

7 LOT SUBDIVISION

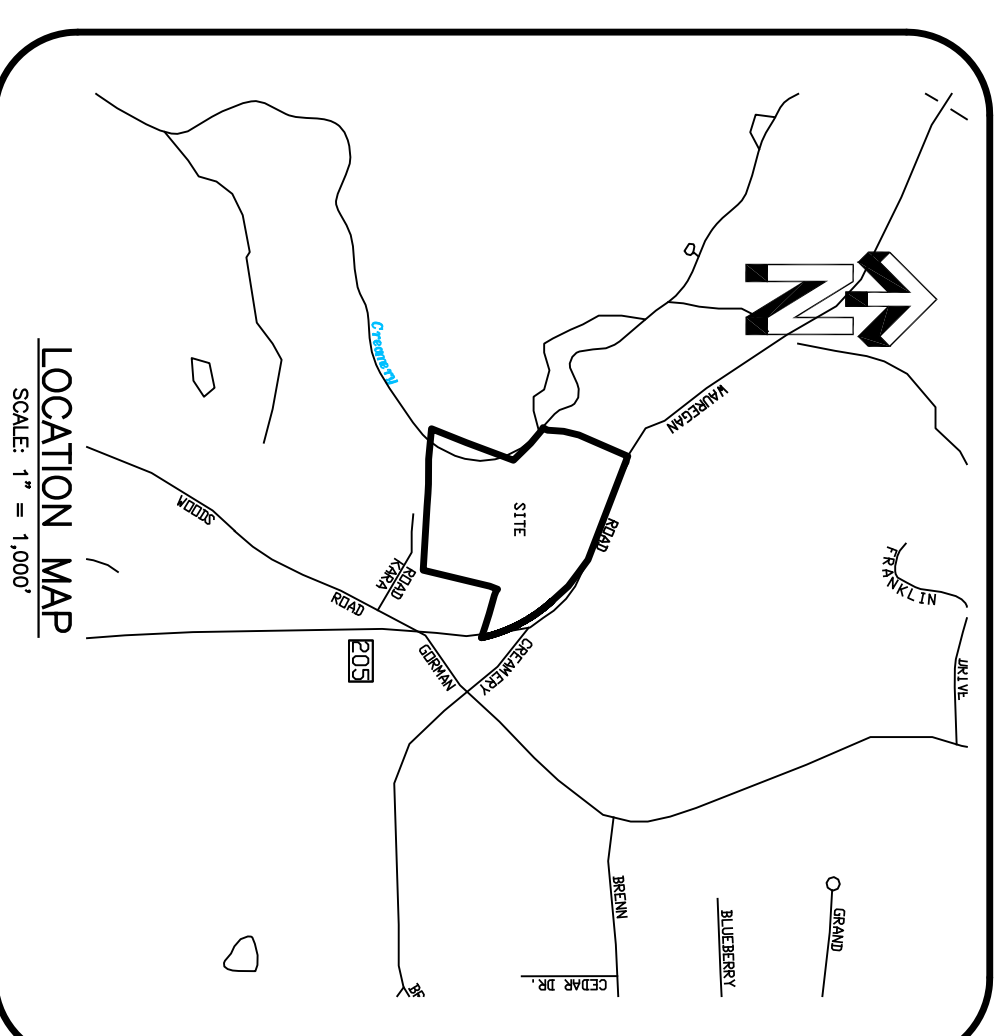
PREPARED FOR

Tetreault Building Company

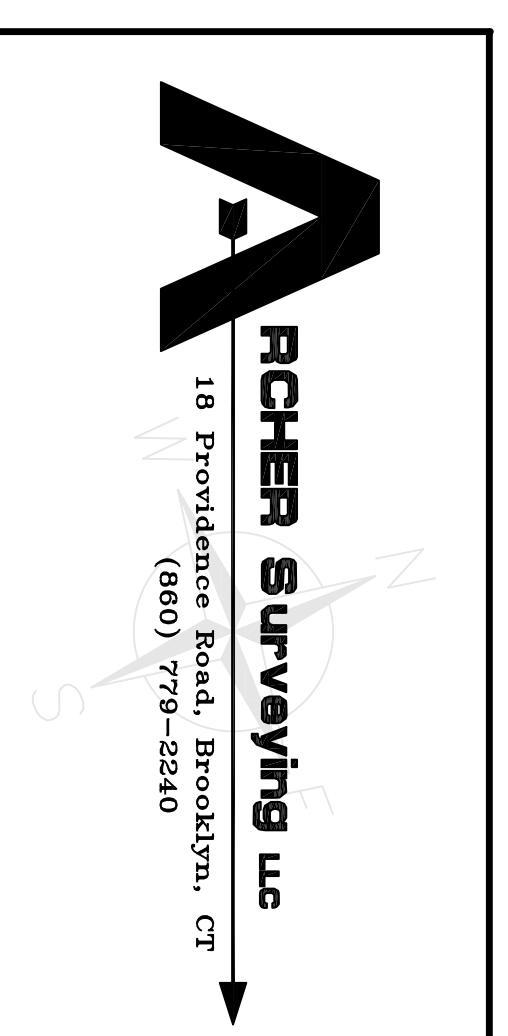
Wauregan Road - Route #205
Brooklyn, Connecticut

October 27, 2023

Revised: December 18, 2023



PREPARED BY



APPROVED BY THE BROOKLYN
INLAND METLANDS COMMISSION

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

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

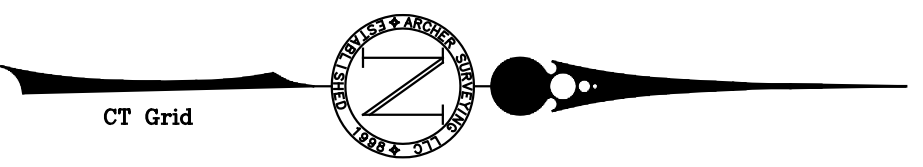
CHAIRMAN _____ DATE _____
Expiration date per section 8.26C of the Connecticut
General Statutes. Date: _____

I have reviewed the hand-drawings shown on this plan
and they appear to be substantially the same as those
which I delineated in the field.

Certified Soil Scientist _____

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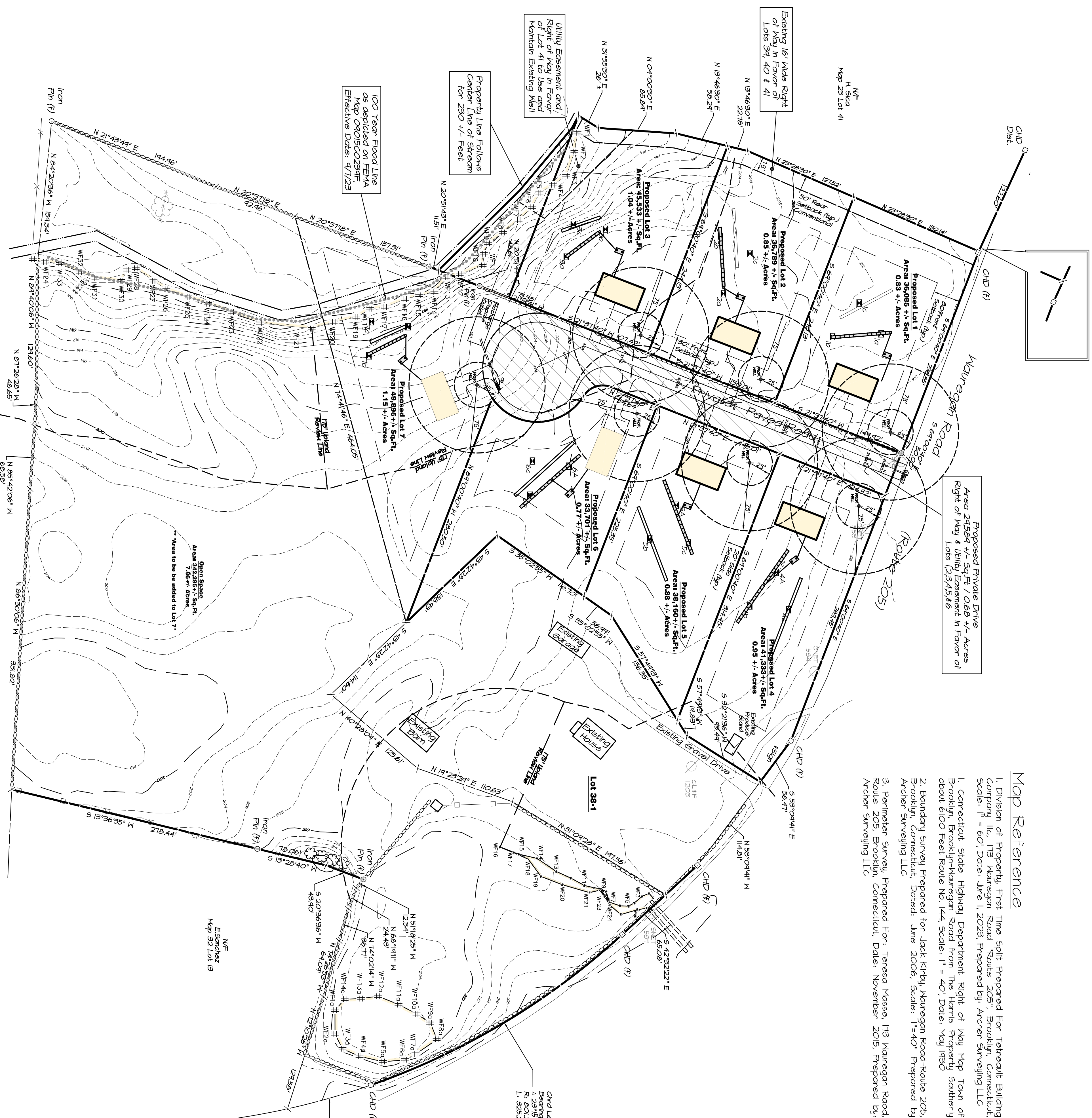


Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Surveyors and the Surveyors' Code of Ethics of the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1946.
- This survey conforms to a Class "A2" Horizontal Accuracy
- Boundary Determination: Resurvey on Existing Boundary
- Intent: 1 Lot Conservation Subdivision
2. Total Area of Subdivision = 6.53 Acres
3. North Orientation Depicted Hereon is Approximate North American Datum 1983 (NAD83). Based on Global Positioning System Observation.
4. Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1988 (NAVD88) Based on Global Positioning System
5. Topographic Features depicted were taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "T-D", Contour Interval=2', Vertical Datum = Approx. NAVD 88.
6. Zone = RA
7. Parcel is shown as Lot #36 on Assessor's Map #23
8. The Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area. Map OX01502234F, Effective Date: 4/7/23
9. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist
10. There are not known endangered species or species of special concern on the subject property June 2023. Natural Draining Data Basis (Mapping)
11. Parcel does not lie within an aquifer protection area
12. The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of the Subdivision Regulations, excepting any variances or modifications are on file in the office of the Commission.
14. Passive Solar Energy techniques were considered in the design of the subdivision

