JOSEPH R. THEROUX
~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992~ FAX 860-376-6842
P.O. BOX 32, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ WETLAND IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION/VALUE ASSESSMENTS

11/27/20

ARCHER SURVEYING
P.O. BOX 22
BROOKLYN, CT. 06234

RE: WETLAND INVESTIGATION, DAY STREET PARCELS, (MAP: 019-42-31 AND MAP: 019-42-32), BROOKLYN, CT.

DEAR MR. ARCHER:

AT YOUR REQUEST I HAVE INVESTIGATED THE ABOVE REFERENCED PARCELS FOR INLAND WETLANDS AND WATERCOURSES AND NONE WERE FOUND ON OR ADJACENT TO THESE PROPERTIES.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.

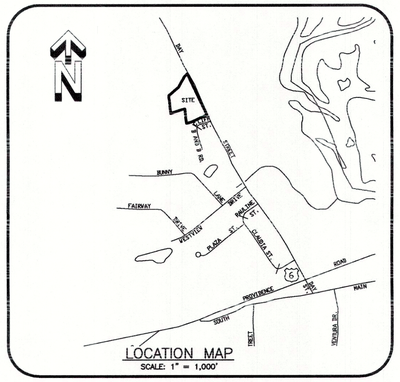
4 LOT SUBDIVISION

PREPARED FOR

CNG Holdings LLC

Day Street
Brooklyn, Connecticut

April 12, 2021



LOCATION MAP
SCALE: 1" = 1,000'

APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

CHAIRMAN DATE

Expiration date per section 22A-42A of the Connecticut General Statutes. Date: _____

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Expiration date per section 8-26C of the Connecticut General Statutes. Date: _____

PREPARED BY

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, Connecticut
(860) 886-1966 Fax (860) 886-9165
e-mail: cla@claengineers.com

INDEX OF DRAWINGS

Lot 32
Area: 187,409 +/- Sq.Ft.
4.30 +/- Acres

Day Street

N 26°53'49" W 635.95'

N 44°26'22" E 53.90'

N 21°11'09" E 111.21'

N/F
Jennifer Nemeth
Map 42 // Lot 34

Lot 32
Area: 187,409 +/- Sq.Ft.
4.30 +/- Acres

Existing House

Existing Paved Driveway

Existing Garage (Removed)

Existing Pool

S 64°08'04" W 234.67'

Cliff Street

Iron Pipe (f)

B&B Street

N 08°09'24" W 202.46'

S 15°12'56" E 70.64'

Iron Pipe (f)

N 74°12'40" E 76.06'

Existing Driveway

N 48°04'51" E 182.23'

N 71°15'01" E 135.06'

N/F
William Green

N 07°43'24" W 248.48'

N 68°08'01" E 70.85'

Existing House

N 71°21'25" E 135.12'
Reference Line Only

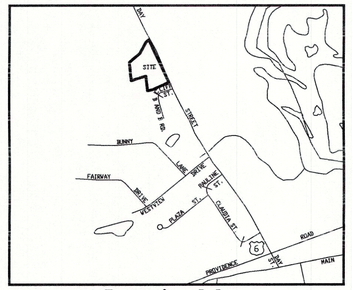
N/F
John Bassett
Map 42 // Lot 31

Shed

Iron Pipe (f)

N/F
Richard Green
Map 42 // Lot 32A

N/F
CNG Holdings LLC
Map 42 // Lot 32B



Location Map

SCALE
1000 0 1000
1" = 1000 FT

Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps In State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996

- This Survey conforms to a Class "A-2" Horizontal Accuracy

- Survey Type: Existing Conditions Survey
- Boundary Determination: Resurvey
- Intent: Depict Existing Conditions with Respect to Property Lines

2. Parcels shown as 32 on Assessors Tax Map 42 of the Brooklyn Assessors Office

3. Property is owned by: CNG Holdings LLC

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- 100 YEAR FLOOD LIMIT
- EXISTING TREELINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- PROPERTY POINT
- UTILITY POLE (CL&P 1645)

To My Knowledge and Belief this Map is substantially Correct as noted hereon.

