

IRON PIPE (P) O

CLIP 644

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CLIP 650

PROULX STREET

SIDEWALK

N 15°21'52" E 132.41'

Reference Line Only

**Notes**

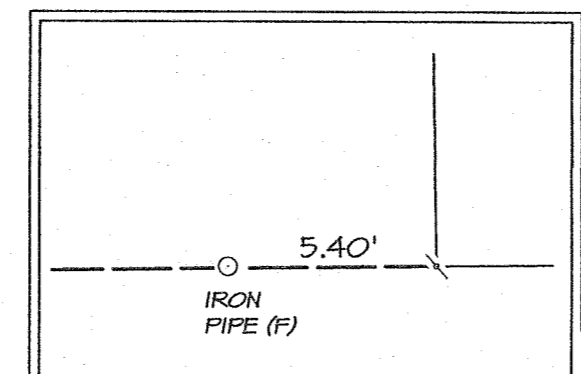
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996
  - This Survey conforms to a Class "A-2" Horizontal Accuracy
  - Survey Type: Subdivision Plan
  - Boundary Determination: Resurvey
  - Intent: 2 lot Subdivision
- Parcels shown as 85 on Assessors Tax Map 41 of the Brooklyn Assessors Office
- Property is owned by: A.Kausch & Sons LLC

**Map References**

- Plan of Houselots, Proulx Plat, Brooklyn, Connecticut, Scale: 1"=50' Dated: June 1940, Prepared by William K. Pike G.E.
- Plan of Land of Elisa Ventura, Brooklyn, Connecticut, Scale: 1"=80', Date: November 1912, Prepared by Kleitlyka & Hoodis Land Surveyors
- Perimeter Survey Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC

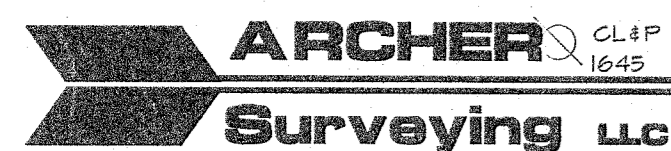
ZONING COMPLIANCE TABLE			
Zone: R-10			
	REQUIRED	Proposed Lot 85	Proposed Lot 85-2
FRONTAGE	75 Feet	45.00 Feet	75.0 Feet
AREA (Sq.Ft.)	10,000	17,545	15,082 *
FRONT SETBACK	35 Feet	56.03 Feet	-
SIDE SETBACK	15 Feet	N - 26.62' S - 69.30'	-
REAR SETBACK	15 Feet	22.72 Feet	-

\* As per section 8.1 - Lot size reduction of 25% when serviced by city sewer and water



**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINES PER MAP REFERENCE
- REFERENCE LINE
- WETLANDS FLAG
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- STONEWALL
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING TREELINE
- BUILDING SETBACK
- IRON PIN
- PROPERTY POINT
- UTILITY POLE

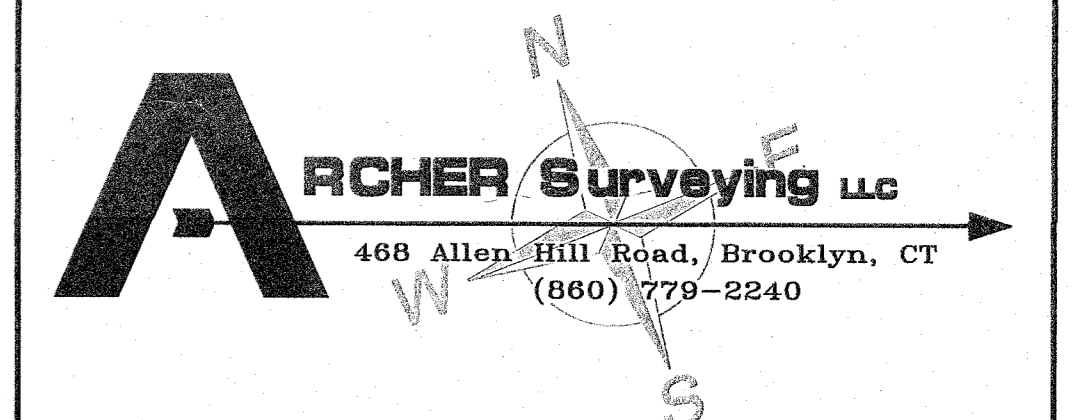
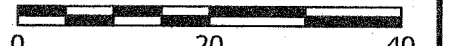


