMILY DEVELOPMENT
PREPARED FOR
JPF RENTALS, LLC

WARE ROAD & PINEVILLE ROAD
KILLINGLY, CONNECTICUT
DATE: SEPTEMBER 2023
SCALE: 1" = AS SHOWN

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230
SHEET NO: 8 OF 9
REVISED: 11/20/23 - TOWN COMMENTS
12/14/23 - 1/4/24

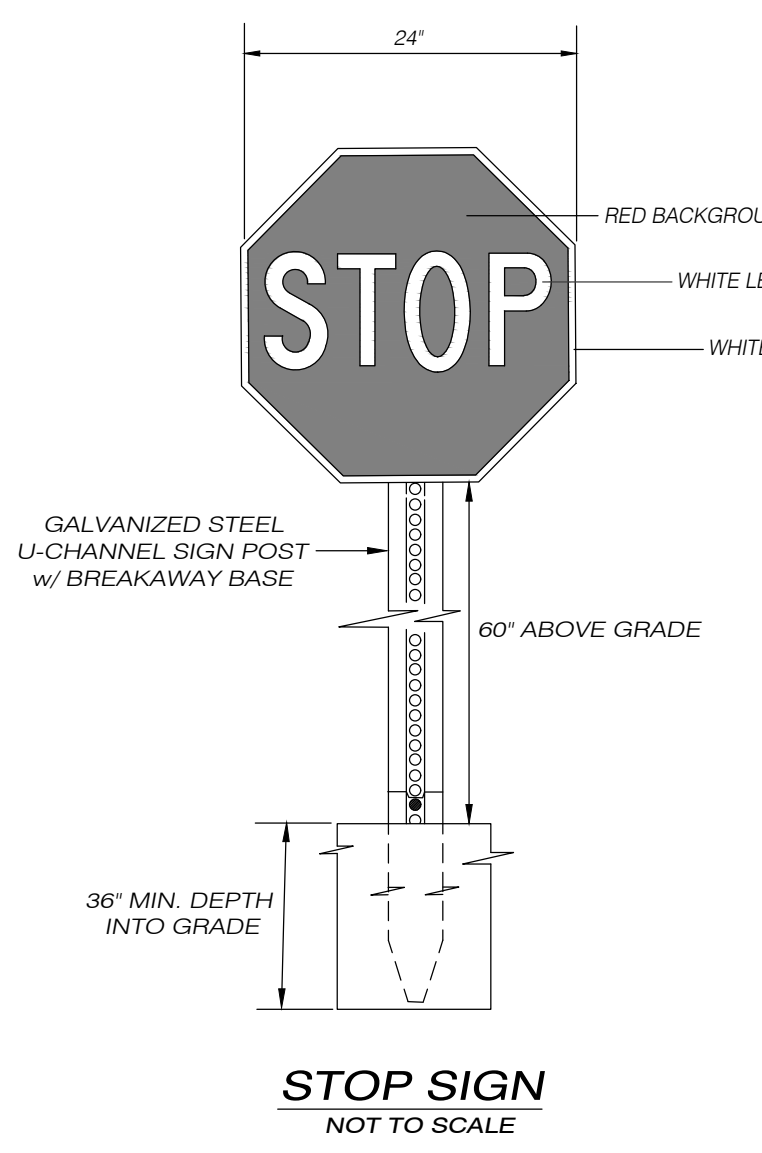
LAND RECORD RESEARCH SURVEYING • MAPPING • PLOT PLANS
Survey Associates
email: pjsurvey@csnet.net

JOB NO: 23004 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO:

