



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Planning Commission Hybrid Meeting

April 24, 2023 6:00 P.M.

Conference Room 201 2nd Floor

Agenda:

Call to Order & Roll Call:

Public Hearing on Application 2023-01 LSE Scorpius LLC, request for a one lot subdivision for the property located at 112 Hawkins Rd., Town Assessors Map 026 Lot 71, Zoned R-40 and HC, Owner Robert J. Guillot. VOTE REQUIRED

Public Hearing on Application 2023-02 Putnam River Road, LLC & 285 River Road, LLC request for an 11 lot Subdivision of properties located at 357 River Road, Town Assessors Map 043, Lot 010, Zoned Agricultural-2 and 285 River Road, Town Assessors Map 043 Lot 005, Zoned Agricultural-2. Development will include the excavation of gravel to create two permanent ponds. VOTE REQUIRED

Regular Meeting:

1. Review minutes of the February 27, 2023 meeting. VOTE REQUIRED
2. Correspondence:

Letter from; Connecticut Siting Council Docket No. 514 – Glenvale, LLC d/b/a/ Glenvale Solar application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 4.0-megawatt-AC solar photovoltaic electric generating facility located at 56 River Road, Putnam, Connecticut and associated electrical interconnection. **Hearing Notice** Thursday, June 15, 2023, begins with as evidentiary session at 2:00 p.m., and continuing with a public comment session at 6:00 p.m. SEE DETAILS IN ATTACHED DOCUMENT

3. Public Participation:

4. New Business: (Review/ Discussion/Action)

A. Application 2023-01 LSE Scorpius LLC, request for a one lot subdivision for the property located at 112 Hawkins Rd., Town Assessors Map 026 Lot 71, Zoned R-40 and HC, Owner Robert J. Guillot.

- B. Application 2023-02 Putnam River Road, LLC & 285 River Road, LLC request for an 11 lot Subdivision for properties located at 357 River Road, Town Assessors Map 043, Lot 010, Zoned Agricultural-2 and 285 River Road, Town Assessors Map 043 Lot 005, Zoned Agricultural-2. Development will include the excavation of gravel to create two permanent ponds.

Other Business:

Comments By Commissioners:

Adjournment

Join Zoom Meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/89063457899?pwd=K1FOZTFvTVVpbDJseE5ycVJzNCtLUT09>

Meeting ID: 890 6345 7899

Passcode: 6c8EFK

Phone +1 929 205 6099 US (New York)

Meeting ID: 890 6345 7899

Passcode: 066860

Find your local number: <https://us06web.zoom.us/j/kewiTcxCKT>



TOWN OF PUTNAM

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TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Planning Commission Hybrid Meeting Minutes

Monday February 27, 2023, 6:00 P.M.

Conference Room 201 2nd Floor

Present: Edward Briere-Chairman, Warren Salvas, Patricia Gilman, Marnie Ciquera, Robert Greene

Agenda:

Regular Meeting:

Review minutes of the July 25, 2022 meeting.

Motion by Patricia Gilman to accept the minutes, second by Marnie Ciquera. ALL WERE IN FAVOR

Correspondence: None

Public Participation: None

New Business:

Motion by Patricia Gilman to add Town Administrator, Elaine Sistare to the agenda for review of the Fiscal year 2024 5-Year Capital Improvement Plan, second by Marnie Ciquera. ALL WERE IN FAVOR.

Elaine Sistare reviewed the plan and narrative submitted to the Commission members.

Motion by Robert Greene to give a positive recommendation for the Fiscal year 2024 5-year Capital Improvement Plan, second by Warren Salvas. ALL WERE IN FAVOR.

Commission members discussed the Town properties that would be going up for sale. Bruce Fitzback stated that they were non-buildable due to a Town Ordinance stating the lots need to have frontage on a street.

Brenda Roy informed the Commission that a house could not be built but a farm or accessory building could be per the Town Ordinance.

Recommendation from the Planning Commission for the sale of a parcel of land located at 157 Black Oak Ave

Motion by Patricia Gilman to give a positive recommendation, second by Marnie Ciquera. ALL WERE IN FAVOR

Recommendation from the Planning Commission for the sale of a parcel of land located at 56 Groveland Ave

Motion by Warren Salvas to give a positive recommendation, second by Marnie Ciquera. ALL WERE IN FAVOR

Recommendation from the Planning Commission for the sale of a parcel of land located at 59 Groveland Ave

Motion by Marnie Ciquera to give a positive recommendation, second by Warren Salvas. ALL WERE IN FAVOR

Recommendation from the Planning Commission for the sale of a parcel of land located at 110 Groveland Ave
Motion by Patricia Gilman to give a positive recommendation, second by Warren Salvas. ALL WERE IN FAVOR

Recommendation from the Planning Commission for the sale of a parcel of land located at 94 Oak Street
Motion by Marnie Ciquera to give a positive recommendation, second by Patricia Gilman. ALL WERE IN FAVOR

Discussion: 102 David Circle, Mr. Marc Gisleson
Topic: removal of Open Space status

Marc Gisleson was in attendance to answer any questions of the Commission members.

Bruce Fitzback explained the history of the property with the Commission members stating that years ago it was put under open space. It was purchased by Marc Gisleson. Marc Gisleson is looking for the input of the Commission regarding removing the open space as designated to sell portions of the property to neighboring property owners. By doing so would be less of a burden. He did not want to endure the additional expenses if it were to be something that the Commission was not open to. Bruce Fitzback informed the Commission that it would consist of lot line adjustments which in accordance with State Statutes would have to come back before the Planning Commission for a re-subdivision. The Commission members agreed that it would be better without the existing open space designation.

Other Business:

Plan of Conservation and Development – Bruce Fitzback stated that if it were to be revised that the cost would be around \$40,000 and rewritten would be \$75,000. The Plan of Conservation and development needs to be updated per State Statutes by 2026 and it would take 2 years to do so.

Discussion was held amongst the Commission members agreeing the importance of the POCD for the Town of Putnam and how it also plays a role in Town Funding as was discussed by Elaine Sistare during her presentation. Edward Briere and Patricia Gilman briefly reviewed the history of the POCD process that they were involved in when it was done by the Town Planner. The Commission members requested it to be rewritten by a firm.

Motion by Patricia Gilman to give a positive recommendation of acquiring a firm and placing the money in the budget for 2024, second by Marnie Ciquera. ALL WERE IN FAVOR

Motion by Robert Greene to adjourn at 7:00 P.M., second by Marnie Ciquera. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Commission and will be placed on their next meeting agenda.

Zoom Meeting:

<https://us06web.zoom.us/j/83203922821?pwd=dzNrY1h4N09XNVNDbmY0NkZkUHdkQT09>

Meeting ID: 832 0392 2821

Passcode: AFQ30u

Join by phone +1 929 205 6099 US (New York)

Meeting ID: 832 0392 2821

Passcode: 578751



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

March 30, 2023

TO: Service List, dated March 8, 2023

FROM: Melanie Bachman, Executive Director *NAB*

RE: **DOCKET NO. 514** - Glenvale, LLC d/b/a Glenvale Solar application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 4.0-megawatt-AC solar photovoltaic electric generating facility located at 56 River Road, Putnam, Connecticut and associated electrical interconnection.

Enclosed please find a copy of the Connecticut Siting Council's notice of public hearing for the above-referenced matter.

MB/RDM/lm

Enclosure (1)

c: Secretary of the State
Council Members
Application Service Recipients
A Plus Reporting Service, LLC
Pryme Tyme Entertainment

LIST OF PARTIES AND INTERVENORS
SERVICE LIST

Status Granted	Document Service	Status Holder (name, address & phone number)	Representative (name, address & phone number)
Applicant	☒ E-mail	Glenvale, LLC d/b/a Glenvale Solar	Lee D. Hoffman, Esq. Pullman & Comley, LLC 90 State House Square Hartford, CT 06103-3702 Phone: (860) 424-4315 lhoffman@pullcom.com Aidan Foley, Manager Lisa Raffin, Sr. Director, Corporate Development Glenvale LLC Putnam Meadow Solar Station LLC 179 Green Street, Suite 100 Boston, MA 02130 Phone: (617) 435-5268 Lisa@glenvale.solar



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HEARING NOTICE

Pursuant to provisions of Connecticut General Statutes § 16-50m and Public Act No. 22-3, notice is hereby given that the Connecticut Siting Council (Council) will conduct a public hearing via Zoom remote conferencing on Thursday, June 15, 2023, beginning with an evidentiary session at 2:00 p.m., and continuing with a public comment session at 6:30 p.m. The hearing will be on an application from Glenvale, LLC d/b/a Glenvale Solar for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 4.0-megawatt-AC solar photovoltaic electric generating facility located at 56 River Road, Putnam, Connecticut.

The purpose of the hearing is to receive evidence on the applicant's assertions that the public benefit for the facility outweighs any adverse environmental effects from the construction, operation, and maintenance of the facility. The 2:00 p.m. evidentiary session will provide the applicant, parties and intervenors an opportunity to cross-examine positions. **No public comments will be received during the 2:00 p.m. evidentiary session.** The 6:30 p.m. public comment session is reserved for the public to make statements into the record. Public Statements are limited to 3 minutes. During the 6:30 p.m. public comment session, the applicant will present an overview of the proposed facility.

Attendees can join by clicking (or entering) the following link:

<https://us06web.zoom.us/j/81645398901?pwd=Z2J0aDR4cWVvTXc3SG4wM2NYSCswUT09>

from a computer, smartphone, or tablet. **Meeting ID: 816 4539 8901 and Passcode: bcy14E**

No prior software download is required. For audio-only participation, attendees can join by dialing in at **1(929) 205-6099 (not toll free)** and then enter the **Meeting ID: 816 4539 8901 and Passcode: 752916** from a telephone.

Interested persons may join any session to listen, but must sign-up in advance to speak during the 6:30 p.m. public comment session.

To participate in the **6:30 p.m. public comment session by computer, smartphone or tablet**, please send an email to siting.council@ct.gov with your name, email address and mailing address by **June 14, 2023**. To participate in the **6:30 p.m. public comment session by telephone**, please leave a voicemail message at 860-827-2935 with your name, telephone number, and mailing address by **June 14, 2023**. Public comments may also be submitted to the Council by electronic mail or by regular mail.

Any person may be removed from the Zoom remote evidentiary session or public comment session at the discretion of the Council.

Applicable law for this proceeding includes the Public Utility Environmental Standards Act, General Statutes § 16-50g, et seq., and Sections 16-50j-1, et seq., of the Regulations of Connecticut State Agencies.

The Council directs that all testimony and exhibits be pre-filed electronically with the Council and all parties and intervenors by June 8, 2023.

Individuals are encouraged to participate through their elected officials and other party/intervenor groupings.

Any person seeking to be named or admitted as a party or intervenor to the proceeding may file a written request to be so designated at siting.council@ct.gov, on or before June 8, 2023.

Parties and intervenors will be allowed to submit briefs and proposed findings of fact within 30 days after the close of the evidentiary record.

Any person who is not a party or intervenor to this proceeding may file a written statement with the Council up to 30 days after the close of the evidentiary record. No written statement or any other information will be accepted after 30 days of the close of the evidentiary record, except as otherwise prescribed by law or the Council.

A verbatim transcript of the hearing will be posted on the Council's project webpage and deposited in the Town Clerk's Office of the Putnam Town Hall for the convenience of the public.

