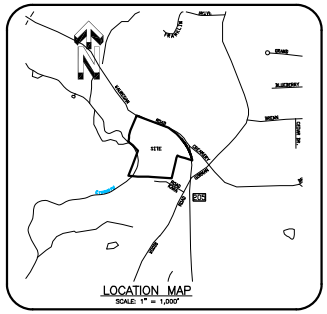
7 LOT SUBDIVISION

PREPARED FOR

Tetreault Building Company

Wauregan Road - Route #205
Brooklyn, Connecticut

October 27, 2023
Revised: December 18, 2023



PREPARED BY

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

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: _____

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

Certified Soil Scientist

INDEX OF DRAWINGS

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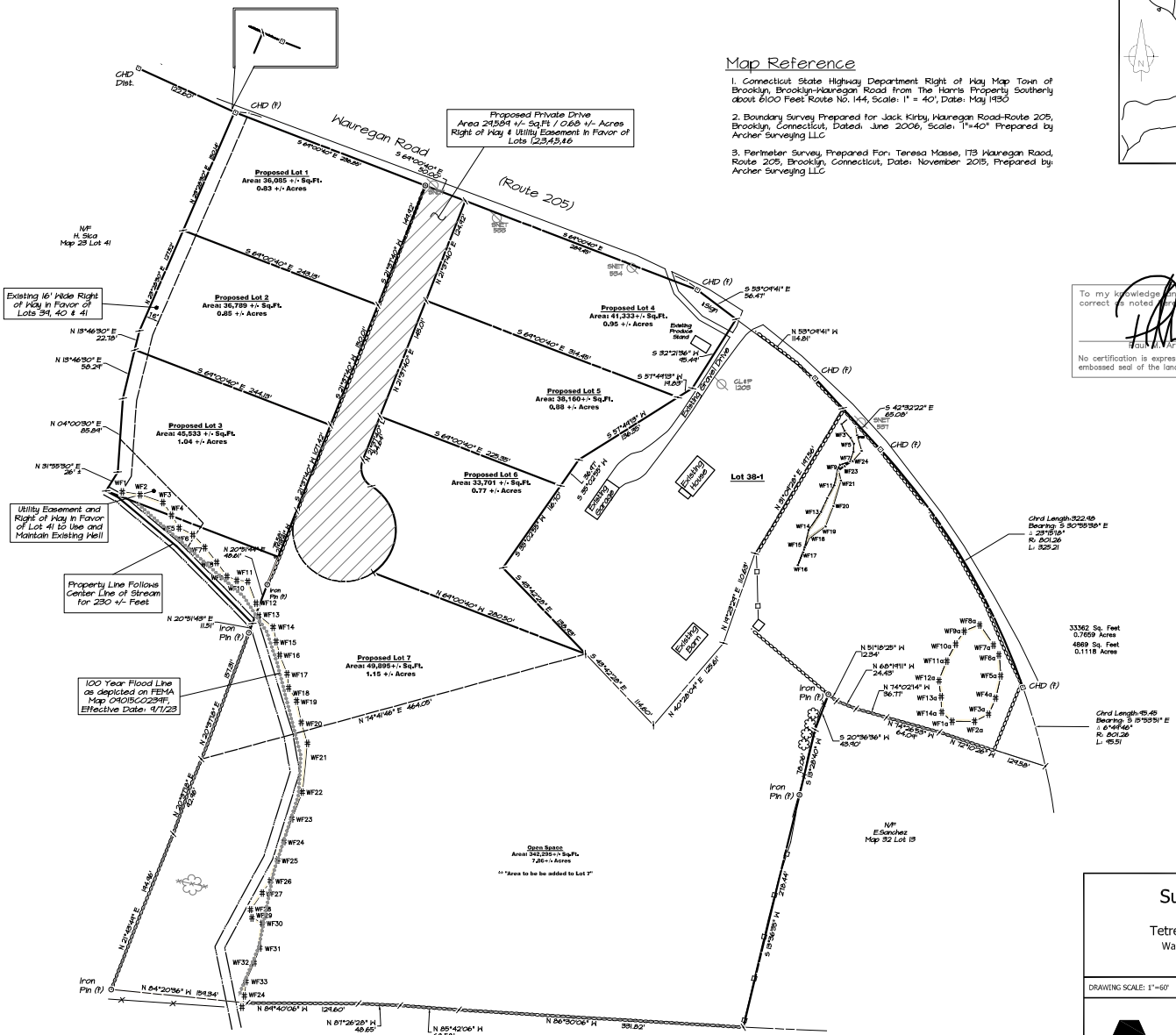
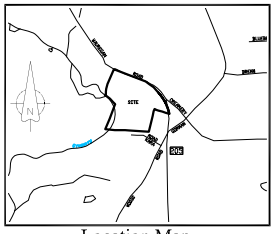


Map Reference

1. Connecticut State Highway Department Right of Way Map Town of Brooklyn, Brooklyn-Wauregan Road from The Harris Property Southerly about 6100 Feet Route No. 144, Scale: 1" = 40', Date: May 1930

2. Boundary Survey Prepared for Jack Kirby, Wauregan Road-Route 205, Brooklyn, Connecticut, Dated: June 2006, Scale: 1"=40" Prepared by Archer Surveying LLC

3. Perimeter Survey, Prepared For: Teresa Masse, 173 Wauregan Raod, Route 205, Brooklyn, Connecticut, Date: November 2015, Prepared by: Archer Surveying LLC



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: 7 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 #38 on Assessor's Map #23

8. This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area

9. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist in February 2023

10. There are not known endangered species or species of special concern on the subject property June 2023 Natural Diversity Data Base 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 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.

