PROPOSED 14 LOT RESUBDIVISION

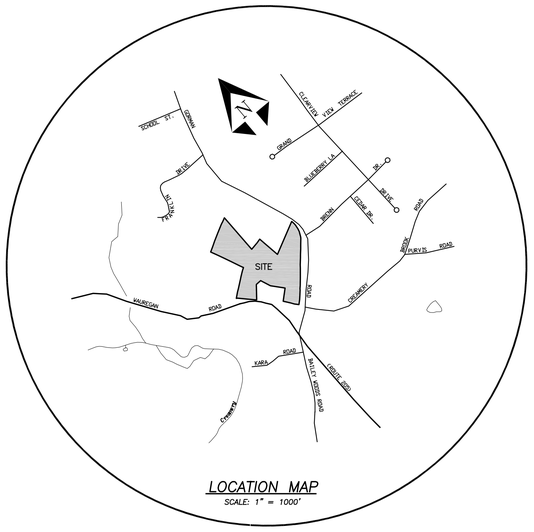
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

PROPERTY OWNER & APPLICANT:

KA&G INVESTMENTS LLC
90 BROWN ROAD
VOLUNTOWN, CT 06384

LEGEND

- IRON PIN OR PIPE FOUND
- DRILL HOLE SET
- IRON PIN TO BE SET
- # INLAND WETLAND FLAG
- PERCOLATION TEST
- TEST PIT
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING GUIDE RAIL
- EXISTING RETAINING WALL
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- E&T — PROPOSED U.G. UTILITIES
- PROPOSED CONTOUR
- BUILDING SETBACK
- PROPOSED SILT FENCE
- PROPOSED GUIDE RAIL
- PROPOSED CLEARING LIMITS



LOCATION MAP
SCALE: 1" = 1000'

INDEX TO DRAWINGS

CT DOT STANDARD DRAWINGS

TITLE	SHEET No.
THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 1	HW-918_01a
THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 2	HW-918_01b
THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 3	HW-918_01c

PREPARED BY:

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

OCTOBER 30, 2023

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Per Sec. 8.26 of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

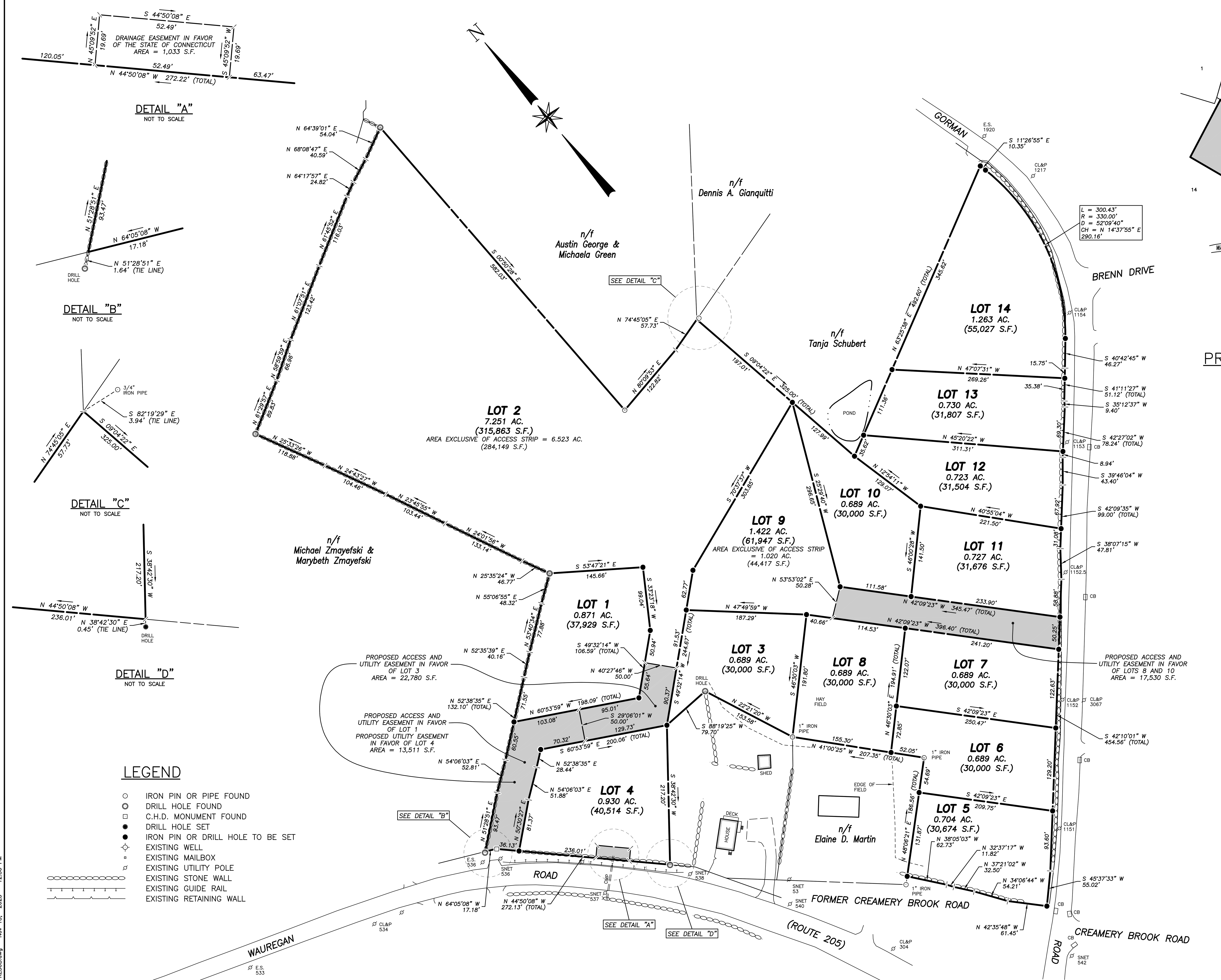
ANY CHANGES TO THESE PLANS WITHIN 200' OF WETLANDS OR WATERCOURSES MUST BE RESUBMITTED TO THE BROOKLYN INLAND WETLANDS COMMISSION.

