

PROPOSED 14 LOT RESUBDIVISION

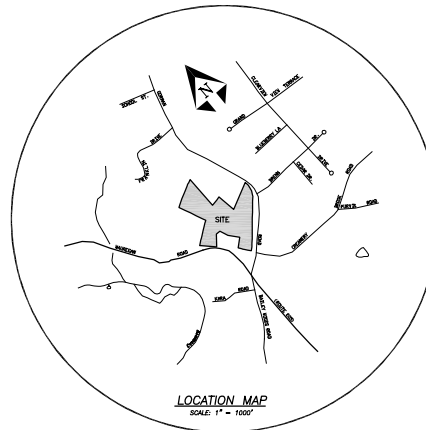
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

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
—	PROPOSED U.G. UTILITIES
—	PROPOSED CONTOUR
—	BUILDING SETBACK
—	PROPOSED SILT FENCE
—	PROPOSED GUIDE RAIL
—	PROPOSED CLEARING LIMITS



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CT DOT STANDARD DRAWINGS

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THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 2	HW-918_01b
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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@provovinc.com
www.provovinc.com

REVISIONS

DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

OCTOBER 30, 2023

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

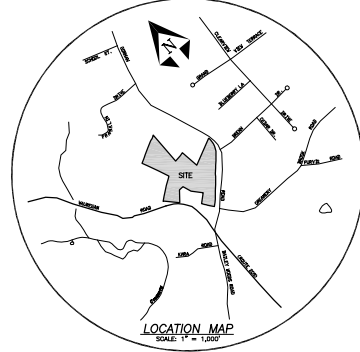
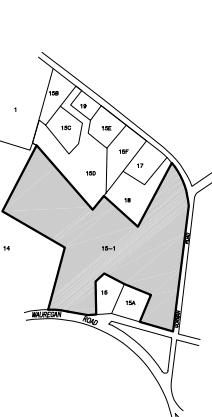
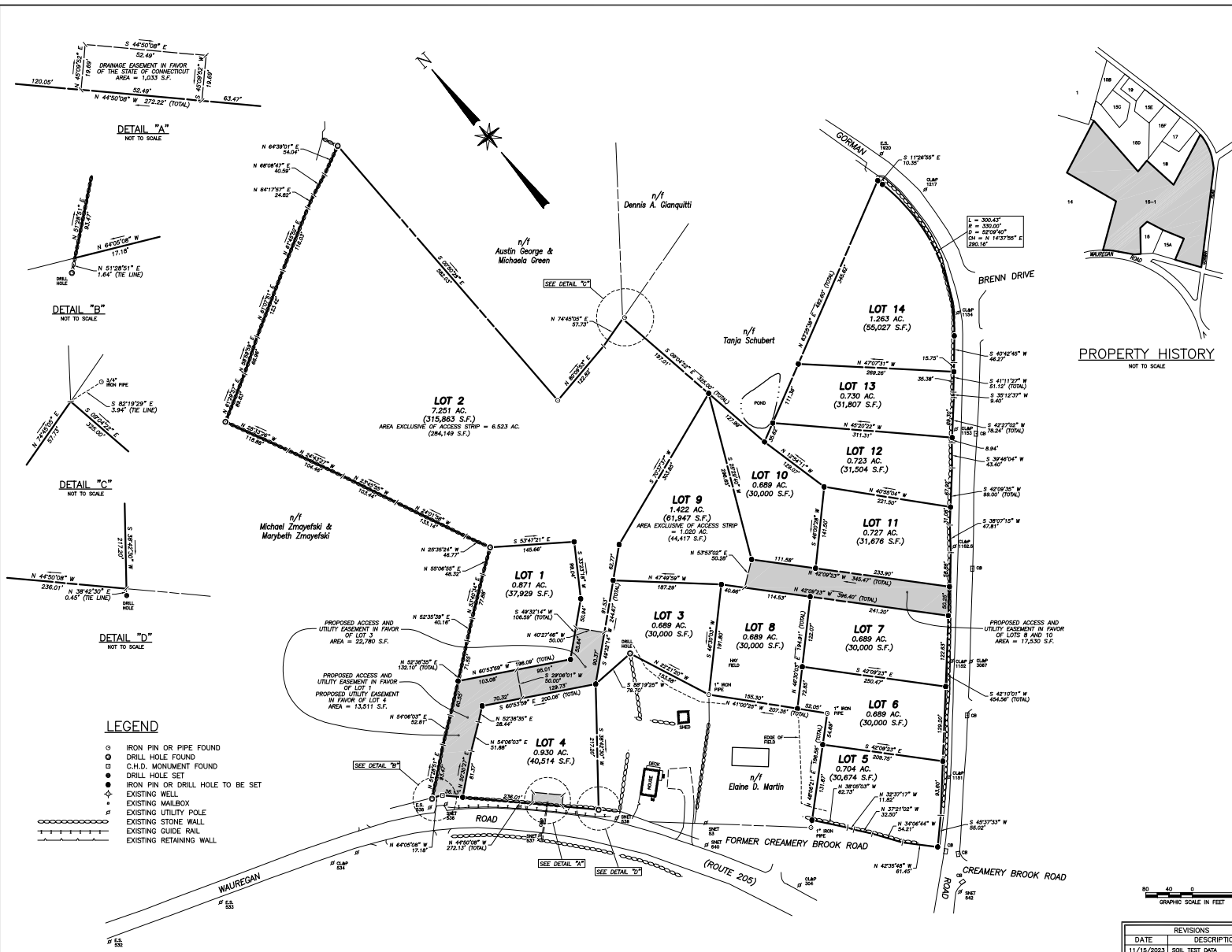
APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