Paul M. Archer LLS #70013 Date

No Certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

REVISIONS	

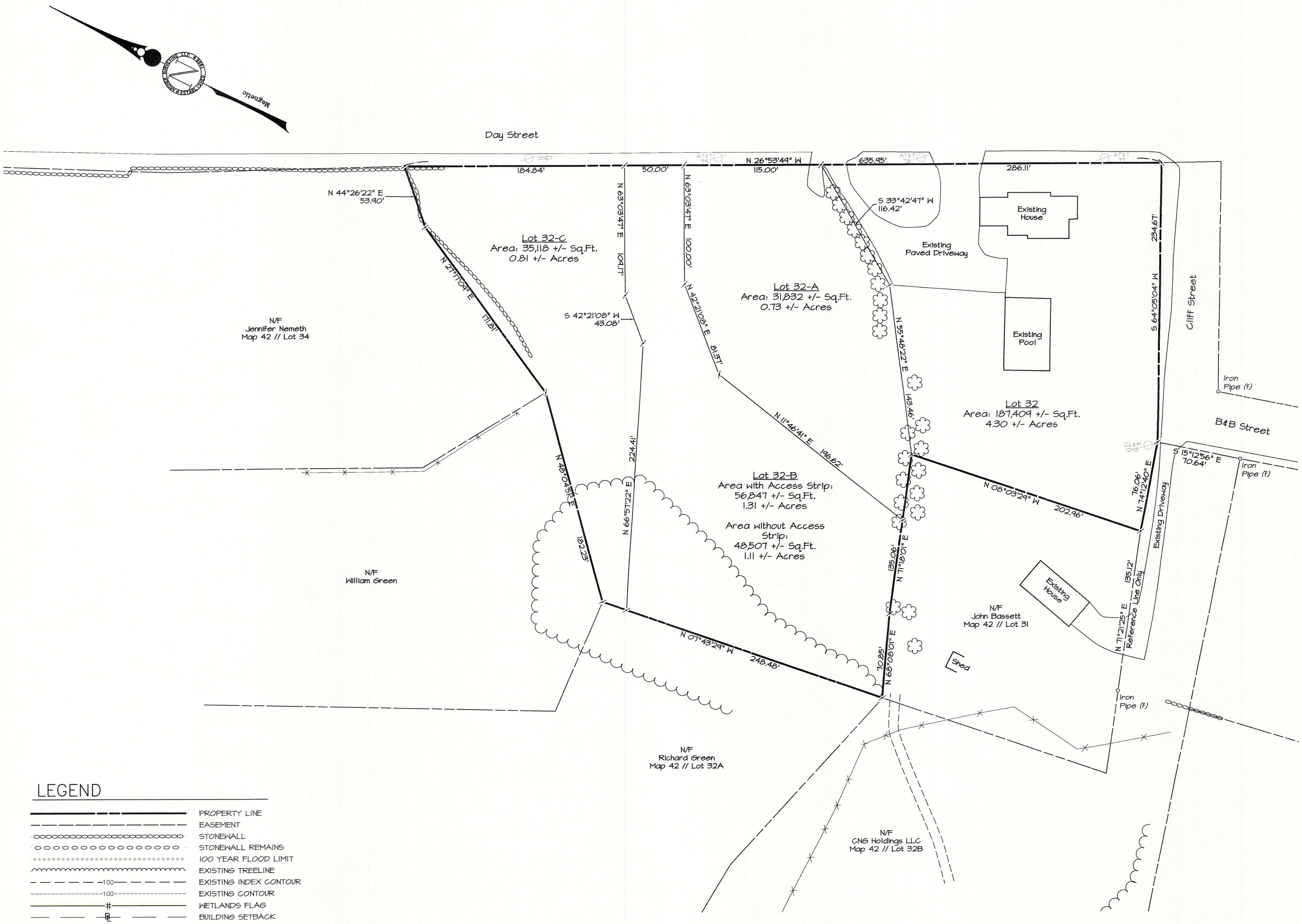
Existing Condition Plan

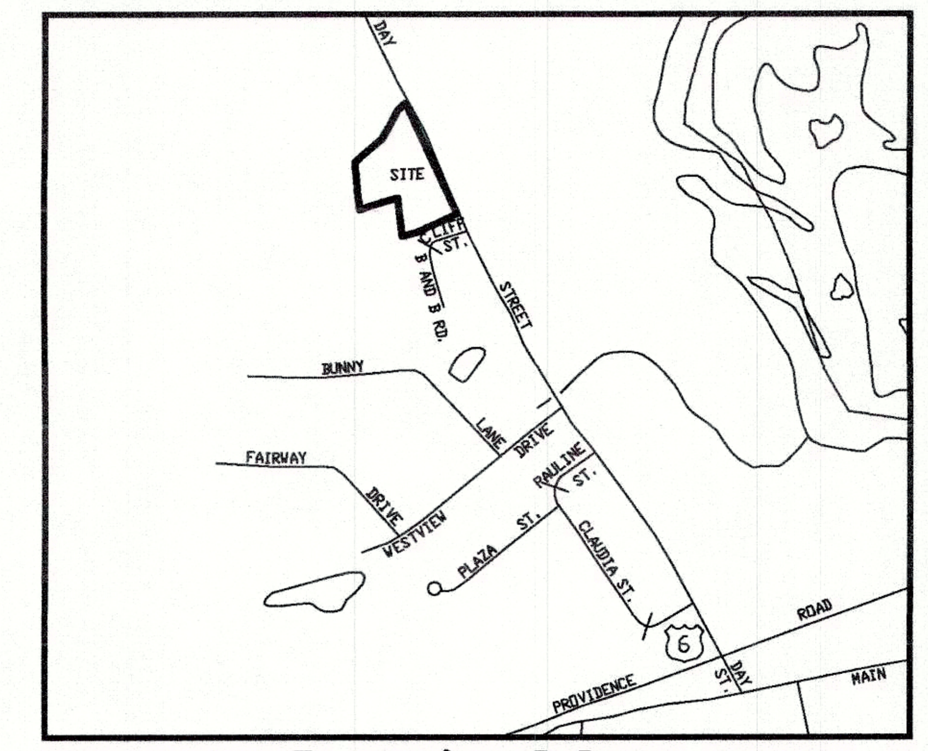
Prepared For:
CNG Holdings LLC
Day Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=10'
0 5 10 20

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No.	Project No.	Date:
2 OF 7	1892	April 12, 2021





Location Map

SCALE

1000 0 1000

1" = 1000 FT

Notes

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

- This Survey conforms to a Class "A2" Horizontal Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary
  Original on Proposed Boundary
- Intent: 4 Lot Subdivision

2. Total Lot Area = 4.30 Acres
   Total Area of Subdivision = 4.30 Acres

3. Zone = R-30

4. Owner / Applicant = CNG Holdings LLC
   89 Covell Road
   Pomfret Center, CT 06259

5. Parcel is shown as Lot #32 on Assessor's Map #42

6. This Subdivision does not include land areas within the Federal Emergency Management Agency's 100 year flood hazard area

7. There are not Known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping

8. Parcel does not lie within an aquifer protection area

9. The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.

10. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83)

11. Passive Solar Energy techniques were considered in the design of the subdivision

12. As per the Wetlands Report by Joseph Theroux, Soil Scientist, there are no wetlands located on the property

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- 100 YEAR FLOOD LIMIT
- EXISTING TREELINE
- EXISTING INDEX CONTOUR (100)
- EXISTING CONTOUR (100)
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- PROPERTY POINT
- UTILITY POLE

ARCHER Surveying LLC

Subdivision Plan

"4 Lot Subdivision"

Prepared For:

CNG Holdings LLC

Day Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=10'   0 5 10 20

REVISIONS

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No.	3 OF 7	Project No.	1892	Date:	April 12, 2021

Notes

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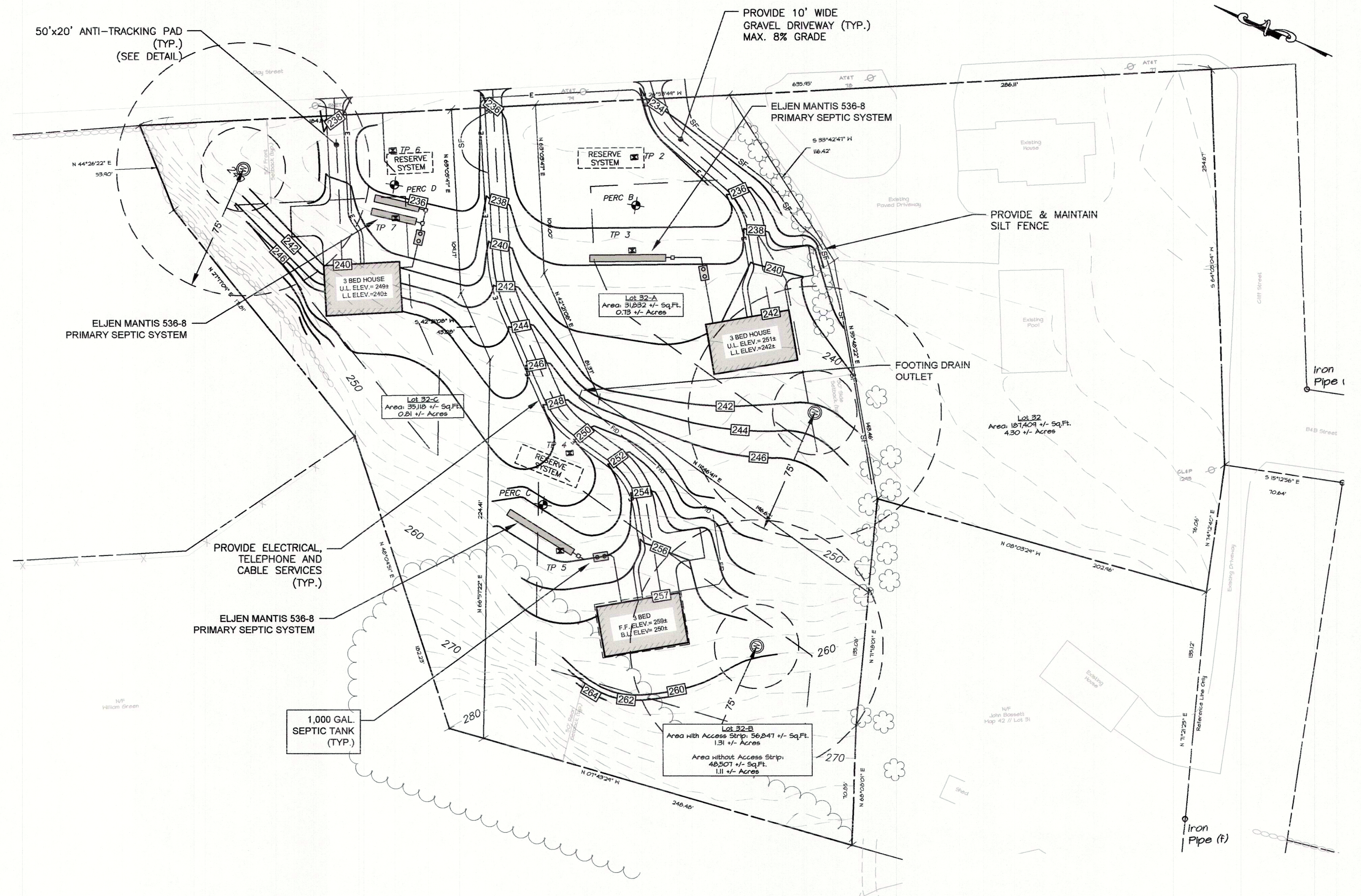


LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- 100 YEAR FLOOD LIMIT
- EXISTING TREELINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- PROPERTY POINT
- UTILITY POLE

SCALE: 1"=40'

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY:Maureen Marcoux

WITNESSED BY:NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATE: 03/10/2021

TEST PIT: 2	
0" - 24"	Junk Fill Material
24" - 43"	Loamy Sand, Some Stone
43" - 104"	Compact Loamy Fine Sand, Some Stone
MOTTLES:	43"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	43"

TEST PIT: 3	
0" - 8"	Topsoil
8" - 34"	Loamy Sand, Rocks
34" - 86"	Mod. Compact Loamy Fine Sand, Rocks
MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	34"

TEST PIT: 4	
0" - 9"	Topsoil
9" - 39"	Loamy Sand, Rocks
39" - 97"	Grey Mod. Compact Loamy Fine Sand
MOTTLES:	39"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	39"

TEST PIT: 5	
0" - 11"	Topsoil Some Lrg Rocks
11" - 31"	Sandy Loam, Some Lrg Rocks
31" - 52"	Loamy Sand
52-"	Grey Mod. Comp. Loamy Fine Sand
MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	52"

TEST PIT: 6	
0" - 12"	Topsoil Some Lrg Rocks
12" - 25"	Sandy Loam, Some Lrg Rocks
25" - 46"	Loamy Sand, Some Lrg Rocks
46" - 103"	Mod. Compact Loamy Fine Sand, Lrg Rocks
MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	46"

TEST PIT: 7	
0" - 9"	Topsoil Some Rocks
9" - 22"	Sandy Loam some Rocks
22" - 39"	Loamy sand, some rocks
39" - 98"	Mod Compact Loamy Fine Sand, stones
MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	39"

PERCOLATION DATA
PERC B - DEPTH 44"

TIME	DROP (INCHES)
10:55	5.5
11:00	7.5
11:06	9.0
11:12	10.25
11:18	11

PERCOLATION RATE > 8.0 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 3/10/2021
PERFORMED BY Maureen Marcoux

PERCOLATION DATA
PERC C - DEPTH 26"

TIME	DROP (INCHES)
10:05	7.25
10:08	9.0
10:16	11.5
10:26	13.5
10:36	15.5
10:46	17.0

PERCOLATION RATE > 6.6 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 3/10/2021
PERFORMED BY Maureen Marcoux

PERCOLATION DATA
PERC D - DEPTH 42"

TIME	DROP (INCHES)
10:58	2.75
11:04	5.25
11:10	7.0
11:20	9.25
11:30	11.25

PERCOLATION RATE > 5.0 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 3/10/2021
PERFORMED BY Maureen Marcoux

LOT 32-C CONCEPT SEPTIC SYSTEM

SINGLE FAMILY - 3 BEDROOM HOUSE		UNIT
PERCOLATION RATE:	5.0	Min/In
EFFECTIVE LEACHING AREA REQUIRED =	495.0	SF
USE ELJEN MANTIS 536-8		
EFFECTIVE LEACHING AREA OF GALLERY =	11.0	SF/LF
REQUIRED LENGTH =	45.0	LF
MLSS CALCULATION		
HYDRAULIC FACTORS:		
DOWNSTREAM SLOPE =	5.0	%
DEPTH TO RESTRICTIVE LAYER	39.0	IN
HYDRAULIC FACTOR (HF) =	18.0	
FLOW FACTOR (FF) =	1.5	
PERCOLATION FACTOR (PF) =	1.0	
MLSS REQUIRED = HF x FF x PF	27.0	LF
PROPOSED SYSTEM		
NUMBER OF ROWS OF 536-8 Full Profile	2.0	
MLSS PROVIDED	27.0	LF
LEACHING AREA PROVIDED =	594	SF

LOT 32-B CONCEPT SEPTIC SYSTEM

SINGLE FAMILY - 3 BEDROOM HOUSE		UNIT
PERCOLATION RATE:	6.6	Min/In
EFFECTIVE LEACHING AREA REQUIRED =	495.0	SF
USE ELJEN MANTIS 536-8		
EFFECTIVE LEACHING AREA OF GALLERY =	11.0	SF/LF
REQUIRED LENGTH =	45.0	LF
MLSS CALCULATION		
HYDRAULIC FACTORS:		
DOWNSTREAM SLOPE =	15.0	%
DEPTH TO RESTRICTIVE LAYER	39.0	IN
HYDRAULIC FACTOR (HF) =	18.0	
FLOW FACTOR (FF) =	1.5	
PERCOLATION FACTOR (PF) =	1.0	
MLSS REQUIRED = HF x FF x PF	27.0	LF
PROPOSED SYSTEM		
NUMBER OF ROWS OF 536-8 Full Profile	1.0	
MLSS PROVIDED	45.0	LF
LEACHING AREA PROVIDED =	495	SF