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

LEGEND

	PROPERTY LINE
	EASEMENT
	STONEWALL
	STONEWALL REMAINS
	100 YEAR FLOOD LINE
100	EXISTING INDEX CONTOUR
100	EXISTING CONTOUR
100	PROPOSED CONTOUR
WF	WETLANDS FLAG
B	BUILDING SETBACK
	IRON PIN
	DRILL HOLE
	MONUMENT
	PERCOLATION TEST
	TEST PIT
	PROPERTY POINT
GL&P 1845	UTILITY POLE

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

11/29/2023

Paul M. Archer, Conn. L.S. #70013

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

Subdivision Plan

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

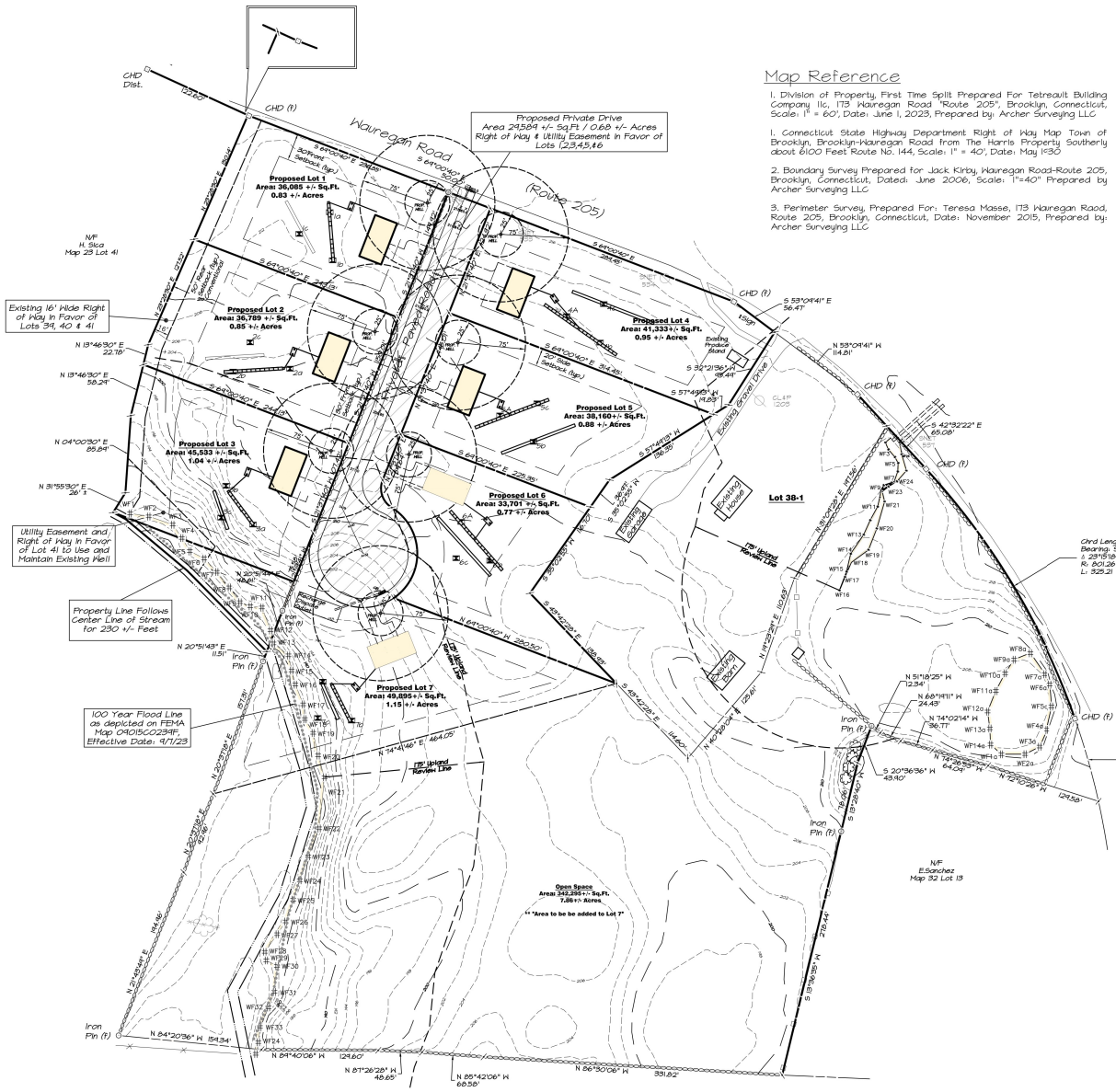
DRAWING SCALE: 1"=60'