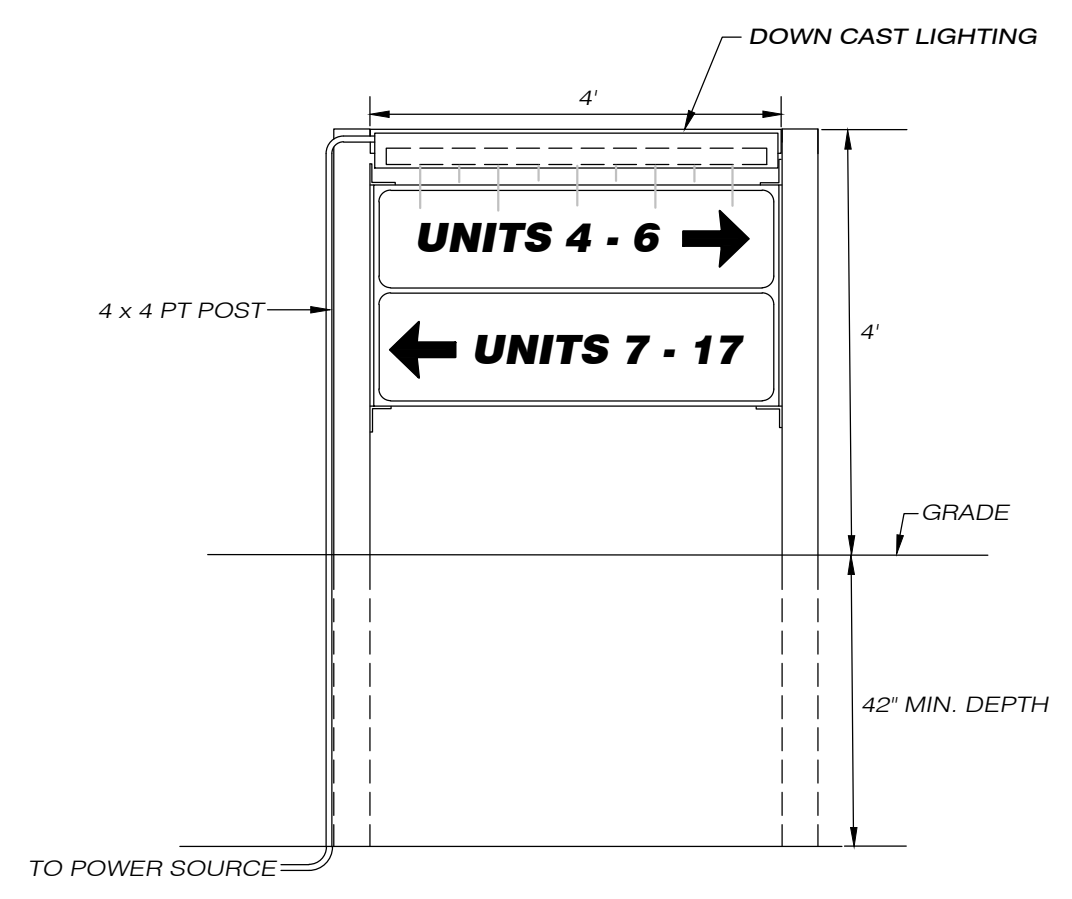
NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

NOTES:

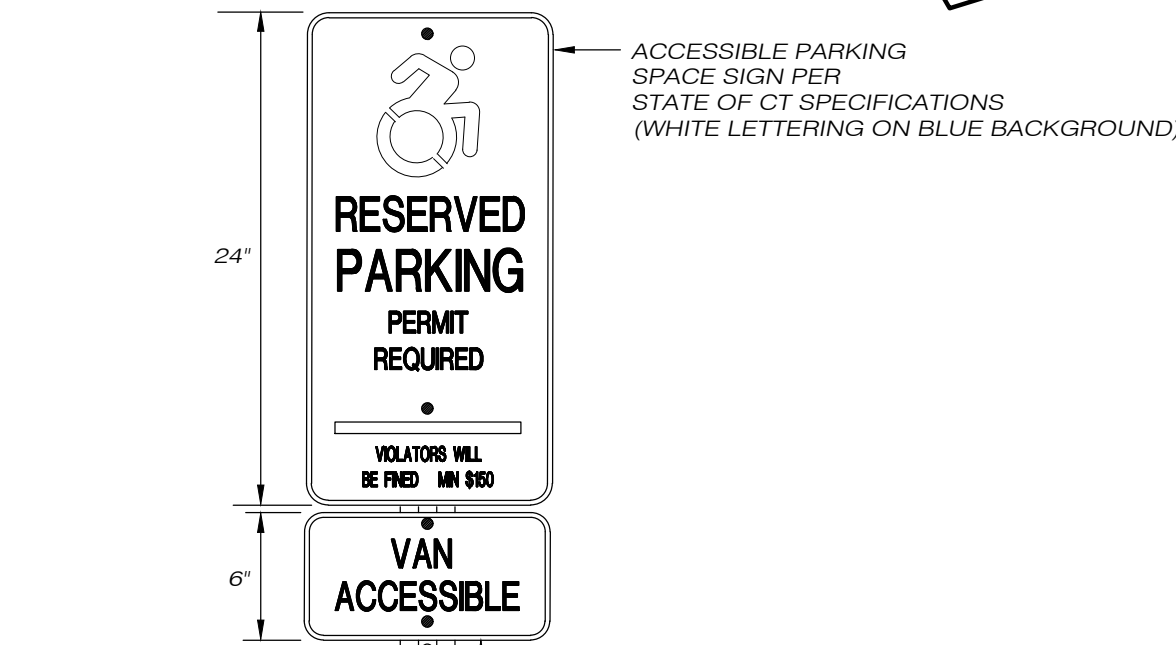
1. THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A COMPILATION MAP CONFORMING TO HORIZONTAL ACCURACY CLASS "D". THIS MAP WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.