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.

ENGINEER	DATE
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SHEET 1 OF 8
JOB NO. 23033
DWG. NO. CIVIL-19



DATE	LOT	GRANTOR	TO	GRANTEE
11/29/1971	15A	Alex & Charles Pakulis	TO	John Anzola & Amelia Korala
11/29/1978	18	Alex & Charles Pakulis	TO	Lester A. Broder & Linda K. Broder
05/25/1984	15B	Alex & Charles Pakulis	TO	Christopher R. Kozicki & Hilene E. Kozicki
05/08/2002	15C	Alex & Charles Pakulis	TO	Johnny Gomez & Sherry A. Gomez
12/21/2001	15E	Alex & Charles Pakulis	TO	Linda K. Balbon & Scott A. Balbon
05/04/2002	15F	Alex & Charles Pakulis	TO	Alan H. Hill & Allen S. Hill
12/08/2008	15D	Ed. of Alex Pakulis	TO	Lester A. Broder
10/16/2023	15-1	Norman G. Young, Jr.	TO	KA&G Investments LLC

- NOTES:**
- 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, 2016.
 - 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.
- The subject property is shown as Lot 15-1 on Assessor Map 32.
 - Zones: R-30.
 - Bearings shown hereon are referenced to CT state plane coordinates, NAD83(2011), Epoch 2010.0000.
 - The intent of this survey is to show a proposed resubdivision of the subject property.
- MAP REFERENCES:**
- "Property Survey - Showing Parcel Division - Prepared for - The Lucien A. Broder Irrevocable Grantor Trust - 188 Wauregan Road - Brooklyn, Connecticut - Scale: 1" = 80' - Dated: 9/29/2023 - Provest & Dovo, Inc."
 - "Property Survey - Boundary Line Modification - Prepared for - Lucien Broder - Gorman Road - Brooklyn, Connecticut - Scale: 1" = 30' - Dated: March 1, 2022 - Archer Surveying LLC - K&P Associates"
 - "Subdivision Plan - Prepared for - Alex Pakulis & Charles Pakulis - Gorman Road - Brooklyn, Connecticut - Scale: 1" = 40' - Dated: 7/25/2001 - Sheet 1 of 3 - K&P Associates"
 - "Town of Brooklyn - Map Showing Land Acquired From - Alex Pakulis Et Al - By - The State of Connecticut - Department of Transportation - Intersection and Upgrade Improvements on Route 205 - Scale: 1:500 - Dated: March 1998, Revised: 1-13-97"
 - "Map Showing Property of - John & Amelia Korala - Creamery Brook Road - Brooklyn, Connecticut - Scale: 1" = 20' - Dated: November 1971 - Donald L. Ayerton, Reg. L.S. 6623"
 - "Connecticut State Highway Department - Right of Way Map - Town of Brooklyn - Brooklyn-Wauregan Road - From the Harris Property - Southerly About 61.00 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