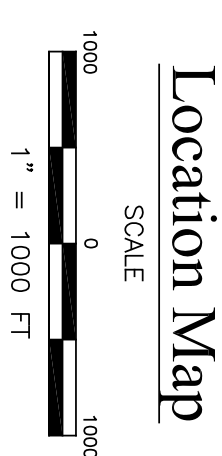
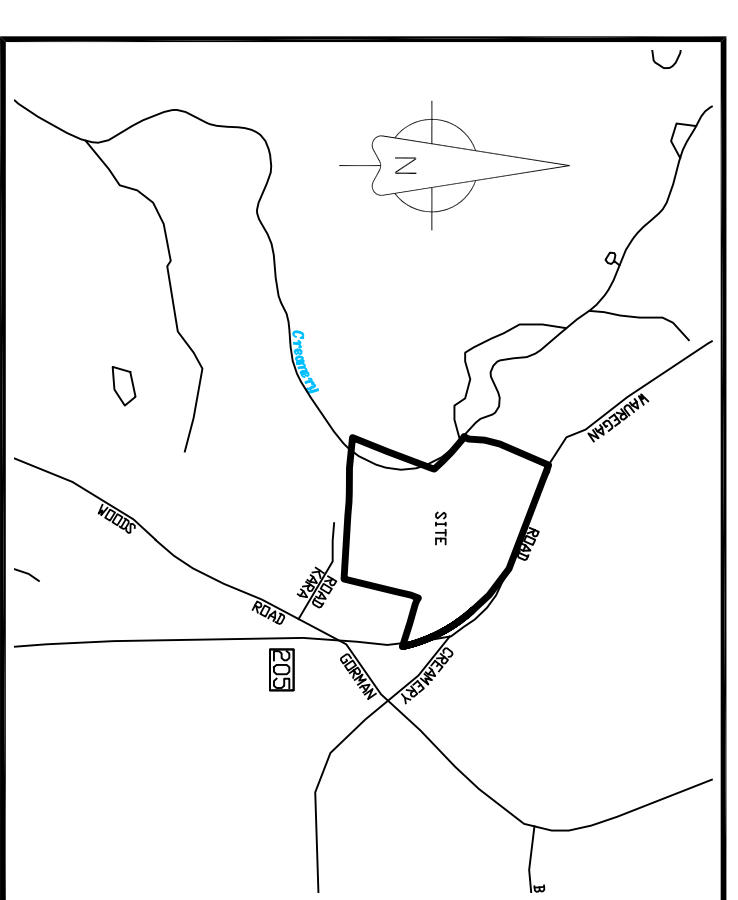
LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- 100 YEAR FLOOD LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE



Map Reference

1. Division of Property, First Time Split Prepared For Tetreault Building Company LLC, 113 Mauvegan Road Route 205, Brooklyn, Connecticut, Scale: 1" = 60', Date: June 1, 2023, Prepared by: Archer Surveying LLC
1. Connecticut State Highway Department Right of Way Map Town of Brooklyn, Brooklyn-Hamden Road from The Harris Property southerly about 6100 Feet Route No. 144, scale: 1" = 40', Date: May 1932
2. Boundary Survey Prepared for Jack Kirby, Mauvegan Road-Route 205, Brooklyn, Connecticut, Dated: June 2006, Scale: 1"=40' Prepared by Archer Surveying LLC
3. Perimeter Survey Prepared For: Teresa Masse, 113 Mauvegan Road, Route 205, Brooklyn, Connecticut, Date: November 2015, Prepared by: Archer Surveying LLC



To my knowledge and belief, this map is substantially correct as noted herein.

[Signature]
 DAVID A. SCHIFF, P.E., L.S. #1129203
 DATE 11/29/2023
 NOT VALID UNLESS SEAL IS APPROX. WENTRO

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

33382 Sq. Feet
 0.7659 Acres
 4889 Sq. Feet
 0.1118 Acres

Chd Length: 55.45
 Bearing: S 15°55'11" E
 R: 621.26
 L: 45.51

Site Development Plan

"7 Lot Subdivision"
 Prepared For:
Tetreault Building Company
 Mauvegan Road - Route #205
 Brooklyn, Connecticut



DATE	DESCRIPTION
12/18/23	Misc

ARCHER SURVEYING LLC
 18 Providence Road, Brooklyn, CT
 (860) 779-2240 / (860) 928-1921

LOUIS J. SOYA, JR.
 L.S. #1129203

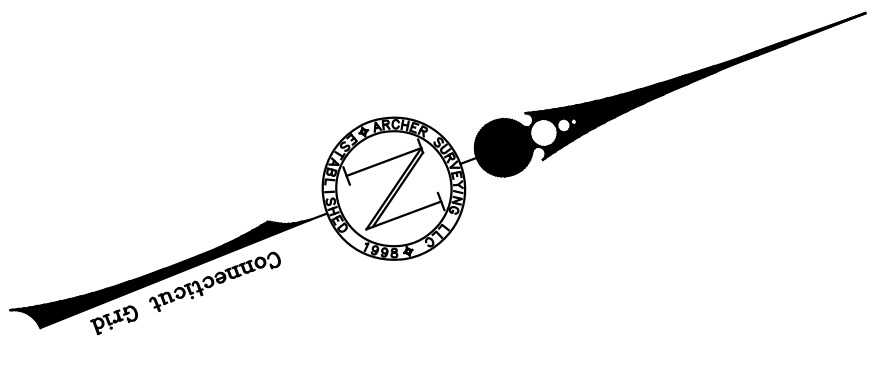
Sheet No. 3 OF 9 Project No. AS 223 Date: October 27, 2023

Proposed Private Drive
Area: 20,884 +/- Sq.Ft. (0.48 +/- Acres)
Right of Way 50' in Favor of
Lot 12345678

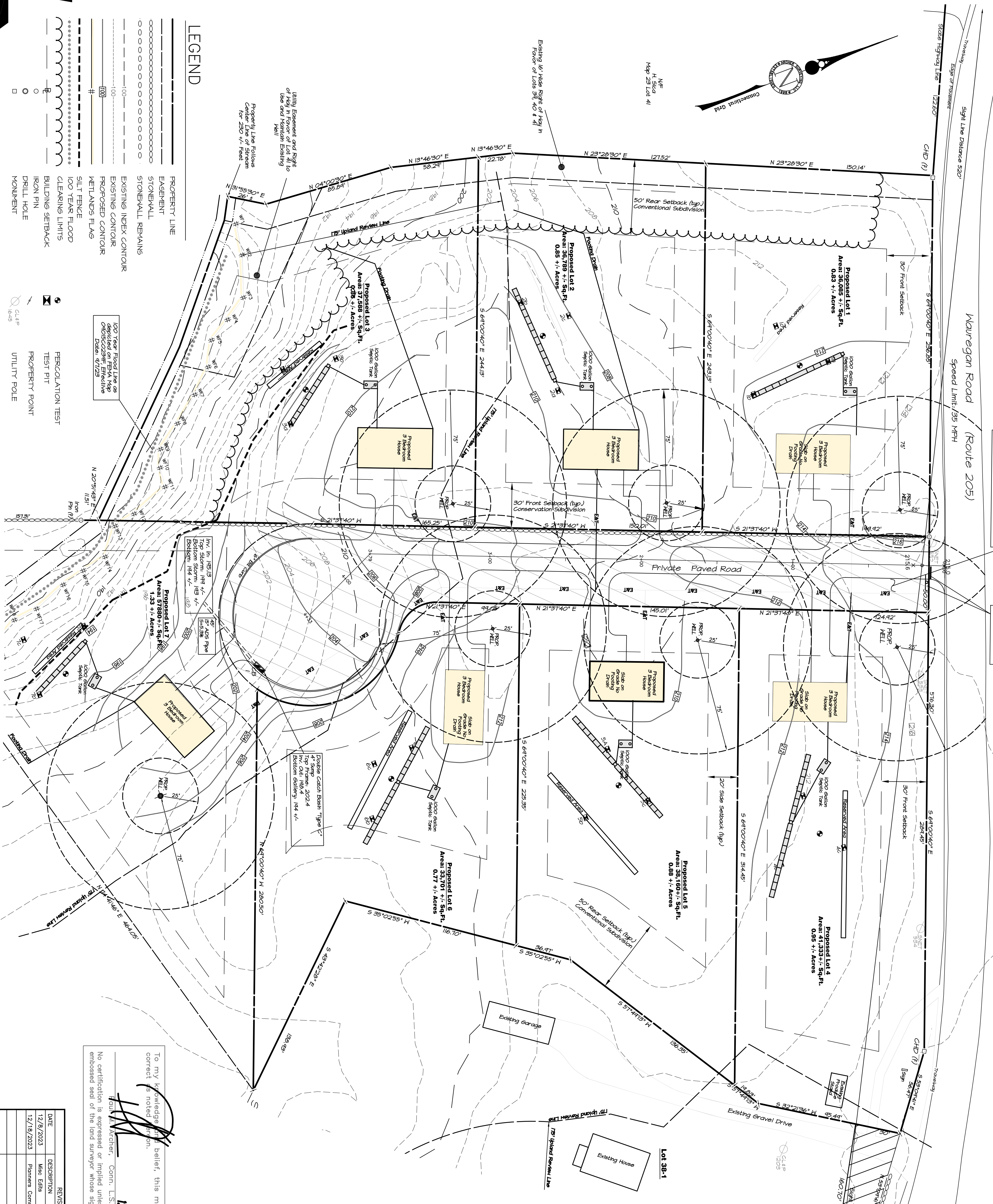
Proposed 20' STOP
SIGN AND PAINTED
WHITE STOP BARS

Mauregan Road (Route 205)
Speed Limit: 35 MPH

Proposed 50' Line Easement of
Lot 38-1 in Favor of Proposed Lots
12345678



N.P.
H. Siga
Map 23 Lot 41



LEGEND

	PROPERTY LINE
	EASEMENT
	STONEWALL
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WETLANDS FLAG
	SILT FENCE
	100 YEAR FLOOD CLEARING LIMITS
	BUILDING SETBACK
	IRON PIN
	DRILL HOLE
	MONUMENT
	PERCOLATION TEST
	TEST PIT
	PROPERTY POINT
	UTILITY POLE

Utility Easement and Right of Way in Favor of Lot 41 to Use and Maintain Existing Well

Property Line Follows Center Line of Stream for 230 +/- Feet

100 Year Flood Line as depicted on FEMA Map OMB/020349 Effective Date: 4/1/23

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Geodetic Control and the standards and procedures set forth in the State of Connecticut adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1946.
- This Survey conforms to a Class "A2" Horizontal Accuracy - Survey Type: Subdivision Plan - Survey Method: Original on Proposed Boundary - Intent: 1. Lot Conservation Subdivision
- Total Area of Subdivision = 633 Acres
- North Orientation Depicted: Hereon is approximate North American Datum 1983 (NAD83). Based on Global Positioning System Observation.
- Vertical Datum Depicted: Hereon is Approximate North American Vertical Datum 1985 (NAVD85) Based on Global Positioning System
- Topographic Features depicted here taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "1-D", Contour Interval=2; Vertical Datum = Approx. NAVD 85.
- Zone = RA
- Parcel is shown as Lot #23 on Assessor's Map #23
- This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
- Wetlands shown here flagged in the field by Joseph Theroux, Certified Soil Scientist
- There are not known endangered species or species of special concern on the subject property since 2023 Natural Diversity Data Base Mapping
- Parcel does not lie within an aquifer protection area
- The Subdivision Regulations of the Town of Brooklyn are a part of this plan. The applicant is responsible for any variances or modifications are on file in the office of the commission.
- Passive Solar Energy techniques were considered in the design of the subdivision
- Sight Line was taken: 15' off the travel way & at 40' height

To my knowledge and belief, this map is substantially correct as noted herein.