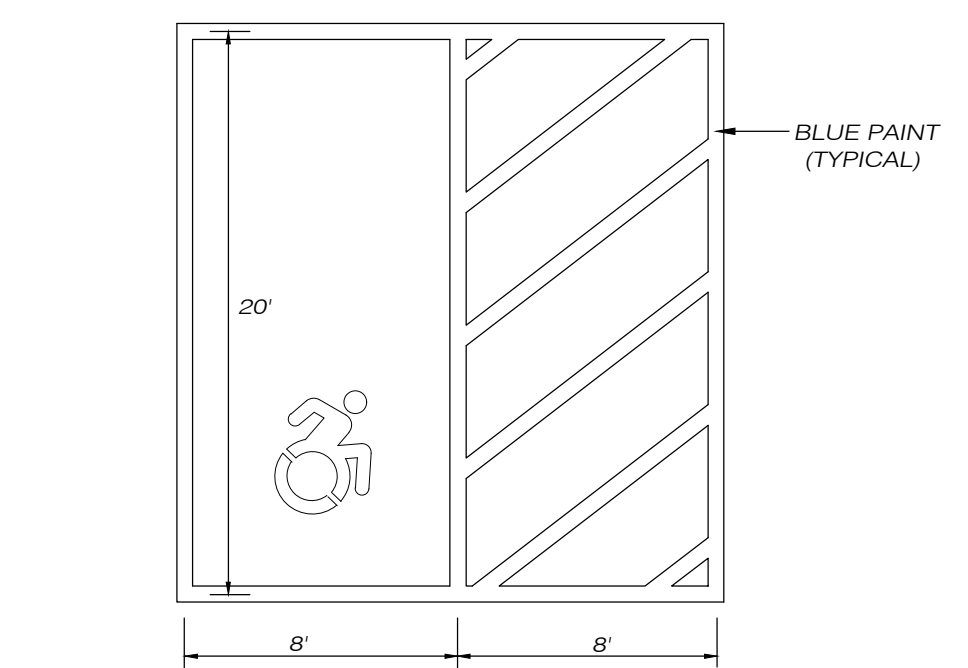
STOP SIGN
NOT TO SCALE



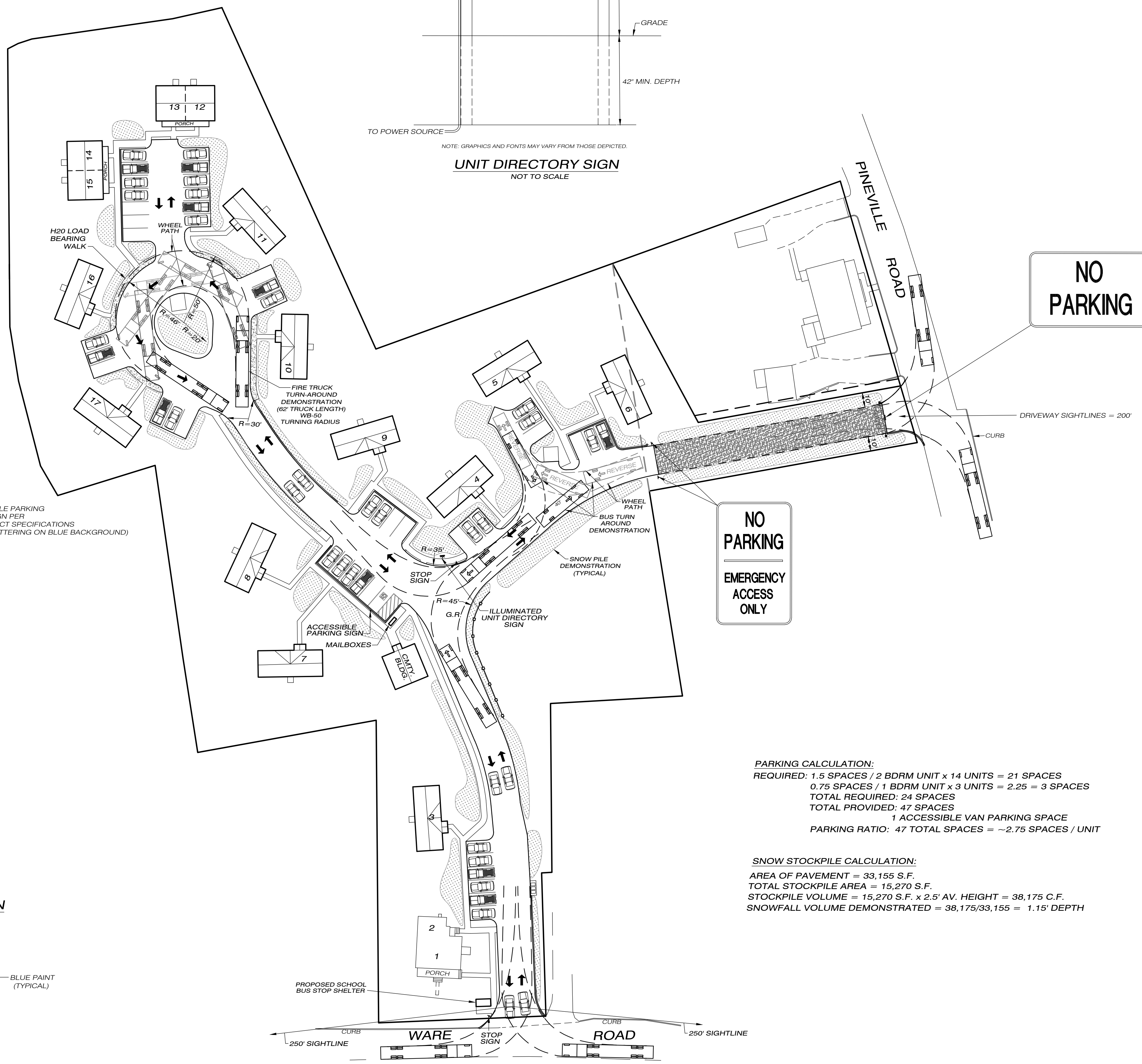
UNIT DIRECTORY SIGN
NOT TO SCALE



ACCESSIBLE PARKING SIGN
NOT TO SCALE



ACCESSIBLE VAN PARKING SPACE
NOT TO SCALE



PARKING CALCULATION:
 REQUIRED: 1.5 SPACES / 2 BDRM UNIT x 14 UNITS = 21 SPACES
 0.75 SPACES / 1 BDRM UNIT x 3 UNITS = 2.25 = 3 SPACES
 TOTAL REQUIRED: 24 SPACES
 TOTAL PROVIDED: 47 SPACES
 1 ACCESSIBLE VAN PARKING SPACE
 PARKING RATIO: 47 TOTAL SPACES = ~2.75 SPACES / UNIT

SNOW STOCKPILE CALCULATION:
 AREA OF PAVEMENT = 33,155 S.F.
 TOTAL STOCKPILE AREA = 15,270 S.F.
 STOCKPILE VOLUME = 15,270 S.F. x 2.5' AV. HEIGHT = 38,175 C.F.
 SNOWFALL VOLUME DEMONSTRATED = 38,175/33,155 = 1.15' DEPTH