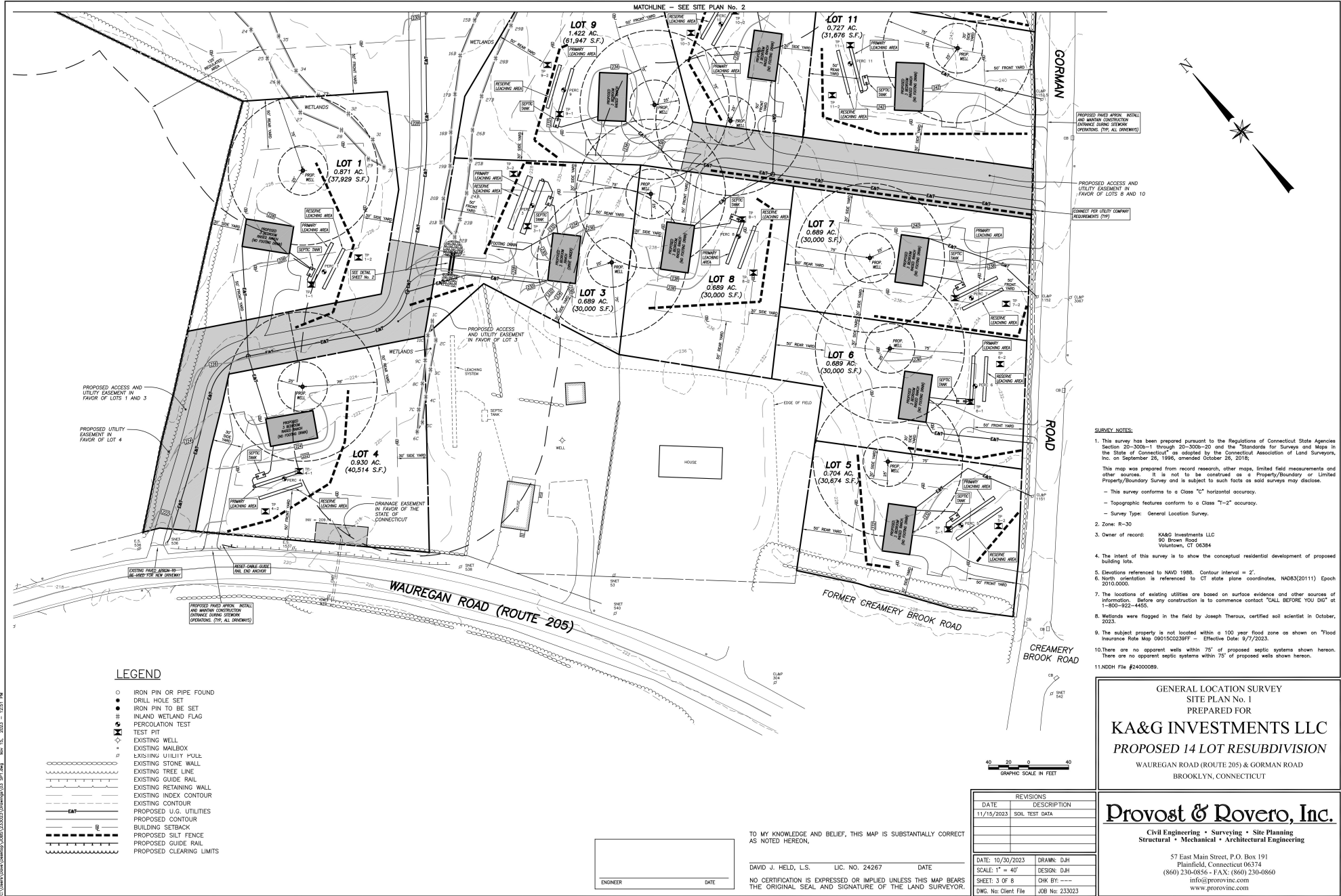
REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA

Provest & Dovo, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 236-0856 • FAX: (860) 230-0860
info@provestdovo.com
www.provestdovo.com

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.