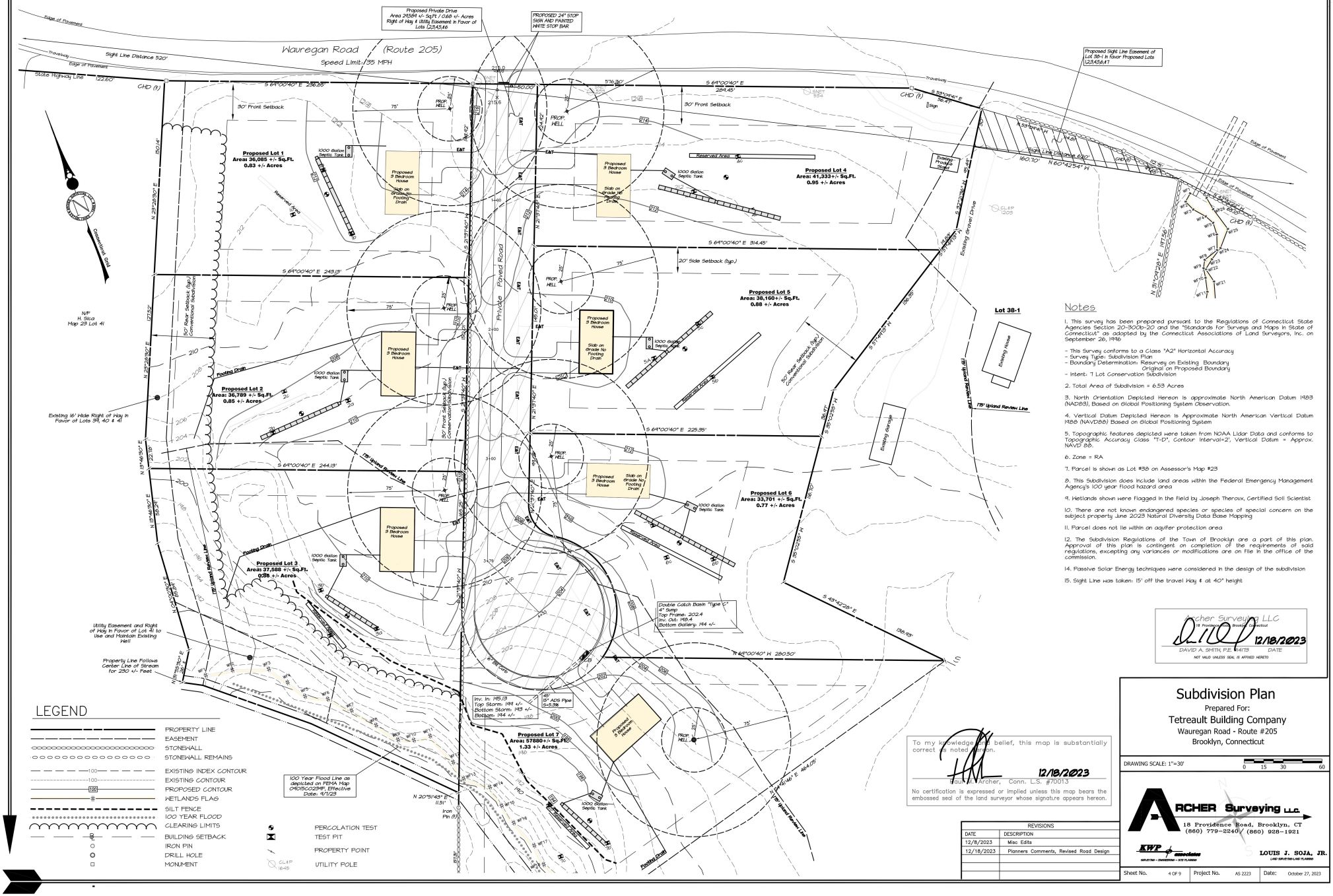
0 30 60 120

REVISIONS	
DATE	DESCRIPTION
12/18/23	Misc.

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1021
KWP associates
LOUIS J. SOJA, JR.

Sheet No. 2 OF 9 | Project No. AS 2223 | Date: October 27, 2023


Wauregan Road
(Route 205)
Proposed Private Drive
Area 24,584 +/- Sq.Ft / 0.68 +/- Acres
Right of Way & Utility Easement in Favor of Lots 1,2,3,4,5,6
Proposed Lot 1
Area: 36,085 +/- Sq.Ft.
0.83 +/- Acres
Proposed Lot 2
Area: 36,789 +/- Sq.Ft.
0.85 +/- Acres
Proposed Lot 3
Area: 45,533 +/- Sq.Ft.
1.04 +/- Acres
Proposed Lot 4
Area: 41,333+/- Sq.Ft.
0.95 +/- Acres
Proposed Lot 5
Area: 38,160+/- Sq.Ft.
0.88 +/- Acres
Proposed Lot 6
Area: 33,701 +/- Sq.Ft.
0.77 +/- Acres
Proposed Lot 7
Area: 49,895+/- Sq.Ft.
1.15 +/- Acres
Open Space
Area: 342,295+/- Sq.Ft.
7.86+/- Acres.
** "Area to be be added to Lot 7"
Lot 38-1
Existing 16' Wide Right of Way In Favor of Lots 39, 40 & 41
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 09015C0234F, Effective Date: 9/1/23
Existing Private Road
Existing Gravel Drive
Existing Pavilion
Existing Pavilion Deck
Existing Pavilion Porch
Existing Pavilion Deck
Existing Pavilion Porch
Existing Pavilion Deck
Existing Pavilion Porch



Notes

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10. There are not known endangered species or species of special concern on the subject property June 2023 Natural Diversity Data Base 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 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.

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

15. Sight Line was taken: 15' off the travel Way & at 40" height

Archer Surveying LLC
18 Providence Road Brooklyn, Connecticut
12/18/2023
DAVID A. SMITH, P.E. #14173 DATE
NOT VALID UNLESS SEAL IS AFFIXED HERETO

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- 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

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

12/18/2023
Paul A. Archer, Conn. L.S. #70013

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

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

Subdivision Plan

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

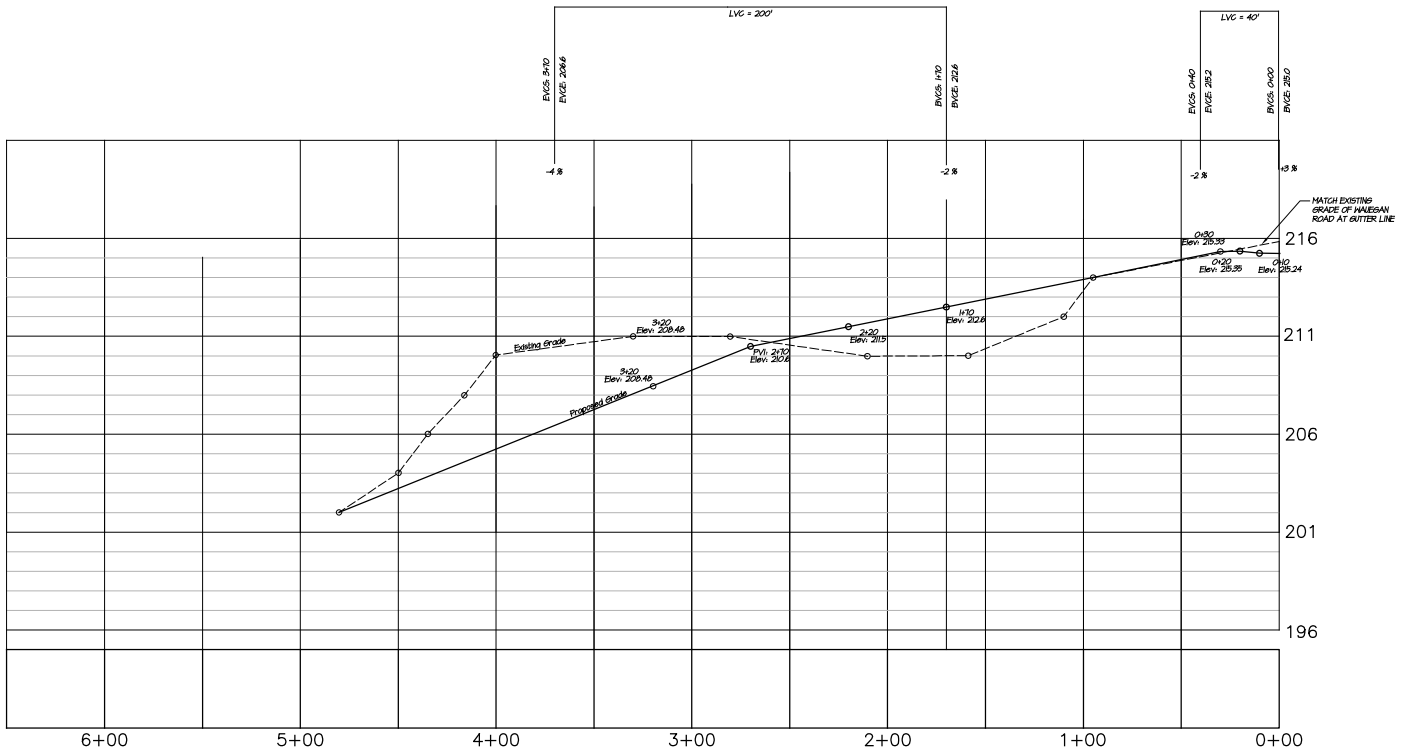
DRAWING SCALE: 1"=30' (0 15 30 60)