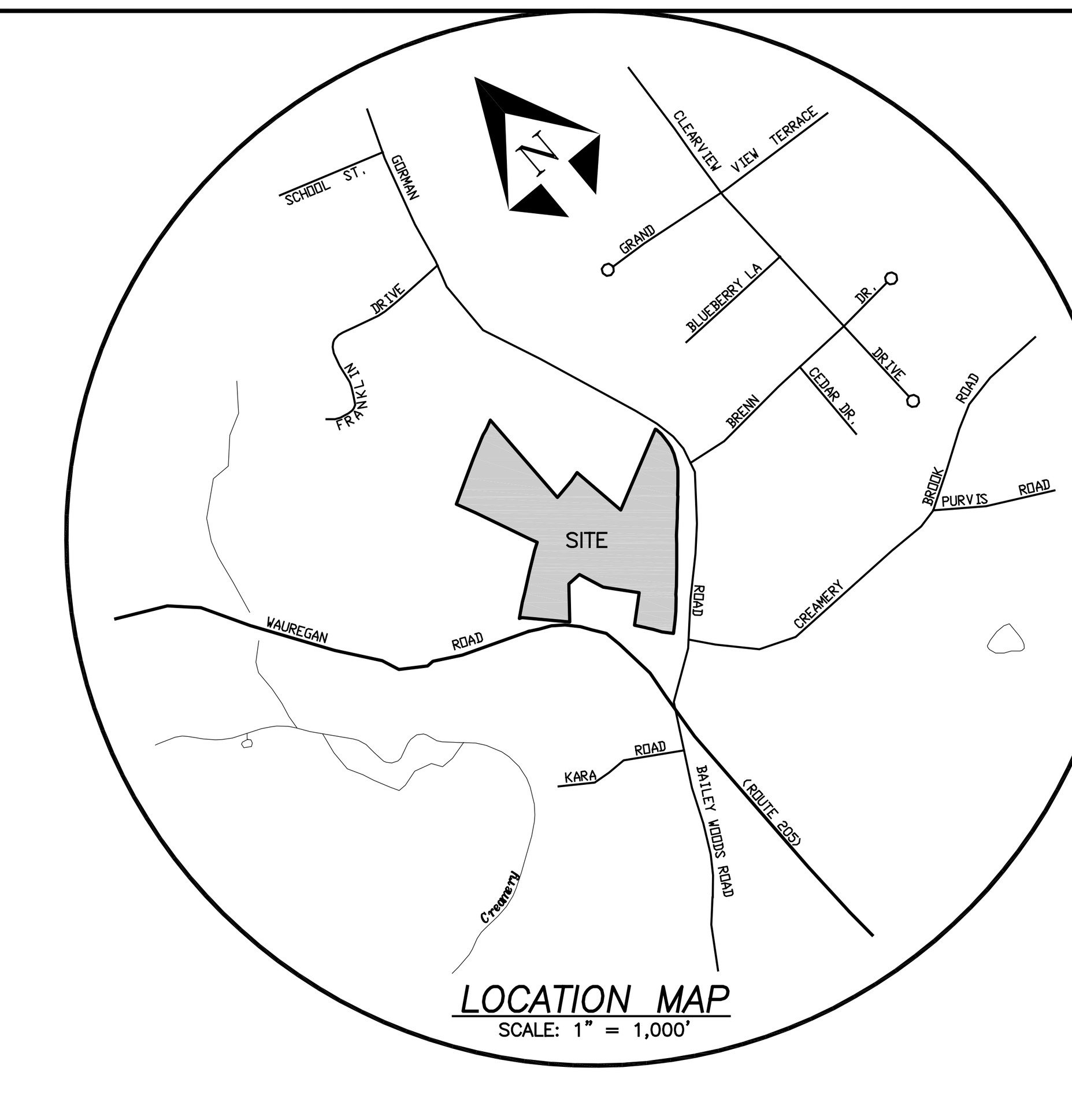
THE APPLICANT WILL CONTACT THE BROOKLYN INLAND WETLANDS COMMISSION OR ITS AGENT AFTER ALL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED, PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON THE PROPERTY.

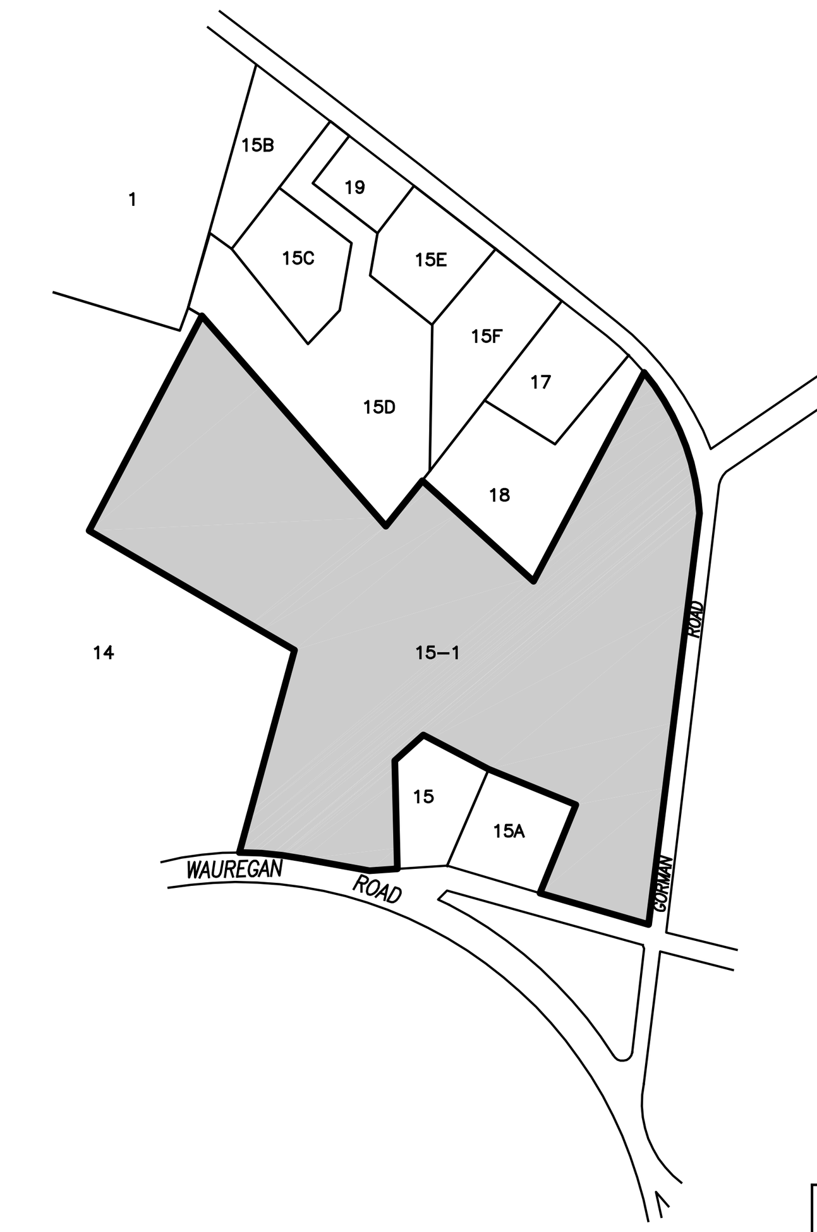
ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN DATE