- SURVEY NOTES:**
- 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 "1-2" accuracy.
- Survey Type: General Location Survey.
 - Zone: R-30
 - Owner of record: KA&G Investments LLC
90 Brown Road
Voluntown, CT 06384
 - The intent of this survey is to show the conceptual residential development of proposed building lots.
 - Elevations referenced to NAVD 1988. Contour interval = 2'.
 - North orientation is referenced to CT state plane coordinates, NAD83(2011) Epoch 2010.0000.
 - 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.
 - Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in October, 2023.
 - The subject property is not located within a 100 year flood zone as shown on "Flood Insurance Rate Map 590100220897" - Effective Date: 9/7/2023.
 - There are no apparent wells within 75' of proposed septic systems shown herein.
There are no apparent septic systems within 75' of proposed wells shown herein.
 - INDH File #24000089.

- LEGEND**
- IRON PIN OR PIPE FOUND
 - DRILL HOLE SET
 - IRON PIN TO BE SET
 - ▬ INLAND WETLAND FLAG
 - ⊖ PERCOLATION TEST
 - ⊖ TEST PIT
 - EXISTING WELL
 - ⊕ EXISTING MANHOLE
 - ⊕ EXISTING UTILITY POLE
 - EXISTING STONE WALL
 - EXISTING TREE LINE
 - EXISTING GUIDE RAIL
 - EXISTING RETAINING WALL
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 - EXISTING CONTOUR
 - PROPOSED U.G. UTILITIES
 - PROPOSED CONTOUR
 - BUILDING SETBACK
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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

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REVISIONS

DATE	DESCRIPTION
11/19/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 3 OF 6	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. 24287 DATE _____
 ENGINEER DATE _____

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

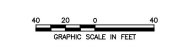


- SURVEY NOTES:**
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 - This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys 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.
 - Zone: R-30
 - Owner of record: KA&G Investments LLC
30 Braun Road
Voluntown, CT 06384
 - The intent of this survey is to show the conceptual residential development of proposed building lots.
 - Elevations referenced to NAVD 1988. Contour interval = 2'.
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 - The location 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.
 - Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in October, 2023.
 - The subject property is not located within a 100 year flood zone as shown on "Flood Insurance Rate Map 0901500239FF" - Effective Date: 9/7/2023.
 - 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.ND0H File #24000089.

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⊕	PROPOSED GUIDE RAIL
⊕	PROPOSED CLEARING LIMITS

MATCHLINE - SEE SITE PLAN No. 1



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DAVID J. HELD, L.S. LIC. No. 24267 DATE _____
ENGINEER DATE _____

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

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

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DATE	DESCRIPTION
11/19/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 4 OF 6	CHK BY: ---
DWG. No: Client File	JOB No: 233023

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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE AND SO: TO:

- 1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Connecticut, N.R.G.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. Repair or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment falls 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.

HYDRAULIC 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 24 stakes and gaps between bales shall be weighted with stones 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. Repair or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment falls 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 15-2 to 11 in the 2002 Guidelines.

SEEDING CONSIDERATIONS:

Timing 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 graded 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 treading with a bulldozer, disking, 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 treacherous, the cleat marker shall be perpendicular to the anticipated direction of the final surface grade.
If soil testing is not practical or feasible on an odd 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 15-1 in the 2002 Guidelines.

SEEDING:

Apply seed uniformly by hand cyclone seeder, still, pullspike 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 80%-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 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 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 time and fertilizer into the soil to a depth of 4".
3. Inspect seeding before seeding. If traffic has compacted the soil, refill compacted areas.
4. Apply the disease free 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 rearing, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL:

The primary function of erosion and sediment control 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 sediment erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure of any one time, but also the duration of exposure. Piling, reworking and construction scheduling are interrelated. Piling 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 is 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 arming, 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 that areas 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 collecting storm runoff 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 increase 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 the runoff to areas 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 loamy sediment and filling 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 infeasible 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 streams would be affected 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

Table with columns: TEST PIT, DEPTH, SOIL PROFILE. Contains 11 rows of soil observation data for various test pits.

TEST PIT OBSERVATIONS:

Northeast District Department of Health November 6, 2023

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PERCOLATION TESTS:

Northeast District Department of Health November 6, 2023

Table with columns: PERC RATE, TIME READING, DEPTH. Contains 11 rows of percolation test data for various test pits.

TEST PIT OBSERVATIONS:

Northeast District Department of Health November 6, 2023

Table with columns: TEST PIT, DEPTH, SOIL PROFILE. Contains 11 rows of soil observation data for various test pits.

PERCOLATION TESTS:

Northeast District Department of Health November 6, 2023

Table with columns: PERC RATE, TIME READING, DEPTH. Contains 11 rows of percolation test data for various test pits.