[Signature]
David A. Smith, P.E., L.S.#70013
Louis J. Soja, Comm. L.S.#70013

12/8/2023

DATE	DESCRIPTION
12/8/2023	Misc. Edits
12/18/2023	Planners Comments, Revised Road Design

Other SURVEYING LLC
DAVID A. SMITH, P.E., L.S.#70013
LOUIS J. SOJA, COMM. L.S.#70013
NOT VALID UNLESS SEAL IS PRINTED HEREON

Subdivision Plan
Prepared for:
Tetreault Building Company
Wauregan Road - Route #205
Brooklyn, Connecticut

DRAWING SCALE: 1"=30'

Archer Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

LOUIS J. SOJA, JR.
L.S.#70013

EROSION AND SEDIMENT CONTROL PLAN

REFERENCE IS MADE TO:

1. Connecticut Evidences for Soil Erosion and Sediment Control 2002 (2002 Evidences).
2. Soil Survey of Madison County, Connecticut, USDP A Soil Conservation Service 1983.

DEVELOPMENT SCHEDULE (Minimum 14 Day)

1. Prior to any work on the limits of disturbance shall be clearly flagged in the field by a Land Surveyor, located in the State of Connecticut, once the limits of clearing are flagged they shall be clearly marked and approved by an agent of the town.
2. Initial and final erosion and sedimentation control structures on storm on these plans. All erosion control structures shall be approved by an agent of the town.
3. Initial construction of erosion and sedimentation control structures on storm on these plans. All erosion control structures shall be approved by an agent of the town.
4. Construction will begin with clearing, grubbing and rough grading of the proposed site. The work will be continued to areas adjacent to the proposed building, grading and driveway. Topsoil will be placed in the areas of the house, septic system and well.
5. Final construction of the house, septic system and well.
6. Disturbed areas shall be seeded and stabilized as soon as possible to prevent erosion.
7. The site will be graded to that all possible trees on site will be saved to provide buffers to adjoining lots.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the individual lot owner. Who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control equipment shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Brodway will be notified when vegetation has been established. The representative for the Town of Brodway will be notified when development, seeding and planting have been completed the representative shall sign to indicate to inspect the site. The control measures will not be removed until the inspection is complete.
3. All striping to be confined to the immediate construction area. Topsoil shall be stored so that slopes do not exceed 7 to 1. A hay bales sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Final control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover," if necessary temporary seeding shall be provided until permanent cover can be applied.

SILT/EROSION INSTALLATION AND MAINTENANCE:

1. Dig a deep trench on the uphill side of the barrier and drive the posts 15 feet into the ground.
 2. Position the posts on the downhill side of the barrier and drive the posts 15 feet into the ground.
 3. Lay the bottom of the fabric in the trench to prevent undermining and lockfill.
 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 depressed if an area which is not regulated by the inland wetlands Commission.
 7. Repair or repair the fence within 24 hours of observed failure. Failure of the fence has occurred - The fence has been overtopped, undercut or displaced by runoff water. - The fence has been moved out of position (knocked over), or - The grade/grade has deteriorated or been damaged.
- LAY BALE INSTALLATION AND MAINTENANCE:**
1. Bales shall be placed across the storm 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 sticks to prevent water from passing between the bales.
 3. Impact 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 it in an area which is not regulated by the inland wetlands Commission.
 5. Repair or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred - The sediment fails to be reduced by the barrier because - The barrier has been moved out of position, or - The hay bales have deteriorated or been damaged.

SEED SELECTION:

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure 15-2 in the 2002 Evidences.

THING CONSIDERATIONS:

Seeds with a temporary seed mixture with 7 days after the suspension of grading work in disturbed areas shall be prepared in accordance to the 2002 Evidences.

SITE PREPARATION:

Grades according to plans and allow for the use of appropriate equipment for needed preparation, grading, final application and final seeding.

SEEDING PREPARATION:

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently graded or disturbed to further compaction is required. Soil preparation can be accomplished by tilling, grading, or using a tillage implement. The tillage implement should be used to break up clumps of vegetation and to remove the topsoil from the surface. The tillage implement should be used to break up clumps of vegetation and to remove the topsoil from the surface. The tillage implement should be used to break up clumps of vegetation and to remove the topsoil from the surface.

MAINTENANCE:

Inspect seeded areas 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 fill 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 recurrence 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 60% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measures in the 2002 Evidences 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 replaced at a minimum compacted depth of 4".
2. Once the topsoil has been spread all stones 2" or larger in any dimension will be removed as well as any other material.
3. Apply topsoil ground coverage at a rate of 2 tons per acre or 100 lbs per 1000 sq ft. Apply 1/2" of fertilizer to the soil to a depth of 4".
4. Inspect the disturbed areas seed mix. The recommended seeding rates are: April 1 to June 5 - 4 August 15 - 5 October 1 - 6.
6. 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 wetting mat or organic mulch.

EROSION AND SEDIMENT CONTROL VARIATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL:

The primary function of erosion and sediment control is to absorb, detainment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LONG DISTANCE TO A MINIMUM:

The more sand that is in vegetation cover, the more surface water will infiltrate into the soil. The minimum recommended amount of sand is 10% of the total weight of the vegetation cover. The amount of sand in the vegetation cover should be determined by the amount of exposure at any one time, but also the duration of the exposure. The amount of sand in the vegetation cover should be determined by the amount of exposure at any one time, but also the duration of the exposure. The amount of sand in the vegetation cover should be determined by the amount of exposure at any one time, but also the duration of the exposure.

These construction sites that areas which are actually being excavated and reduced to the grade of the surrounding area. The volume and velocity of runoff increases during the removal of existing vegetation. Removal of topsoil, compaction of soil and the construction of impervious surfaces.

SLOW THE FLOW:

Detachment and transport of eroded soil must be kept to a minimum by slowing and reducing the erosive energy of runoff. The erosive energy of runoff is a function of the volume and velocity of runoff increases during the removal of existing vegetation. Removal of topsoil, compaction of soil and the construction of impervious surfaces.

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 runoff generated runoff with runoff from disturbed areas. Sediment laden runoff will damage on-site waters has occurred.

REDUCE ON SITE POTENTIAL, IRREGULARITY AND INSTABILITY:

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 difficult to implement. By reducing sediment loading from within the site, the volume of water entering the perimeter control is reduced. This reduces the potential for erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with the effects of a large volume of water entering a perimeter control.

Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with the effects of a large volume of water entering a perimeter control. Sediment laden runoff should be located to intercept runoff prior to its entry into the method of hydrocarbon, grade and landscape around buildings and septic systems to direct water away from them.

MINIMUM LEACHING SYSTEM SPREAD (MISS) CALCULATIONS:

LOT #	SPREAD	MISS
LOT 1	1' 4" & 1' 8" & 1' 10"	36"
Depth to restrictive layer =	36 in.	
Number of Bedrooms =	3	
System Size =	495 s.f.	
Hydraulic Factor =	420	
Perc Factor =	1.0	
MISS =	63"	

LOT #	SPREAD	MISS
LOT 2	1' 4" & 2' 8" & 2' 10"	30 in.
Depth to restrictive layer =	30 in.	
Number of Bedrooms =	3	
System Size =	495 s.f.	
Hydraulic Factor =	420	
Perc Factor =	1.0	
MISS =	63"	

LOT #	SPREAD	MISS
LOT 3	1' 4" & 3' 8" & 3' 10"	28 in.
Depth to restrictive layer =	28 in.	
Number of Bedrooms =	3	
System Size =	495 s.f.	
Hydraulic Factor =	420	
Perc Factor =	1.0	
MISS =	63"	

LOT #	SPREAD	MISS
LOT 4	1' 4" & 4' 8" & 4' 10"	26 in.
Depth to restrictive layer =	26 in.	
Number of Bedrooms =	3	
System Size =	495 s.f.	
Hydraulic Factor =	420	
Perc Factor =	1.0	
MISS =	63"	

LOT #	SPREAD	MISS
LOT 5	1' 4" & 5' 8" & 5' 10"	24 in.
Depth to restrictive layer =	24 in.	
Number of Bedrooms =	3	
System Size =	495 s.f.	
Hydraulic Factor =	420	
Perc Factor =	1.0	
MISS =	63"	

LOT #	SPREAD	MISS
LOT 6	1' 4" & 6' 8" & 6' 10"	22 in.
Depth to restrictive layer =	22 in.	
Number of Bedrooms =	3	
System Size =	495 s.f.	
Hydraulic Factor =	420	
Perc Factor =	1.0	
MISS =	63"	

LOT #	SPREAD	MISS
LOT 7	1' 4" & 7' 8" & 7' 10"	20 in.
Depth to restrictive layer =	20 in.	
Number of Bedrooms =	3	
System Size =	495 s.f.	
Hydraulic Factor =	420	
Perc Factor =	1.0	
MISS =	63"	

LOT #	SPREAD	MISS
LOT 8	1' 4" & 8' 8" & 8' 10"	18 in.
Depth to restrictive layer =	18 in.	
Number of Bedrooms =	3	
System Size =	495 s.f.	
Hydraulic Factor =	420	
Perc Factor =	1.0	
MISS =	63"	

LOT #	SPREAD	MISS
LOT 9	1' 4" & 9' 8" & 9' 10"	16 in.
Depth to restrictive layer =	16 in.	
Number of Bedrooms =	3	
System Size =	495 s.f.	
Hydraulic Factor =	420	
Perc Factor =	1.0	
MISS =	63"	

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY: Donovan Moe, EHS

WITNESSED BY: Northeast District Department of Health DATE: 10/11/2023

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C
0'-20" Topsoil/Organics	0'-12" Topsoil/Organics	0'-8" Topsoil/Organics
20'-48" Brown Orange Fine Sandy Loam	12'-34" Brown Orange Fine Sandy Loam	8'-18" Brown Orange Fine Sandy Loam
48'-98" Mottled Gray Very Fine Sandy Loam	34'-36" Tan Very Fine Sand	18'-94" Compact Sand/Gravel/Mottled Loam
MOTTLES: 48"	MOTTLES: 36"	MOTTLES: NO
GROUNDWATER: NO	GROUNDWATER: NO	GROUNDWATER: NO
LEDE: NO	LEDE: NO	LEDE: NO
ROOTS: 32"	ROOTS: 28"	ROOTS: 12"
RESTRICTIVE: 48"	RESTRICTIVE: 36"	RESTRICTIVE: NO

TEST PIT: 2A	TEST PIT: 2B	TEST PIT: 2C
0'-6" Topsoil/Organics	0'-12" Topsoil/Organics	0'-38" Topsoil/Organics
6'-30" Brown Fine Sandy Loam	12'-44" Brown Fine Sandy Loam	38'-52" Brown Fine Sandy Loam
30'-94" Mottled Tan Very Fine Sand	44'-62" Compact Cobble Sand, Hardpan	52'-98" Compact Sand, Hardpan w/Reck
Rothen Rock @90"	MOTTLES: NO	MOTTLES: NO
MOTTLES: 30"	GROUNDWATER: NO	GROUNDWATER: NO
LEDE: NO	LEDE: NO	LEDE: NO
ROOTS: 8"	ROOTS: 38"	ROOTS: NO
RESTRICTIVE: 30"	RESTRICTIVE: 44"	RESTRICTIVE: 52"