Requests for information in alternative formats or for sign-language interpreter services must be submitted in writing by June 8, 2023.

Information about how the public hearing will be conducted and how the public can access it will be posted on the Council's Docket No. 514 project webpage at the following link:

https://portal.ct.gov/CSC/1_Applications-and-Other-Pending-Matters/Pending-Matters

The applicant is represented by the following:

Applicant

Glenvale, LLC d/b/a Glenvale Solar

Its Representative

Lee D. Hoffman, Esq.
Pullman & Comley LLC
90 State House Square
Hartford, CT 06103-3702

A copy of the application is available for review on the Council's website at portal.ct.gov/csc under the link "Pending Matters." The Council has assigned this application Docket No. 514.

March 30, 2023

Connecticut Siting Council



March 6, 2023

TOWN CLERK PUTNAM CT

(Signature)

2023 FEB 36 A 11: 07

Bruce Fitzpatrick
Land Use Agent
200 School Street
Putnam, CT 06260

Re: Resubdivision
112 Hawkins Road

Dear Mr. Fitzpatrick,

On behalf of LSE Scorpius LLC and the property owner, Robert Guillot, I am pleased to submit the attached application for a Resubdivision of the property located at 112 Hawkins Road in Putnam, Connecticut. The following materials are attached to this letter:

- Resubdivision Plan (6 copies)
- Resubdivision Application
- Northeast District Department of Health Site Investigation Report

As discussed previously, the purpose of the proposed resubdivision is to create one new lot for the future development of a ground mounted solar photovoltaic electric generating facility. The resubdivision will create one additional frontage lot, and no roadway construction or public improvements are proposed. Despite the fact that the proposed lot is not planned to be developed with a residence or structure, we have completed septic testing with the Northeast District Department of Health. The attached results indicate that the proposed parcel and remaining land have suitable soils for the future development of septic systems so that they can be approved as building lots.

Please contact me if there are any questions, or you require further information.

Very truly yours,

(Signature of Timothy A. Coon)

Timothy A. Coon, P.E.
J.R. Russo & Associates, LLC

Attachments

cc: LSE Scorpius LLC
NDDH



APPLICATION # _____

DATE RECEIVED _____

SCHEDULED MEETING DATE _____

PLANNING COMMISSION

Check one:

- ☐ APPLICATION FOR SUBDIVISION
☒ APPLICATION FOR RE-SUBDIVISION
☐ CORRECTION OF AN EXISTING NON-CONFORMANCE

APPLICANT AND ENGINEER

Name of Applicant LSE Scorpius LLC, Attn. Dan Watson Phone # 405-973-8767
Applicant's Address 40 Tower Ln, Suite 201, Avon, CT, 06001
Engineer JR Russo & Associates, LLC, Attn. Timothy Coon Phone # 860-623-0569
Engineer's Address P.O. Box 938, 1 Shoham Rd, East Windsor, CT, 06088
Owner (if different from applicant) Rober J. Guillot
Owner's Address 101 Hawkins Rd, Putnam, CT, 06260 Phone # 860-617-2145

PROPERTY INFORMATION

Subdivision Name: Property of Robert J. Guillot
Number of Lots 1 Total Acreage 17.01
Zoning Classification R40 and HC Location 112 Hawkins Rd
Assessor's Map # 26 Lot # 71
Does this plan encompass or is it adjacent to: x Wetlands x Flood Hazard Area _____ Aquifer _____
If this application is for a re-subdivision: Original approval date 8/17/2013 Town Clerk's Map # 1514

SUBDIVISION IMPROVEMENTSSewage Disposal: x Private _____ Public _____ Drinking Water: x Private _____ Public _____**IMPROVEMENT LIST**

Total length of new street measured at centerline: 0
Total length of curbs for new streets: 0
Total length of sidewalks for development: 0
Total number of catch basins: 0
Total number of manholes: Drainage: 0 Sanitary Sewer: 0
Total length of drain pipes: 10" 0 12" 0 15" 0 18" 0
Other: Size: _____ Length _____
Total length of water pipes: 6" 0 8" 0 12" 0 16" 0
Other: Size: _____ Length _____
Total length of sanitary sewers: 8" 0 10" 0 12" 0 15" 0
Other: Size: _____ Length _____
Total number of permanent bounds: 3 Iron Pins to be installed _____
Approximate cubic yards of rock and ledge excavation: 0
Approximate cubic yards of gravel excavation: 0
Approximate cubic yards of fill: 0

APPLICATION CHECKLIST

The following check list is to be completed by the applicant to insure that all required material is submitted. Failure to submit all required material shall cause the submission to be deemed incomplete. Any incomplete applications will be rejected by the Planning Commission. The Commission will use this form to verify that all required material has been received.

<u>SUBDIVISION PLAN</u>	<u>Applicant's Checklist</u>	<u>Planning Commission's Checklist</u>
Name of Subdivision	☒	☐
Name, Address & Phone # of Owner	☒	☐
Name, Address & Phone # of Applicant	☒	☐
Name, Address & Phone # of Engineer	☒	☐
Date	☒	☐
North Arrow	☒	☐
Scale (1" - 40')	☒	☐
Location Map (1" - 1000')	☒	☐
Zoning Classification/Municipal Boundary Line	☒	☐
Existing and proposed contours NO IMPROVEMENTS PROPOSED	☐ N/A	☐
Property location with respect to surrounding property & streets	☒	☐
Names of adjoining property owners	☒	☐
Names of adjoining streets	☒	☐
Location of all water bodies, streams & other pertinent features (swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges, signs)	☒	☐
Location of existing and proposed streets, easements and other rights-of-way and their names	☒	☐
Location, dimension, area & building setback lines of all proposed & existing lots	☒	☐
Location of groundwater test holes	☒	☐
Location & dimension of property to be dedicated to the Town	☐ N/A	☐
Bearings and lengths of all lines and all curve data	☒	☐
Location of all monuments, iron pins and drill holes	☒	☐
Location of 50-foot wetland buffer zone (no activity)	☒	☐
Location of proper soil, erosion and sediment control NO IMPROVEMENTS PROPOSED	☐ N/A	☐
Location of proposed building and septic system NO IMPROVEMENTS PROPOSED	☐ N/A	☐
Calculation for proposed Performance Bond NO IMPROVEMENTS PROPOSED	☐ N/A	☐
Calculation for street intersection sight lines NO IMPROVEMENTS PROPOSED	☐ N/A	☐
Signature boxes for Commission: Planning, Expiration date, Wetland and Zoning (if applicable)	☒	☐
Approval from Northeast District Department of Health	☒	☐

FEE SCHEDULE

Public Hearing Fee:	\$175.00	Due with Application
Sub-Division & Re-Subdivision Fee:	\$100.00/Per Lot	Due with Application
Inspection of construction of new or rebuilt road, drainage and other site improvements:	2% of estimated cost	Due within one (1) week of final approval of application

Town of Putnam 126 Church Street Putnam, CT 06260 (860) 963-6803 Phone (860) 963-5398 Fax

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET
BROOKLYN, CT 06234
(860) 774-7350

SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM

File # 23000156 Map # 26 Block # Lot # 71
 Property Owner: Robert Guillot Address: 112 Hawkins Road, Putnam
 DATE: Feb. 14, 2023 DEEP TEST PIT DATA/SOIL DESCRIPTIONS Observed by: Maurcen Marcoup.

TEST PIT: 1 84"	TEST PIT: 2 73"	TEST PIT: 3 87"	TEST PIT: 4 84"
0-10" Top Soil	0-10" Top Soil	0-7" Top Soil	0-9" Top Soil
10"-34" Fine Sandy Loam, Rocks	10"-24" Fine Sandy loam	7"-26" Fine Sandy Loam	9"-26" Fine Sandy Loam
34"-80" Mod. Compact Silty loamy fine sand, rocks, cobbles	24"-32" Silty loamy Fine Sand	26"-80" Wet Mottled Mod Compact Loamy Fine Sand	26"-84" Wet Mottled Mod. Compact Loamy Very Fine Sand
80"-84" Groundwater	32"-50" Wet Boney Coarse Sand & gravel	80"-87" Groundwater	
50"-73" Groundwater			
Mottles:	Mottles:	Mottles: 26"	Mottles: 26"
GW: 80"	GW: 50"	GW: 80" seeps 35'	GW: seeps @ 34"
Ledge:	Ledge:	Ledge:	Ledge:
Roots:	Roots:	Roots:	Roots:
Restrictive: 34"	Restrictive: 32"	Restrictive: 26"	Restrictive: 26"

COMMENTS: Test Pits 1 & 2 - near barn
Test Pits 3 & 4 - field (proposed lot 71-1)

GROUNDWATER TABLE (Near max., below max., etc.): below
 SOIL MOISTURE (High, medium, low, etc.): med to high

DATE: 2/16/23

PERCOLATION TEST DATA

PERC: PT1		PERC: PT2		PERC:		PERC:	
DEPTH: 27		DEPTH: 21"		DEPTH:		DEPTH:	
PRESOAK: 10:00 - 10:55		PRESOAK: 10:23 - 11:41		PRESOAK:		PRESOAK:	
TIME	READING	TIME	READING	TIME	READING	TIME	READING
PERC RATE: 16 mins		PERC RATE: 10 mins		PERC RATE:		PERC RATE:	

COMMENTS: See attached Engineer's Results - PT1 next to TP 1 & 2
PT2 next to TP 3 & 4

NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET

BROOKLYN, CT 06234

(860) 774-7350

SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM

File # 23000156 Map # 26 Block # Lot # 71Property Owner Robert Builot Address 112 Hawkins Road, PutnamFeb 14, 2023 LOCATION DRAWING INCLUDING ALL TEST PITS AND PERCOLATION HOLES

See surveyor plan & surveyor located

SPECIAL CONDITIONS		DESIGN RECOMMENDATIONS	
Design Flow > 2000 GPD		Suitable for Sewage Disposal	✓
Public Water Supply Watershed		Unsuitable for Sewage Disposal	
Probable High Groundwater	✓	Wet Season Monitoring Required	
Slope > 25 percent		Engineered Plan Required	
Perc Rate < 1 min/inch		Surveyor Plan Required	
Perc Rate > 30 min/inch		Septic Installer Plan Required	
Ledge < 5 feet below grade		Number of Bedrooms	3
Limited Suitable Area		Gallons Per Day (Non-Residential)	—
Open Watercourse or Wetlands		Size of Septic Tank Required	1000
Flood Plain / Seasonal Flooding		Effective Leaching Area Required	
Max. G.W. < 36 inches below grade	✓	Maximum Depth into Grade	

DESIGN RECOMMENDATIONS/COMMENTS

Test Pits 1 & 2 - 1000 gallon septic tank, 67.5 sq ft of effective leach area, max depth 14 inches
 Test Pits 3 & 4 - 1000 gallon septic tank, 49.5 sq ft of effective leach area, max depth 8 inches
 Subdivision plan to be submitted to USDPH for review.