DETAIL SHEET No. 1
PREPARED FOR
KA&G INVESTMENTS LLC
PROPOSED 14 LOT RESUBDIVISION
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

Table with columns: DATE, TIME READING, SOIL TEST DATA. Contains 11 rows of data.

Drovost & Dovo, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering
57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0836 • FAX: (860) 230-0860
info@drovostinc.com
www.drovostinc.com

SANITARY DESIGN CRITERIA

LOT 1
 TP 1-1 & 1-2
 Depth to restrictive layer = 55 in. avg.
 Slope % = 2.3 %
 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'
 MESS = 36.0'
 Proposed Leaching System
 45 I.F. Mantle 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'
 MESS = 42.0'
 Proposed Leaching System
 45 I.F. Mantle 536-8

LOT 3
 TP 3-1 & 3-2
 Depth to restrictive layer = 27 in. avg.
 Slope % = 9.0 %
 Number of Bedrooms = 3
 Percolation rate = 10.0 min/in
 Max. depth into exist. grade = 9 in.
 System Size = 475 s.f.
 Hydraulic Factor = 30
 Flow Factor = 1.50
 Perc Factor = 1.25
 30 x 1.50 x 1.25 = 56.3'
 MESS = 56.3'
 Proposed Leaching System
 56.3 I.F. GQT 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'
 MESS = 45.0'
 Proposed Leaching System
 45 I.F. Mantle 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'
 MESS = 51.0'
 Proposed Leaching System
 55 I.F. Mantle 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'
 MESS = 27.0'
 Proposed Leaching System
 45 I.F. Mantle 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'
 MESS = 36.0'
 Proposed Leaching System
 45 I.F. Mantle 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'
 MESS = 45.0'
 Proposed Leaching System
 45 I.F. Mantle 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'
 MESS = 39.0'
 Proposed Leaching System
 45 I.F. Mantle 536-8

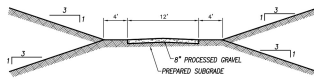
LOT 10
 TP 10-2 & 10-3
 Depth to restrictive layer = 29 in. avg.
 Slope % = 5.8 %
 Number of Bedrooms = 3
 Percolation rate = 4.0 min/in
 Max. depth into exist. grade = 4 in.
 System Size = 495 s.f.
 Hydraulic Factor = 34
 Flow Factor = 1.50
 Perc Factor = 1.00
 34 x 1.50 x 1.00 = 51.0'
 MESS = 51.0'
 Proposed Leaching System
 55 I.F. Mantle 536-8

LOT 11
 TP 11-1 & 11-2
 Depth to restrictive layer = 27 in. avg.
 Slope % = 3.2 %
 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'
 MESS = 45.0'
 Proposed Leaching System
 45 I.F. Mantle 536-8

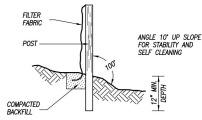
LOT 12
 TP 12-1 & 12-2
 Depth to restrictive layer = 34 in. avg.
 Slope % = 6.9 %
 Number of Bedrooms = 3
 Percolation rate = 4.0 min/in
 Max. depth into exist. grade = 0 in.
 System Size = 495 s.f.
 Hydraulic Factor = 24
 Flow Factor = 1.50
 Perc Factor = 1.00
 24 x 1.50 x 1.00 = 36.0'
 MESS = 36.0'
 Proposed Leaching System
 45 I.F. Mantle 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'
 MESS = 39.0'
 Proposed Leaching System
 45 I.F. Mantle 536-8

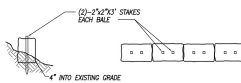
LOT 14
 TP 14-1 & 14-2
 Depth to restrictive layer = 34 in. avg.
 Slope % = 12.9 %
 Number of Bedrooms = 3
 Percolation rate = 8.0 min/in
 Max. depth into exist. grade = 0 in.
 System Size = 495 s.f.
 Hydraulic Factor = 20
 Flow Factor = 1.50
 Perc Factor = 1.00
 20 x 1.50 x 1.00 = 30.0'
 MESS = 30.0'
 Proposed Leaching System
 45 I.F. Mantle 536-8