RECEIVED  
MAY 19 2021

**Property Survey**  
"2 Lot Subdivision"

Prepared For:  
A. Kausch & Sons  
Proulx Street  
Brooklyn, Connecticut

DRAWING SCALE: 1"=20'



To My Knowledge and Belief, the above is a true and correct copy of the original as recorded in the Office of the Registrar of Deeds for the State of Connecticut.

Paul M. Archer LLS #10013 Date: 5-19-2021

Sheet No. 1 of 2 Project No. 1856 Date: May 17, 2021

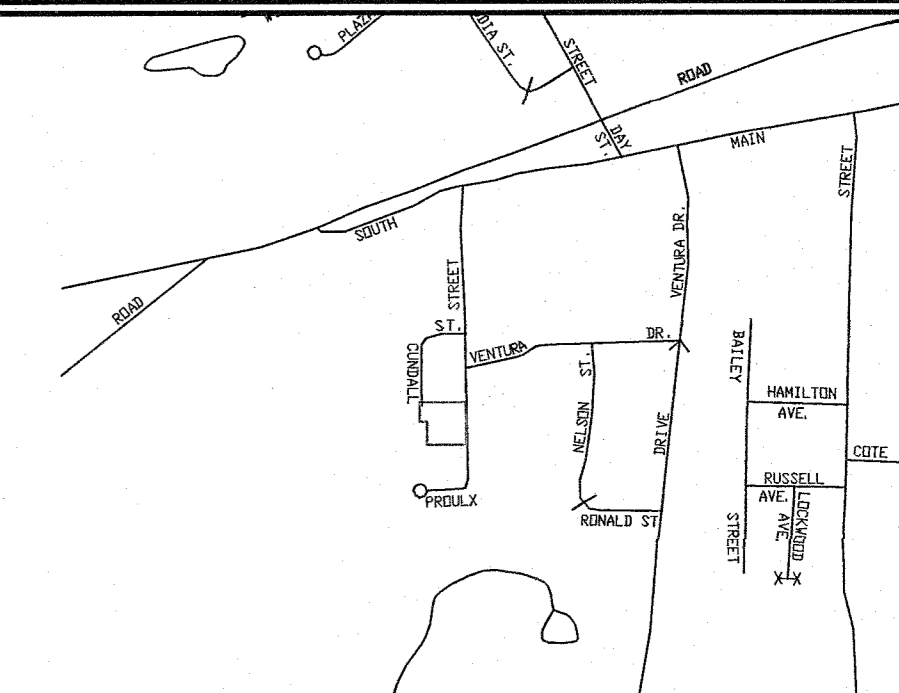
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  - This Survey conforms to a Class "A-2" Horizontal Accuracy
  - Survey Type: Perimeter Survey
  - Boundary Determination: Resurvey
  - Intent: Site Development Plan
- Parcels shown as 85 on Assessors Tax Map 41 of the Brooklyn Assessors Office
- Property is owned by: A.Kausch & Sons
- Wetlands Delineated by Robert Russo, in March of 2021