Investigated By: James H. Faraway Title: PSWitnessed By: Timothy Coon Title: P.E.Copies To: Applicant ✓ Other SR Russ & Associates, LLC



J.R. RUSSO & ASSOCIATES, LLC
Professional Engineers & Surveyors
SERVING CONNECTICUT & MASSACHUSETTS
1 Shoham Rd. • East Windsor, CT 06088
CONN (860) 623-0569 • MASS (413) 785-1158
www.jrrusso.com

JOB 2022-070 112 Hawkins Rd
SHEET NO. 1 OF 1
CALCULATED BY BB DATE 2-16-23
CHECKED BY TAC DATE 2-16-23
SCALE _____

PERC TESTS

112 HAWKINS ROAD
PUTNAM, CT
2-16-23

PT1

Depth: 27"

Pre-soak: 10:07-10:35

TIME	DEPTH	DROP
10:39	15 $\frac{3}{4}$	
10:43	18 $\frac{1}{4}$	2 $\frac{1}{2}$ "
10:47	19 $\frac{5}{8}$	1 $\frac{3}{8}$ "
10:51	21	1 $\frac{3}{8}$ "
10:55	22 $\frac{1}{4}$	1 $\frac{1}{4}$ "
10:59	23 $\frac{1}{4}$	1"
11:03	23 $\frac{3}{4}$	$\frac{1}{2}$ "
11:07	24 $\frac{1}{4}$	$\frac{1}{2}$ "
11:11	24 $\frac{1}{2}$	$\frac{1}{4}$ "

RATE: 16 min/in

PT2

DEPTH: 21"

Pre-soak: 10:23-11:41

TIME	DEPTH	DROP
11:48	9	
11:53	11 $\frac{1}{4}$	2 $\frac{1}{4}$
11:58	13	1 $\frac{3}{4}$
12:03	13 $\frac{7}{8}$	$\frac{7}{8}$
12:08	14 $\frac{1}{2}$	$\frac{7}{8}$
12:13	15 $\frac{1}{2}$	1
12:18	16 $\frac{1}{2}$	1
12:23	17	$\frac{1}{2}$
12:28	17 $\frac{1}{2}$	$\frac{1}{2}$
12:33	18	$\frac{1}{2}$
12:38	18 $\frac{1}{2}$	$\frac{1}{2}$
12:43	19	$\frac{1}{2}$

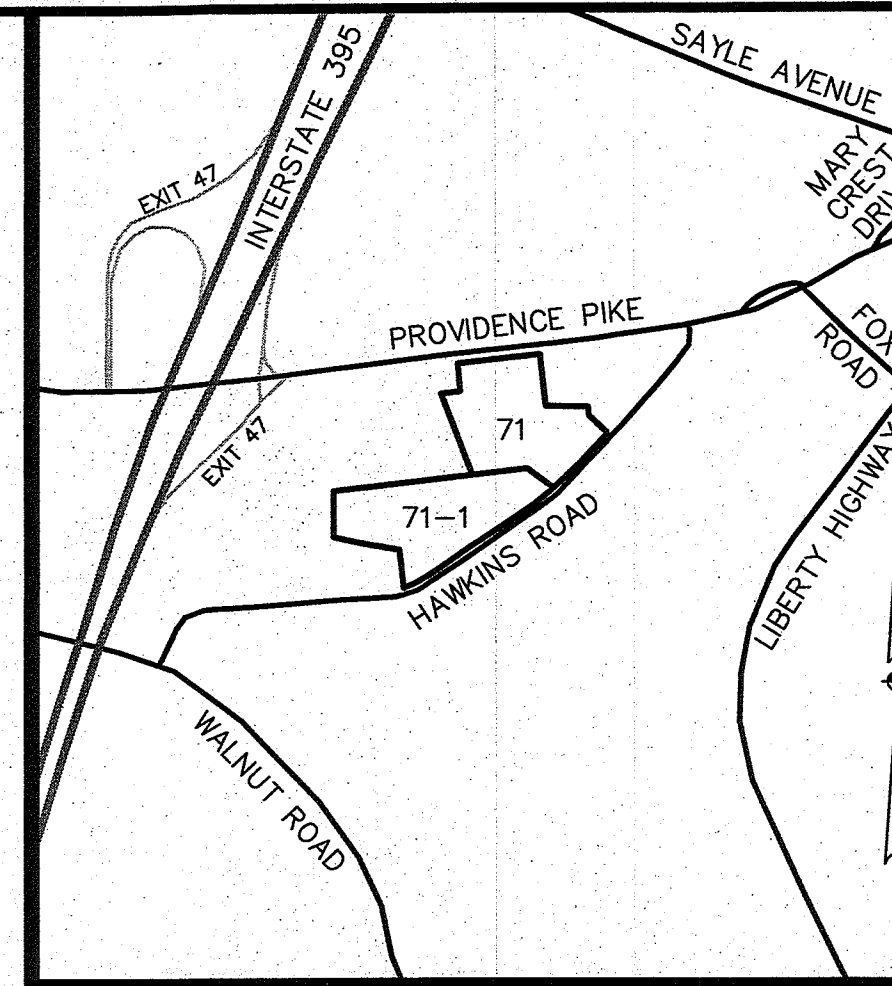
RATE: 10 min/in

Notes:

1. Portion of the parcel is located in inland wetlands as delineated by All Points Technology Corporation.
2. A portion of Lot 71 is located in a flood hazard zone, FEMA panel no. 0901940010B, Effective October 18, 1998.
3. Horizontal datum based on N.A.D. 1983.
4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

Reference Maps:

1. "Connecticut State Highway Department, Right of Way Map Town of Putnam, Putnam-Providence Road From Mechanic St. Easterly to Putnam Heights Road, Route No. 101." Scale: 1"=40' Number: 115-03 Date: February 28, 1936.
2. Map 1447 "Lot Division Survey Robert J. Guillot Property CT. Route 44 & Hawkins Road, Putnam, CT. Assessors Map 104, Lot 96" By Westcott and Mapes, Inc. Scale: 1"=80' Date: 2/14/08
3. Map 1449 "Compilation Plan Town of Putnam Map Showing Easement Acquired from Robert J. Guillot by The State of Connecticut Department of Transportation, U.S. Route 44" by Bureau of Engineering and Highway Operations. Scale: 1"=40' Date: August 27, 2008
4. Map 1514 "Subdivision Map Prepared For: Robert Guillot, Connecticut/U.S. Route 44 A/K/A Providence Pike, Putnam, Connecticut" by Messier & Associates, Inc. Scale: 1"=80' Date: February, 2013 Rev. 6-27-13.
5. Map 1588 "Easement Map Showing Property of: Connecticut Investments One LLC. Prepared For: Robert J. Guillot, 51 Providence Pike & 112 Hawkins Road, Putnam, Connecticut" by Messier Survey, LLC. Scale: 1"=20' Date: October, 2016.



LOCATION MAP

1"=1000'

LEGEND

- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- EXISTING MONUMENT (FOUND)
- LIMIT OF WETLANDS
- PROPERTY LINE
- EASEMENT LINE
- ZONE LINE
- FLOOD LINE
- BUILDING LINE
- PERC TEST LOCATION
- TEST PIT LOCATION

DATA BLOCK

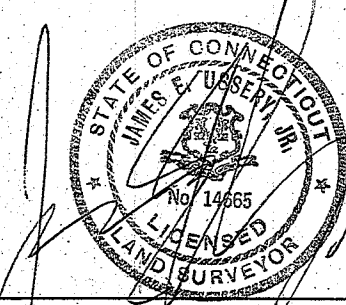
	ZONE HC*	ZONE R-40	LOT 71	LOT 71-1
MIN. FRONTAGE:	150'	200'	833.67'	945.99'
MIN. AREA:	40,000 S.F.	40,000 S.F.	360,670 S.F.	380,500 S.F.
FRONT YARD:	50'	50'	48.3±'	-
SIDE YARD:	25'	20'	37.3±'	-
REAR YARD:	20'	40'	-	-
MAX. BLDG. COVERAGE:	40%	15%	0.9%	0%

*USE WITHOUT SEWERS

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



RUSSO
SURVEYORS-ENGINEERS
SERVING CT & VA

JR Russo & Associates, LLC
1000 Main Street, Suite 200
Shelton, CT 06484
Tel: 401-437-8699
www.jrussosurveyors.com

Applicant
LSE Scorpius LLC
40 Tower Lane, Suite 201
Avon, CT 06001
405-973-8767

REVISIONS

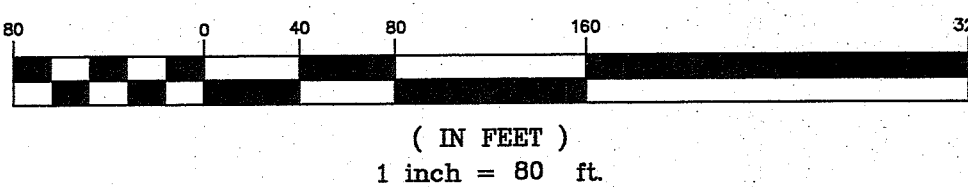
BY: CJC/TAC CHK: JEU

Property Of
Robert J. Guillot
112 Hawkins Road
Putnam, Connecticut 06260
Map 26 Lot 71 (Zones: HC & R-40)

Resubdivision Plan

DATE
2-17-23
SCALE
1"=80'
JOB NUMBER
2022-070
SHEET
1 of 1

GRAPHIC SCALE



APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND COMMISSION:

BY: _____ DATE: _____
CHAIRMAN

APPROVED BY THE TOWN OF PUTNAM PLANNING COMMISSION:

BY: _____ DATE: _____
CHAIRMAN

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

March 14, 2023

**285 River Road, LLC & Putnam River Road, L.L.C.
285 & 357 River Road
Proposed 11 Lot Resubdivision**

P & R Job #203095

APPLICATION PACKAGE CONTENTS – Resubdivision Application

1. Application fee \$1,335.00
2. Planning Commission application form
3. Cover letter and waiver request
4. Lots 1-6 approval letter from NDDH dated 9/28/2022
5. Lots 7-11 approval letter from NDDH dated 9/28/2022
6. 6 copies of plans revised to 1/20/2023



APPLICATION # _____

DATE RECEIVED

3.14.2023

SCHEDULED MEETING DATE

\$1335.00 ck#
16535
lm

PLANNING COMMISSION

Check one:

- ☐ APPLICATION FOR SUBDIVISION
☒ APPLICATION FOR RE-SUBDIVISION
☐ CORRECTION OF AN EXISTING NON-CONFORMANCE

APPLICANT AND ENGINEER

Name of Applicant Putnam River Road, L.L.C. and 285 River Road, LLC Phone # 860-234-0907
Applicant's Address P.O. Box 271, Putnam, CT 06260
Engineer Provost & Rovero, Inc. Phone # 860-230-0856
Engineer's Address P.O. Box 191, Plainfield, CT 06374
Owner (if different from applicant) _____
Owner's Address _____ Phone # _____

PROPERTY INFORMATION

Subdivision Name: Putnam River Road, L.L.C. and 285 River Road, LLC
Number of Lots 11 Total Acreage 96.492 acres
Zoning Classification AG-2 Location 285 & 357 River Road
Assessor's Map # 43 Lot # 5 & 10
Does this plan encompass or is it adjacent to: X Wetlands X Flood Hazard Area _____ Aquifer _____
If this application is for a re-subdivision: Original approval date August 2016 Town Clerk's Map # 1578

SUBDIVISION IMPROVEMENTS

Sewage Disposal: X Private _____ Public _____ Drinking Water: X Private _____ Public _____

IMPROVEMENT LIST

Total length of new street measured at centerline: 0
Total length of curbs for new streets: 0
Total length of sidewalks for development: 0
Total number of catch basins: 0
Total number of manholes: Drainage: 0 Sanitary Sewer: 0
Total length of drain pipes: 10" 12" 15" 18"
Other: Size: _____ Length _____
Total length of water pipes: 6" 8" 12" 16"
Other: Size: _____ Length _____
Total length of sanitary sewers: 8" 10" 12" 15"
Other: Size: _____ Length _____
Total number of permanent bounds: 22
Approximate cubic yards of rock and ledge excavation: _____
Approximate cubic yards of gravel excavation: 363,000
Approximate cubic yards of fill: _____

APPLICATION CHECKLIST

The following check list is to be completed by the applicant to insure that all required material is submitted. Failure to submit all required material shall cause the submission to be deemed incomplete. Any incomplete applications will be rejected by the Planning Commission. The Commission will use this form to verify that all required material has been received.