ENGINEER DATE







PROPERTY HISTORY

NOT TO SCALE

DATE	LOT	GRANTOR	TO	GRANTEE
11/24/1971	15A	Alex & Charles Pakulis	TO	John Karalis & Amelia Karalis
11/27/1978	18	Alex & Charles Pakulis	TO	Lucien A. Brodeur & Linda K. Brodeur
05/25/1984	15B	Alex & Charles Pakulis	TO	Christoper R Kaunekis & Helene R. Kaunekis
08/08/2002	15C	Alex & Clarisse Pakulis	TO	Johnny Gomez & Sherry A. Gomez
12/21/2001	15E	Alex & Clarisse Pakulis	TO	Linda V. Buisson & Scott A. Buisson
03/04/2002	15F	Alex & Clarisse Pakulis	TO	Alice M. Hill & Allen S. Hill
12/09/2009	15D	Est. of Alex Pakulis	TO	Lucien A. Brodeur
10/05/2023	15-1	Norman O. Young, Jr.	TO	KA&G Investments LLC

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
   - This survey conforms to a Class "A-2" horizontal accuracy.
   - Boundary Determination Category: Resurvey and First Survey (along existing boundary lines) and Original Survey (along proposed lot lines).
   - Survey Type: Resubdivision Map.
2. The subject property is shown as Lot 15-1 on Assessor Map 32.
3. Zone: R-30.
4. Bearings shown hereon are referenced to CT state plane coordinates, NAD83(2011), Epoch 2010.0000.
5. The intent of this survey is to show a proposed resubdivision of the subject property.

MAP REFERENCES:

1. "Property Survey – Showing Parcel Division – Prepared for – The Lucien A. Brodeur Irrevocable Grantor Trust – 198 Wauregan Road – Brooklyn, Connecticut – Scale: 1" = 80' – Dated: 9/29/2023 – Provost & Rovero, Inc."
2. "Property Survey – Boundary Line Modification – Prepared for – Lucien Brodeur – Gorman Road – Brooklyn, Connecticut – Scale: 1" = 30' – Dated: March 1, 2022 – Archer Surveying LLC – KWP Associates"
3. "Subdivision Plan – Prepared for – Alex Pakulis & Clarisse Pakulis – Gorman Road – Brooklyn, Connecticut – Scale: 1" = 40' – Dated: 7/25/2001 – Sheet 1 of 3 – KWP Associates"
4. "Town of Brooklyn – Map Showing Land Acquired From – Alex Pakulis Et Al – by – The State of Connecticut – Department of Transportation – Intersection and Drainage Improvements on Route 205 – Scale: 1:500 – Dated: March 1996, Revised: 1-13-97"
5. "Map Showing Property of – John & Amelia Karalis – Creamery Brook Road – Brooklyn, Connecticut – Scale: 1" = 20' – Dated: November 1971 – Donald L. Ayrton, Reg. L.S. 6623"
6. "Connecticut State Highway Department – Right of Way Map – Town of Brooklyn – Brooklyn-Wauregan Road – From the Harris Property – Southerly About 6,100 Feet – Route No. 144 – Scale: 1" = 40' – Dated: June 30, 1930, Revised: March 1962"

RESUBDIVISION MAP

PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD

BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
SCALE: 1" = 80'	DESIGN: DJH
SHEET: 2 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

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

DAVID J. HELD, L.S. LIC. NO. 24267 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

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MATCHLINE – SEE SITE PLAN No. 2

LEGEND

- IRON PIN OR PIPE FOUND
- DRILL HOLE SET
- IRON PIN TO BE SET
- INLAND WETLAND FLAG
- PERCOLATION TEST
- TEST PIT
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING GUIDE RAIL
- EXISTING RETAINING WALL
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- E&T — PROPOSED U.G. UTILITIES
- PROPOSED CONTOUR
- BR — BUILDING SETBACK
- PROPOSED SILT FENCE
- PROPOSED GUIDE RAIL
- PROPOSED CLEARING LIMITS

40 20 0 40
GRAPHIC SCALE IN FEET

SURVEY NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20–300b–1 through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, amended October 26, 2018;

   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.

   – This survey conforms to a Class "C" horizontal accuracy.

   – Topographic features conform to a Class "T–2" accuracy.

   – Survey Type: General Location Survey.

2. Zone: R–30
3. Owner of record: KA&G Investments LLC
   90 Brown Road
   Voluntown, CT 06384
4. The intent of this survey is to show the conceptual residential development of proposed building lots.
5. Elevations referenced to NAVD 1988. Contour interval = 2'.
6. North orientation is referenced to CT state plane coordinates, NAD83(20111) Epoch 2010.0000.
7. The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1–800–922–4455.
8. Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in October, 2023.
9. The subject property is not located within a 100 year flood zone as shown on "Flood Insurance Rate Map 09015C0239FF – Effective Date: 9/7/2023.
10. There are no apparent wells within 75' of proposed septic systems shown hereon. There are no apparent septic systems within 75' of proposed wells shown hereon.
11. NDDH File #24000089.

GENERAL LOCATION SURVEY
SITE PLAN No. 1
PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 3 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

ENGINEER DATE

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DAVID J. HELD, L.S. LIC. NO. 24267 DATE

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www.prorovinc.com

C:\Users\Dave\Desktop\JOBS\233023\Drawings\03 SP1.dwg Nov 15, 2023 - 12:51 PM

SURVEY NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20–300b–1 through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, amended October 26, 2018;

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   90 Brown Road
   Voluntown, CT 06384

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LEGEND

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GRAPHIC SCALE IN FEET
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DAVID J. HELD, L.S. LIC. NO. 24267 DATE

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GENERAL LOCATION SURVEY
SITE PLAN No. 2
PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Connecticut, N.R.C.S.

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 1.5 feet 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 fence because:

– the fence has been overtopped, undercut or bypassed by runoff water,
– the fence has been moved out of position (knocked over), 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.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS–2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3–4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10–10–10 or equivalent. Additionally, lime may be applied using rates given in Figure TS–1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%–100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent reoccurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a uniform depth approximating existing conditions on imported silt or suitable on–site materials.
2. Apply agricultural ground limestone. Apply fertilizer. Quantities shall be determined based on laboratory soil tests. Work lime and fertilizer into the soil to a depth of 4".
3. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
4. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
5. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

– Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
– Route traffic patterns within the site to avoid existing or newly planted vegetation.
– Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
– Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
– Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

– Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
– Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off–site generated runoff with sediment laden runoff generated on–site until after adequate filtration of on–site waters has occurred.

– Segregate construction waters from clean water.
– Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub–drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off–site damage that it can cause is reduced. It is generally more expensive to correct off–site damage than it is to install proper internal controls.

– Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
– Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
– Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
– Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off–site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
– Grade and landscape around buildings and septic systems to divert water away from them.