TEST PIT: 3A	TEST PIT: 3B	TEST PIT: 3C
0'-6" Topsoil/Organics	0'-12" Topsoil/Organics	0'-10" Topsoil/Organics
6'-28" Orange Brown Med Sand w/Pebbles	12'-24" Brown Sandy Loam w/Fines	10'-24" Orange Brown Med Sand w/Pebbles
28'-42" Mottled Tan Very Fine Sand	24'-81" Loose Sand & Pebbles	24'-88" Tan Very Fine Sand
42'-92" Gray Silty Loam	MOTTLES: NO	42'-88" Gray Silty Loam
MOTTLES: 28"	GROUNDWATER: NO	MOTTLES: 42"
GROUNDWATER: NO	LEDE: NO	GROUNDWATER: NO
LEDE: NO	ROOTS: 12"	LEDE: NO
ROOTS: NO	RESTRICTIVE: NO	ROOTS: NO
RESTRICTIVE: 28"	RESTRICTIVE: NO	RESTRICTIVE: 42"

TEST PIT: 4A	TEST PIT: 4B	TEST PIT: 4C
0'-10" Topsoil/Organics	0'-9" Topsoil/Organics	0'-12" Topsoil/Organics
10'-32" Orange Brown Sandy Loam	9'-20" Orange Brown Sandy Loam	12'-26" Orange Brown Sandy Loam
32'-86" Mottled Gray Very Fine Sandy Loam	20'-62" Mottled Gray Very Fine Sandy Loam	26'-54" Mottled Gray Very Fine Sandy Loam
MOTTLES: 32"	MOTTLES: 20"	MOTTLES: 26"
GROUNDWATER: NO	GROUNDWATER: NO	GROUNDWATER: NO
LEDE: NO	LEDE: NO	LEDE: NO
ROOTS: 8"	ROOTS: NO	ROOTS: NO
RESTRICTIVE: 32"	RESTRICTIVE: 20"	RESTRICTIVE: 26"

TEST PIT: 5A	TEST PIT: 5B	TEST PIT: 5C
0'-13" Topsoil/Organics	0'-13" Topsoil/Organics	0'-14" Topsoil/Organics
13'-36" Brown Sandy Loam	12'-38" Brown Sandy Loam	14'-26" Brown Sandy Loam
36'-98" Mottled Gray Fine Sandy Loam	28'-89" Mottled Gray Fine Sandy Loam	26'-80" Mottled Gray Fine Sandy Loam
MOTTLES: 36"	MOTTLES: 28"	MOTTLES: 36"
GROUNDWATER: 85"	GROUNDWATER: 84"	GROUNDWATER: 77"
SEEPAGE: 68"	SEEPAGE: 58"	SEEPAGE: 47"
ROOTS: NO	ROOTS: NO	ROOTS: NO
RESTRICTIVE: 36"	RESTRICTIVE: 28"	RESTRICTIVE: 26"

TEST PIT: 6A	TEST PIT: 6B	TEST PIT: 6C
0'-10" Topsoil/Organics	0'-6" Topsoil/Organics	0'-4" Topsoil/Organics
10'-27" Brown Fine Sandy Loam	6'-22" Brown Fine Sandy Loam	4'-18" Sand & Gravel w/Large Rock
27'-96" Mottled Gray Very Fine Sandy Loam	22'-56" Mottled Gray Very Fine Sandy Loam	22'-98" Sand & Gravel w/Large Rock
MOTTLES: 27"	MOTTLES: 22"	MOTTLES: NO
GROUNDWATER: NO	GROUNDWATER: NO	GROUNDWATER: NO
LEDE: NO	LEDE: NO	LEDE: NO
ROOTS: NO	ROOTS: NO	ROOTS: NO
RESTRICTIVE: 27"	RESTRICTIVE: 22"	RESTRICTIVE: NO

TEST PIT: 7A	TEST PIT: 7B	TEST PIT: 7C
0'-30" Topsoil & Junk Fill Material	0'-28" Topsoil & Junk Fill Material	0'-20" Topsoil & Junk Fill Material
30'-36" Buried Top Soil	28'-32" Buried Top Soil	20'-25" Buried Top Soil
36'-74" Red Brown Sandy Loam	36'-74" Orange Brown Sandy Loam	25'-43" Orange Brown Sandy Loam
74'-96" Compact Sands & Gravel	38'-95" Compact Sands & Gravel	43'-110" Mottled Gray Sandy Loam
MOTTLES: 74" (44" orig. grade)	MOTTLES: 38" (10" orig. grade)	MOTTLES: 43" (23" orig. grade)
GROUNDWATER: NO	GROUNDWATER: NO	GROUNDWATER: NO
LEDE: NO	LEDE: NO	LEDE: NO
ROOTS: 8"	ROOTS: NO	ROOTS: NO
RESTRICTIVE: 74" (44" orig. grade)	RESTRICTIVE: 38" (10" orig. grade)	RESTRICTIVE: 43" (23" orig. grade)

TEST PIT: 8A	TEST PIT: 8B	TEST PIT: 8C
0'-10" Topsoil/Organics	0'-12" Topsoil/Organics	0'-14" Topsoil/Organics
10'-27" Brown Fine Sandy Loam	12'-38" Brown Sandy Loam	14'-26" Brown Sandy Loam
27'-96" Mottled Gray Very Fine Sandy Loam	28'-89" Mottled Gray Fine Sandy Loam	26'-80" Mottled Gray Fine Sandy Loam
MOTTLES: 27"	MOTTLES: 22"	MOTTLES: NO
GROUNDWATER: NO	GROUNDWATER: NO	GROUNDWATER: NO
LEDE: NO	LEDE: NO	LEDE: NO
ROOTS: NO	ROOTS: NO	ROOTS: NO
RESTRICTIVE: 27"	RESTRICTIVE: 22"	RESTRICTIVE: NO

PERCOLATION DATA

PERC 1 - DEPTH: 22"

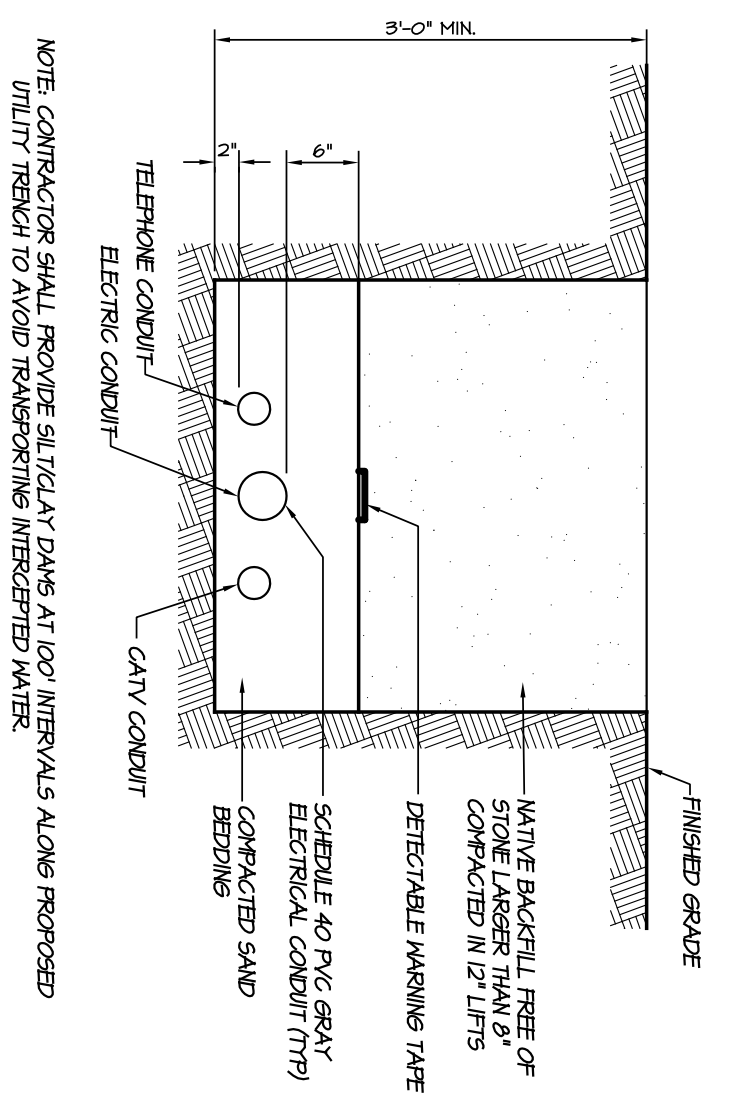
TIME	DROP (INCHES)
1:58	3.5
1:59	5.5
2:00	6.5
2:01	7.5
2:02	8.0
2:03	8.5
2:04	9.5
2:05	10.5
2:07	12.0
2:12	15.0
2:17	13.5

TIME	DROP (INCHES)
1:59	8.0
1:50	8.5
1:51	10.5
1:52	12.5
1:53	14.0
1:54	15.0
1:55	16.0
1:56	17.0
1:57	18.0
1:58	19.0
1:59	20.0

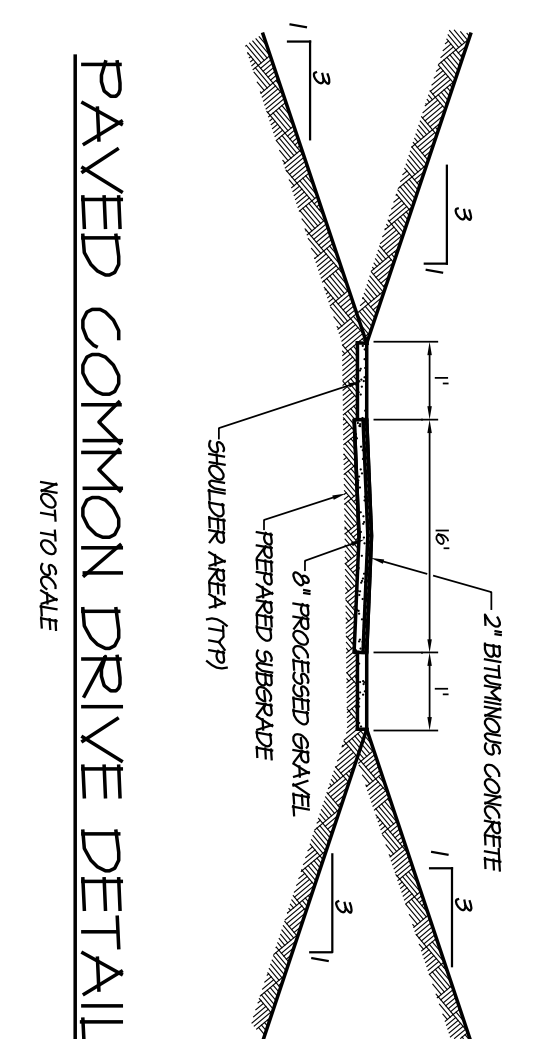
TIME	DROP (INCHES)
1:40	7.0
1:41	11.5
1:42	11.8
1:43	15.0
1:44	16.5
1:45	17.5
1:46	18.0
1:47	19.0
1:48	20.0
1:49	21.0