<u>SUBDIVISION PLAN</u>	<u>Applicant's Checklist</u>	<u>Planning Commission's Checklist</u>
Name of Subdivision	☒	☐
Name, Address & Phone # of Owner	☒	☐
Name, Address & Phone # of Applicant	☒	☐
Name, Address & Phone # of Engineer	☒	☐
Date	☒	☐
North Arrow	☒	☐
Scale (1" - 40')	☒	☐
Location Map (1" - 1000')	☒	☐
Zoning Classification/Municipal Boundary Line	☒	☐
Existing and proposed contours	☒	☐
Property location with respect to surrounding property & streets	☒	☐
Names of adjoining property owners	☒	☐
Names of adjoining streets	☒	☐
Location of all water bodies, streams & other pertinent features (swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges, signs)	☒	☐
Location of existing and proposed streets, easements and other rights-of-way and their names	☒	☐
Location, dimension, area & building setback lines of all proposed & existing lots	☒	☐
Location of groundwater test holes	☒	☐
Location & dimension of property to be dedicated to the Town	☐	☐
Bearings and lengths of all lines and all curve data	☒	☐
Location of all monuments, iron pins and drill holes	☒	☐
Location of 50-foot wetland buffer zone (no activity)	☒	☐
Location of proper soil, erosion and sediment control	☒	☐
Location of proposed building and septic system	☒	☐
Calculation for proposed Performance Bond	☒	☐
Calculation for street intersection sight lines	☐	☐
Signature boxes for Commission: Planning, Expiration date, Wetland and Zoning (if applicable)	☒	☐
Approval from Northeast District Department of Health	☒	☐

FEE SCHEDULE

Public Hearing Fee:	\$175.00	Due with Application
Sub-Division & Re-Subdivision Fee:	\$100.00/Per Lot	Due with Application
Inspection of construction of new or rebuilt road, drainage and other site improvements:	2% of estimated cost	Due within one (1) week of final approval of application

Town of Putnam 126 Church Street Putnam, CT 06260 (860) 963-6803 Phone (860) 963-5398 Fax

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

March 14, 2023

Planning Commission
Town of Putnam
200 School Street
Putnam, CT 06260

**RE: 285 River Road, LLC & Putnam River Road, L.L.C. – Proposed 11 Lot Resubdivision
P&R Job No. 203095**

Dear Commissioners:

Attached hereto, please find an application for the proposed 11 lot resubdivision of 96.492 acres of land owned by the above referenced applicants. This project includes the excavation of approximately 363,000 cubic yards of earth and based on our conversation with the Land Use Agent, a separate application for Special Permit approval of the excavation work by the Putnam Zoning Commission has been submitted in parallel with this application. Each of the 11 lots will be accessed by existing road frontage either on River Road or Modock Road. This project was approved by the Putnam Inland Wetlands and Watercourses Commission at their February 8, 2023 meeting.

This project is proposed as a conventional design rather than an Open Space Residential Development (OSRD). We believe that the larger lots created through the conventional design are more in keeping with the rural nature of the surrounding residential properties and due to the physical characteristics of the subject property, a substantial portion of the total subdivision area is likely to remain undeveloped in perpetuity due to the presence of steep slopes, ledge and wetlands.

Waiver Requests

Section 202.B.4.n – The project will not include the construction of any new streets and all grading associated with the house construction will maintain existing drainage patterns. We don't believe a comprehensive drainage report is warranted for this project.

Section 202.C.1.a.ix – This project does not include any public improvements. We don't believe a bond is necessary for the private improvements shown on the plans.

Section 306 – The project is located in a rural area and there are no known schools or commercial areas within one mile of the project.

Section 309 – The project is abutted by the Airline Trail to the north. Given the nature of this existing public open space/recreation additional land area may be of no public benefit and no open space land dedication is proposed as part of this subdivision. Substantial land areas within the subdivision are not practically

developable due to wetlands, steep slopes and/or ledge and are likely to remain undeveloped in perpetuity simply because of the physical limitations present.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. J. Held", written over a faint circular stamp.

David J. Held, P.E., L.S.
Provost & Rovero, Inc.



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

September 28, 2022

285 River Road LLC.
PO Box 271
Putnam, CT 06260

SUBJECT: FILE #22000293 -- RIVER ROAD #357, MAP #43, LOT #10, PUTNAM, CT

Dear 285 River Road LLC.:

Upon review of the Sub Division plan (PROVOST & ROVERO, INC., JOB# 203095, 285 RIVER ROAD, DRAWN 06/29/2022, REVISED 07/29/2022) submitted to this office on 08/09/2022 for the above referenced Sub Division, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots: 7, 8, 9, 10 and 11 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Proposed lots are based on 3 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. Additional testing may be required at time engineer's plan is submitted.
4. Lot 9, proposed house does not have footing drains. A letter from the building official's office will be required stating that footing drains are not required at time engineer's plan is submitted.
5. M.L.S.S. is not met for lots 9, 10 and 11. This must be addressed at time engineer's plan is submitted with calculation and spot grades.

Be advised you must receive approval from the appropriate commissions in the Town of Putnam prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Maureen Marcoux, RS
Senior Sanitarian-NDDH

cc: Town of Putnam; Provost & Rovero, Inc.



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

September 28, 2022

285 River Road LLC.
PO Box 271
Putnam, CT 06260

SUBJECT: FILE #22000255 -- RIVER ROAD #285, MAP #43, LOT #5, PUTNAM, CT

Dear 285 River Road LLC.:

Upon review of the Sub Division plan (PROVOST & ROVERO, INC., JOB# 203095, 285 RIVER ROAD, DRAWN 06/29/2022, REVISED 07/29/2022) submitted to this office on 08/09/2022 for the above referenced Sub Division, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots: 1, 2, 3, 4, 6 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Proposed lots are based on 3 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. Additional testing may be required at time engineer's plan is submitted.
4. M.L.S.S. is not met for lot 1. This must be addressed at time engineer's plan is submitted with calculation and spot grades.

Be advised you must receive approval from the appropriate commissions in the Town of Putnam prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Maureen Marcoux, RS
Senior Sanitarian-NDDH

cc: Town of Putnam; Provost & Rovero, Inc.

PROPOSED 11 LOT RESUBDIVISION

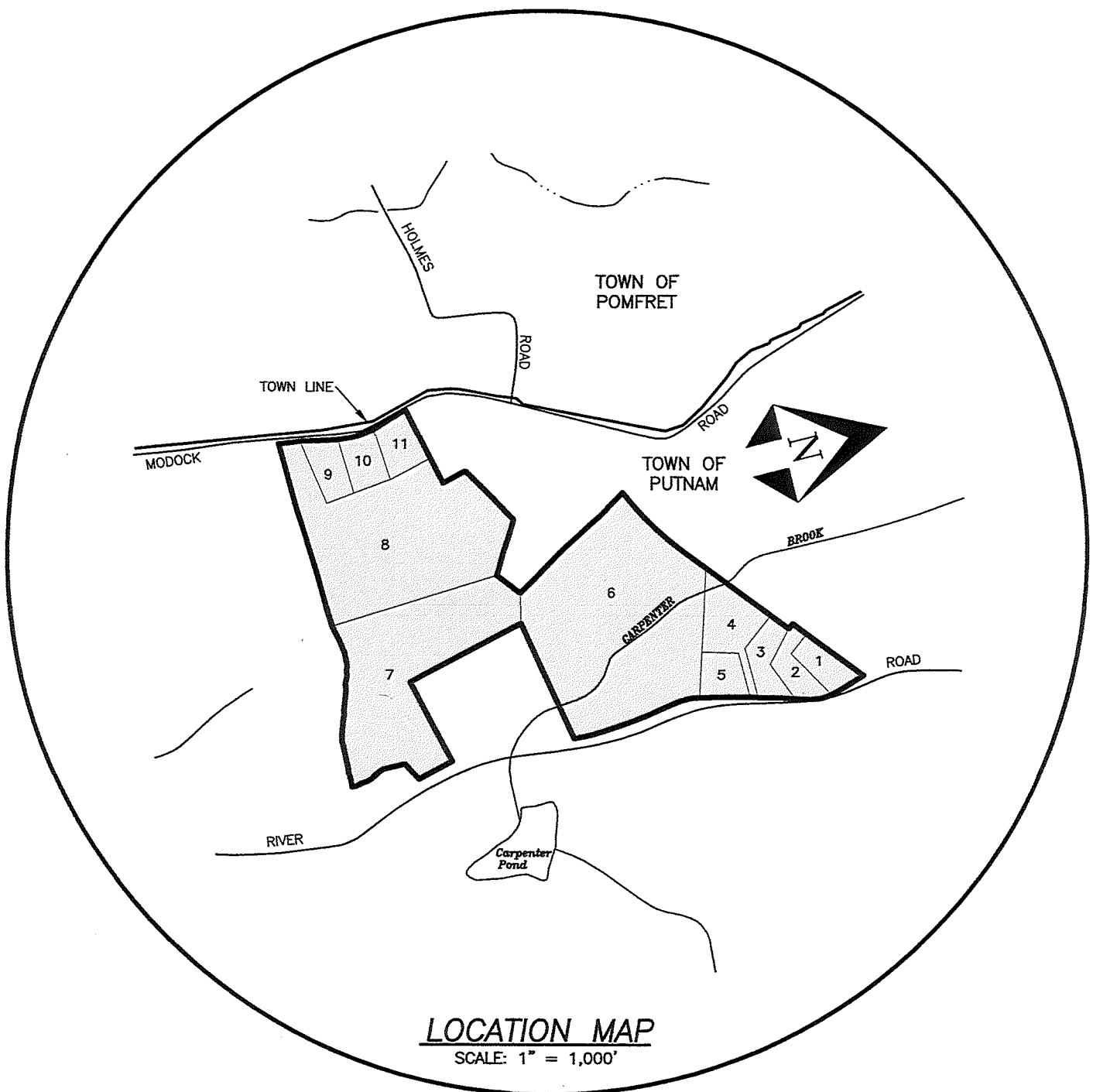
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

OWNER & APPLICANT:

PUTNAM RIVER ROAD, L.L.C. & 285 RIVER ROAD, LLC
P.O. BOX 271
PUTNAM, CT 06260

LEGEND

○	IRON PIN OR PIPE RECOVERED
□	MONUMENT RECOVERED
●	IRON PIN TO BE SET
#	WETLAND FLAG
○	UTILITY POLE
○	EXISTING MANHOLE
○	EXISTING SIGN
⊗	TEST PIT
⊗	PERCOLATION TEST
⊗	EXISTING WELL
—	STONE WALL
—	EXISTING CONTOUR
—	EXISTING INDEX CONTOUR
—	OVERHEAD WIRES
—	EXISTING TREE LINE
—	PROPOSED CONTOUR
—	PROPOSED POND CONTOUR
—	TEMPORARY EXCAVATION CONTOUR
—	PROPOSED SILT FENCE
—	PROPOSED CLEARING LIMITS
—	LIMIT OF 100 YEAR FLOOD
—	BUILDING SETBACK LINE
—	PROPOSED U.G. UTILITIES



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 18
RESUBDIVISION MAP	2 OF 18
OVERALL SITE PLAN	3 OF 18
SITE DEVELOPMENT PLAN No. 1-6	4-9 OF 18
EXCAVATION PLAN No. 1-3	10-12 OF 18
EXCAVATION CROSS SECTIONS	13-16 OF 18
DETAIL SHEET 1 & 2	17-18 OF 18

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@prorovinc.com
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REVISIONS	
DATE	DESCRIPTION
11/30/2022	CROSS SECTION A-A
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CIA

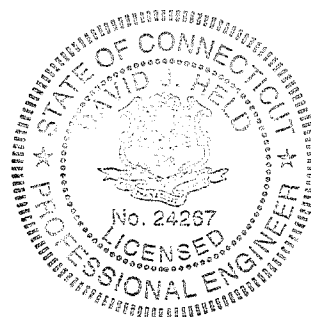
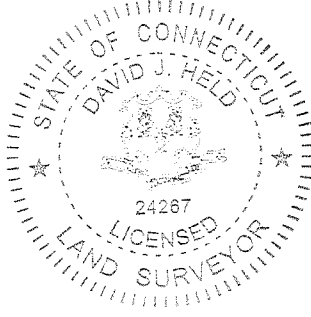
JUNE 29, 2022

FINAL APPROVAL BY THE TOWN OF
PUTNAM PLANNING COMMISSION

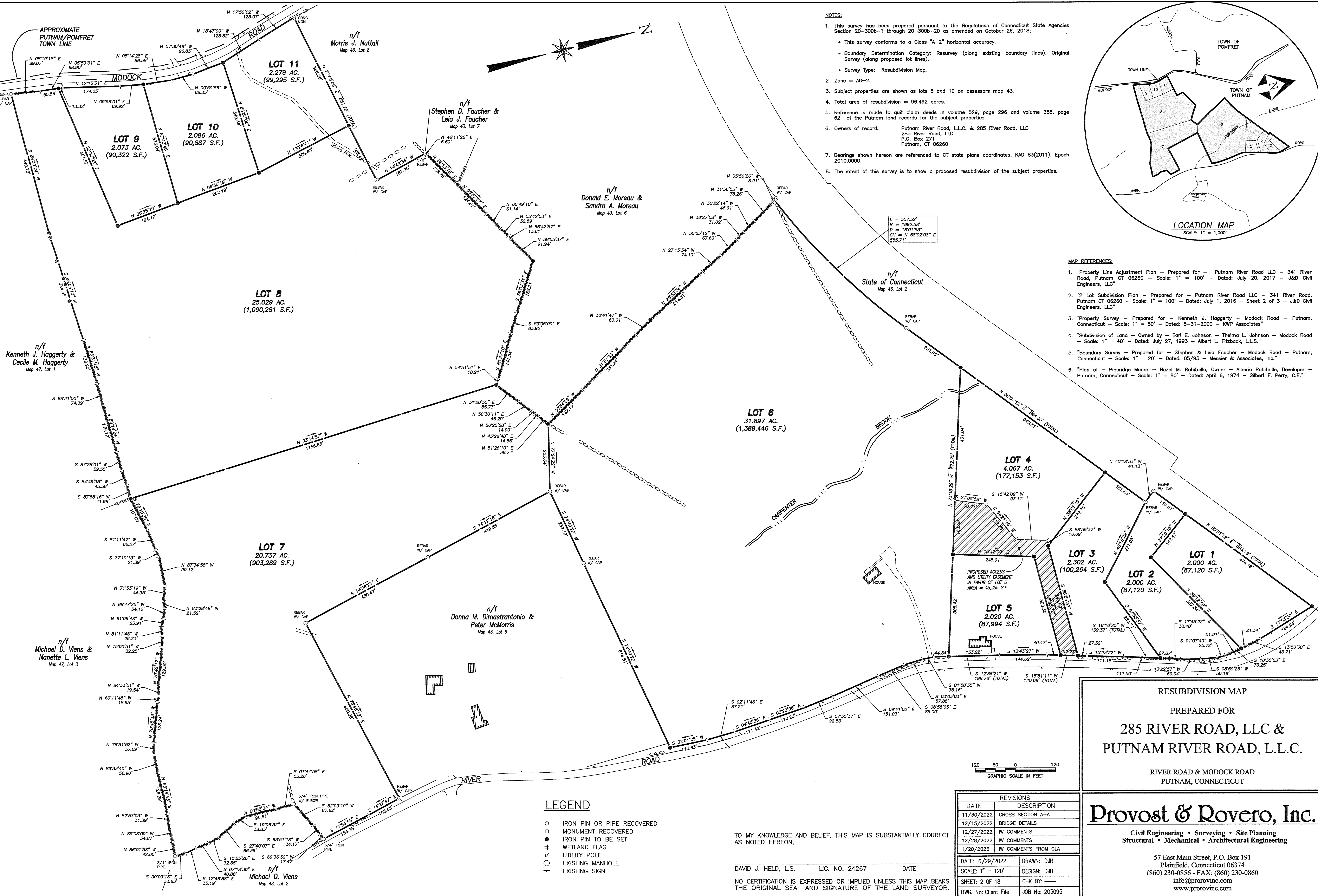
CHAIRMAN / SECRETARY DATE

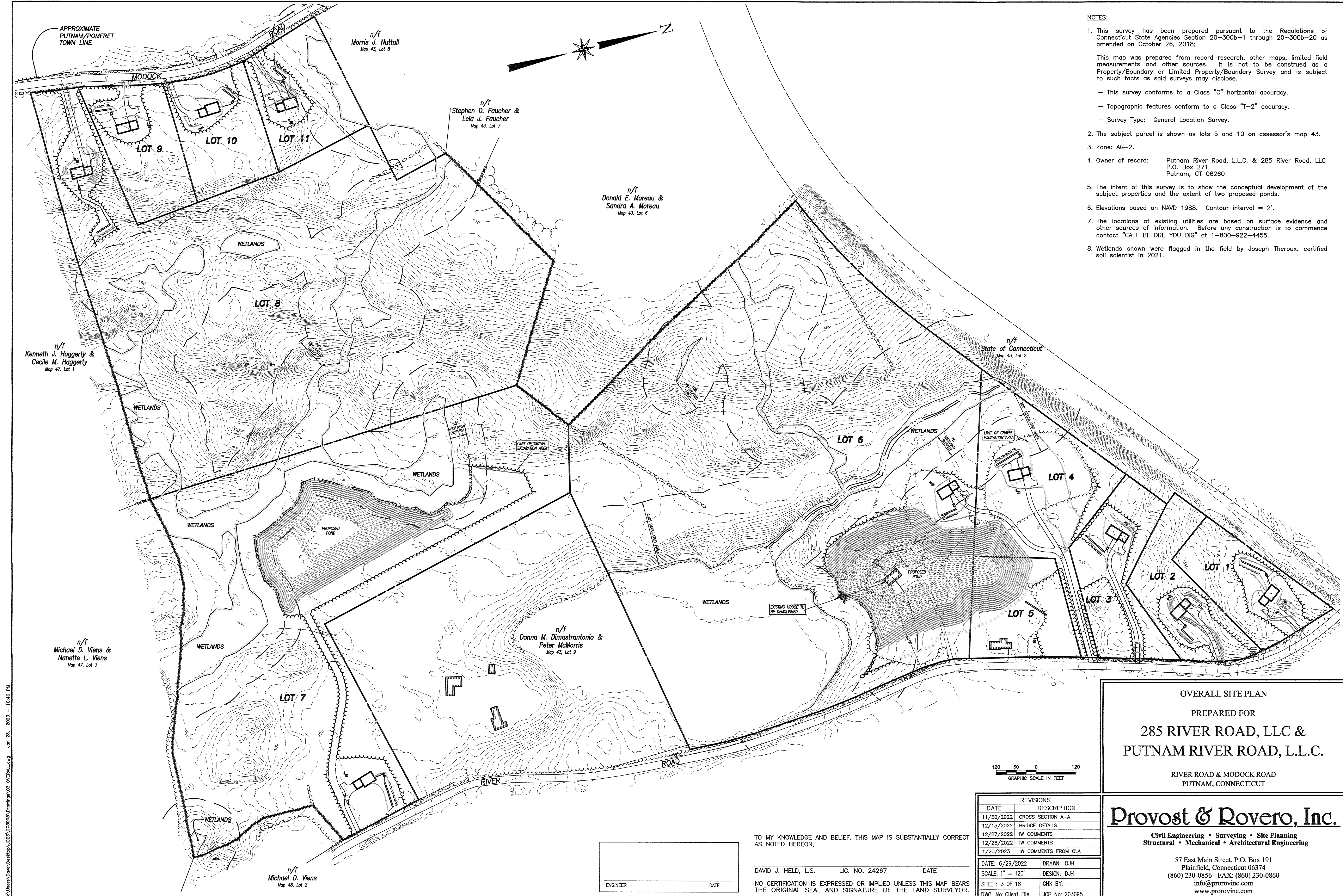
APPROVED BY THE TOWN OF PUTNAM INLAND
WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE



ENGINEER DATE





- NOTES:
1. 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, 2018;
 2. The subject parcel is shown as lots 5 and 10 on assessor's map 43.
 3. Zone: AG-2.
 4. Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
P.O. Box 271
Putnam, CT 06260
 5. The intent of this survey is to show the conceptual development of the subject properties and the extent of two proposed ponds.
 6. Elevations based on NAVD 1988. Contour interval = 2'.
 7. 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.
 8. Wetlands shown were flagged in the field by Joseph Theroux, certified soil scientist in 2021.