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

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING-LAND PLANNING

Sheet No.	Project No.	Date:
4 OF 9	AS 2223	October 27, 2023



ROADWAY PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

Archer Surveying LLC
18 Providence Road, Brooklyn, Connecticut

12/18/2023

DAVID A. SMITH, P.E. #14173 DATE

NOT VALID UNLESS SEAL IS AFFIXED HERETO

Subdivision Plan

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

REVISIONS	
DATE	DESCRIPTION
12/18/23	Road Redesign

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

KWP associates
SURVEYING - ENGINEERING - SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYOR-LAND PLANNER

Sheet No.	5 OF 9	Project No.	AS 2223	Date:	October 27, 2023

EROSION AND SEDIMENT CONTROL PLAN.

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Windham County Connecticut, U.S.D.A. Soil Conservation Service 1989.

DEVELOPMENT SCHEDULE. (Individual Lots).

1. Prior to any work on site, the limits of disturbance shall be clearly flagged in the field by a Land Surveyor, licensed in the State of Connecticut. Once the limits of clearing are flagged, they shall be reviewed and approved by an agent of the Town.
2. Install and maintain erosion and sedimentation control devices as shown on these plans. All erosion control devices shall be inspected by an agent of the Town. Any additional erosion control devices required by the Town's Agent shall be installed and inspected prior to any construction on site. (See silt fence installation notes.)
3. Install construction entrance.
4. Construction will begin with clearing, grubbing and rough grading of the proposed site. The work will be confined to areas adjacent to the proposed building, septic system and driveway. Topsoil will be stockpiled on site and utilized during final grading.
5. Begin 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 so 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 mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Brooklyn will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust 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 a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE.

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the Inland Wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
   - the fence has been overtopped, undercut or bypassed by runoff water,
   - the fence has been moved out of position (knocked over), or
   - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE.

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
   - the barrier has been overtopped, undercut or bypassed by runoff water,
   - the barrier has been moved out of position, or
   - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER.

SEED SELECTION

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

TIMING CONSIDERATIONS

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

SITE PREPARATION

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

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

SEEDBED PREPARATION

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

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure 15-1 in the 2002 Guidelines.

SEEDING

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

MULCHING

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

MAINTENANCE

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

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

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

PERMANENT VEGETATIVE COVER.

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

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a 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 debris.
3. Apply agricultural ground limestone at a rate of 2 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 lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
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 netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE.

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

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

KEEP LAND DISTURBANCE TO A MINIMUM

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

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

SLOW THE FLOW

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

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

KEEP CLEAN RUNOFF SEPARATED

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

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

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

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

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

- Max. percent of gravel (material between No. 4 & 3 inch sieves) = 45%

GRADATION OF FILL (MINUS GRAVEL)

SIEVE SIZE	PERCENT PASSING (WET SIEVE)	PERCENT PASSING (DRY SIEVE)
No. 4	100%	100%
No. 10	70% - 100%	70% - 100%
No. 40	10% - 50%	10% - 75%
No. 100	0% - 20%	0% - 5%
No. 200	0% - 5%	0% - 2.5%

1. Fill material shall be approved by the sanitarian prior to placement. It shall be compacted in 6" lifts and shall extend a minimum of ten feet (10') beyond the last leaching trench before tapering off.
2. Septic tank shall be two compartment precast 1000 gallon tank with gas deflector and outlet filter as manufactured by Jolley Precast, Inc. or equal.
3. Distribution boxes shall be 4 hole precast concrete as manufactured by Jolley Precast, Inc. or equal.
4. All precast structures such as septic tanks, distribution boxes, etc. shall be set level on six inches (6") of compacted gravel base at the elevations specified on the plans.
5. Solid distribution pipe shall be 4" diameter PVC meeting ASTM D-3034 SDR 35 with compression gasket joints. It shall be laid true to the lines and grades shown on the plans and in no case have a slope less than 0.125 inches per foot.
6. Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D-2729 or ASTM D-3350, 1500 lb. minimum crush.
7. Sewer pipe from the foundation wall to the septic tank shall be schedule 40 PVC meeting ASTM D 1785. It shall be laid true to the grades shown on the plans and in no case shall have a slope less than 0.25 inches per foot.