LOT 32-A CONCEPT SEPTIC SYSTEM

SINGLE FAMILY - 3 BEDROOM HOUSE		UNIT
PERCOLATION RATE:	8.0	Min/In
EFFECTIVE LEACHING AREA REQUIRED =	495.0	SF
USE ELJEN MANTIS 536-8		
EFFECTIVE LEACHING AREA OF GALLERY =	11.0	SF/LF
REQUIRED LENGTH =	45.0	LF
MLSS CALCULATION		
HYDRAULIC FACTORS:		
DOWNSTREAM SLOPE =	5.0	%
DEPTH TO RESTRICTIVE LAYER	34.0	IN
HYDRAULIC FACTOR (HF) =	26.0	
FLOW FACTOR (FF) =	1.5	
PERCOLATION FACTOR (PF) =	1.0	
MLSS REQUIRED = HF x FF x PF	39.0	LF
PROPOSED SYSTEM		
NUMBER OF ROWS OF 536-8 Full Profile	1.0	
MLSS PROVIDED	45.0	LF
LEACHING AREA PROVIDED =	495	SF

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

CLA Engineers, Inc.
Civil · Structural · Surveying
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

No.	DATE	REVISION

STATE OF CONNECTICUT ROBERT A. DELUCA 18756 LICENSED PROFESSIONAL ENGINEER

CNG HOLDINGS, LLC

SUBDIVISION
DAY STREET
BROOKLYN, CT

GRADING AND SEPTIC DESIGN PLAN

Project No. CLA-6736
Proj. Engineer R.A.D.
Date: 04/21/21
Sheet No. 4 of 7

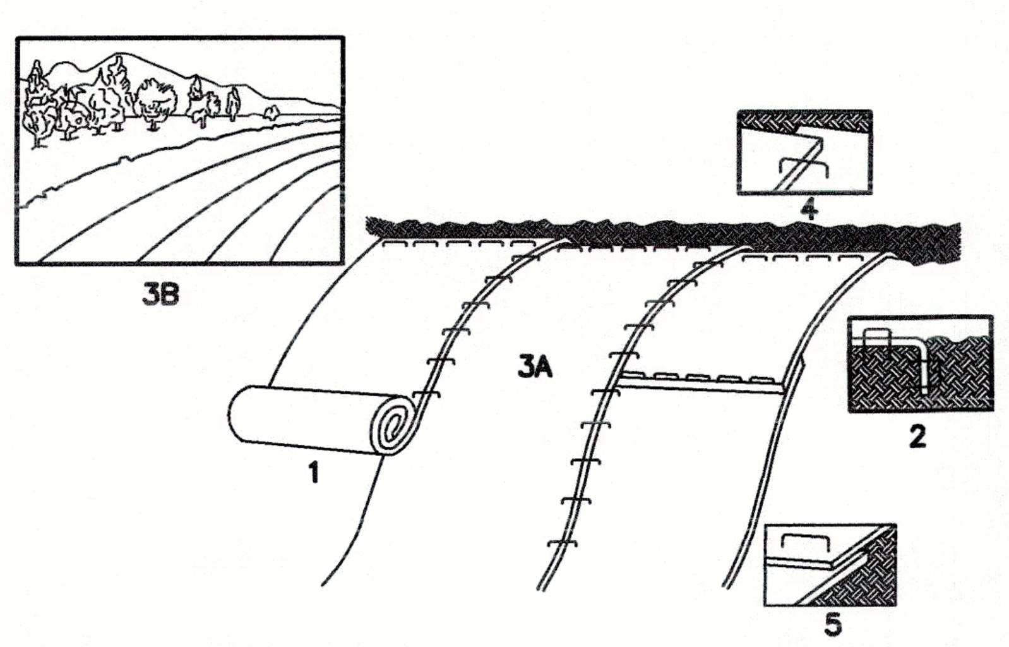
CLA

EROSION & SEDIMENTATION CONTROL NARRATIVE

1. THE EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
2. THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDED SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS NEEDED OR DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
5. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS. TEMPORARY VEGETATIVE COVER MAY BE REQUIRED (SEE NOTE).
6. INLET SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED UNDER THE GRATES OF ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION, AND UNDER THE GRATES OF EXISTING CATCH BASINS IN THE CONSTRUCTION AREA.
7. CONTINUOUS DUST CONTROL USING WATER, CALCIUM CHLORIDE OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED ROADWAY SURFACES.
8. IF DEWATERING IS NECESSARY DURING ANY TIME OF CONSTRUCTION A CLEAR WATER DISCHARGE SHALL BE PROVIDED AS SHOWN IN THE HAY-BALE BARRIER DEWATERING DETAIL OR ALTERNATE METHOD PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
9. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATIVE COVER SPECIFICATIONS. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL DISTURBED AREAS THAT ARE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
10. IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
11. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
12. ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
13. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE TOWN.
14. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
15. THE CONTRACTOR SHALL PROVIDE THE NAME AND EMERGENCY CONTACT INFORMATION FOR THE PROJECT PERSONNEL RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE START OF CONSTRUCTION.

NOTE: THE CONTRACTOR SHALL CONTINUALLY STORE THE FOLLOWING MATERIALS ONSITE DURING CONSTRUCTION TO MEET UNEXPECTED EROSION NEEDS

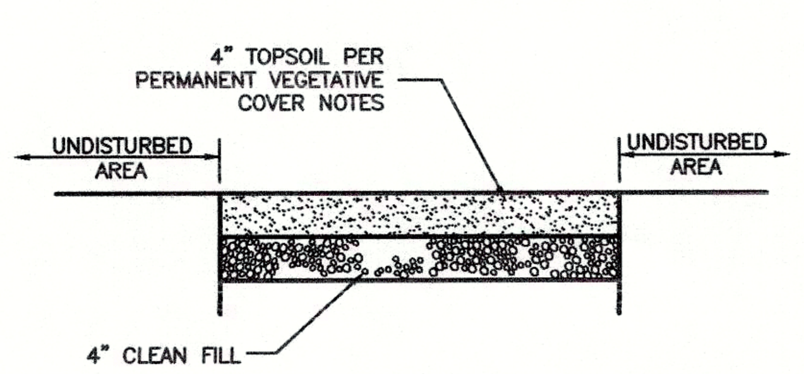
* 100 LF OF SILT FENCE
* 10 HAY BALES
* 10 CY OF WOOD CHIPS OR CRUSHED STONE



1. PROVIDE 4" THICKNESS OF TOPSOIL OVER CLEAN FILL. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED MIX PER PERMANENT VEGETATIVE COVER NOTES. (SHALL BE PAID FOR AT THE UNIT PRICE FOR LOAM, SEED, FERTILIZE & MULCH)
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP x 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKET (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

NOTE: ALL PERMANENT EROSION CONTROL BLANKETS ARE TO BE NORTH AMERICAN GREEN BIONET C125BN OR APPROVED EQUAL.

EROSION CONTROL MATTING DETAIL
(FOR 3:1 SLOPES OR GREATER)



TYPICAL LOAM & SEED SECTION DETAIL
(FOR ALL DISTURBED AREAS)

SLOPE STABILIZATION DETAILS
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 IN THE STOCKPILES HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED 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 MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS.