TEST PIT OBSERVATIONS
Northeast District Department of Health
November 6, 2023

TEST PIT	DEPTH	SOIL PROFILE
1–1	0–5"	topsoil/roots
	5"–19"	fine sandy loam, silty
	19"–34"	med. coarse boney sand
	34"–82"	mod. compact boney coarse sand
	Mottling	N/A
	Ledge	N/A (rotten rock @ 32")
	GWT	N/A
	Restrictive	N/A
1–2	0–15"	topsoil/roots
	15"–29"	fine sandy loam
	29"–48"	grey, mottled loamy very fine sand
	48"–84"	rotten rock mixed with loamy coarse sand
	84"–90"	grooundwater
	Mottling	29"
	Ledge	N/A (rotten rock @ 26")
	GWT	84"
	Restrictive	29"
2–1	0–8"	topsoil
	8"–34"	fine sandy loam, some large rocks
	34"–84"	large rocks, rotten rock mixed w/ silty sands, some gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 34")
	GWT	N/A
	Restrictive	34"
2–2	0–8"	topsoil
	8"–16"	brownish yellow loamy fine sand
	16"–27"	white/grey loamy very fine sand, mottled
	27"–85"	silty medium sand & gravel
	Mottling	22"
	Ledge	N/A
	GWT	N/A
	Restrictive	22"
3–1	0–7"	topsoil/roots
	7"–27"	fine loamy sand
	27"–85"	silty very fine loamy sand, mottled
	Mottling	27"
	Ledge	N/A (rotten rock @ 34")
	GWT	N/A
	Restrictive	27"
3–2	0–7"	topsoil/roots
	7"–27"	fine loamy sand
	27"–46"	grey, mottled very fine silty loamy sand
	46"–83"	mottled boney coarse sand
	83"–88"	groundwater
	Mottling	27"
	Ledge	N/A
	GWT	83"
	Restrictive	27"
4–1	0–9"	topsoil/roots
	9"–25"	fine loamy sand
	25"–32"	loamy coarse sand
	32"–82"	grey, mottled boney med. coarse sand
	Mottling	32"
	Ledge	N/A
	GWT	N/A
	Restrictive	32"
4–2	0–19"	topsoil
	19"–34"	brownish/yellow fine loamy sand
	34"–52"	white/grey loamy coarse sand
	52"–82"	cobbley mod. coarse sand & gravel
	Mottling	34"
	Ledge	N/A
	GWT	N/A
	Restrictive	34"

TEST PIT OBSERVATIONS
Northeast District Department of Health
November 6, 2023

TEST PIT	DEPTH	SOIL PROFILE
5–1	0–9"	topsoil/roots
	9"–35"	fine sandy loam mixed w/ rotten rock
	35"–48"	very fine loamy sand mixed w/ some rocks
	48"–103"	boney med. coarse sand w/ large rocks
	Mottling	N/A
	Ledge	N/A
	GWT	N/A
	Restrictive	35"
5–2	0–22"	topsoil/roots
	22"–35"	fine sandy loam
	35"–51"	very fine mottled loamy sand, silty w/ rotten rock
	51"–100"	grey med. coarse sand w/ large rocks
	Mottling	35"
	Ledge	N/A (rotten rock @ 48")
	GWT	N/A
	Restrictive	35"
6–1	0–10"	topsoil/roots
	10"–21"	fine sandy loam
	21"–34"	very fine loamy sand, silty
	34"–88"	grey mixed med. coarse sand w/ large rocks
	Mottling	N/A
	Ledge	N/A
	GWT	N/A
	Restrictive	34"
6–2	0–20"	topsoil/roots
	20"–52"	fine sandy loam
	52"–68"	loamy fine sandy, silty
	68"–100"	med. coarse sand w/ large rocks
	Mottling	N/A
	Ledge	N/A (rotten rock @ 58")
	GWT	N/A
	Restrictive	68"
7–1	0–7"	topsoil/roots
	7"–20"	fine sandy loam, small rocks
	20"–91"	rotten rock mixed in w/ med. coarse sand & large rocks
	Mottling	N/A
	Ledge	N/A (rotten rock @ 20")
	GWT	N/A
	Restrictive	N/A
7–2	0–8"	topsoil/roots
	8"–18"	fine sandy loam w/ large rocks
	18"–32"	very fine loamy sand, silty
	32"–98"	grey mixed loamy med. coarse sand and rocks
	Mottling	N/A
	Ledge	N/A (rotten rock @ 20")
	GWT	N/A
	Restrictive	32"
8–1	0–9"	topsoil
	9"–15"	sandy loam, some large rocks
	15"–27"	yellow/brown loamy fine sand
	27"–33"	white/grey silty loamy fine sand
	33"–82"	rotten rock, large rocks w/ silty sand & some gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 33")
	GWT	N/A
	Restrictive	27"
8–2	0–10"	topsoil
	10"–16"	sandy loam, some large rocks
	16"–30"	yellow/brown loamy fine sand
	30"–54"	white/grey silty loamy fine sand
	54"–104"	very silty sand & gravel and rotten rock
	Mottling	N/A
	Ledge	N/A (rotten rock @ 54")
	GWT	N/A
	Restrictive	30"
9–1	0–10"	topsoil/roots
	10"–18"	loamy mixed med. sand w/ some rocks
	18"–36"	boney coarse sand
	36"–97"	washed sands w/ large rocks
	Mottling	N/A
	Ledge	N/A (rotten rock @ 32")
	GWT	N/A
	Restrictive	36"
9–2	0–6"	topsoil/roots
	6"–16"	loamy mixed med. sand w/ rocks
	16"–36"	boney coarse sand
	36"–90"	washed sands w/ large rocks
	90"–93"	groundwater
	Mottling	N/A
	Ledge	N/A
	GWT	90"
	Restrictive	36"
10–1	0–10"	topsoil
	10"–30"	brown/yellow loamy fine sand, large rocks
	30"–46"	white/grey loamy very fine sand
	46"–80"	large rocks, rotten rock w/ silty sandy gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 30", boulder @ 41")
	GWT	N/A
	Restrictive	30"
10–2	0–12"	topsoil
	12"–24"	yellow/brown sandy loam, large rocks
	24"–30"	brown/yellow loamy fine sand, large rocks
	30"–57"	large rocks, rotten rock w/ white/grey loamy very fine sand
	57"–84"	large rocks, rotten rock w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 30")
	GWT	N/A
	Restrictive	30"
10–3	0–20"	topsoil
	20"–28"	brown/yellow sandy loam, some rotten rock
	28"–35"	brown/yellow loamy fine sand
	35"–59"	white/grey very loamy very fine sand, high iron content
	59"–87"	large rock/rotten rock w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 28")
	GWT	N/A
	Restrictive	28"
11–1	0–10"	topsoil
	10"–19"	brown/yellow loamy fine sand
	19"–24"	loamy very fine sand, some very large rocks
	24"–98"	large rocks w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A
	GWT	N/A
	Restrictive	24"
11–2	0–9"	topsoil
	9"–15"	sandy loam, rocks
	15"–30"	brown/yellow loamy fine sand
	30"–32"	white/grey silty loamy fine sand
	32"–94"	rotten rock, large rock w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 32")
	GWT	N/A
	Restrictive	30"