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATIONS

LOT 1
TP 1A & 1B & 1C
Depth to restrictive layer = 36 in.
Slope % = 1.0 %
Number of Bedrooms = 3
Percolation rate = 3.33 min/in
System Size = 495 s.f.

Hydraulic Factor = 42.0
Flow Factor = 1.5
Perc Factor = 1.0

42.0 x 1.5 x 1.0 = 63'

MLSS = 63'

LOT 2
TP 2A & 2B & 2C
Depth to restrictive layer = 30 in.
Slope % = 3.0 %
Number of Bedrooms = 3
Percolation rate = 1.0 min/in
System Size = 495 s.f.

Hydraulic Factor = 42.0
Flow Factor = 1.5
Perc Factor = 1.0

42.0 x 1.5 x 1.0 = 63'

MLSS = 63'

LOT 3
TOP 3A & 3B & 3C
Depth to restrictive layer = 28 in.
Slope % = 16.0 %
Number of Bedrooms = 3
Percolation rate = 1.0 min/in
System Size = 495 s.f.

Hydraulic Factor = 20.0
Flow Factor = 1.5
Perc Factor = 1.0

20.0 x 1.5 x 1.0 = 30'

MLSS = 30'

LOT 4
TP 4A & 4B & 4C
Depth to restrictive layer = 30 in.
Slope % = 2.0 %
Number of Bedrooms = 3
Percolation rate = 3.33 min/in
System Size = 495 s.f.

Hydraulic Factor = 62.0
Flow Factor = 1.5
Perc Factor = 1.0

62.0 x 1.5 x 1.0 = 93'

MLSS = 93'

LOT 5
TP 5A & 5B & 5C
Depth to restrictive layer = 26 in.
Slope % = 1.0 %
Number of Bedrooms = 3
Percolation rate = 2.5 min/in
System Size = 495 s.f.

Hydraulic Factor = 56.0
Flow Factor = 1.5
Perc Factor = 1.0

56.0 x 1.5 x 1.0 = 84'

MLSS = 84'

LOT 6
TOP 6A & 6B & 6C
Depth to restrictive layer = 22 in.
Slope % = 1.0 %
Number of Bedrooms = 3
Percolation rate = 2.5 min/in
System Size = 495 s.f.

Hydraulic Factor = 56.0
Flow Factor = 1.5
Perc Factor = 1.0

56.0 x 1.5 x 1.0 = 84'

MLSS = 84'

LOT 7
TP 7A & 7B & 7C
Depth to restrictive layer = 23 in.
Slope % = 12.0 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
System Size = 495 s.f.

Hydraulic Factor = 26
Flow Factor = 1.5
Perc Factor = 1.0

26.0 x 1.5 x 1.0 = 39'

MLSS = 39'

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
0"-20" Topsoil/Organics
20"-48" Brown Orange Fine Sandy Loam
48"-88" Mottled Gray Very Fine Sandy Loam

MOTTLES:	48"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	32"
RESTRICTIVE:	48"

TEST PIT: 1B
0"-12" Topsoil/Organics
12"-24" Brown Orange Fine Sandy Loam
24"-36" Tan Very Fine Sand
36"-86" Compact Fine Sand, Hardpan with Rock

MOTTLES:	36"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	28"
RESTRICTIVE:	36"

TEST PIT: 1C
0"-8" Topsoil/Organics
8"-18" Brown Orange Fine Sandy Loam with Pebbles
18"-84" Compact Sand/Gravel/Mottled

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	12"
RESTRICTIVE:	NO

TEST PIT: 2A
0"-5" Topsoil/Organics
5"-30" Brown Fine Sandy Loam
30"-84" Mottled Tan Very Fine Sand
Rotten Rock @50"

MOTTLES:	30"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	8"
RESTRICTIVE:	30"

TEST PIT: 2B
0"-12" Topsoil/Organics
12"-44" Brown Fine Sandy Loam
44"-82" Compact Cobbly Sand, Hardpan

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	38"
RESTRICTIVE:	44"

TEST PIT: 2C
0"-38" Topsoil/Organics
38"-52" Brown Fine Sandy Loam
52"-88" Compact Sand, Hardpan w/Rock

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	52"

TEST PIT: 3A
0" - 8" Topsoil/Organics
8" - 28" Orange Brown Med Sand w/Pebbles
28" - 42" Mottled Tan Very Fine Sand
42" - 48" Coarse Sand & Pebbles
48" - 92" Gray Silty Loam

MOTTLES:	28"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	28"

TEST PIT: 3B
0" - 12" Topsoil/Organics
12" - 24" Brown Sandy Loam w/Fines
24" - 81" Loose Sand & Pebbles

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	12"
RESTRICTIVE:	NO

TEST PIT: 3C
0" - 10" Topsoil/Organics
10" - 24" Orange Brown Med Sand w/Pebbles
24" - 42" Tan Very Fine Sand
42" - 86" Gray Silty Loam

MOTTLES:	42"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	42"

TEST PIT: 4A
0"-10" Topsoil/Organics
10"-32" Orange Brown Sandy Loam
32"-86" Mottled Gray Very Fine Sandy Loam

MOTTLES:	32"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	8"
RESTRICTIVE:	32"

TEST PIT: 4B
0" - 9" Topsoil/Organics
9" - 20" Orange Brown Sandy Loam
20" - 62" Mottled Gray Very Fine Sandy Loam
62" - 88" Sandy Hardpan w/Cobbles

MOTTLES:	20"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	20"

TEST PIT: 4C
0" - 12" Topsoil/Organics
12" - 26" Orange Brown Sandy Loam
26" - 54" Mottled Gray Very Fine Sandy Loam
54" - 92" Sandy Loam Hardpan

MOTTLES:	26"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	26"

TEST PIT: 5A
0"-13" Topsoil/Organics
13"-36" Brown Sandy Loam
36"-85" Mottled Gray Fine Sandy Loam

MOTTLES:	36"
GROUNDWATER:	85"
SEEPAGE:	68"
ROOTS:	NO
RESTRICTIVE:	36"

TEST PIT: 5B
0" - 12" Topsoil/Organics
12" - 28" Brown Sandy Loam
28" - 89" Mottled Gray Fine Sandy Loam