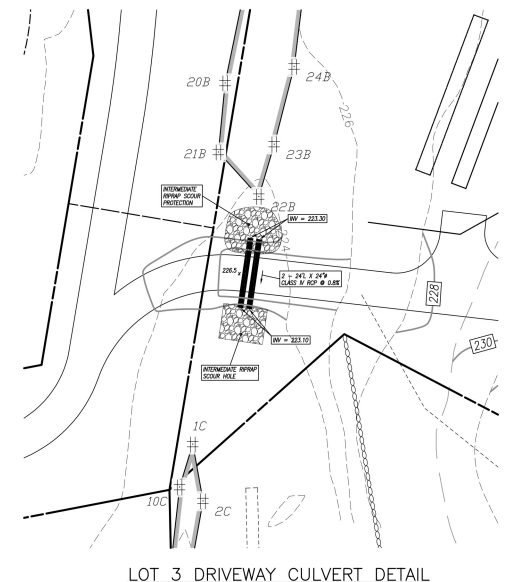
RESIDENTIAL GRAVEL DRIVEWAY DETAIL



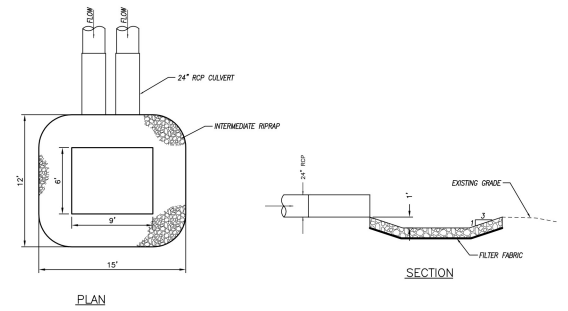
SILT FENCE



HAYBALE BARRIER



LOT 3 DRIVEWAY CULVERT DETAIL



PREFORMED RIPRAP SCOUR HOLE

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

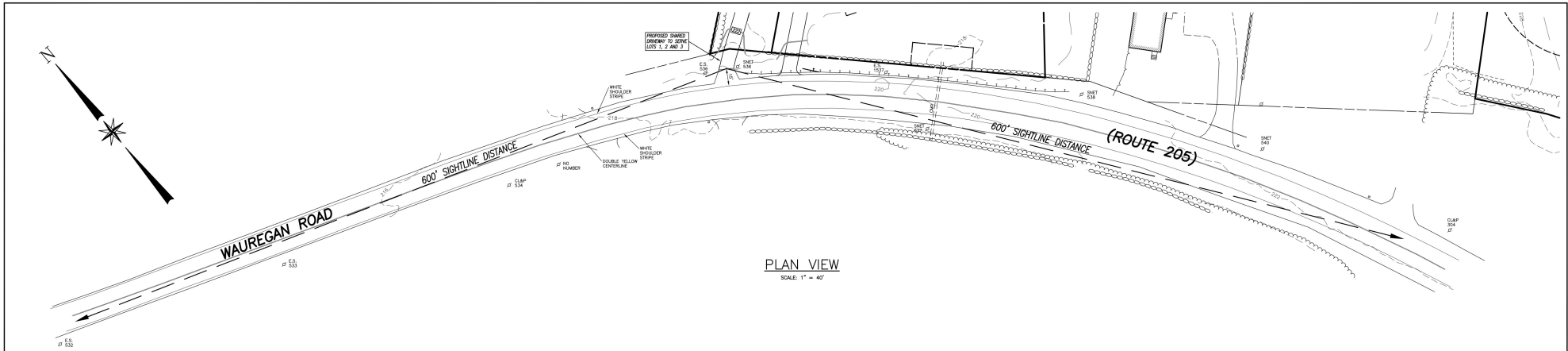
Provost & Rovero, Inc.