TEST PIT OBSERVATIONS
Northeast District Department of Health
November 6, 2023

TEST PIT	DEPTH	SOIL PROFILE
12–1	0–7"	topsoil/roots
	7"–18"	fine sandy loam
	18"–33"	loamy med. coarse sand w/ large rocks
	33"–98"	boney compact silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 18")
	GWT	N/A
	Restrictive	33"
12–2	0–6"	topsoil/roots
	6"–22"	fine sandy loam w/ small rocks
	22"–34"	med. coarse sand mixed w/ loam & large rocks
	34"–72"	boney compact silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 14")
	GWT	N/A
	Restrictive	34"
13–1	0–10"	topsoil
	10"–27"	brown/yellow loamy fine sand
	27"–33"	loamy very fine sand
	33"–97"	large rocks, rotten rock w/ silty sand & gravel
	97"–99"	groundwater
	Mottling	N/A
	Ledge	N/A (rotten rock @ 33")
	GWT	97"
	Restrictive	33"
13–2	0–9"	topsoil
	9"–16"	brown/yellow loamy fine sand
	16"–28"	loamy very fine sand, large rocks
	28"–86"	large rocks, rotten rock w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 28")
	GWT	N/A
	Restrictive	28"
14–1	0–7"	topsoil/roots
	7"–28"	fine sandy loam
	28"–38"	loamy very fine sand
	38"–90"	grey, mod. compact med. coarse sand w/ large rocks, wet
	90"–94"	groundwater
	Mottling	N/A
	Ledge	N/A (rotten rock @ 18")
	GWT	90"
	Restrictive	38"
14–2	0–6"	topsoil/roots
	6"–30"	fine sandy loam
	30"–48"	grey loamy fine sand, silty
	48"–79"	mod. compact med. coarse sand w/ large rocks
	Mottling	N/A
	Ledge	N/A
	GWT	N/A
	Restrictive	30"

PERCOLATION TESTS
Northeast District Department of Health &
David Held, P.E., L.S.
November 6, 2023

Perc 1
Depth: 20"

TIME	READING
12:43	10"
12:48	12"
12:53	13.25"
12:58	14.25"
1:03	15"
1:08	16"

Perc Rate: 5.0 min/inch

Perc 2
Depth: 25"

TIME	READING
12:40	8.25"
12:45	13"
12:50	15.5"
12:55	17.5"
1:00	19.25"
1:05	20.5"
1:10	21.5"

Perc Rate: 5.0 min/inch

Perc 3
Depth: 18"

TIME	READING
12:32	6.75"
12:39	8.5"
12:45	9.5"
12:52	10.5"
1:00	11.25"
1:08	12"
1:16	12.75"

Perc Rate: 10.6 min/inch

Perc 4
Depth: 23"

TIME	READING
12:45	8.75"
12:50	13"
12:55	16"
1:00	18.25"
1:05	20"

Perc Rate: 2.9 min/inch

Perc 5
Depth: 13" (inside of 22" deep hole, 35" total depth from surface)

TIME	READING
9:15	6.5"
9:22	11"
9:27	12.5"
9:32	13.5" (nearly dry)

Perc Rate: 3.3 min/inch

Perc 6
Depth: 16" (inside of 16" deep hole, 32" total depth from surface)

TIME	READING
9:18	10"
9:25	11"
9:30	11.5"
9:40	12.5"
9:50	13.5"
10:00	14.5"

Perc Rate: 10.0 min/inch

PERCOLATION TESTS
Northeast District Department of Health &
David Held, P.E., L.S.
November 6, 2023

Perc 7
Depth: 12" (inside of 21" deep hole, 33" total depth from surface)

TIME	READING
9:20	7.25"
9:26	9"
9:31	10.5"
9:36	11.5"
9:41	12.5"

Perc Rate: 5.0 min/inch

Perc 8
Depth: 17" (inside of 18" deep hole, 35" total depth from surface)

TIME	READING
10:11	9.25"
10:15	12.5"
10:19	14.25"
10:23	15.5"
10:27	16.75"

Perc Rate: 3.2 min/inch

Perc 9
Depth: 24"

TIME	READING
12:00	5"
12:03	6"
12:06	7"
12:09	8"
12:13	9.5"
12:18	10.5"
12:23	11.5"
12:28	12.5"

Perc Rate: 5.0 min/inch

Perc 10
Depth: 29"

TIME	READING
11:58	15"
12:03	19.25"
12:08	22.25"
12:13	24.5"
12:18	26"
12:23	27.25"

Perc Rate: 4.0 min/inch

Perc 11
Depth: 39" total, 22" hole

TIME	READING
9:45	6.5"
9:49	9.25"
9:54	12"
9:59	14.25"
10:04	16"
10:10	17.75"
10:15	19"

Perc Rate: 4.0 min/inch

Perc 12
Depth: 34"

TIME	READING
10:14	4"
10:18	5.5"
10:22	6.5"
10:26	7.5"
10:30	8.5"
10:34	9.5"
10:38	10.5"

Perc Rate: 4.0 min/inch

Perc 13
Depth: 36" total, 20" hole

TIME	READING
10:30	10.25"
10:35	14"
10:40	16.5"
10:45	18.25"
10:50	20"
11:00	22.25"

Perc Rate: 4.4 min/inch

Perc 14
Depth: 35"

TIME	READING
10:46	4.5"
10:50	5.75"
10:54	7"
11:02	8.75"
11:08	9.5"
11:16	10.5"
11:24	11.5"

Perc Rate: 8.0 min/inch

DETAIL SHEET No. 1

PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 5 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

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SANITARY DESIGN CRITERIA

LOT 1
TP 1–1 & 1–2
Depth to restrictive layer = 55 in. avg.
Slope % = 2.5 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 2 in.
System Size = 495 s.f.

Hydraulic Factor = 24
Flow Factor = 1.50
Perc Factor = 1.00

24 x 1.50 x 1.00 = 36.0'

MLSS = 36.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 2
TP 2–1 & 2–2
Depth to restrictive layer = 28 in. avg.
Slope % = 7.7 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 28
Flow Factor = 1.50
Perc Factor = 1.00

28 x 1.50 x 1.00 = 42.0'

MLSS = 42.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 3
TP 3–1 & 3–2
Depth to restrictive layer = 27 in. avg.
Slope % = 5.6 %
Number of Bedrooms = 3
Percolation rate = 10.6 min/in
Max. depth into exist. grade = 9 in.
System Size = 675 s.f.

Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.25

30 x 1.50 x 1.25 = 56.3'

MLSS = 56.3'
Proposed Leaching System
56.3 l.f. GST 6218

LOT 4
TP 4–1 & 4–2
Depth to restrictive layer = 33 in. avg.
Slope % = 3.2 %
Number of Bedrooms = 3
Percolation rate = 2.9 min/in
Max. depth into exist. grade = 8 in.
System Size = 495 s.f.

Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.00

30 x 1.50 x 1.00 = 45.0'

MLSS = 45.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 5
TP 5–1 & 5–2
Depth to restrictive layer = 35 in. avg.
Slope % = 2.9 %
Number of Bedrooms = 3
Percolation rate = 3.3 min/in
Max. depth into exist. grade = 11 in.
System Size = 495 s.f.

Hydraulic Factor = 34
Flow Factor = 1.50
Perc Factor = 1.00

34 x 1.50 x 1.00 = 51.0'

MLSS = 51.0'
Proposed Leaching System
55 l.f. Mantis 536–8

LOT 6
TP 6–1 & 6–2
Depth to restrictive layer = 51 in. avg.
Slope % = 6.2 %
Number of Bedrooms = 3
Percolation rate = 10.0 min/in
Max. depth into exist. grade = 16 in.
System Size = 495 s.f.

Hydraulic Factor = 18
Flow Factor = 1.50
Perc Factor = 1.00

18 x 1.50 x 1.00 = 27.0'

MLSS = 27.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 7
TP 7–1 & 7–2
Depth to restrictive layer = 32 in. avg.
Slope % = 8.3 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 24
Flow Factor = 1.50
Perc Factor = 1.00

24 x 1.50 x 1.00 = 36.0'

MLSS = 36.0'
Proposed Leaching System
45 l.f. Mantis 536–8

SANITARY DESIGN CRITERIA

LOT 8
TP 8–1 & 8–2
Depth to restrictive layer = 29 in. avg.
Slope % = 5.4 %
Number of Bedrooms = 3
Percolation rate = 3.2 min/in
Max. depth into exist. grade = 3 in.
System Size = 495 s.f.

Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.00

30 x 1.50 x 1.00 = 45.0'

MLSS = 45.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 9
TP 9–1 & 9–2
Depth to restrictive layer = 36 in. avg.
Slope % = 6.2 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 8 in.
System Size = 495 s.f.

Hydraulic Factor = 26
Flow Factor = 1.50
Perc Factor = 1.00

26 x 1.50 x 1.00 = 39.0'

MLSS = 39.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 10
TP 10–2 & 10–3
Depth to restrictive layer = 29 in. avg.
Slope % = 3.6 %
Number of Bedrooms = 3
Percolation rate = 4.0 min/in
Max. depth into exist. grade = 4 in.
System Size = 495 s.f.

Hydraulic Factor = 34
Flow Factor = 1.50
Perc Factor = 1.00

34 x 1.50 x 1.00 = 51.0'

MLSS = 51.0'
Proposed Leaching System
55 l.f. Mantis 536–8

LOT 11
TP 11–1 & 11–2
Depth to restrictive layer = 27 in. avg.
Slope % = 4.4 %
Number of Bedrooms = 3
Percolation rate = 4.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.00

30 x 1.50 x 1.00 = 45.0'

MLSS = 45.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 12
TP 12–1 & 12–2
Depth to restrictive layer = 34 in. avg.
Slope % = 8.9 %
Number of Bedrooms = 3
Percolation rate = 4.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 24
Flow Factor = 1.50
Perc Factor = 1.00

24 x 1.50 x 1.00 = 36.0'

MLSS = 36.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 13
TP 13–1 & 13–2
Depth to restrictive layer = 31 in. avg.
Slope % = 6.9 %
Number of Bedrooms = 3
Percolation rate = 4.4 min/in
Max. depth into exist. grade = 4 in.
System Size = 495 s.f.

Hydraulic Factor = 26
Flow Factor = 1.50
Perc Factor = 1.00

26 x 1.50 x 1.00 = 39.0'

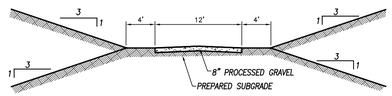
MLSS = 39.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 14
TP 14–1 & 14–2
Depth to restrictive layer = 34 in. avg.
Slope % = 12.9 %
Number of Bedrooms = 3
Percolation rate = 8.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 20
Flow Factor = 1.50
Perc Factor = 1.00

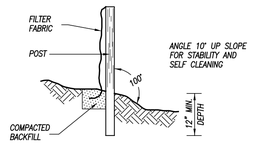
20 x 1.50 x 1.00 = 30.0'

MLSS = 30.0'
Proposed Leaching System
45 l.f. Mantis 536–8



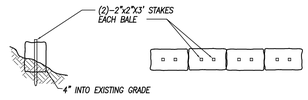
RESIDENTIAL GRAVEL DRIVEWAY DETAIL

NOT TO SCALE



SILT FENCE

NOT TO SCALE



HAYBALE BARRIER

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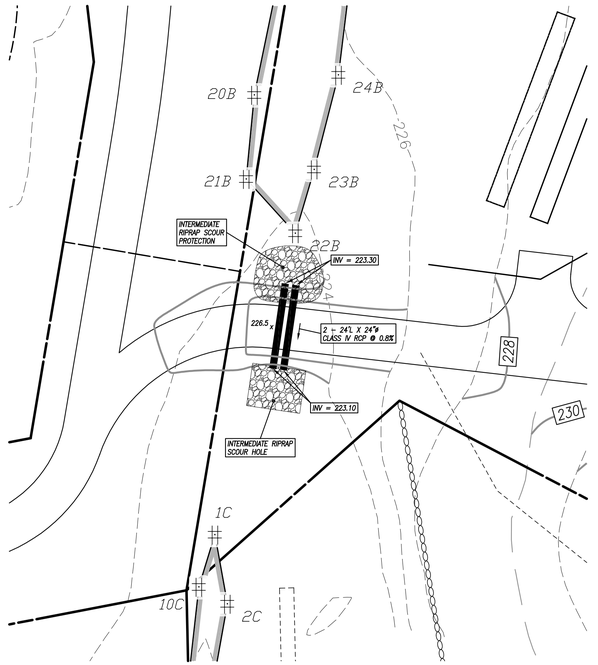
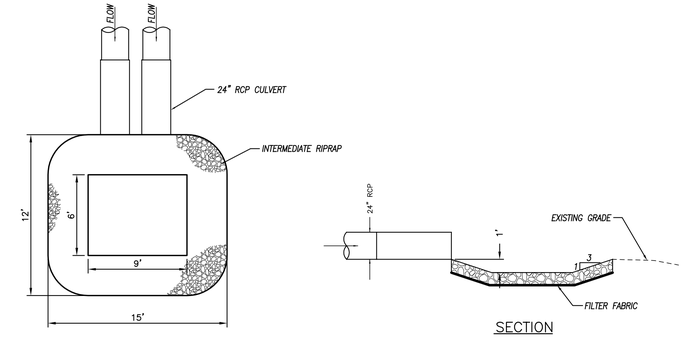


LOT 3 DRIVEWAY CULVERT DETAIL

SCALE: 1" = 20'