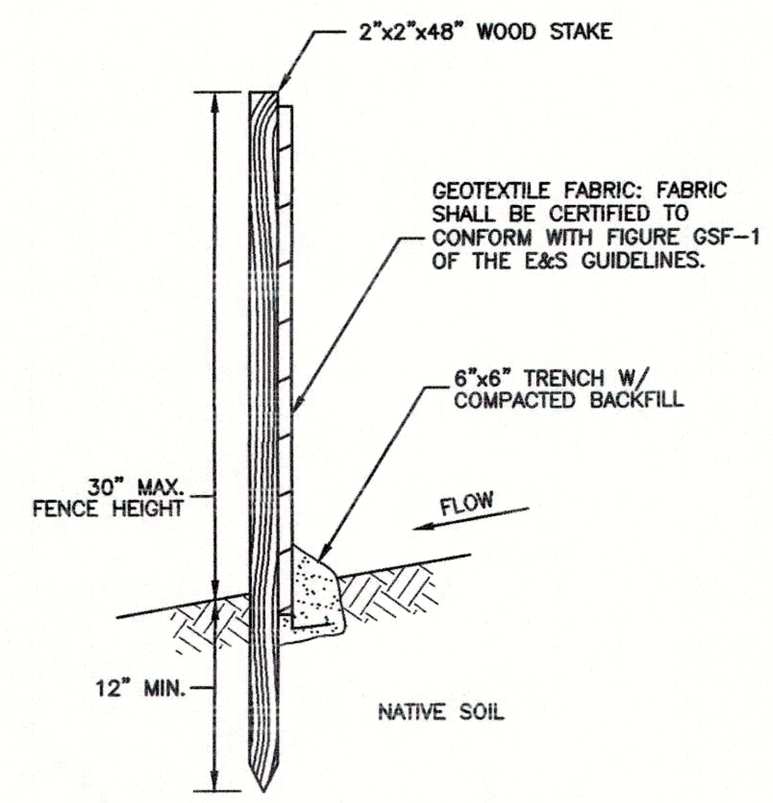
PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATIONS HAVE BEEN COMPLETED AND THE SLOPES ARE GRADED AS SHOWN ON THE PLANS. PROVIDE SLOPE PROTECTION AS CALLED FOR ON THE PLANS AND DETAILS. TOPSOIL SHALL 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.

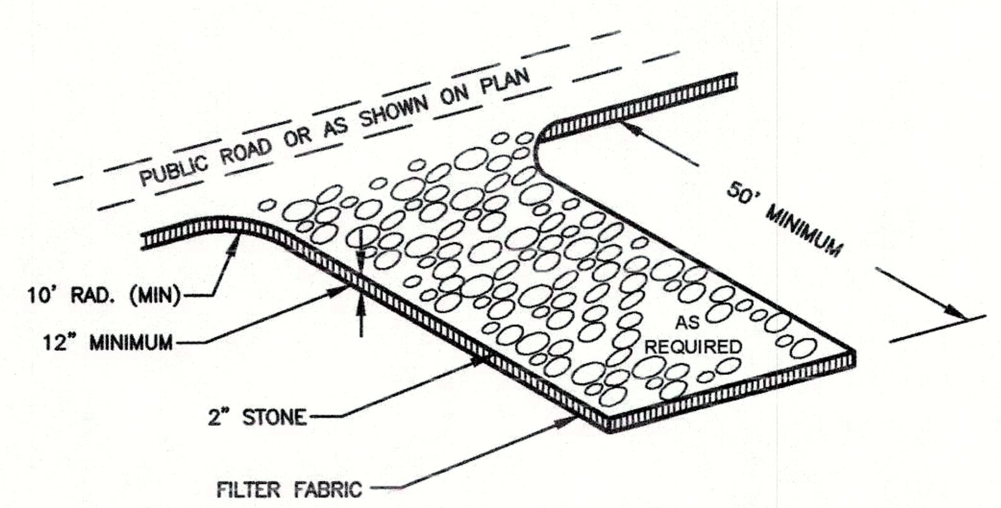
- APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F.
- APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 S.F.
- WORK LIMESTONE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES.
- INSPECT SEEDBED BEFORE SEEDING.
- IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS.
- APPLY THE FOLLOWING GRASS SEED MIX:

TYPICAL SEED MIXTURE

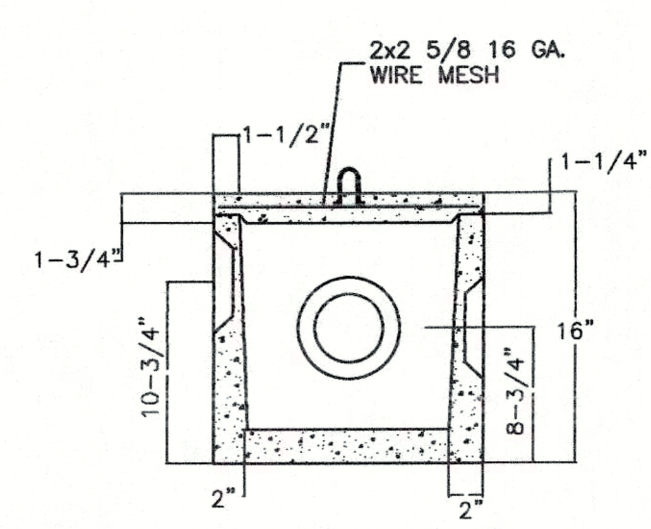
ALL DISTURBED AREAS	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00