OVERALL SITE PLAN
PREPARED FOR
285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
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120 60 0 120
GRAPHIC SCALE IN FEET

REVISIONS	
DATE	DESCRIPTION
11/30/2022	CROSS SECTION A-A
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 120'	DESIGN: DJH
SHEET: 3 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON,

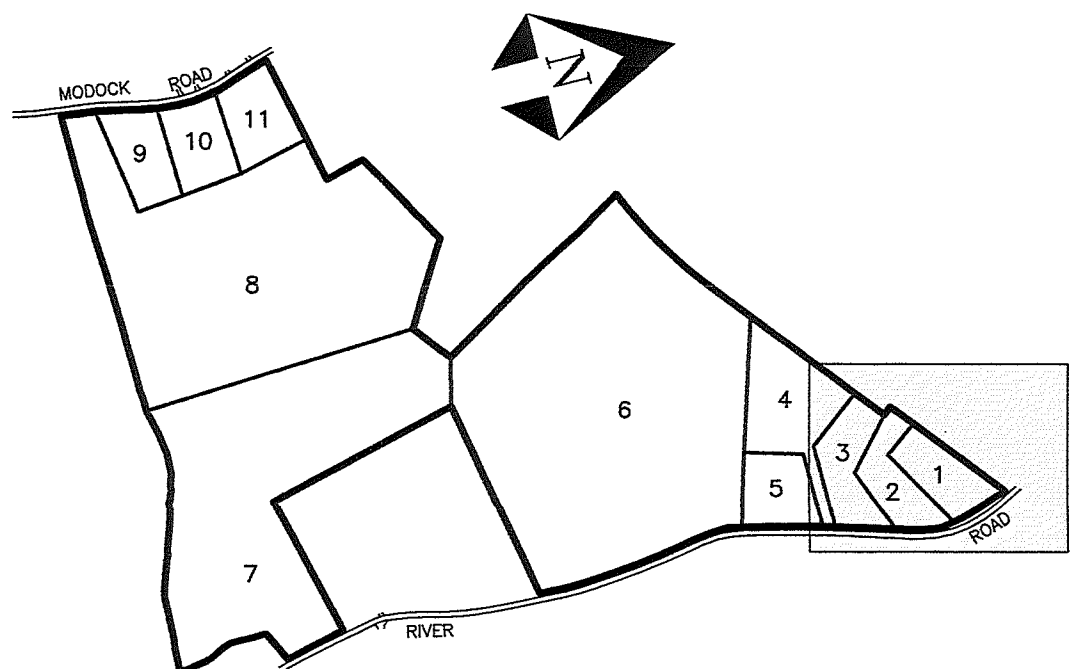
DAVID J. HELD, L.S. LIC. NO. 24267 DATE

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

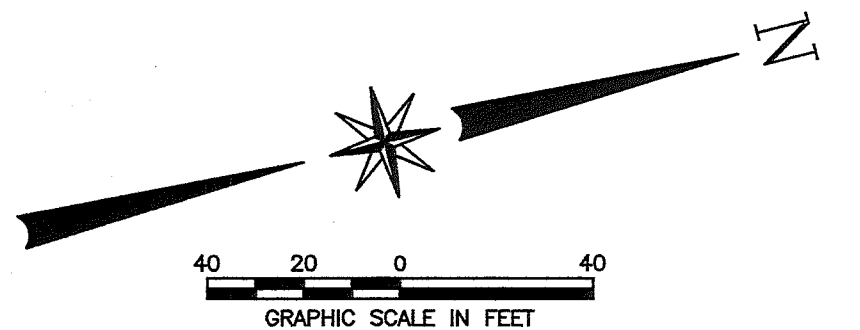
ENGINEER	DATE
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This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.
- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features conform to a Class "T-2" accuracy.
- Survey Type: General Location Survey.
 - The subject parcel is shown as lots 5 and 10 on assessor's map 43.
 - Zone: AG-2.
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P.O. Box 271
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KEY MAP
SCALE: 1" = 800'



LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- IRON PIN TO BE SET
- # WETLAND FLAG
- U UTILITY POLE
- EXISTING MANHOLE
- ⊕ EXISTING SIGN
- ⊕ TEST PIT
- ⊕ PERCOLATION TEST
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- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 1

PREPARED FOR

285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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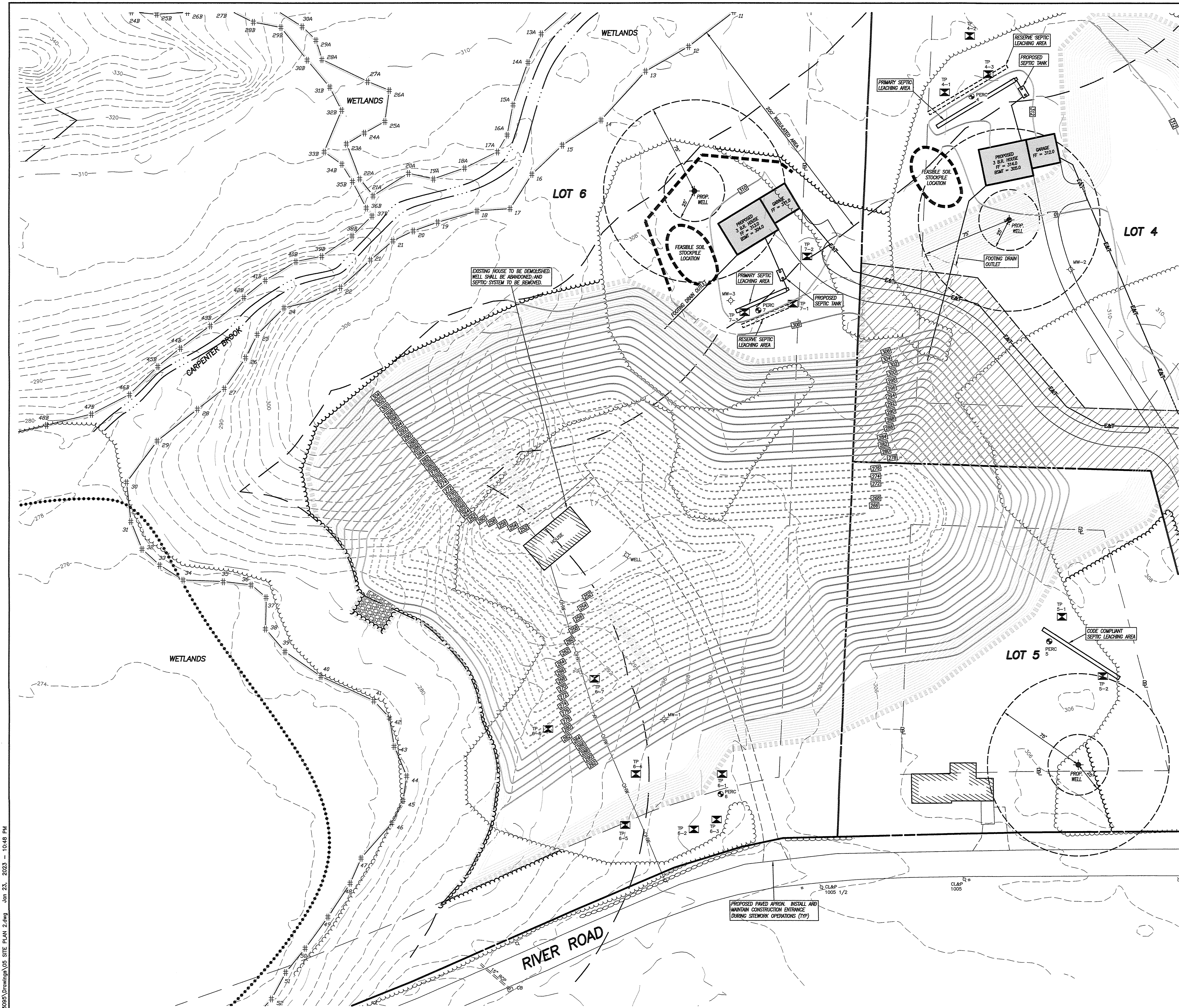
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1/20/2023	IW COMMENTS FROM CLA
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SCALE: 1" = 40'	DESIGN: DJH
SHEET: 4 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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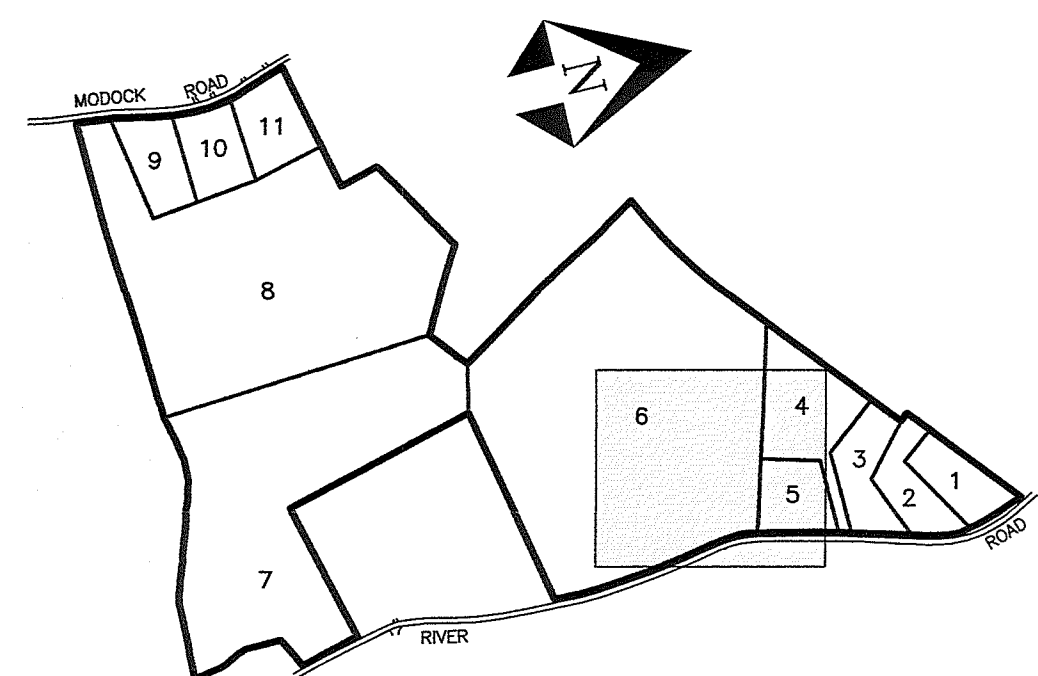
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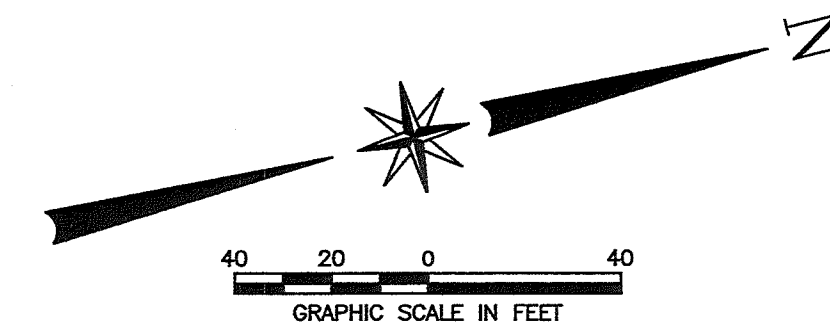
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- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
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SITE PLAN No. 2