TIME	DROP (INCHES)
1:12	4.5
1:13	6.5
1:14	8.5
1:15	10.0
1:16	11.5
1:17	13.0
1:18	14.5
1:19	16.0
1:20	17.5
1:21	19.0

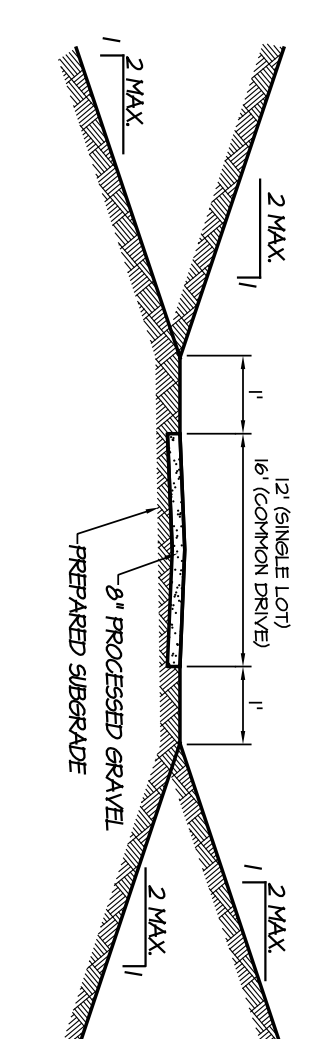
TIME	DROP (INCHES)
1:47	3.0
1:48	6.0
1:49	7.5
1:50	9.0
1:51	11.0
1:52	12.0
1:53	13.0