SILT FENCE SECTION
NOT TO SCALE

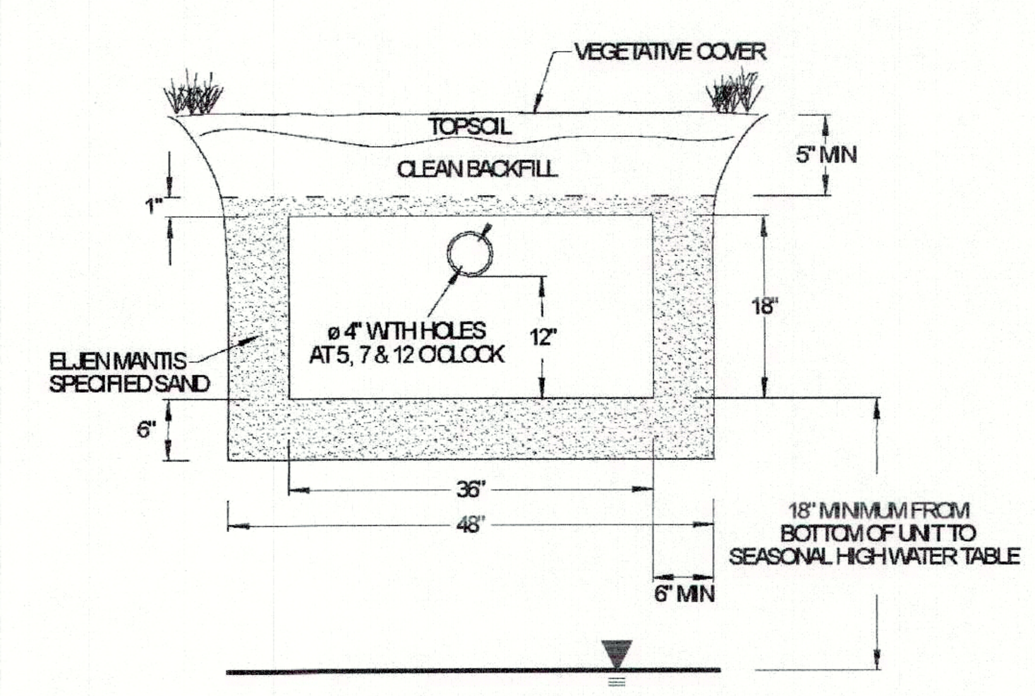


ANTI-TRACKING PAD DETAIL
NOT TO SCALE

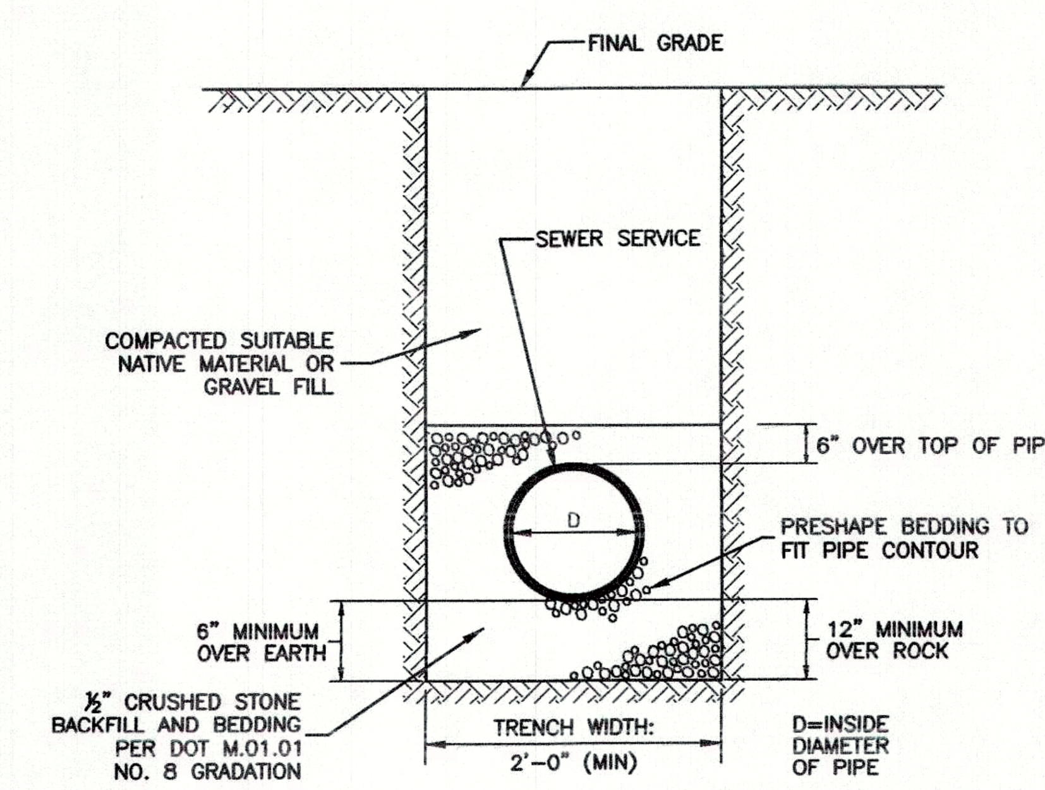


STANDARD D-BOX
NOT TO SCALE

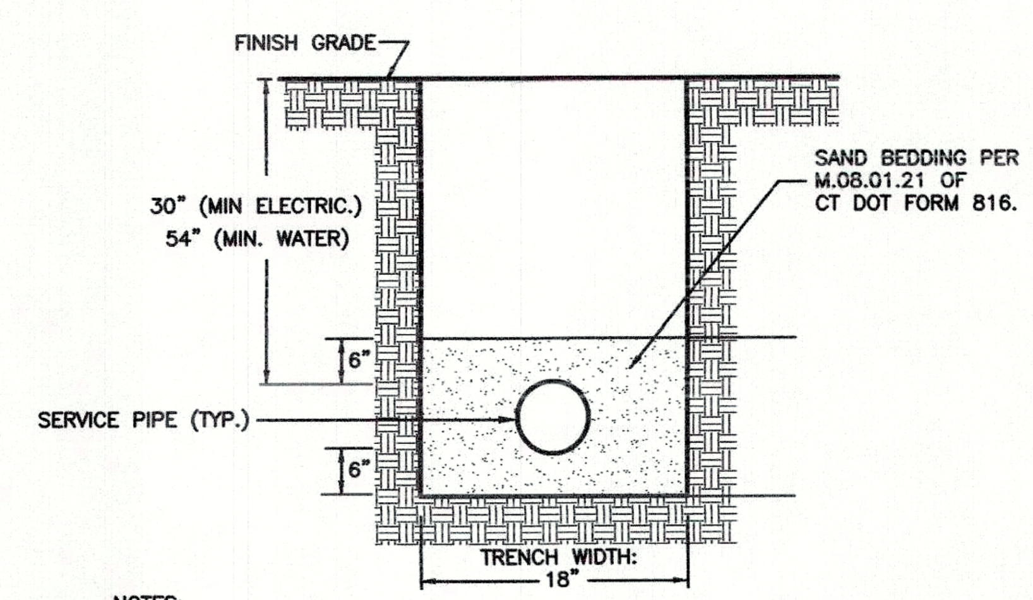
MANTIS 536-8 CROSS SECTION



NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

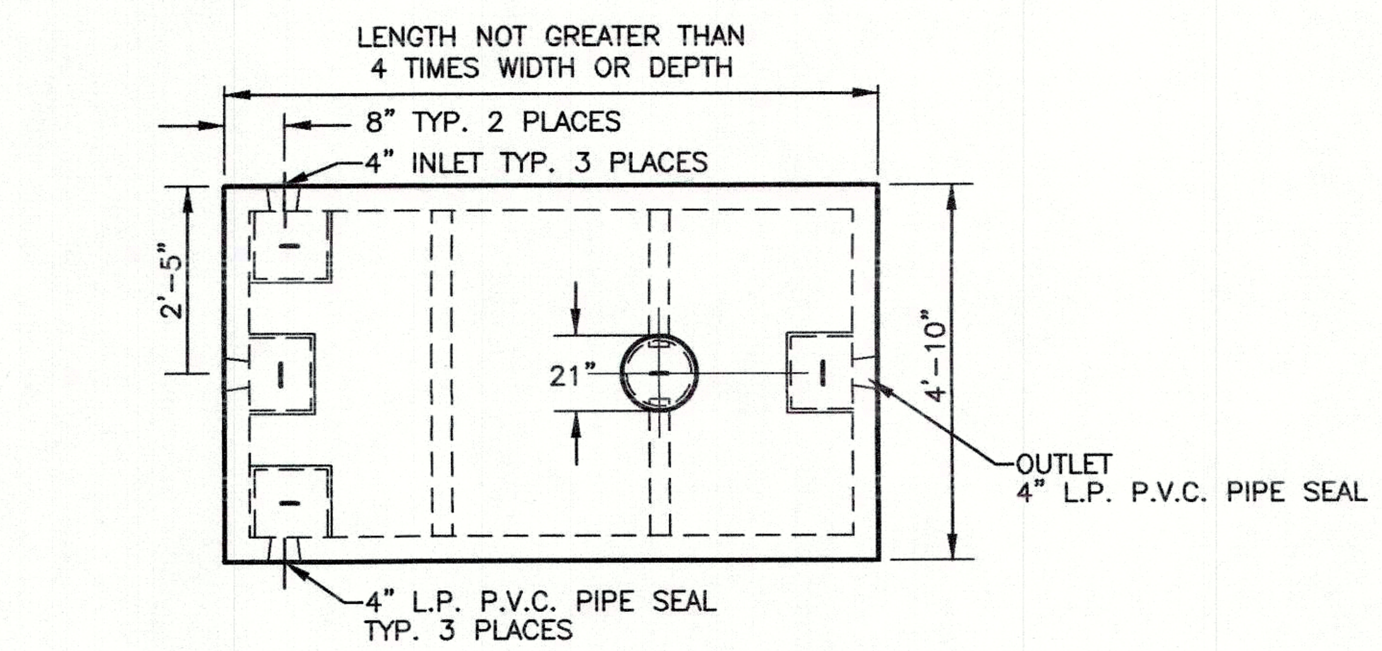


TRENCH DETAIL: SANITARY SEWER SERVICE
NOT TO SCALE

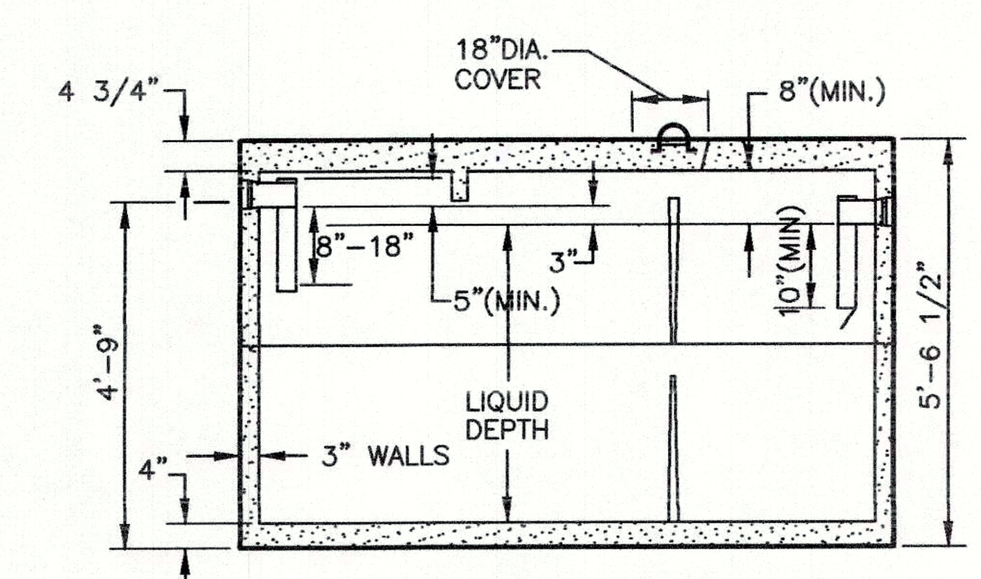


NOTES:
1. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
2. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.