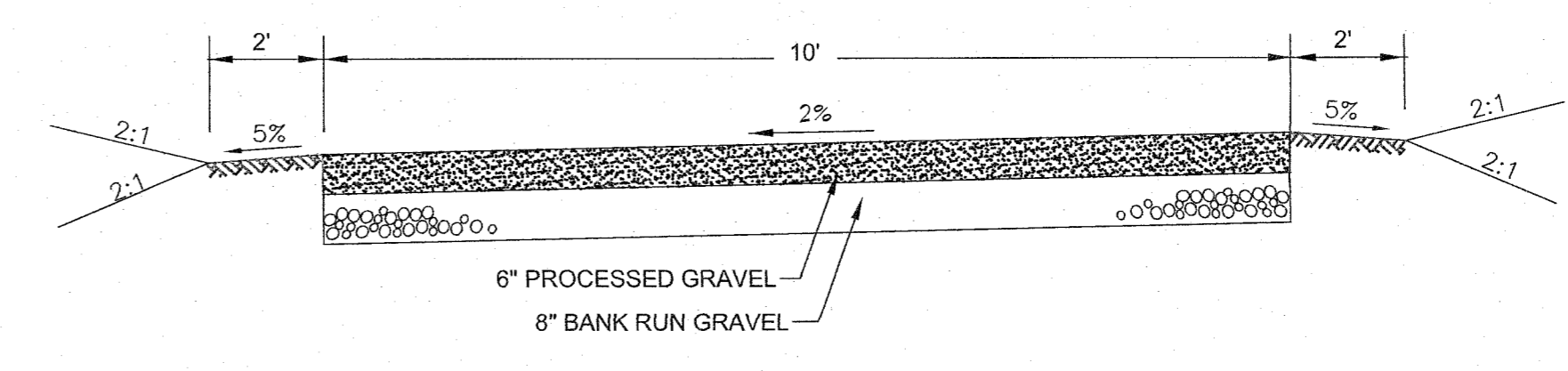
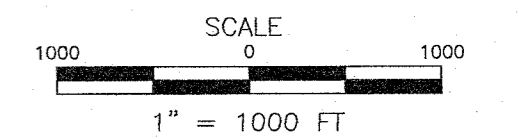
CONNECT NEW SEWER SERVICE TO EXISTING 8" SEWER USING 6" X 8" SERVICE SADDLE PER TOWN STANDARDS. PERFORM TEST PIT TO VERIFY LOCATION AND ELEVATION IN THE FIELD PRIOR TO CONSTRUCTION. APPROX. INV. AT MAIN LINE = 225'±

**Map References**

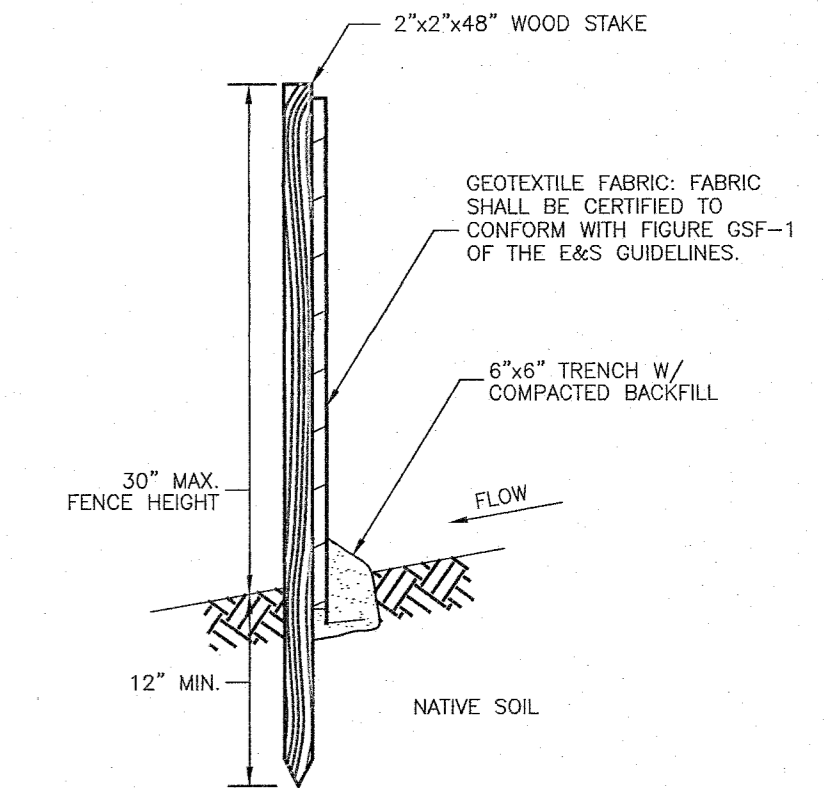
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- Plan of Land of Elsa Ventura, Brooklyn, Connecticut, Scale: 1"=80', Date: November 1972, Prepared by Kleitjka & Woods Land Surveyors
- Perimeter Survey Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC
- Perimeter Survey - Boundary Line Modification, Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC



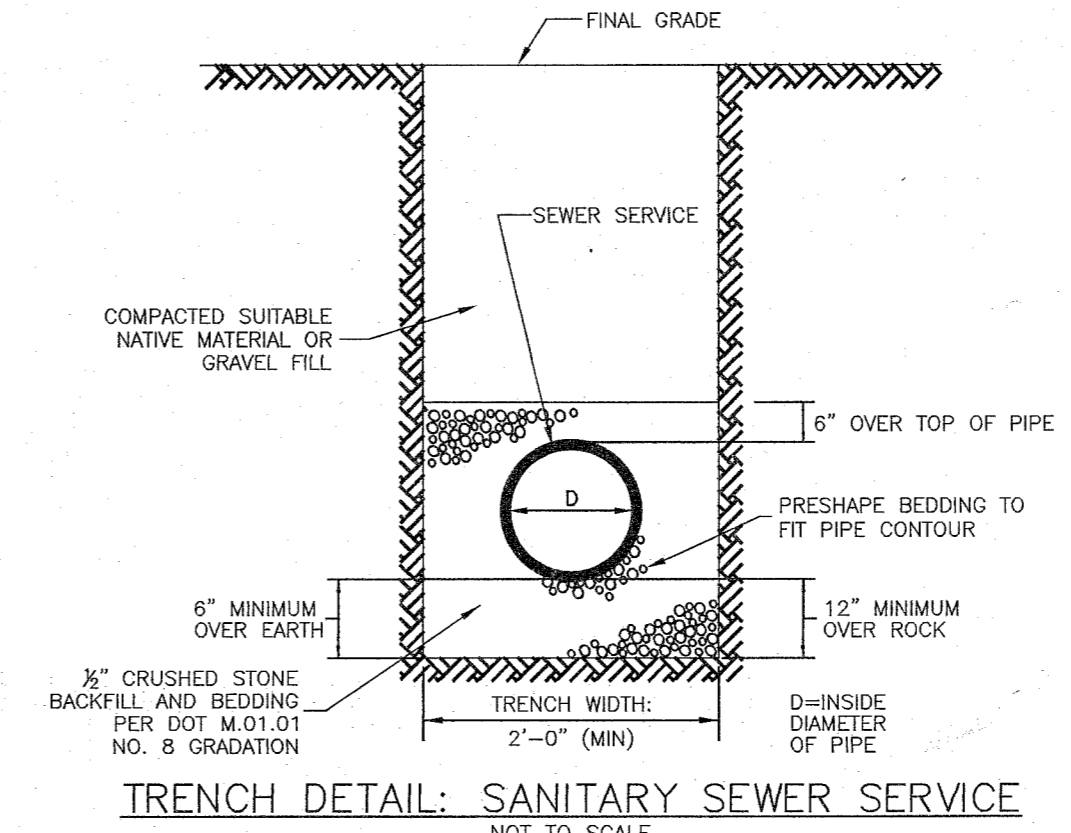
**Location Map**



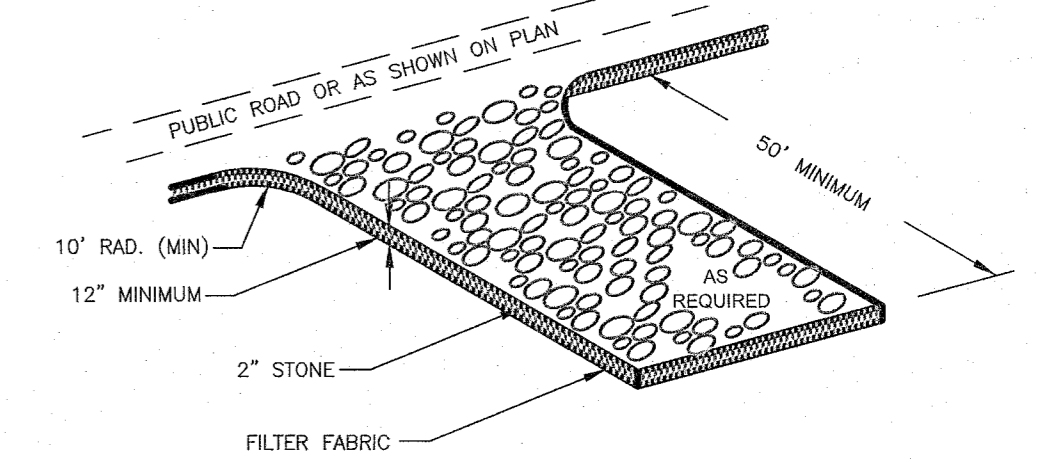
TYPICAL DRIVEWAY CROSS SECTION  
NOT TO SCALE