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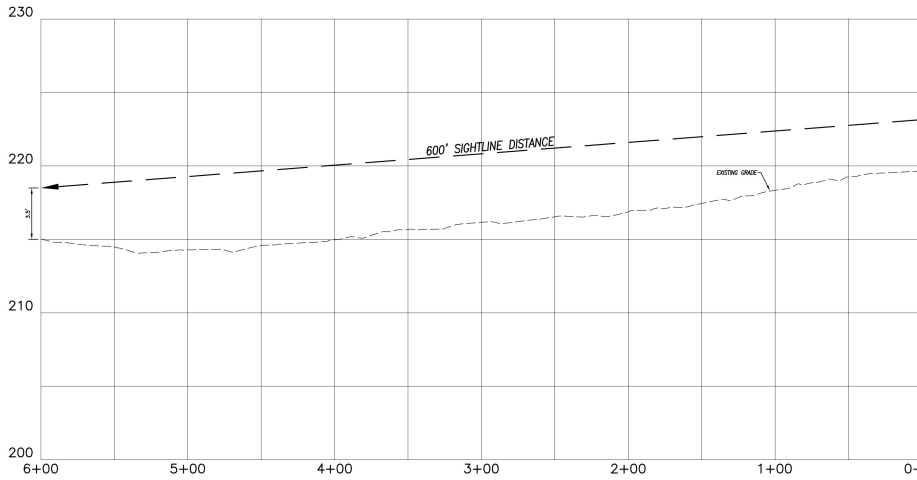
57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@provostinc.com
www.provostinc.com

REVISIONS	
DATE	DESCRIPTION
11/19/2023	SOIL TEST DATA

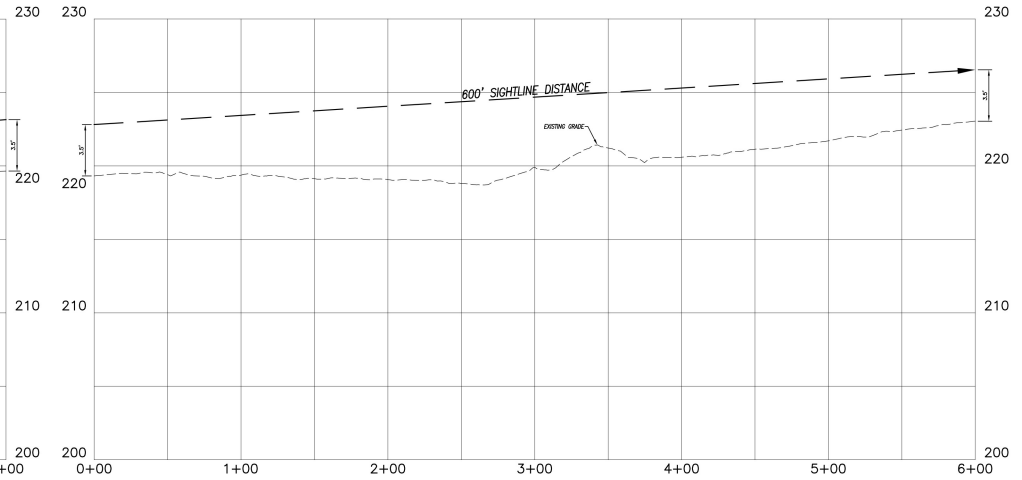
DATE: 10/30/2023	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 6 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: Z33023



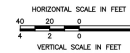
PLAN VIEW
SCALE: 1" = 40'



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'