5. MAINTAIN 2" SEPARATION BETWEEN MULTIPLE CONDUIT TRENCHES

TYPICAL SERVICE PIPE TRENCH DETAIL
NOT TO SCALE



PLAN VIEW



CROSS SECTION VIEW

1,000 GALLON SEPTIC TANK
NOT TO SCALE

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

No.	DATE	REVISION

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

CNG HOLDINGS, LLC

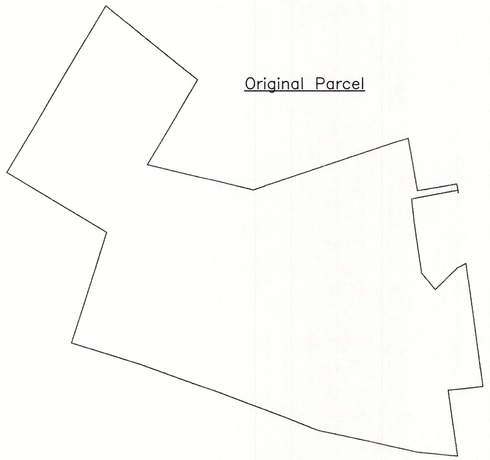
SUBDIVISION
DAY STREET
BROOKLYN, CT

NOTES & CONSTRUCTION DETAILS

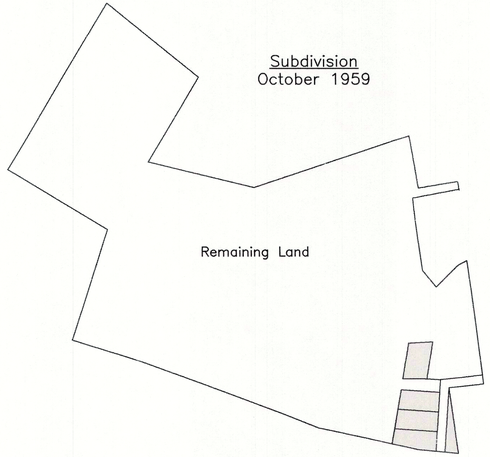
Project No. CLA-6736
Proj. Engineer R.A.D.
Date: 04/21/21
Sheet No. 5 of 7