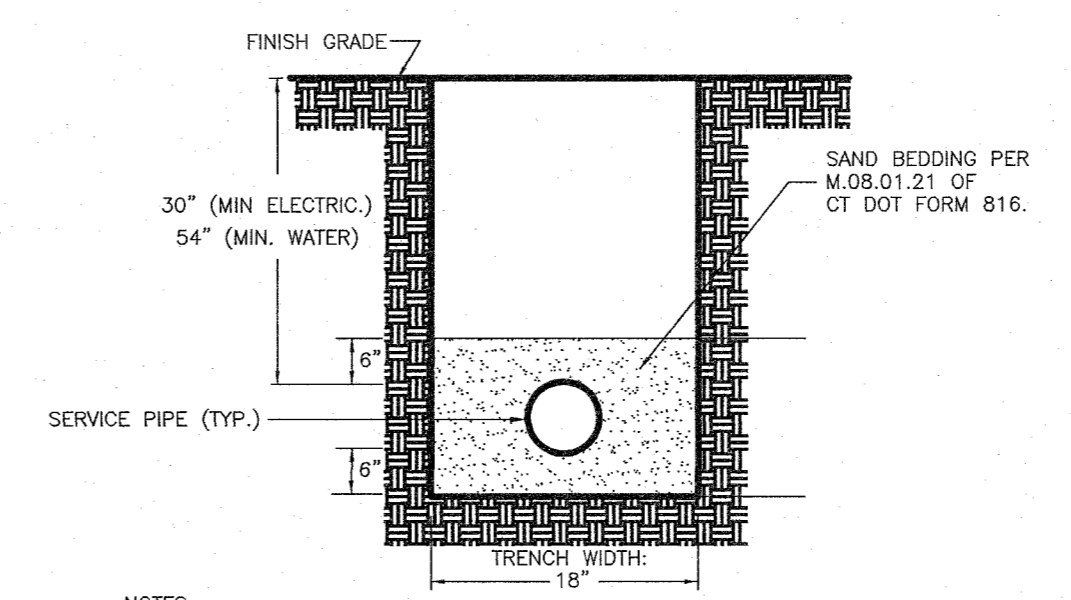
SILT FENCE SECTION  
NOT TO SCALE



TRENCH DETAIL: SANITARY SEWER SERVICE  
NOT TO SCALE



ANTI-TRACKING PAD DETAIL  
NOT TO SCALE

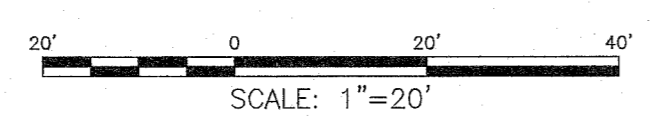
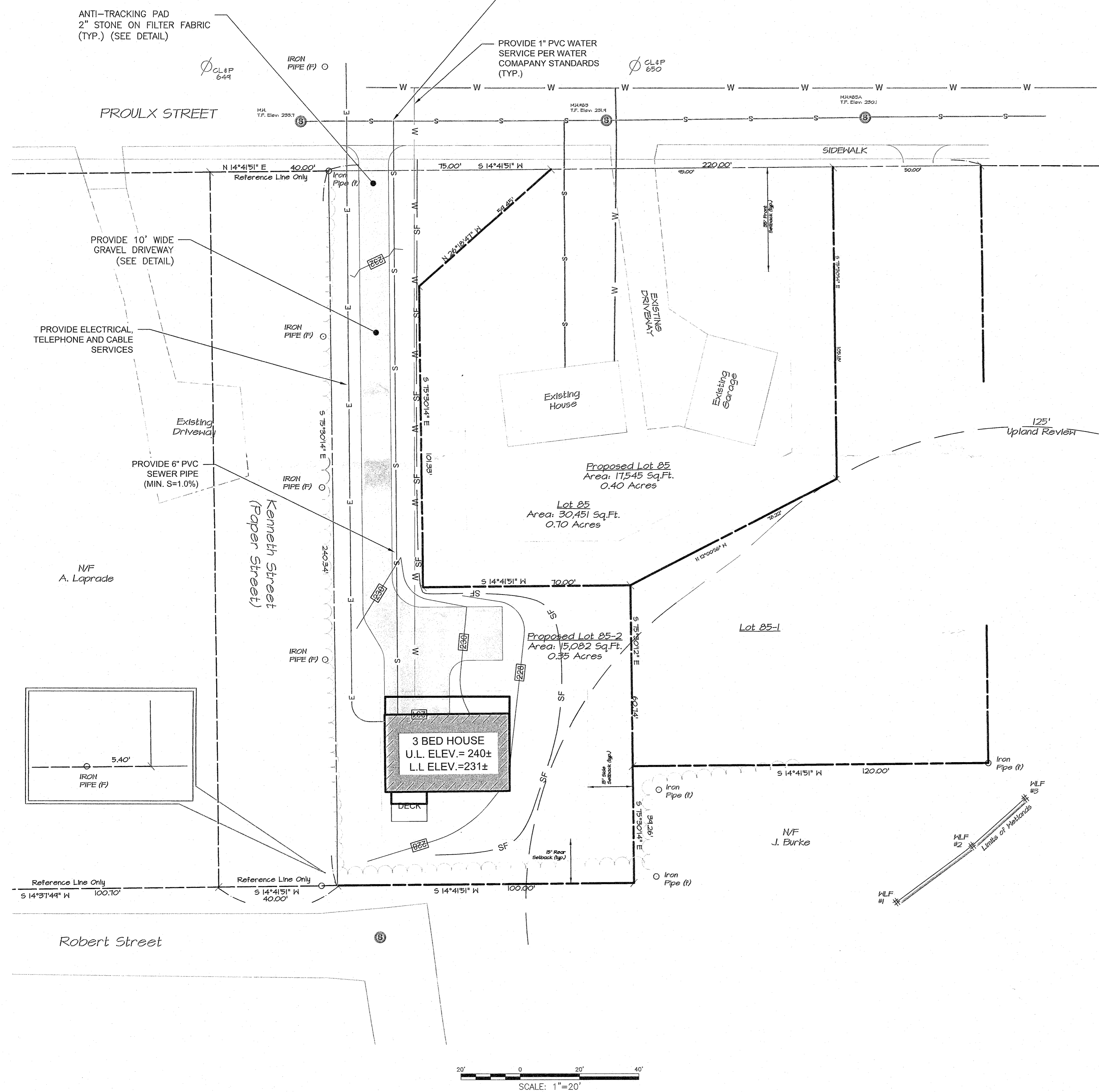


TYPICAL SERVICE PIPE TRENCH DETAIL  
NOT TO SCALE

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

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

**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING  
317 Main Street Norwich, CT 06360  
(860) 886-1988 Fax (860) 886-9165

No.	DATE	REVISION

A. KAUSCH & SONS, LLC  
53 PROULX STREET  
BROOKLYN, CT  
SITE PLAN & GRADING

Project No. CLA-6802  
Proj. Engineer R.A.D.  
Date: 04/28/21  
Sheet No. 2 of 2