MOTTLES:	28"
GROUNDWATER:	84
SEEPAGE:	58"
ROOTS:	NO
RESTRICTIVE:	28"

TEST PIT: 5C
0" - 14" Topsoil/Organics
14" - 26" Brown Sandy Loam
26" - 80" Mottled Gray Fine Sandy Loam

MOTTLES:	26"
GROUNDWATER:	77"
SEEPAGE:	47"
ROOTS:	NO
RESTRICTIVE:	26"

TEST PIT: 6A
0"-10" Topsoil/Organics
10"-27" Brown Fine Sandy Loam
27"-96" Mottled Gray Very Fine Sandy Loam

MOTTLES:	27"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	27

TEST PIT: 6B
0" - 6" Topsoil/Organics
6" - 22" Brown Fine Sandy Loam
22" - 96" Mottled Gray Very Fine Sandy Loam

MOTTLES:	22"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	22"

TEST PIT: 6C
0" - 4" Topsoil/Organics
4" - 98" Sand & Gravels w/Large Rock

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	NO

TEST PIT: 7A
0"-30" Topsoil & Junk Fill Material
30"-36" Buried Top Soil
36"-74" Red Brown Sandy Loam
74"-96" Compact Sands & Gravel

MOTTLES:	74" (44" orig. grade)
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	8"
RESTRICTIVE:	74" (44" orig. grade)

TEST PIT: 7B
0"-28" Topsoil & Junk Fill Material
28"-32" Buried Top Soil
32"-38" Brown Sandy Loam
38"-95" Compact Sands & Gravel
†Not Suitable†

MOTTLES:	38" (10" orig. grade)
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	38" (10" orig. grade)

TEST PIT: 7C
0"-20" Topsoil & Junk Fill Material
20"-25" Buried Top Soil
25"-43" Orange Brown Sandy Loam
43"-110" Mottled Gray Sandy Loam w/Cobbles

MOTTLES:	43" (23" orig. grade)
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	43" (23" orig. grade)

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
2:05	9.5
2:07	10.5
2:12	12.0
2:17	13.5

PERCOLATION RATE > 3.33MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 2 - DEPTH 28"

TIME	DROP (INCHES)
1:49	4.0
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

PERCOLATION RATE > 1 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 3 - DEPTH 22"

TIME	DROP (INCHES)
1:40	7.0
1:41	11.5
1:42	13.5
1:43	15.0
1:44	16.5

PERCOLATION RATE > 1 MIN./IN.

NOTES: 6" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 4 - DEPTH 28"

TIME	DROP (INCHES)
11:14	5.0
11:15	7.0
11:16	8.0
11:18	9.5
11:20	11.0
11:22	12.5
11:26	14.0
11:30	16.0
11:35	17.5

PERCOLATION RATE > 3.33MIN./IN.

NOTES: 10" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 5 - DEPTH 34"

TIME	DROP (INCHES)
11:25	4.5
11:27	6.5
11:31	8.5
11:37	10.0
11:42	11.5
11:47	13.0
11:52	14.5

PERCOLATION RATE > 3.33 MIN./IN.

NOTES: 16" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 6 - DEPTH 22"

TIME	DROP (INCHES)
1:07	3.0
1:12	6.0
1:17	7.5
1:22	9.0
1:27	11.0
1:32	13.0

PERCOLATION RATE > 2.5 MIN./IN.

NOTES: 6" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 7 - DEPTH 34"

TIME	DROP (INCHES)
1:11	3.5
1:14	6.0
1:18	7.5
1:24	9.5
1:29	10.5
1:34	11.5

PERCOLATION RATE > 5 MIN./IN.

NOTES: 22" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

REVISIONS	
DATE	DESCRIPTION
12/11/2023	Misc. Edits

Detail Sheet

"7 Lot Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

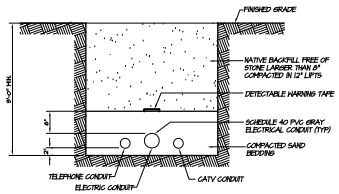
Brooklyn, Connecticut

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

KVP Associates
SURVEYING - ENGINEERING - SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING AND PLANNING

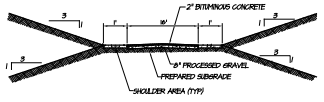
Sheet No.	6 OF 9	Project No.	AS 2223	Date:	October 27, 2023



NOTE: CONTRACTOR SHALL PROVIDE SILTCLAY DAMS AT 100' INTERVALS ALONG PROPOSED UTILITY TRENCH TO AVOID TRANSPORTING INTERCEPTED WATER.