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

PAUL A. TERWILLIGER, L.S. NO. 70155

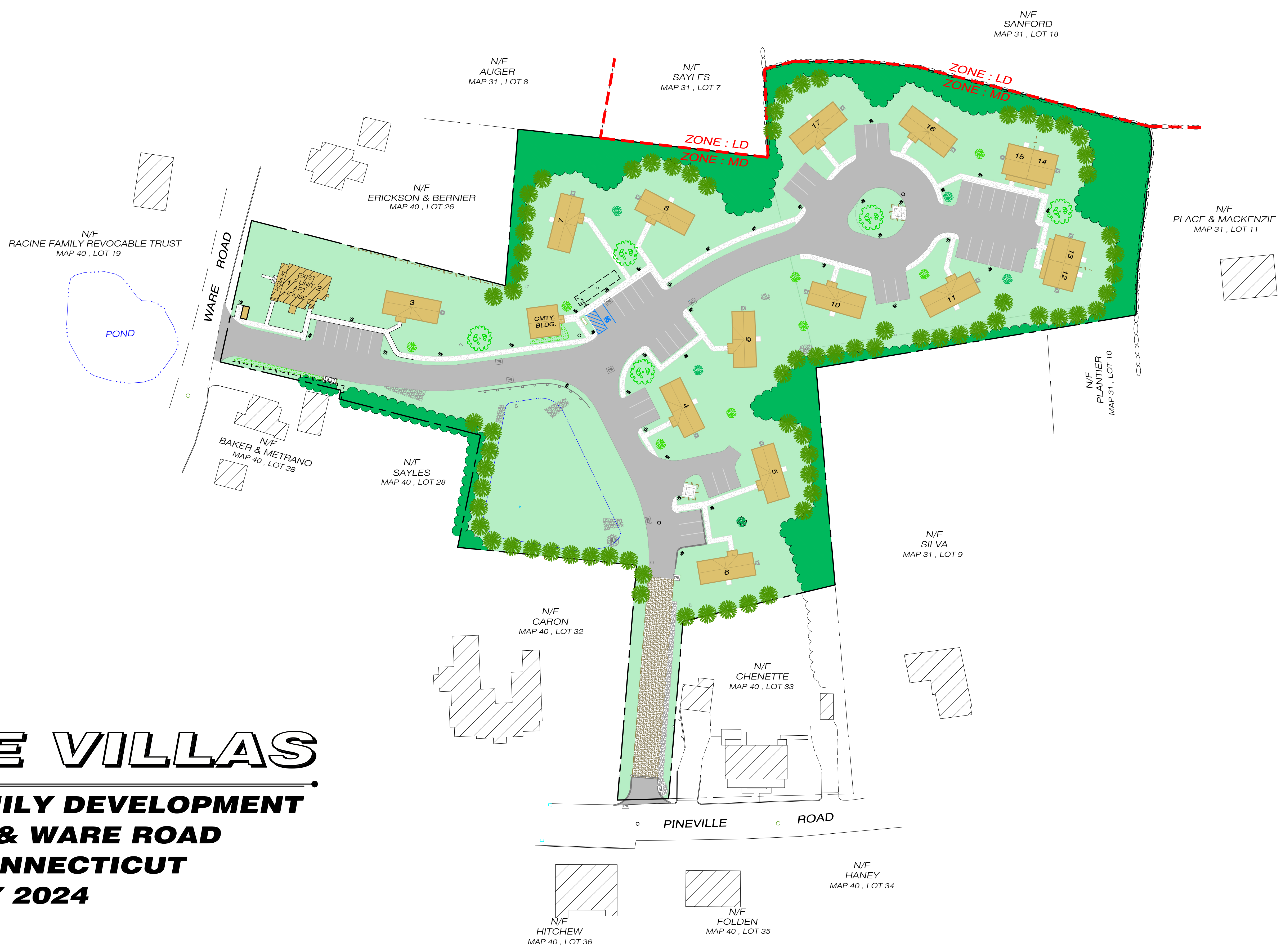
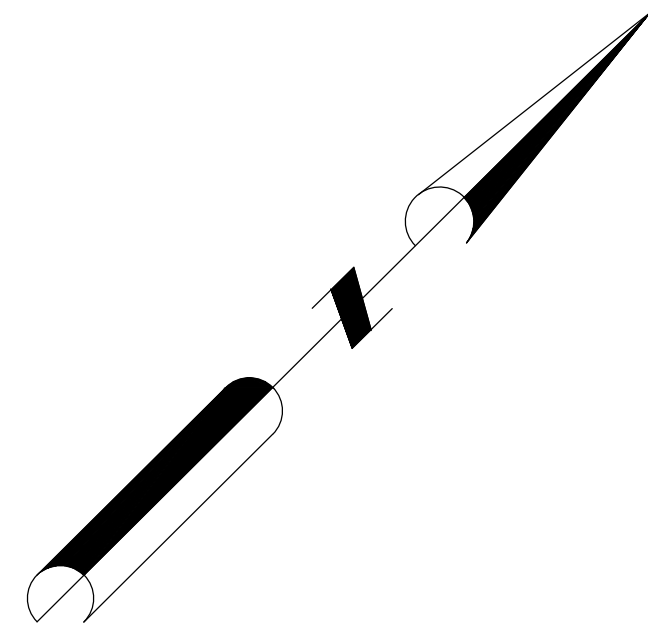
1/4/2024 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

Killingly Engineering Associates
 114 Westcott Road
 P.O. Box 421
 Dayville, Connecticut 06241
 860 779 7299

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

IMPROVEMENT LOCATION SURVEY		SURVEYING • MAPPING • PLOT PLANS	
VEHICLE & SIGNAGE PLAN		TOPOGRAPHY • SUBDIVISION	
PROPOSED MULTI-FAMILY DEVELOPMENT PREPARED FOR JPF RENTALS, LLC			
WARE ROAD & PINEVILLE ROAD		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230	
KILLINGLY, CONNECTICUT		SHEET NO: 9 OF 9	
DATE: DECEMBER 2023		REVISED: 1/4/24	
SCALE: 1" = 40'			
JOB NO: 23004	F.B. NO: 231	DRAWN BY: P.A.T.	MAP NO:



PINEVILLE VILLAS

PROPOSED MULTI-FAMILY DEVELOPMENT
PINEVILLE ROAD & WARE ROAD
KILLINGLY, CONNECTICUT
JANUARY 2024