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

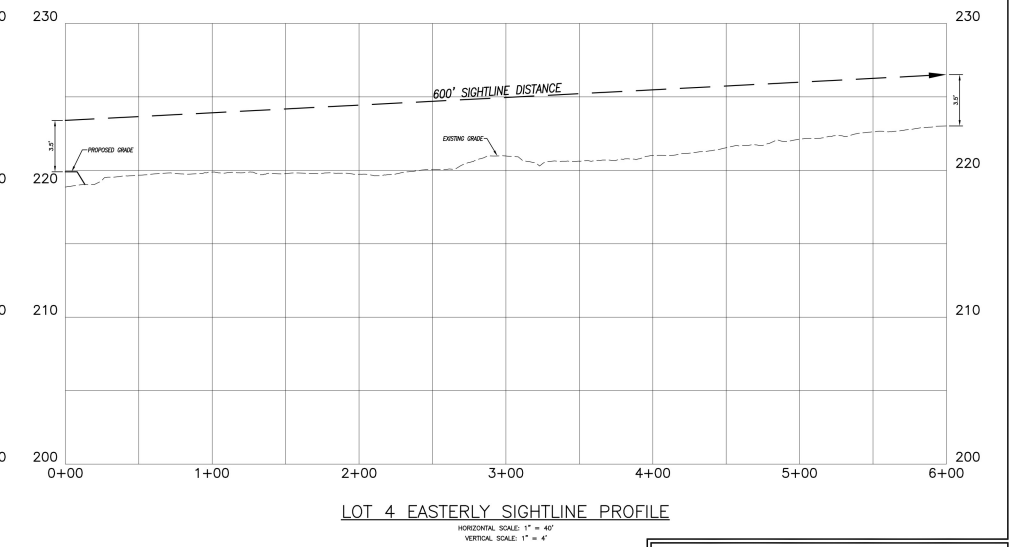
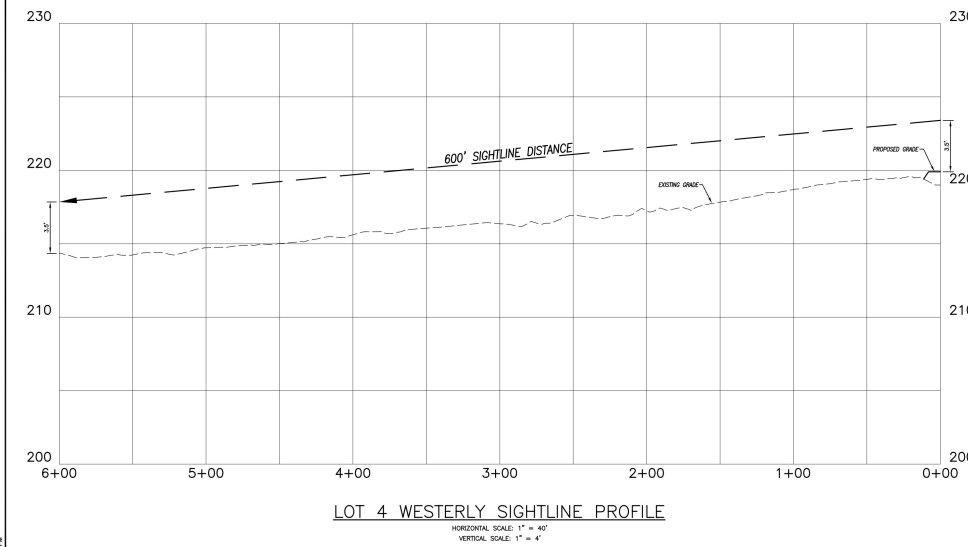
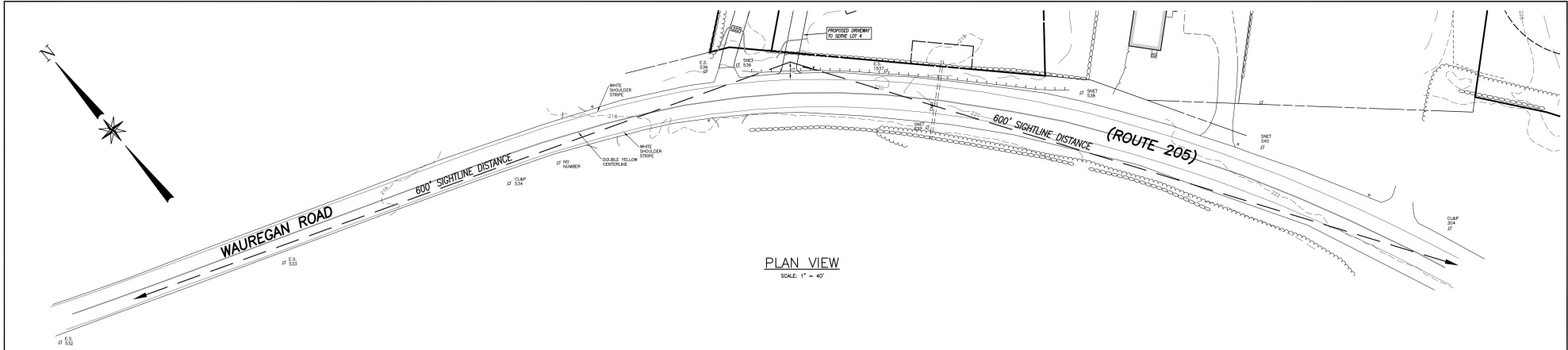
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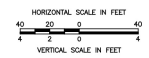
REVISIONS	
DATE	DESCRIPTION
11/19/2023	SOIL TEST DATA

DATE: 10/30/2023	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 7 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

ENGINEER _____ DATE _____



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ENGINEER	DATE
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REVISIONS	
DATE	DESCRIPTION
11/19/2023	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

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

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