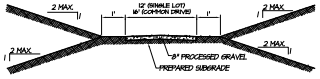
UNDERGROUND UTILITY TRENCH

NOT TO SCALE



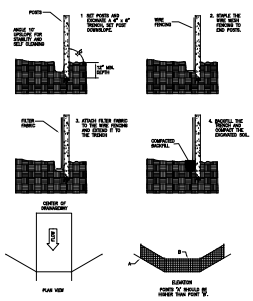
PAVED COMMON DRIVE DETAIL

NOT TO SCALE



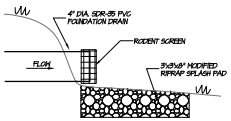
GRAVEL DRIVE DETAIL

NOT TO SCALE



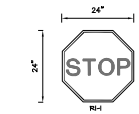
SILT FENCE

NOT TO SCALE



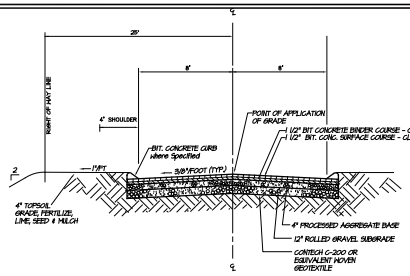
FOUNDATION DRAIN OUTLET

NOT TO SCALE



STOP SIGN DETAIL

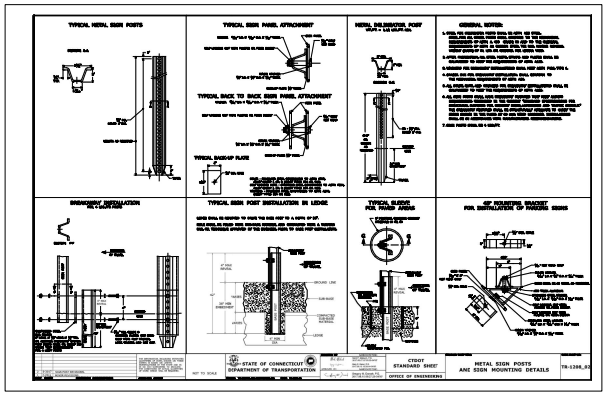
NOT TO SCALE

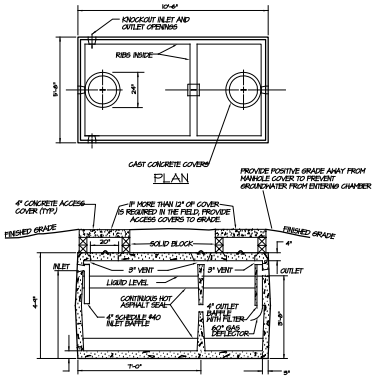


1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH
2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, A TACK COAT OF BITUMINOUS MATERIAL SHALL BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE.

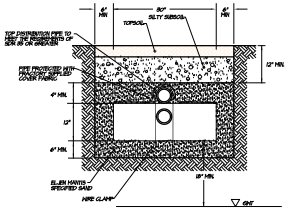
ROADWAY CROSS SECTION

NOT TO SCALE





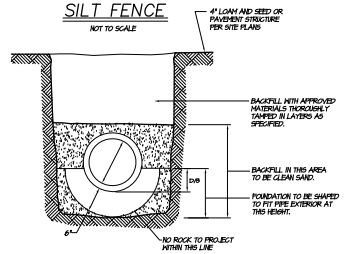
1000 GALLON 2 COMPARTMENT SEPTIC TANK



NOTE: VENTING IS OPTIONAL, BUT REQUIRED WHEN MORE THAN 6ft OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

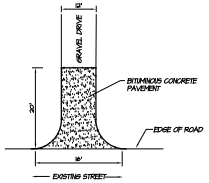
TYPICAL ELJEN MANTIS TRENCH SECTION

NOT TO SCALE



SANITARY SEWER / STORM DRAIN PIPE IN TRENCH DETAIL

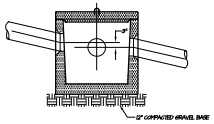
NOT TO SCALE



PAVED APRON

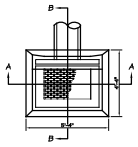
SINGLE DRIVE

NOT TO SCALE



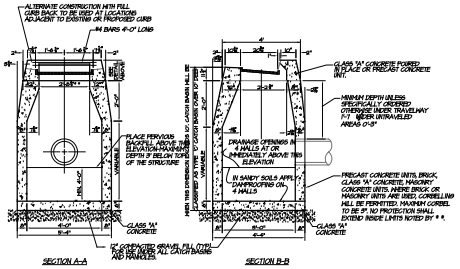
DISTRIBUTION BOX DETAIL

NOT TO SCALE



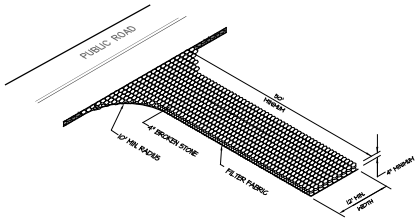
PLAN TYPE "C"

NOTE:WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.



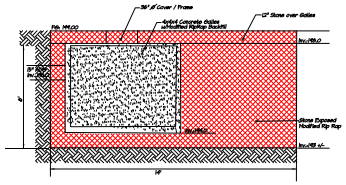
TYPE 'C' CATCH BASIN DETAIL

NOT TO SCALE



CONSTRUCTION ENTRANCE

NOT TO SCALE



Cross Section Recharge Disipate Oulet

NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
12-7-23	Additional Details

Detail Sheet #2

"7 Lot Subdivision"

Prepared For:

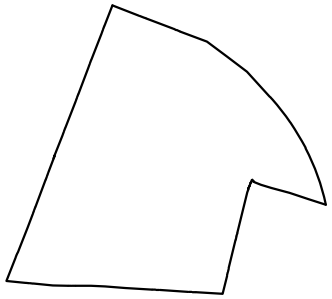
Tetreault Building Company

Wauregan Road - Route #205

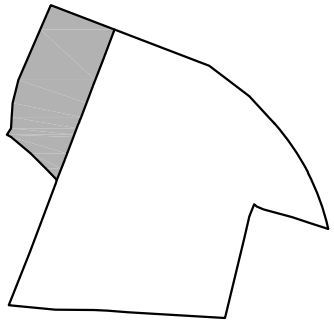
Brooklyn, Connecticut

ARCHER Surveying LLC.
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921
KWP associates
SURVEYORS - ENGINEERS - SITE PLANNERS
LOUIS J. SOJA, JR.
LAND SURVEYOR-LAND PLANNER

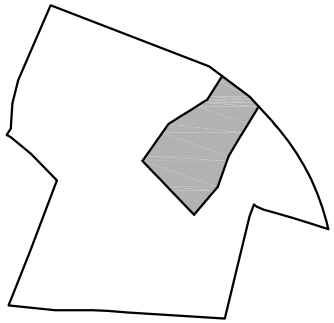
Sheet No.	7 OF 9	Project No.	AS 2223	Date:	October 27, 2023