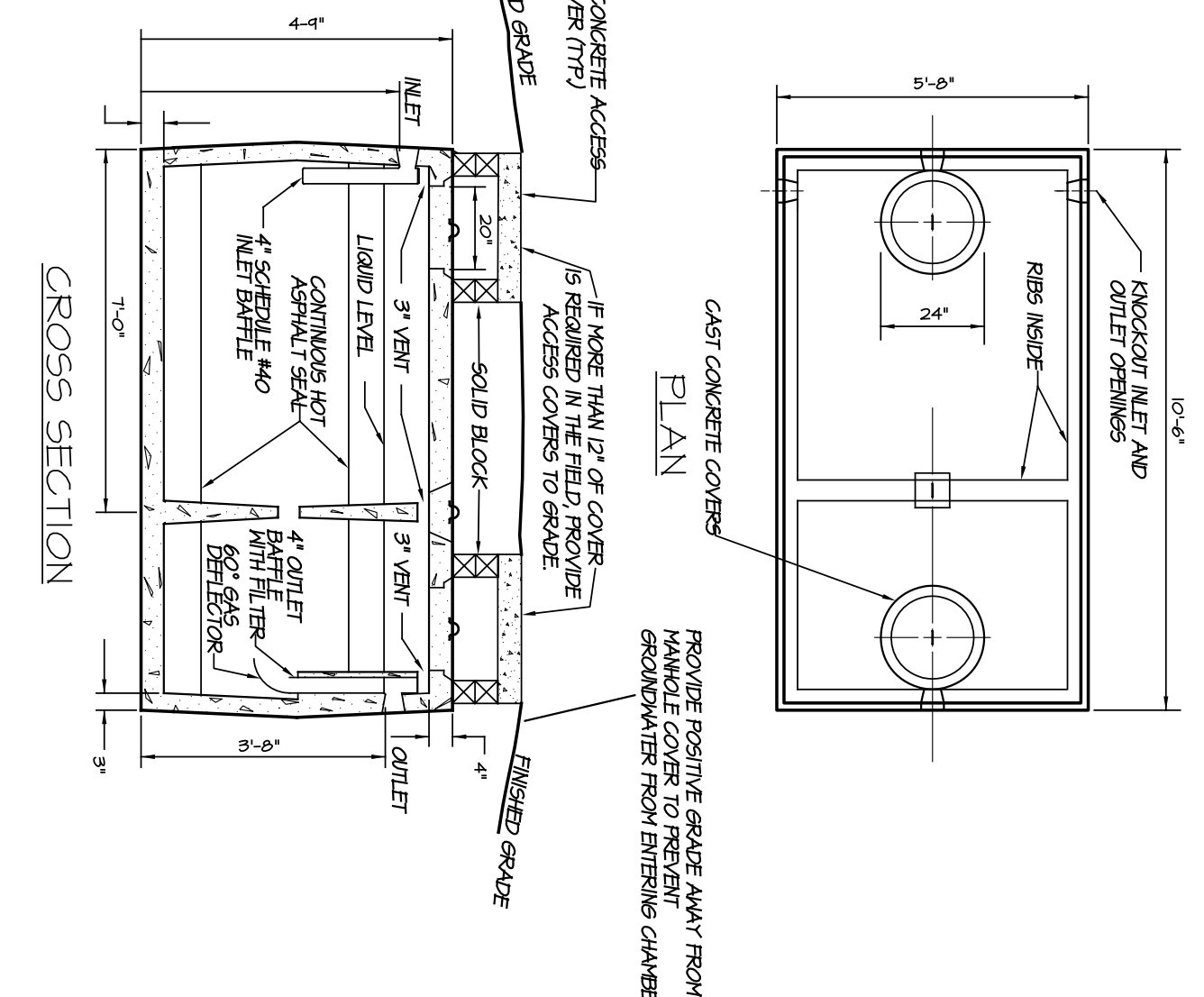
UNDERGROUND UTILITY TRENCH
NOT TO SCALE



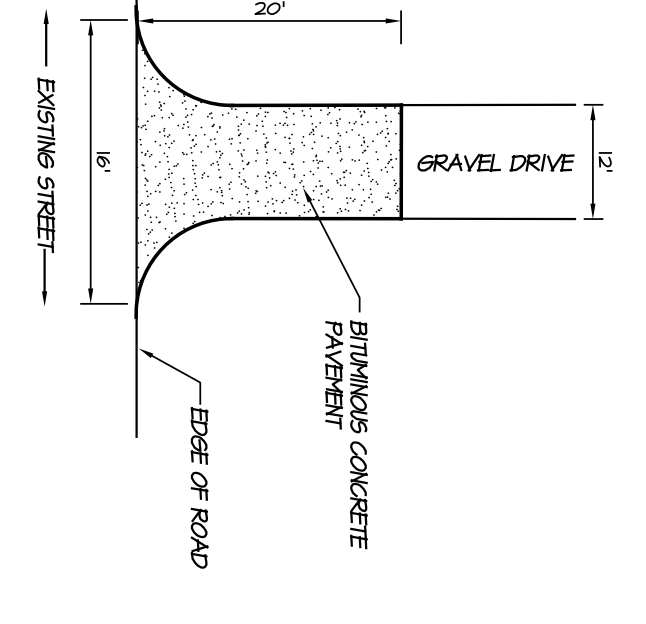
PAVED COMMON DRIVE DETAIL
NOT TO SCALE



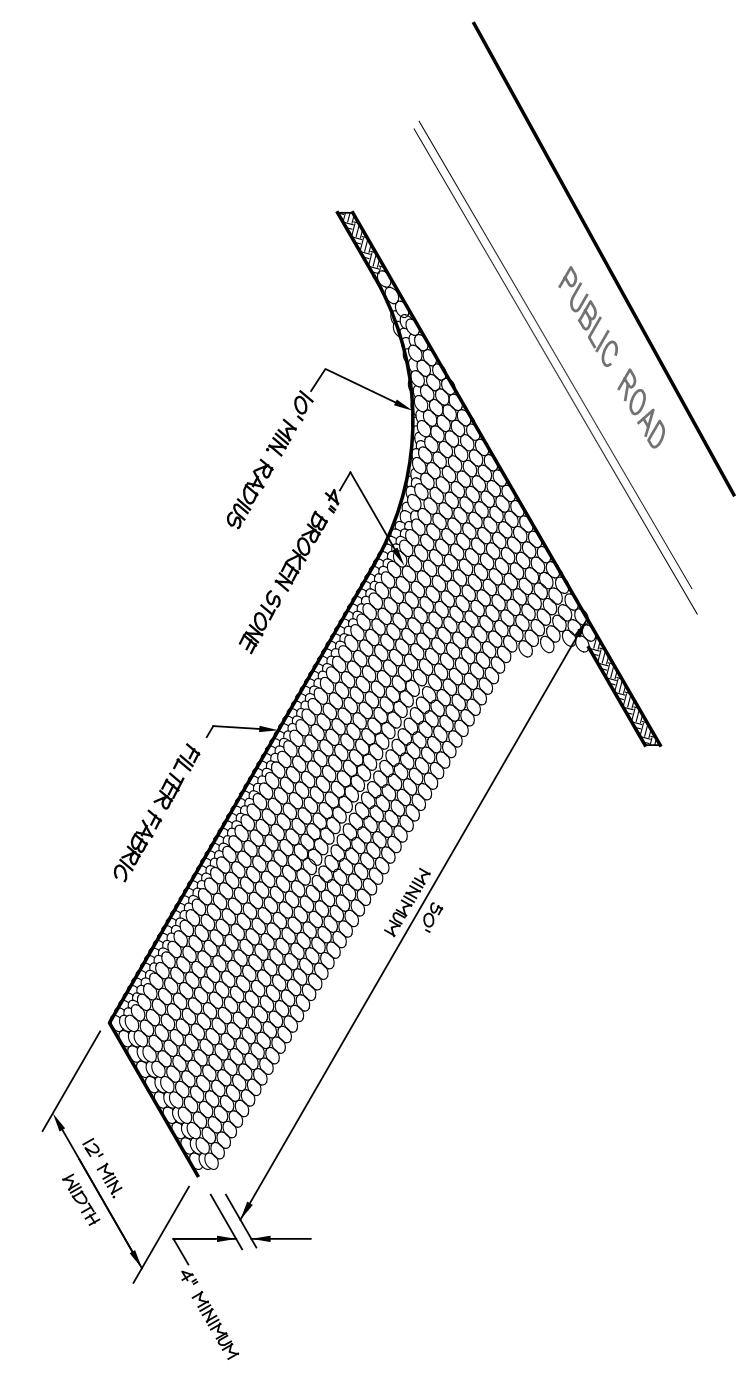
GRAVEL DRIVE DETAIL
NOT TO SCALE



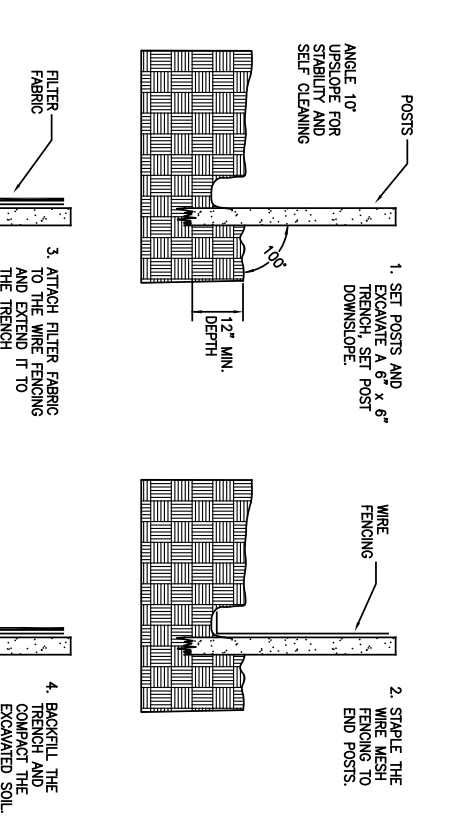
**1000 GALLON
2 COMPARTMENT
SEPTIC TANK**
CROSS SECTION
NOT TO SCALE



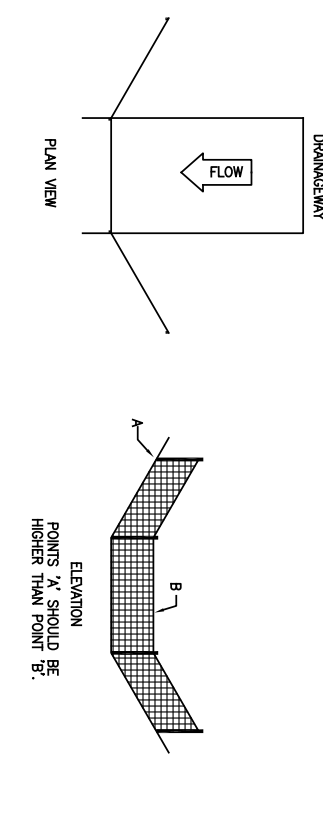
PAVED APRON
SINGLE DRIVE
NOT TO SCALE



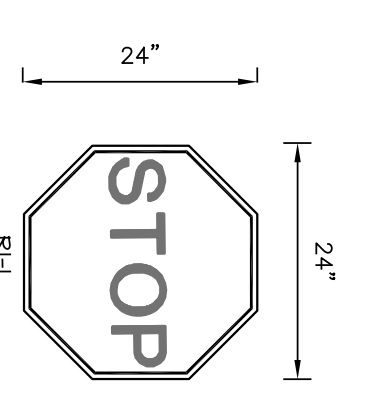
CONSTRUCTION ENTRANCE
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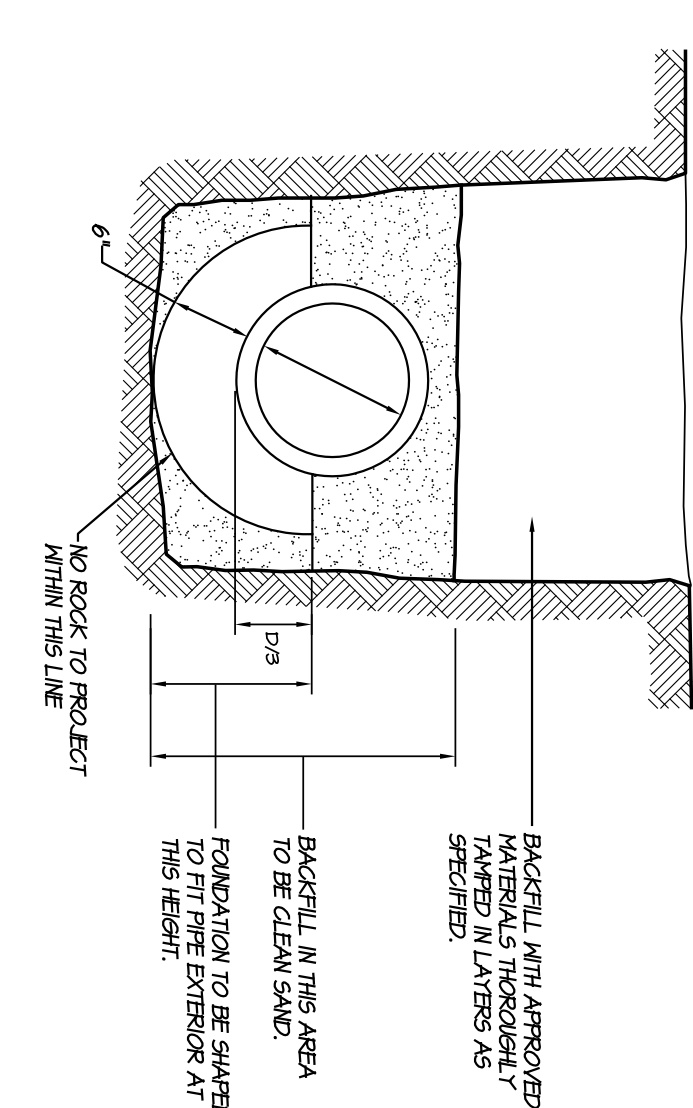
**FOUNDATION DRAIN
OUTLET**
NOT TO SCALE