PREPARED FOR

**285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.**

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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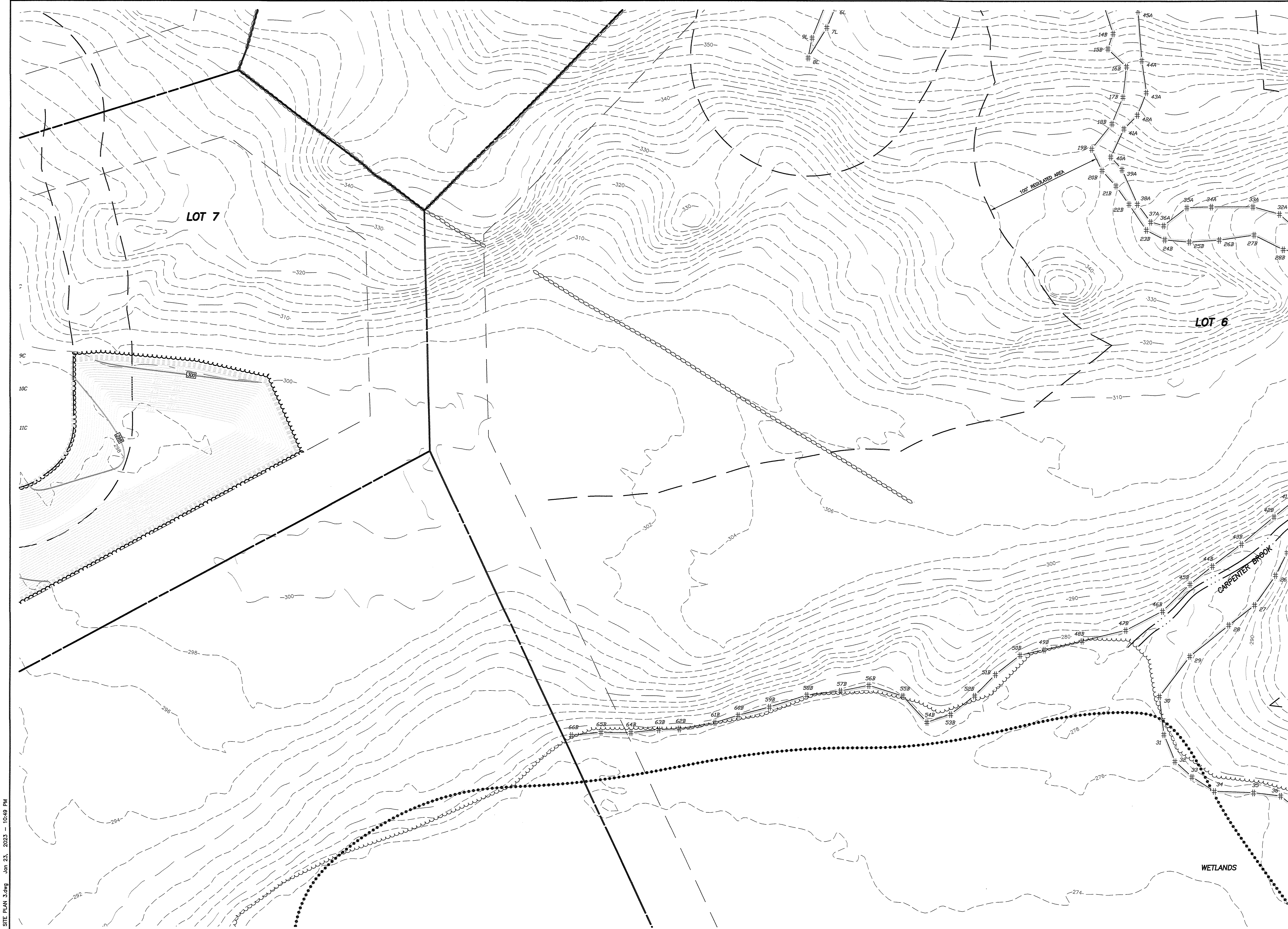
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AS NOTED HEREON,

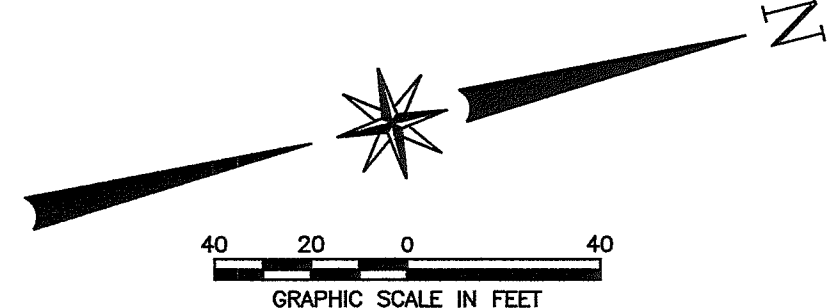
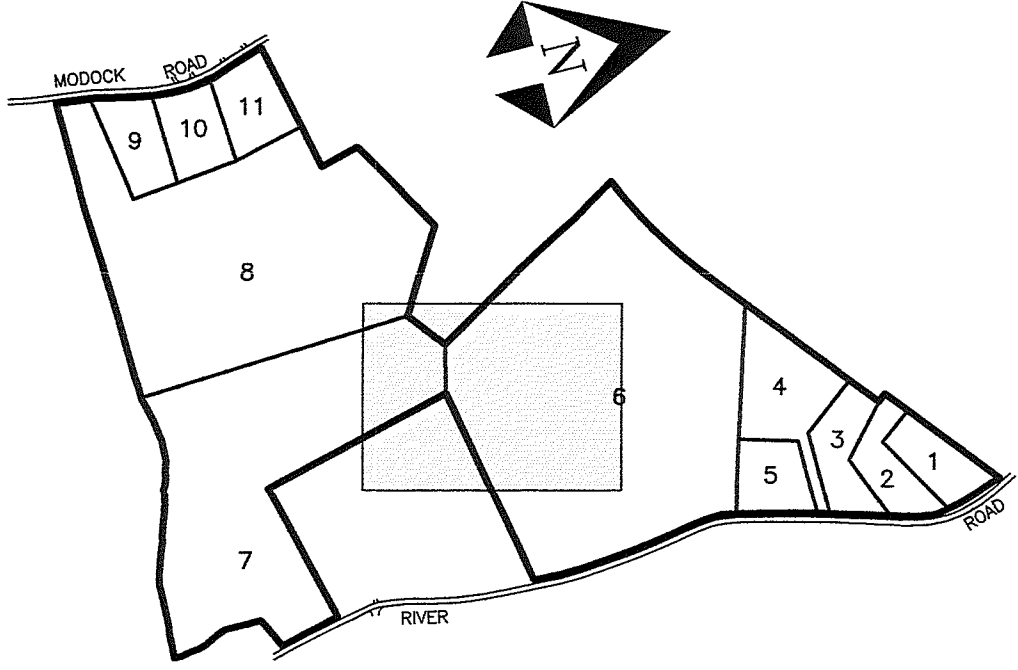
DAVID J. HELD, L.S. LIC. NO. 24267 DATE

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

ENGINEER	DATE
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- NOTES:
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 - This survey conforms to a Class "C" horizontal accuracy.
 - Topographic features conform to a Class "T-2" accuracy.
 - Survey Type: General Location Survey.
 - The subject parcel is shown as lots 5 and 10 on assessor's map 43.
 - Zone: AG-2.
 - Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
P.O. Box 271
Putnam, CT 06260
 - The intent of this survey is to show the conceptual development of the subject properties and the extent of two proposed ponds.
 - Elevations based on NAVD 1988. Contour interval = 2'.
 - 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 shown were flagged in the field by Joseph Theroux, certified soil scientist in 2021.



LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- IRON PIN TO BE SET
- WETLAND FLAG
- UTILITY POLE
- EXISTING MANHOLE
- EXISTING SIGN
- TEST PIT
- PERCOLATION TEST
- EXISTING WELL
- STONE WALL
- EXISTING CONTOUR
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- EXISTING TREE LINE
- PROPOSED CONTOUR
- PROPOSED POND CONTOUR
- TEMPORARY EXCAVATION CONTOUR
- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 3
PREPARED FOR
**285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.**
RIVER ROAD & WODOCK ROAD
PUTNAM, CONNECTICUT

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REVISIONS	
DATE	DESCRIPTION
11/30/2022	CROSS SECTION A-A
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA

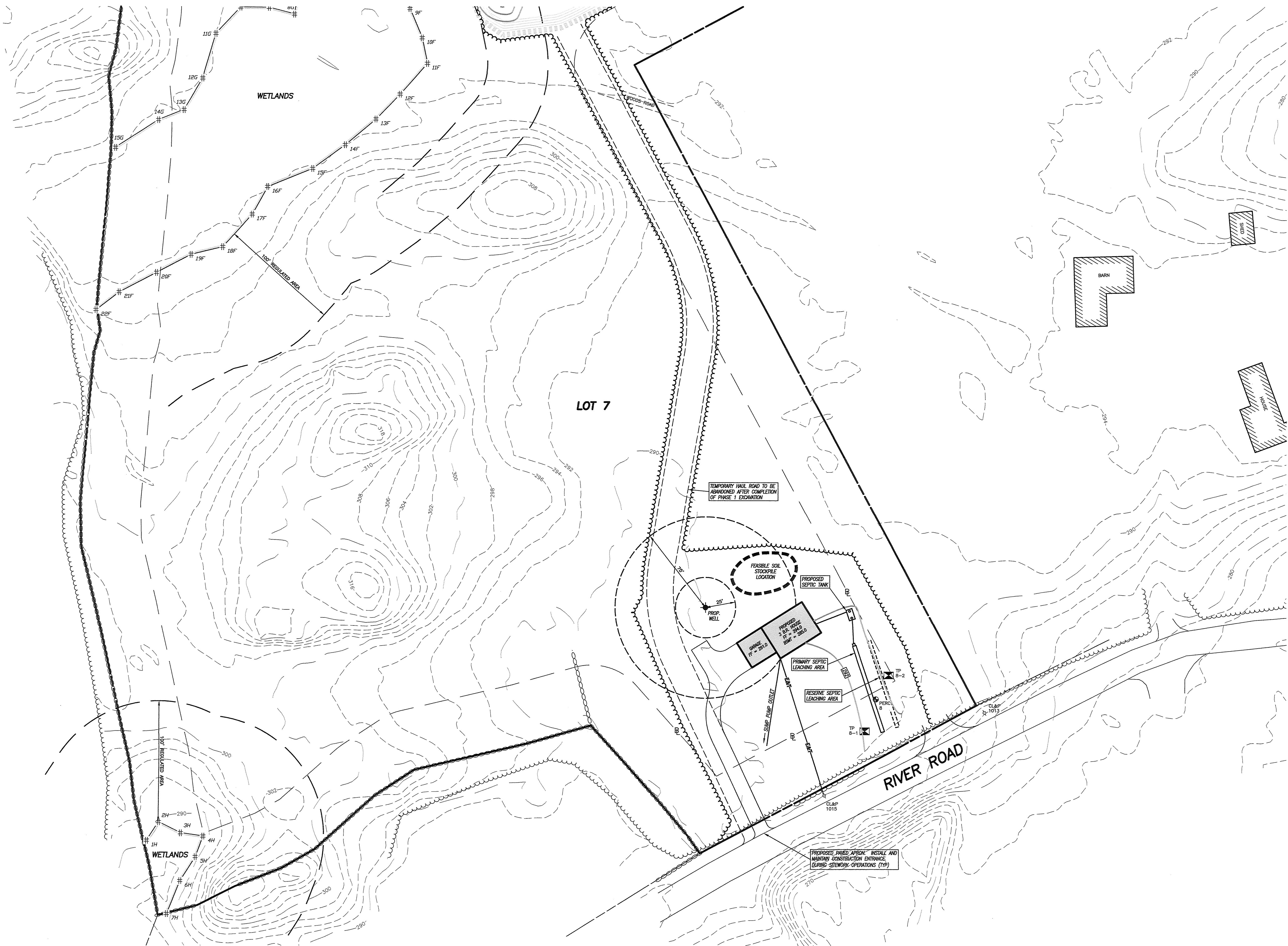
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 6 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