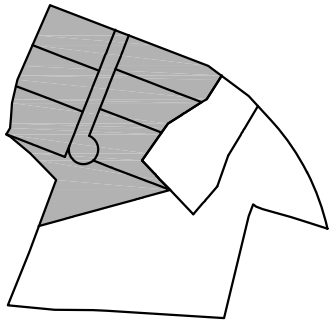
Original Tract
May 1927
Vol. 21 / Pg524



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 Pakulis	Erik & Ida Maki	5/14/1927	21 / 524
Ida Maki (aka Anna Maki)	Arent & Heta Oskar	3/6/1956	33 / 1
Arent & Heta Oskar	Paul & Rita Manso	8/3/1957	33 / 449
Paul & Rita Manso	Rene & Jeanne Gervais	8/6/1960	35 / 254
Rene & Jeanne Gervais	Louis & Forrestine Lizotte	11/13/1962	37 / 147
Louis & Forrestine Lizotte	Daniel & Teresa Masse	8/20/1965	39 / 411
Teresa Masse	Michael Masse	4/24/2005	362 / 278
Estate of Michael Masse	Teresa Masse	4/4/2023	710 / 134
Estate of Teresa Masse	Tetreault Building Company	4/4/2023	710 / 140

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

11/29/2023

Paul A. Archer, Conn. L.S. #70013

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

REVISIONS	
DATE	DESCRIPTION

Parcel History Plan

"7 Lot Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

DRAWING SCALE: 1"=200'

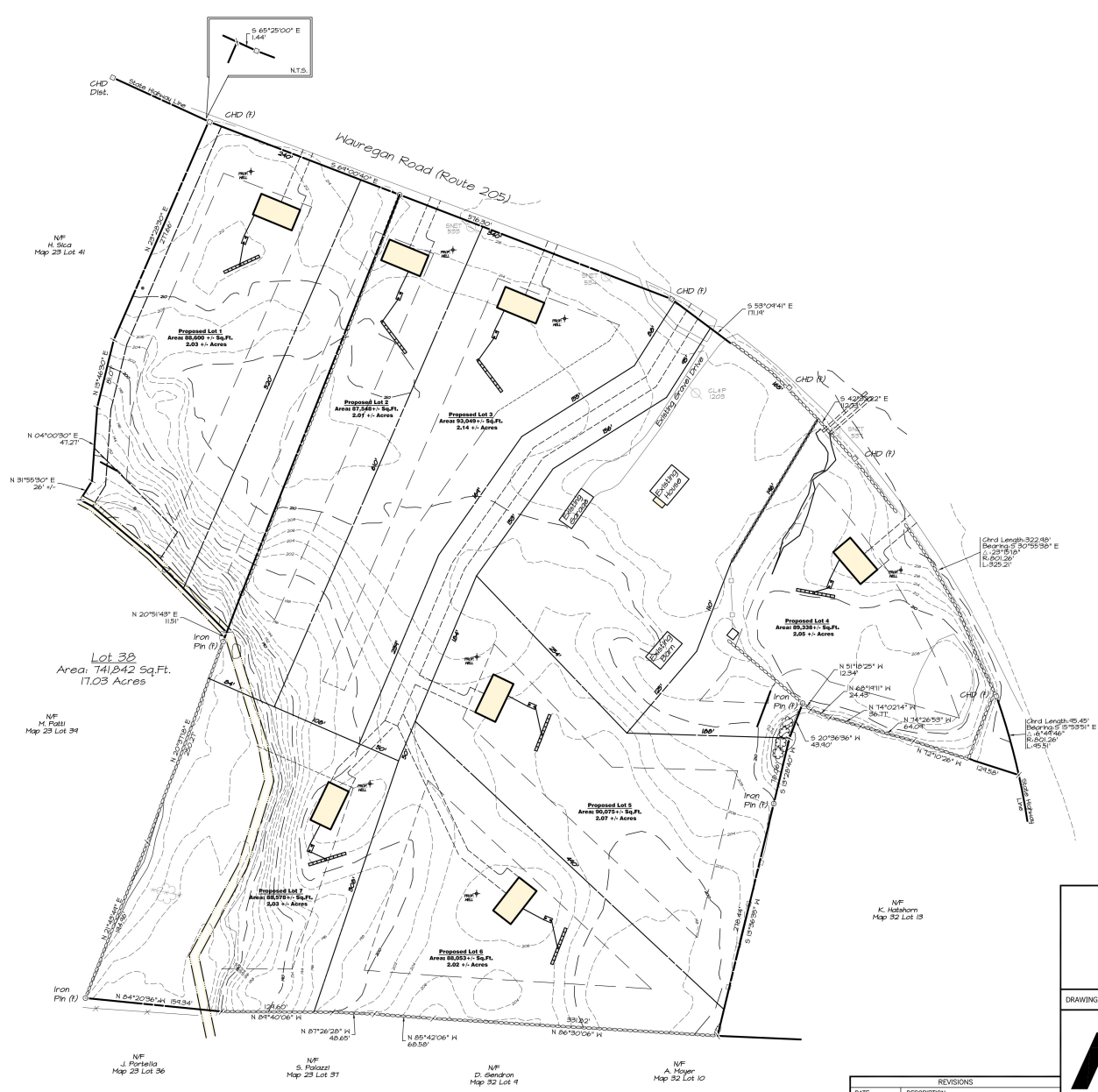
0 100 200 400

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

KWP associates
SURVEYORS - ENGINEERS - SITE PLANNERS

LOUIS J. SOJA, JR.
LAND SURVEYOR-LAND PLANNER

Sheet No.	Project No.	Date:
8 OF 9	AS 2223	October 27, 2023



LEGEND

	PROPERTY LINE
	EASEMENT
	STONEWALL
	STONEWALL REMAINS
100	EXISTING INDEX CONTOUR
100	EXISTING CONTOUR
100	PROPOSED CONTOUR
#	WETLANDS FLAG
BP	BUILDING SETBACK
	IRON PIN
	DRILL HOLE
	MONUMENT
	PERCOLATION TEST
	TEST PIT
	PROPERTY POINT
CL&P 1645	UTILITY POLE

Yield Plan

"7 Lot Conventual Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

DRAWING SCALE: 1"=200'

0 100 200 400

REVISIONS	
DATE	DESCRIPTION

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

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING-LAND PLANNING

Sheet No.	9 OF 9	Project No.	AS 2223	Date:	October 27, 2023