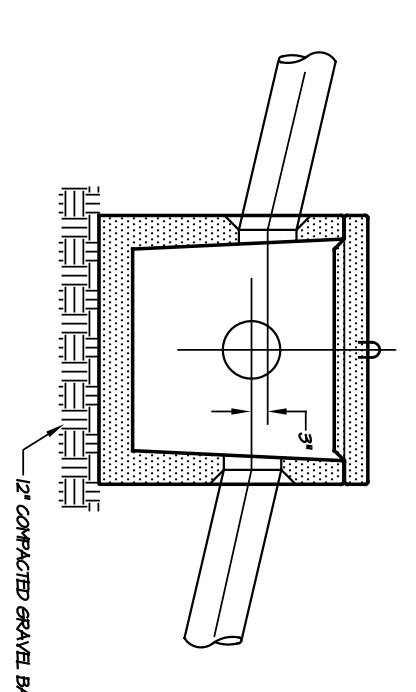
SILT FENCE
NOT TO SCALE



STOP SIGN DETAIL
NOT TO SCALE

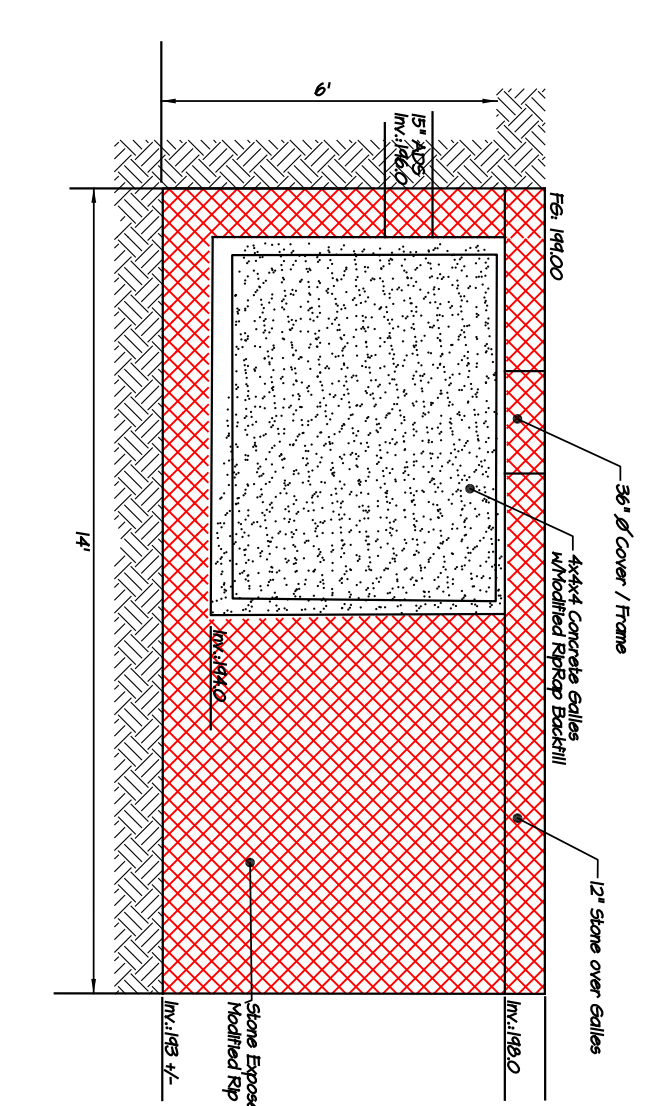


**SANITARY SEWER / STORM DRAIN
PIPE IN TRENCH DETAIL**
NOT TO SCALE

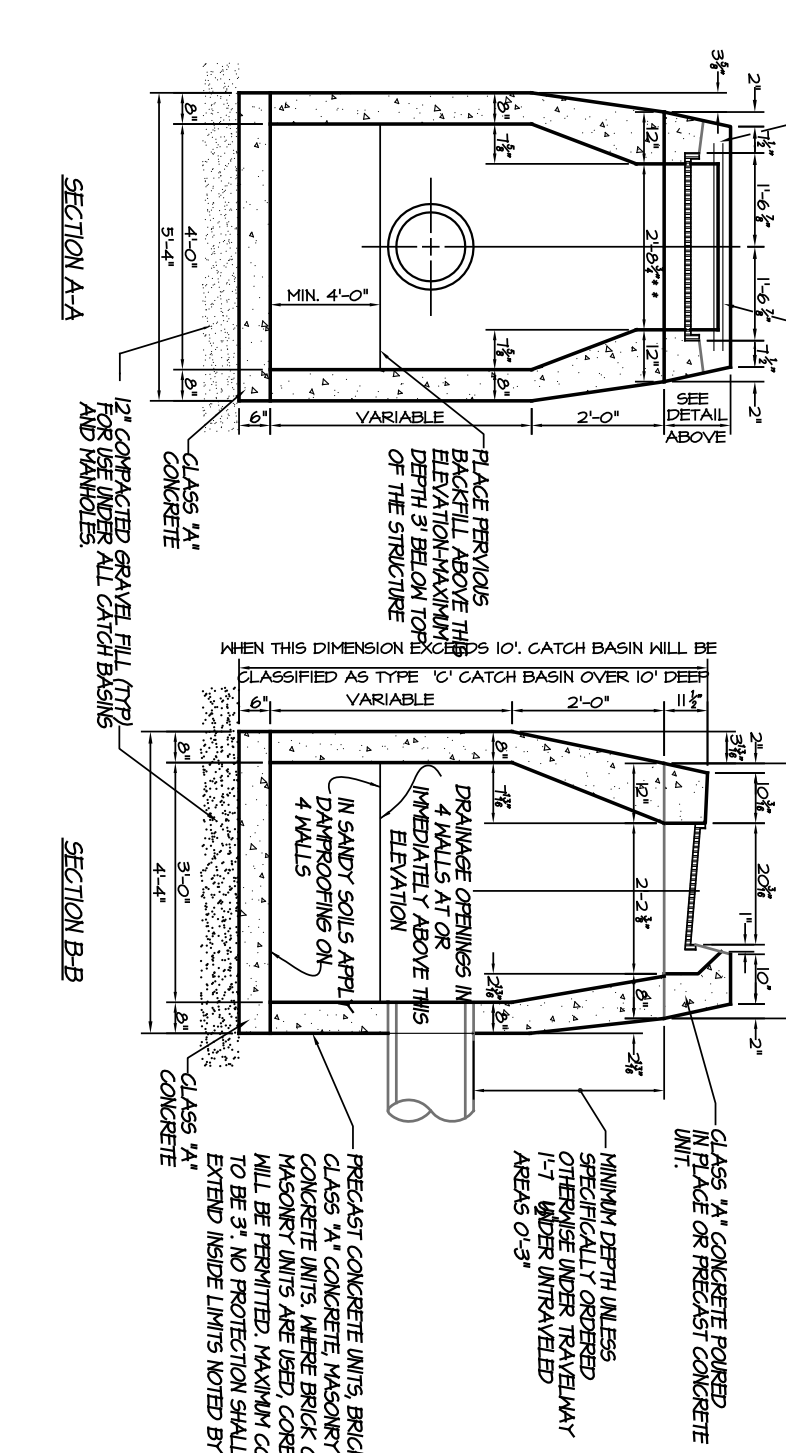


**TYPICAL EUGEN MANTIS
TRENCH SECTION**
NOT TO SCALE

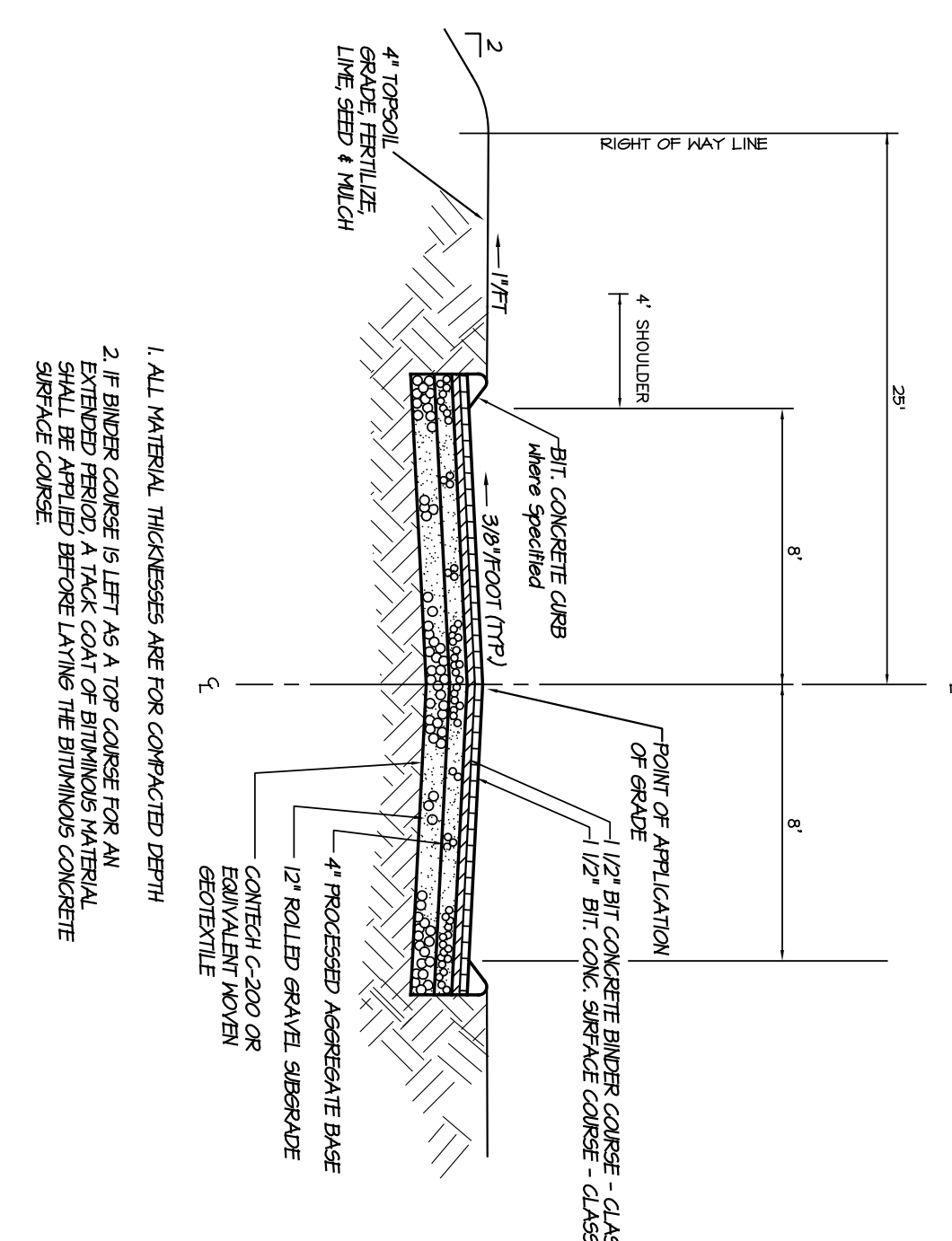
DISTRIBUTION BOX DETAIL
NOT TO SCALE



**Cross Section
Recharge Dissipate Outlet**
NOT TO SCALE



TYPE 'C' CATCH BASIN DETAIL
NOT TO SCALE



ROADWAY CROSS SECTION
NOT TO SCALE

DESCRIPTION	DETAIL	NOTES
TYPICAL METAL SIGN POSTS		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE
TYPICAL SIGN PANEL ATTACHMENT		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE
TYPICAL SIGN POST INSTALLATION IN EDGE		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE
TYPICAL SIGN POST INSTALLATION IN SHOULDER		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE
TYPICAL SIGN POST INSTALLATION IN DRIVE		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE
TYPICAL SIGN POST INSTALLATION IN DRIVE		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE
TYPICAL SIGN POST INSTALLATION IN DRIVE		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE
TYPICAL SIGN POST INSTALLATION IN DRIVE		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE
TYPICAL SIGN POST INSTALLATION IN DRIVE		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE
TYPICAL SIGN POST INSTALLATION IN DRIVE		1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH 2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXPOSED DRIVE, A THICK COAT OF BITUMINOUS MATERIAL SHOULD BE APPLIED BEFORE FINISHING THE BRICKWORK CONCRETE SHIMPLE COURSE

DATE	DESCRIPTION
12-7-23	Additional Details

REVISIONS

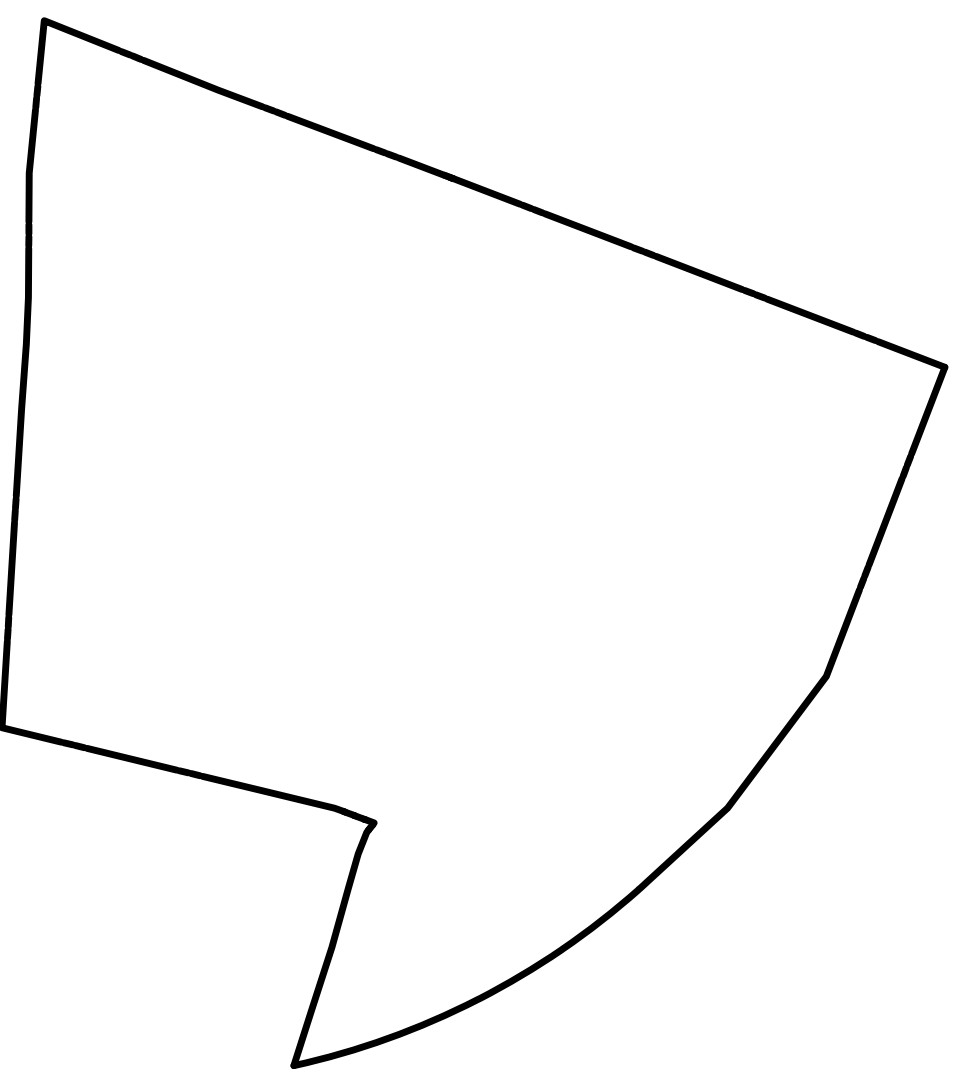
Detail Sheet #2
"7 Lot Subdivision"
Prepared For:
Tetreault Building Company
Wauguan Road - Route #205
Brooklyn, Connecticut

RICHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

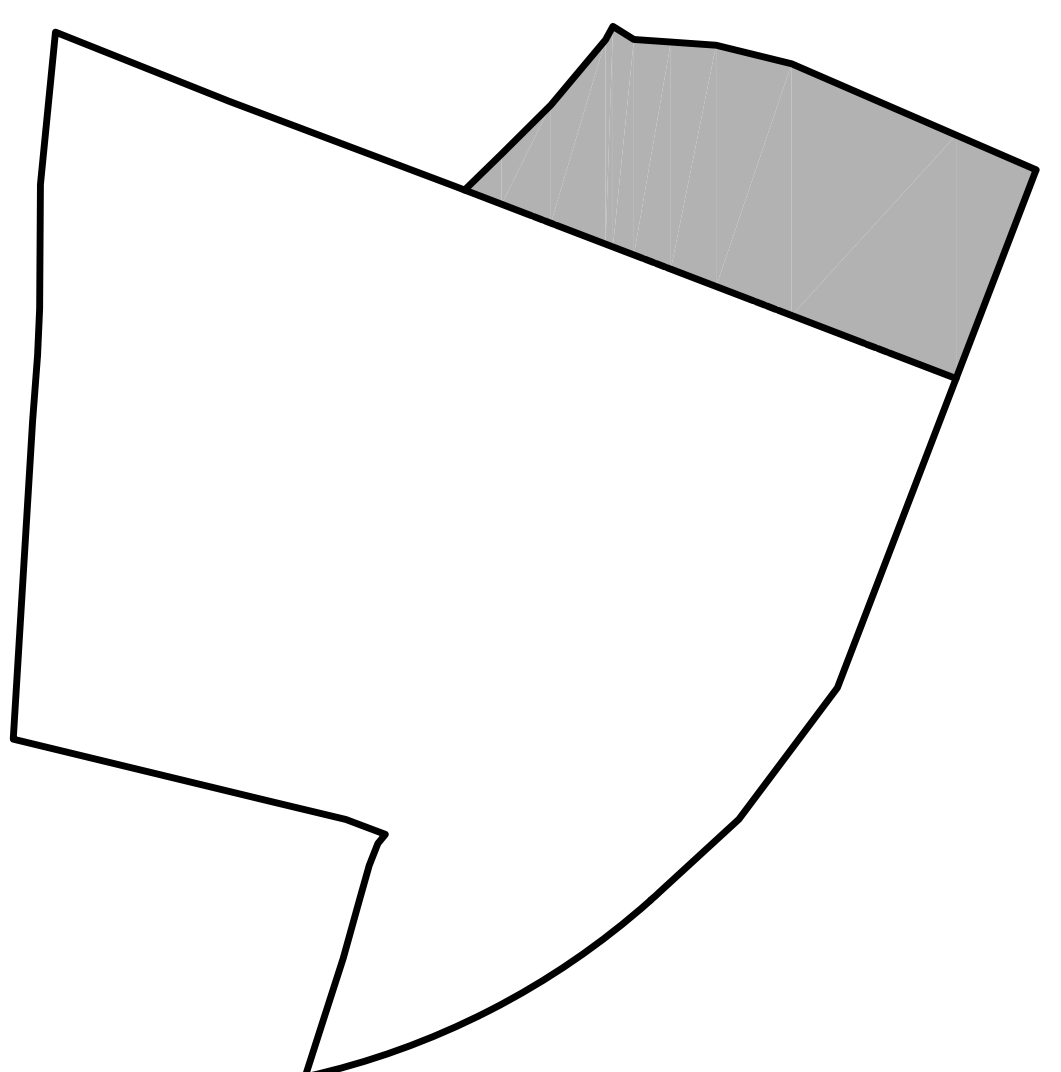
KWP
Kearney - Wenzel - Pratt - Williams
Landscape Architecture