PREFORMED RIPRAP SCOUR HOLE

NOT TO SCALE

DETAIL SHEET No. 2

PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

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SCALE: AS SHOWN	DESIGN: DJH
SHEET: 6 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

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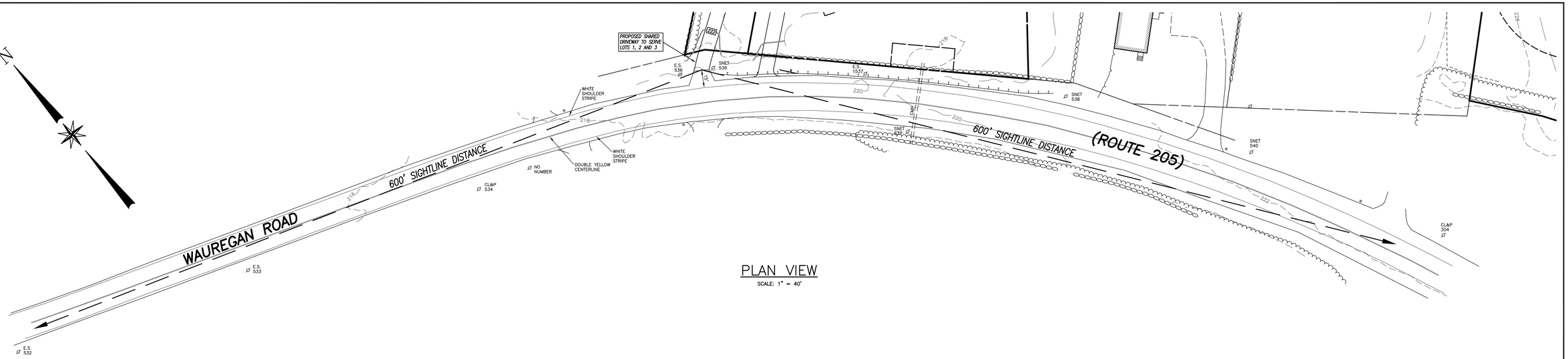
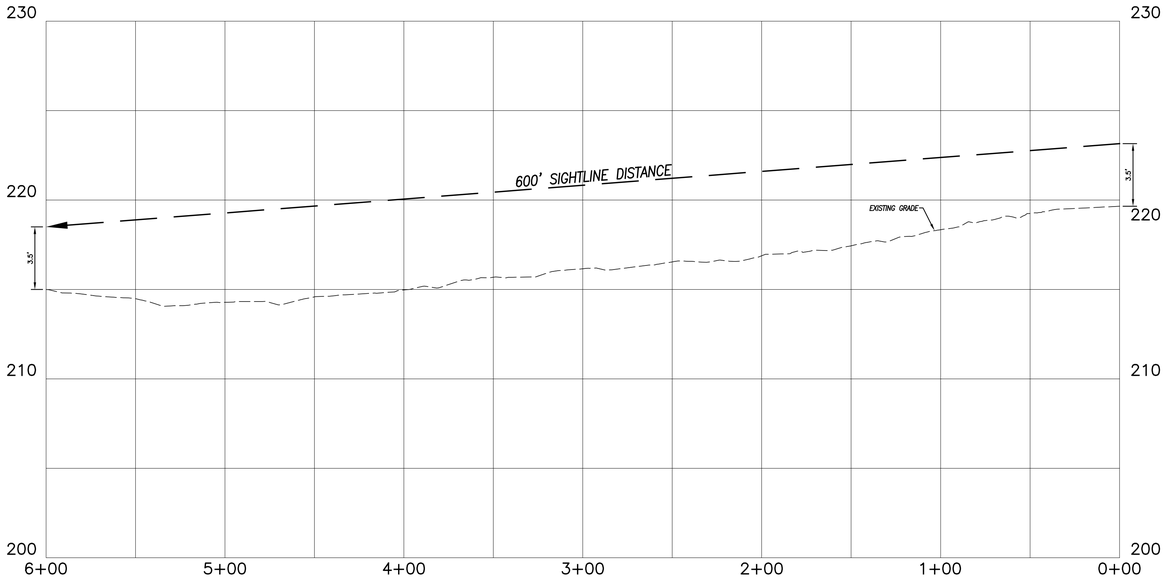


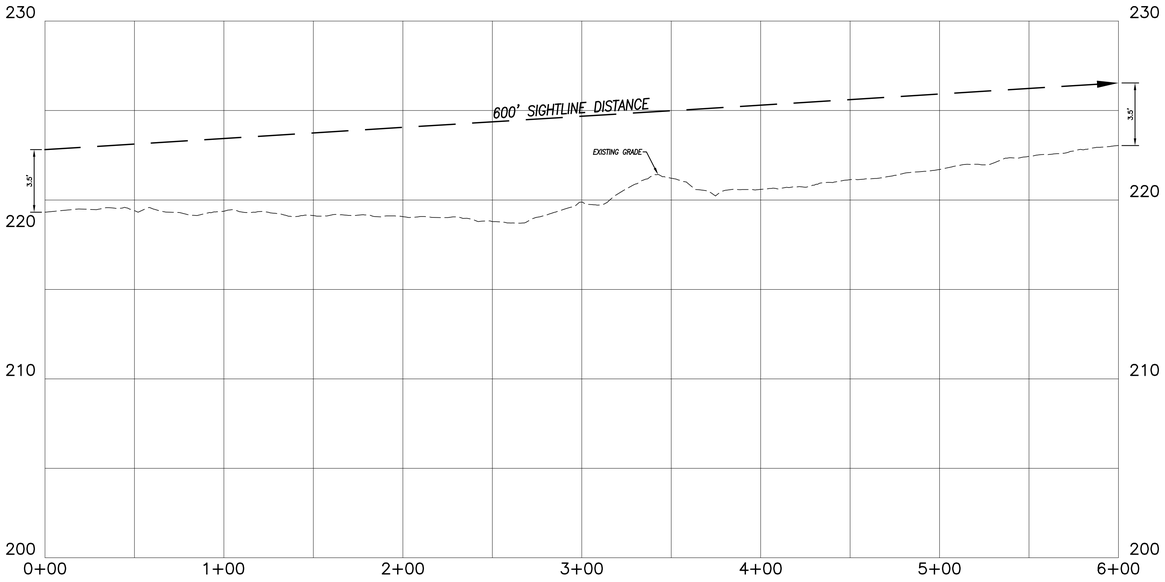
PLAN VIEW

SCALE: 1" = 40'



LOT 2 WESTERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



LOT 2 EASTERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

HORIZONTAL SCALE IN FEET
40 20 0 40
4 2 0 4
VERTICAL SCALE IN FEET

SIGHTLINE DEMONSTRATION PLAN No. 1
LOTS 1, 2 & 3
PREPARED FOR
KA&G INVESTMENTS LLC
PROPOSED 14 LOT RESUBDIVISION
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