CLA

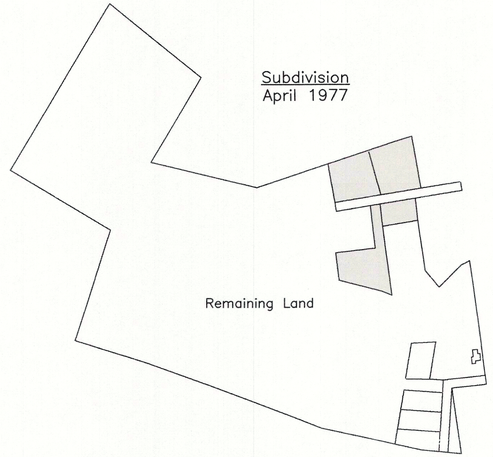
Original Parcel



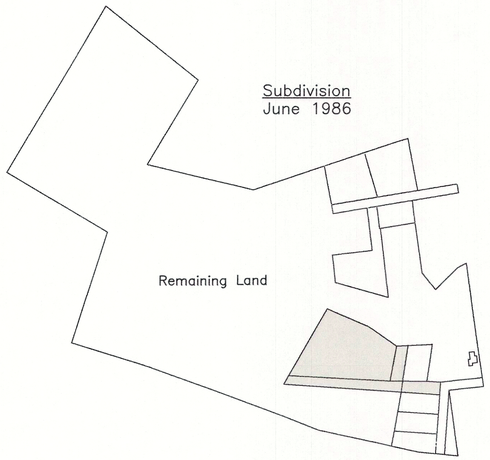
Subdivision
October 1959



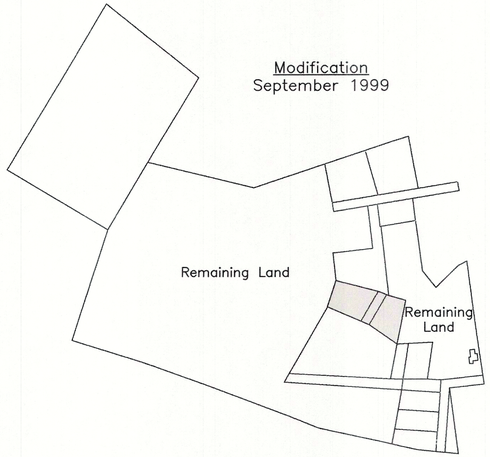
Subdivision
April 1977



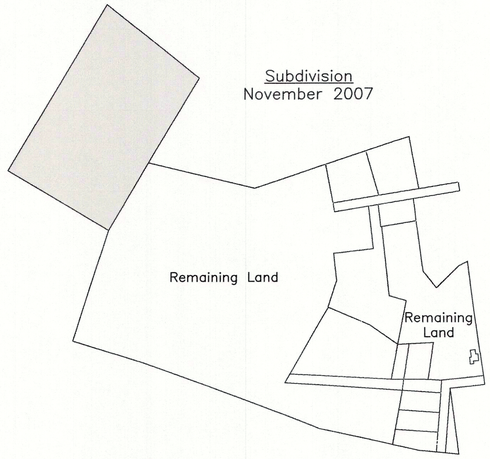
Subdivision
June 1986



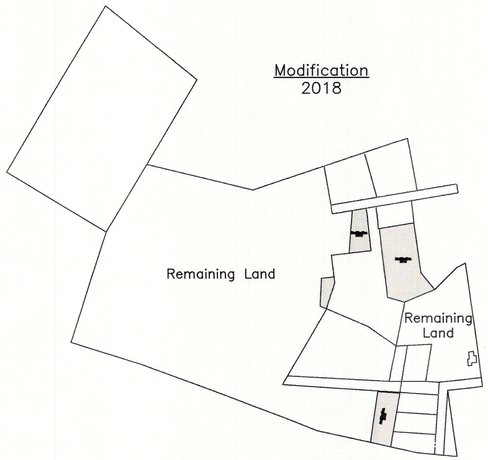
Modification
September 1999



Subdivision
November 2007



Modification
2018



Parcel History Plan

Prepared For:
CNG Holdings LLC
Day Street
Brooklyn, Connecticut

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No.	Project No.	Date:
7 OF 7	1892	April 12, 2021

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- 100 YEAR FLOOD LIMIT
- EXISTING TREELINE
- 100 EXISTING INDEX CONTOUR
- 100 EXISTING CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- PROPERTY POINT
- CL&P 1645 UTILITY POLE

Soil Data	
73C	Charlton - Chatfield Complex, 0 to 15 percent Slopes, Very Rocky
34A	Merrimac Fine Sandy Loam 0 to 3 percent Slopes
34B	Merrimac Fine Sandy Loam 3 to 8 Percent Slopes

Site Analysis Plan

Prepared For:
CNG Holdings LLC
Day Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=40' (0 20 40 80)

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No.	Project No.	Date:
6 OF 7	1892	April 12, 2021

MEMORANDA

Re: Brown Road, Map 25 Lot 46-1

8/22/2019

Photos were taken to document a subdivision where there are no wetlands on the site or projecting upland review area(s) onto the site. The IWWC decided on 8/13/19 that jurisdictional rulings are no longer required for subdivisions in these instances. See 8/13/19 minutes. All the IWWC requires as of 8/13/19 is a letter from a soil scientist to the effect that no wetlands are present. The IWWC said that for wetlands off the site, the soils map can be used to estimate upland review areas projecting from abutting properties if permission to flag on the abutting land cannot be obtained.

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW
PERTAINING TO A
4-LOT SUBDIVISION
CNG HOLDINGS, LLC
(ASSESSOR'S MAP 42, LOT NO. 32)
DAY STREET
BROOKLYN, CT

(May 7, 2021)

The comments contained herein pertain to my review of plans for a proposed 4-lot residential subdivision located on Day Street in Brooklyn, Connecticut, consisting of seven (7) sheets, prepared for CNG Holdings, LLC by Archer Surveying, LLC and CLA Engineers, dated April 12, 2021 and April 21, 2021, respectively. No wetlands are on the site as certified in a letter from Joseph R. Theroux, dated November 27, 2021. Comments pertain planning and zoning concerns.

Sheet 2 of 7 – Existing Condition Plan

1. Location Map is missing a north arrow.

2. Note 1 under "Notes" does not include the accuracy of the topographic elevations shown on the plan. The accuracy needs to be included as part of this note.

3. A silt fence, compost/silt sock and/or hay bale sediment control symbol needs to be included in the "Legend."

Sheet 3 of 7 – Subdivision Plan

1. Zoning criteria is missing on this plan.

2. Note 1 under "Notes" does not include the accuracy of the topographic elevations shown on the plan. The accuracy needs to be included as part of this note.

Sheet 4 of 7 – Grading and Septic Design Plan

1. Note 1 under "Notes" does not include the accuracy of the topographic elevations shown on the plan. The accuracy needs to be included as part of this note.

2. A benchmark needs to be shown on the plan.

3. A silt fence, compost/silt sock and/or hay bale sediment control symbol needs to be included in the "Legend."

4. The slopes around the west side of the house footprint on Lot 32-C and need to be changed to no steeper than 3:1. If this cannot be met, a retaining wall will need to be designed for this location in order to provide adequate clearance around the house, especially in consideration of firefighting.

5. The proposed slope to the west of the house footprint on Lot 32-B is too steep and must be depicted as no steeper than 3:1.

6. A retaining wall may be necessary to the south of the driveway "tongue" on Lot 32-C, as a too steep slope is shown there.

7. A note needs to be placed on the plan stating that no slopes greater than 3:1 are allowed.

8. All angle points in the property lines are to be marked with detectable markers, e.g. iron pins, with a symbol placed in the "Legend."

9. All front, side yard and rear yard setbacks are to be labeled on the plan.

10. Paved driveway aprons need to be shown on the plan

Sheet 5 of 7 – Notes & Construction Details

1. Any reference to CT DOT Form 816 is to be changed to the current Form 818 designation.

2. A detectable warning tape needs to be shown over the pipes in "The "Trench Detail: Sanitary Sewer Service" and "Typical Service Pipe Trench Detail."

3. A paved driveway apron detail needs to be included on this plan.

Syl Pauley, Jr., P.E.

By: _____

Syl Pauley, Jr., P.E., NECCOG Regional Engineer