LOUIS J. SOVA, JR.
Landscape Architect

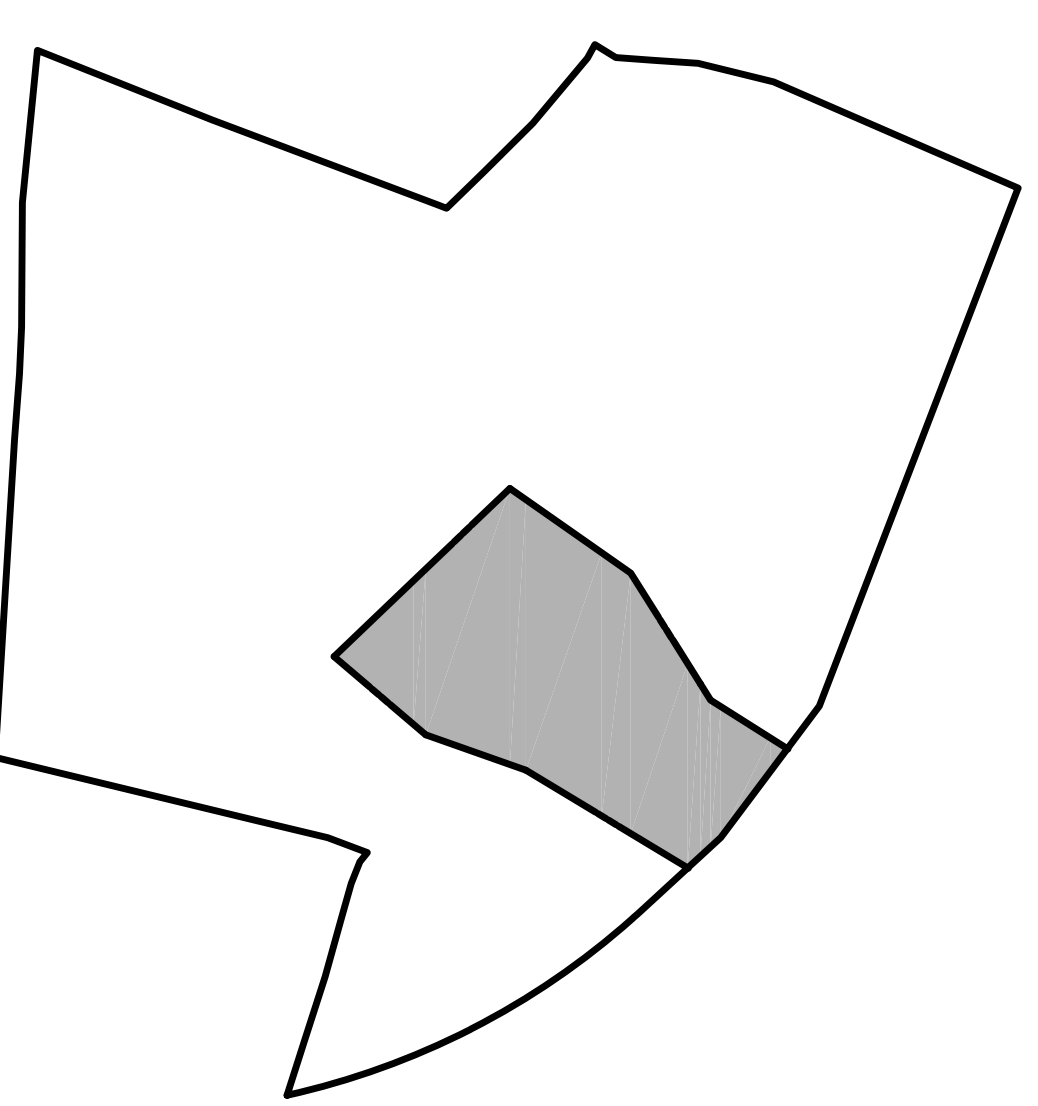
Sheet No. 7 OF 9
Project No. AS 223
Date: October 27, 2023



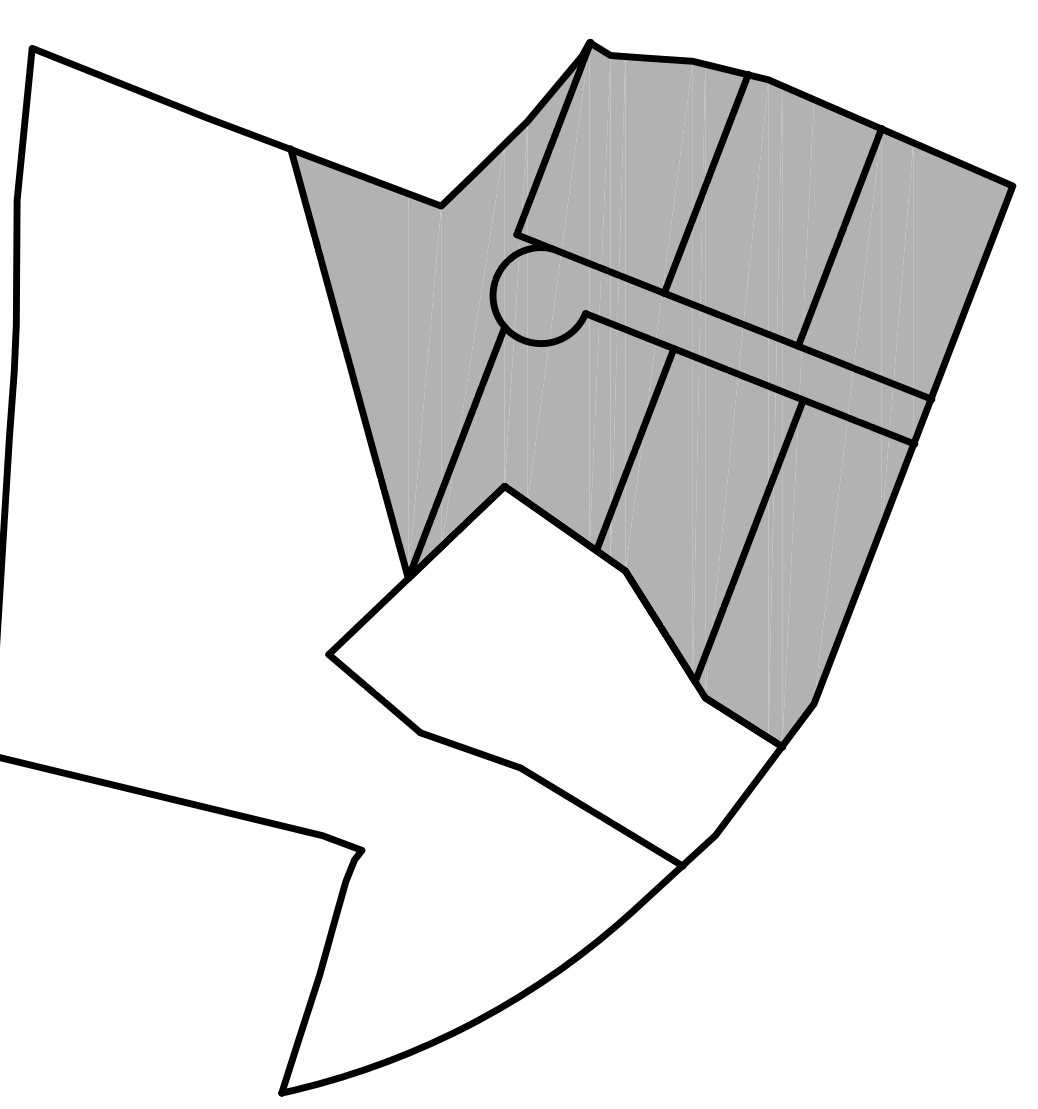
Original Tract
May 1927
Vol. 21 / Pg524



Land Acquisition
June 2006
Vol. 393 / Pg229



First Time Split
June 2023
Vol. 23 / Pg181



Proposed 7 Lot Subdivision

Grantor	Grantee	Date	Vol. / Pg.
Augustus Paulis	Erik & Ida Maki	5/14/1927	21 / 524
Ida Maki (aka Anna Maki)	Avent & Heta Oskar	3/6/1956	33 / 1
Avent & Heta Oskar	Paul & Riia Manso	8/2/1957	33 / 449
Paul & Riia Manso	Rene & Jeanne Gervais	8/6/1960	35 / 254
Rene & Jeanne Gervais	Louis & Forrestine Lizotte	11/31/1962	37 / 147
Louis & Forrestine Lizotte	Daniel & Teresa Masse	8/20/1965	34 / 411
Teresa Masse	Michael Masse	4/24/2005	362 / 278
Estate of Michael Masse	Teresa Masse	4/14/2023	710 / 154
Estate of Teresa Masse	Tetraulit Building Company	4/4/2023	710 / 140

To my knowledge and belief, this map is substantially correct as noted herein.

[Signature]
 Paul A. Archer, Conn. L.S. #70013
 11/29/2023

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

DATE	DESCRIPTION	REVISIONS

Parcel History Plan
 "7 Lot Subdivision"

Prepared For:
Tetraulit Building Company
 Wauregan Road - Route #205
 Brooklyn, Connecticut

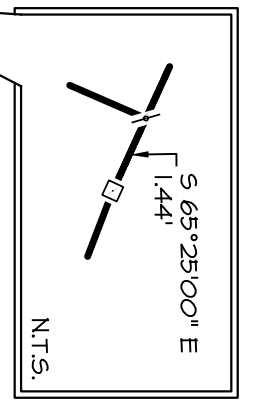
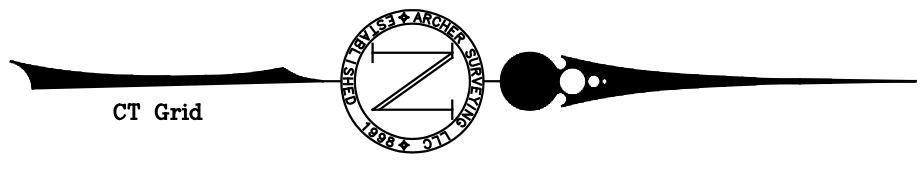
DRAWING SCALE: 1"=200'

RICHER Surveying LLC
 18 Providence Road, Brooklyn, CT
 (860) 779-2240 / (860) 928-1921

KWP
 ARCHITECTS - ENGINEERS - SURVEYORS

LOUIS J. SOVA, JR.
 LAND SURVEYOR

Sheet No. 8 OF 9 Project No. AS 223 Date: October 27, 2023



LEGEND

- PROPERTY LINE
- EASEMENT
- STONEMALL
- STONEMALL REMAINS
- - - EXISTING INDEX CONTOUR
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- METLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- MONUMENT
- PERCOLATION TEST
- ⊕ TEST PIT
- ⊕ PROPERTY POINT
- UTILITY POLE



07222 Sp. Pack

Yield Plan
 "7 Lot Conventional Subdivision"
 Prepared For:
Tetreault Building Company
 Wauregan Road - Route #205
 Brooklyn, Connecticut

DRAWING SCALE: 1"=200'

DATE	REVISIONS

Richer Surveying LLC
 18 Providence Road, Brooklyn, CT
 (860) 779-2240 / (860) 928-1921

LOUIS J. SOVA, JR.
 Licensed Professional Engineer

Sheet No. 9 OF 9 Project No. AS 223 Date: October 27, 2013