ENGINEER DATE

REVISIONS	
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11/15/2023	SOIL TEST DATA

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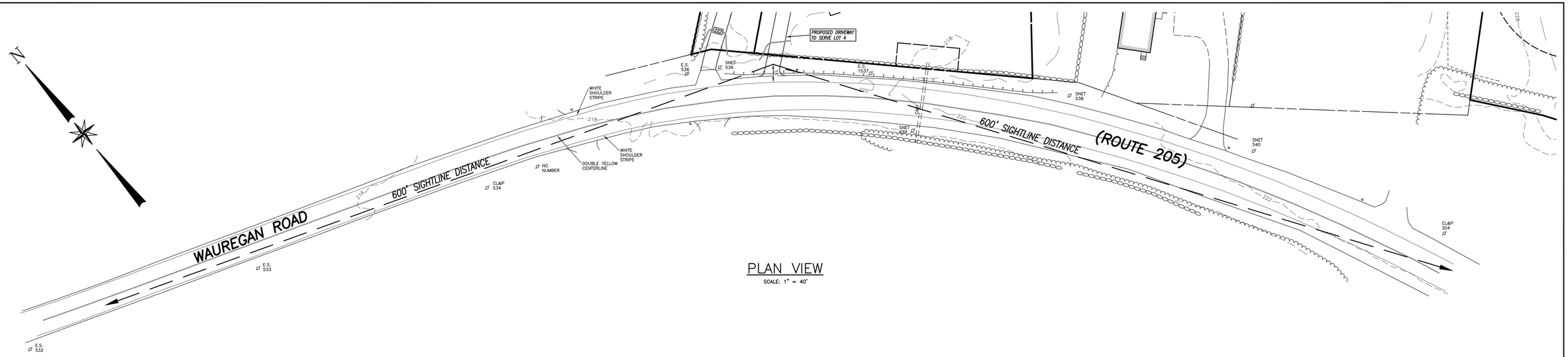
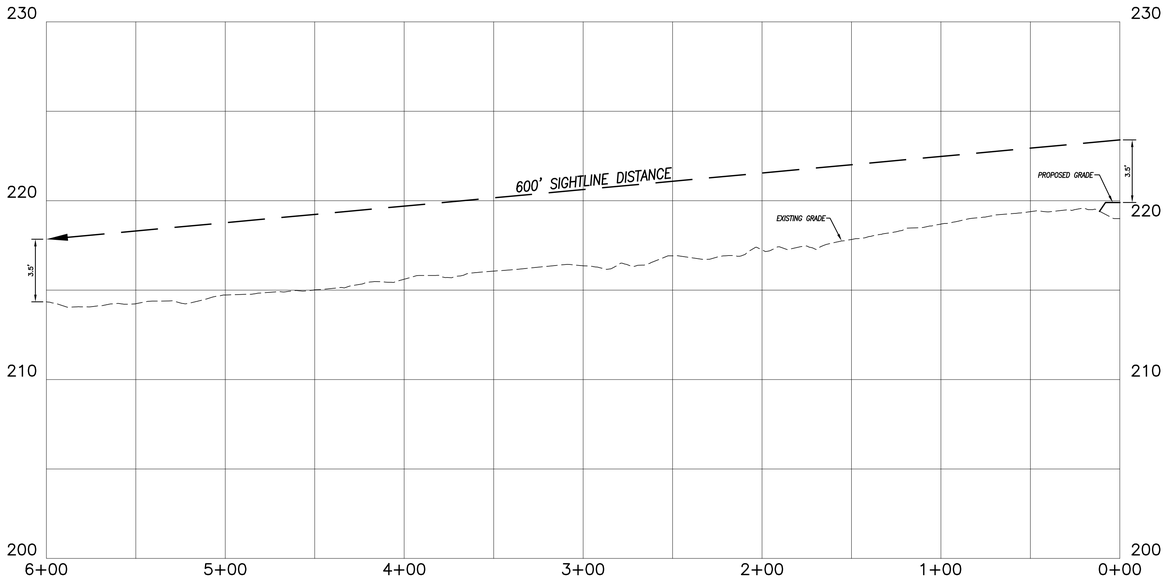


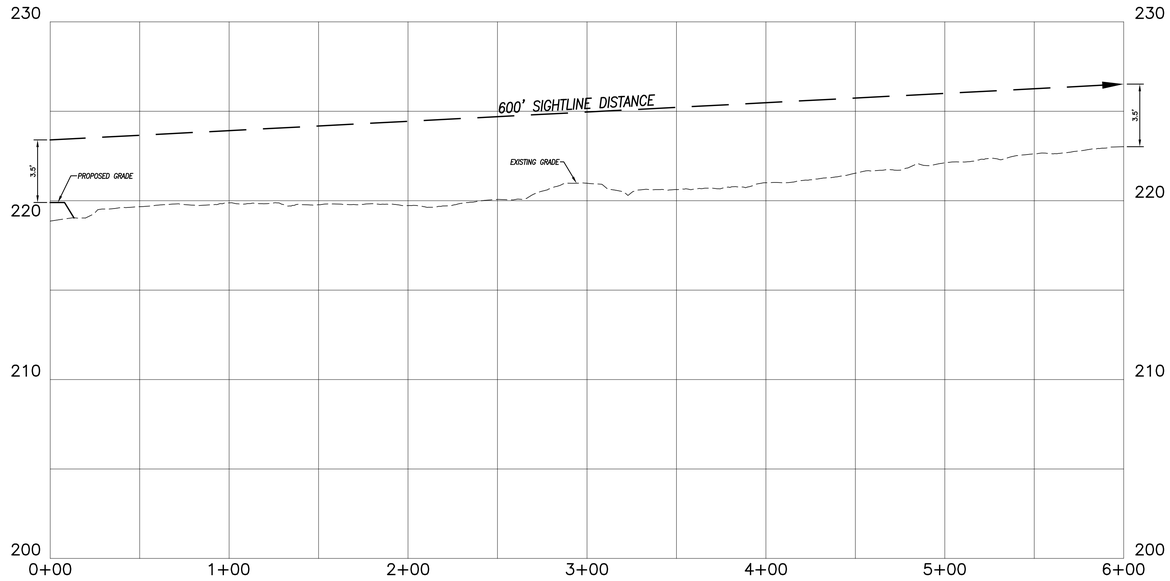
PLAN VIEW

SCALE: 1" = 40'



LOT 4 WESTERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



LOT 4 EASTERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

HORIZONTAL SCALE IN FEET
40 20 0 40
VERTICAL SCALE IN FEET
4 2 0 4

ENGINEER DATE

SIGHTLINE DEMONSTRATION PLAN No. 2
LOT 4
PREPARED FOR
KA&G INVESTMENTS LLC
PROPOSED 14 LOT RESUBDIVISION
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 8 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

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Structural • Mechanical • Architectural Engineering

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