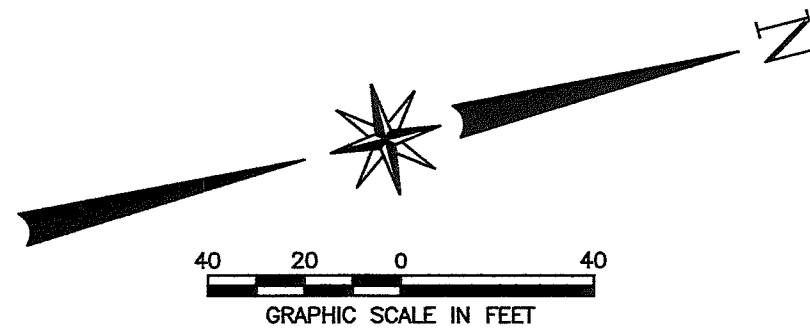
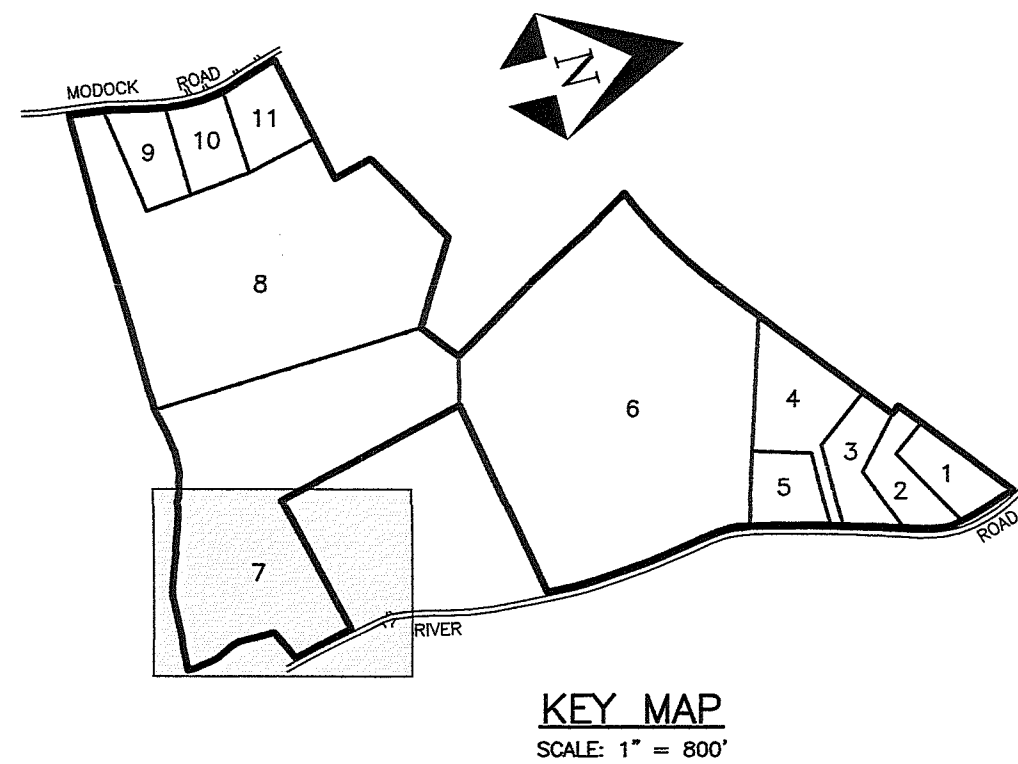
DAVID J. HELD, L.S. LIC. NO. 24267 DATE
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ENGINEER	DATE
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C:\Users\Dave\Desktop\JOBS\203095\Drawings\08 SITE PLAN 5.dwg Jan 23, 2023 - 10:52 PM



- NOTES:
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- PROPOSED U.G. UTILITIES

SITE PLAN No. 5

PREPARED FOR

**285 RIVER ROAD, LLC &
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REVISIONS	
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12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 8 OF 18	CHK BY: —
DWG. No: Client File	JOB No: 203095

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON,

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

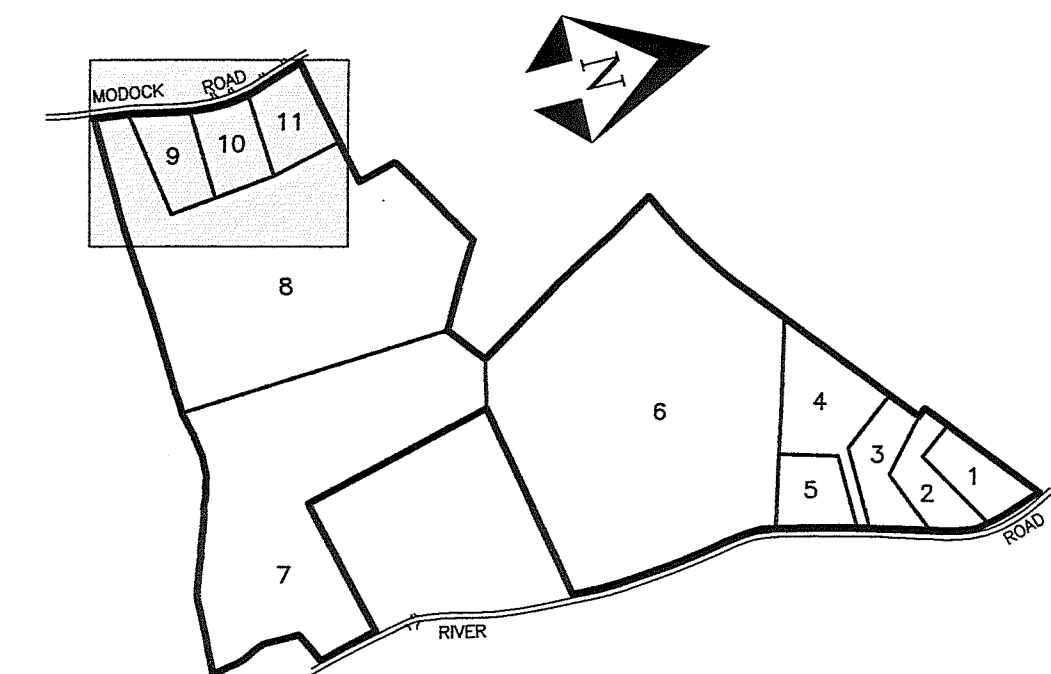
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ENGINEER	DATE
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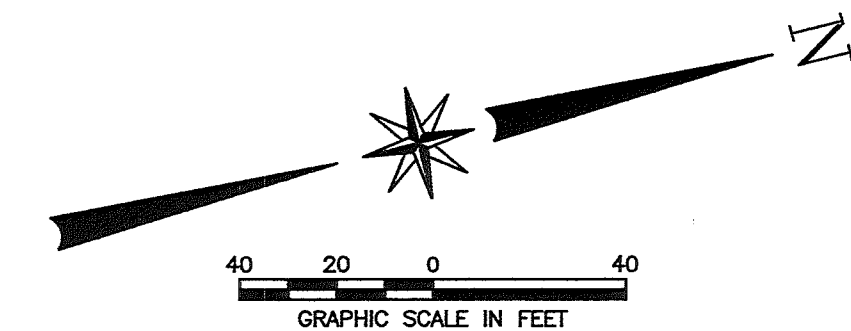
C:\Users\Dave\Desktop\JOBS\203095\Drawings\06 SITE PLAN.dwg Jan 23, 2023 10:53 PM



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KEY MAP
SCALE: 1" = 800'



LEGEND

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- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 6

PREPARED FOR

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DAVID J. HELD, L.S. LIC. NO. 24267 DATE

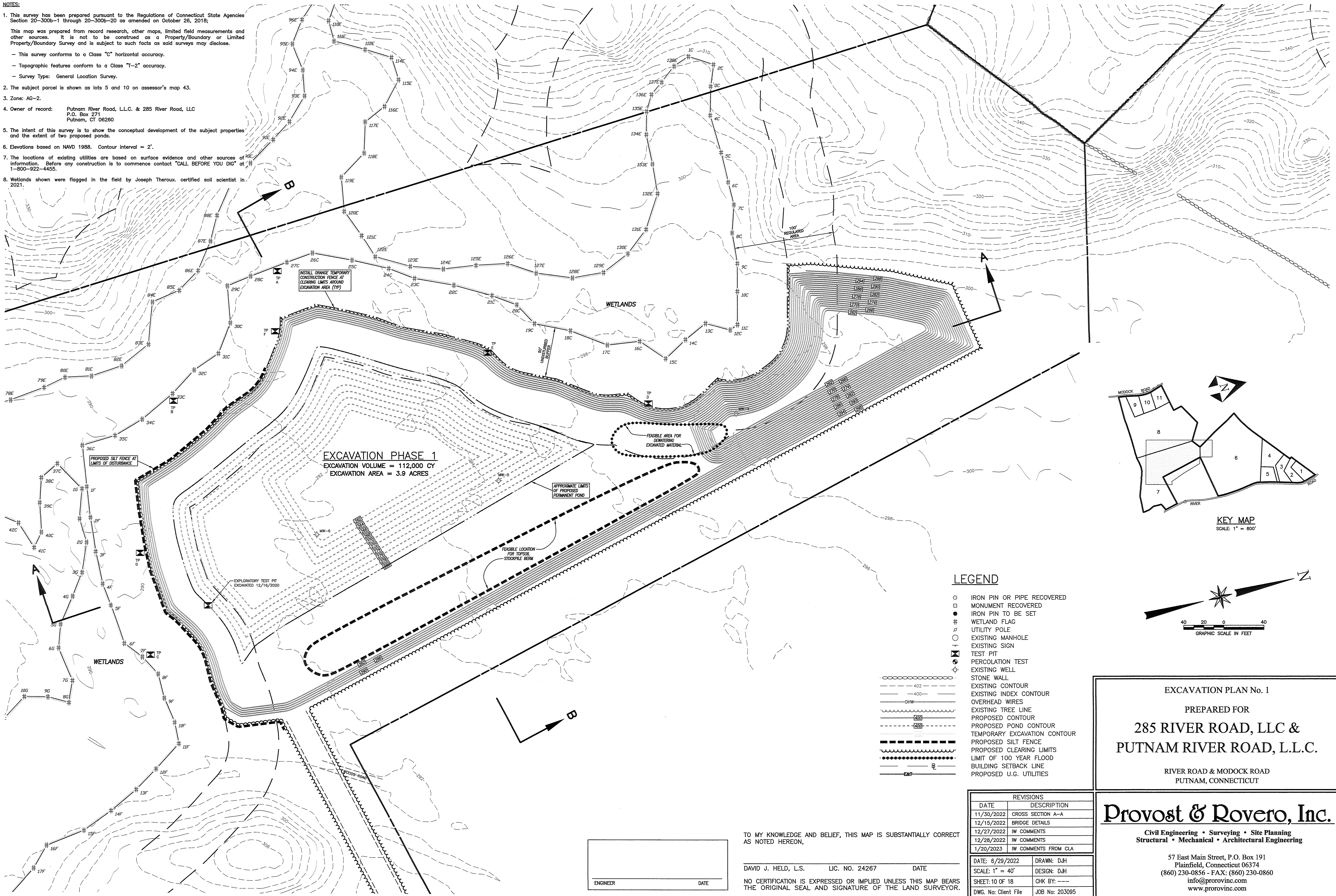
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

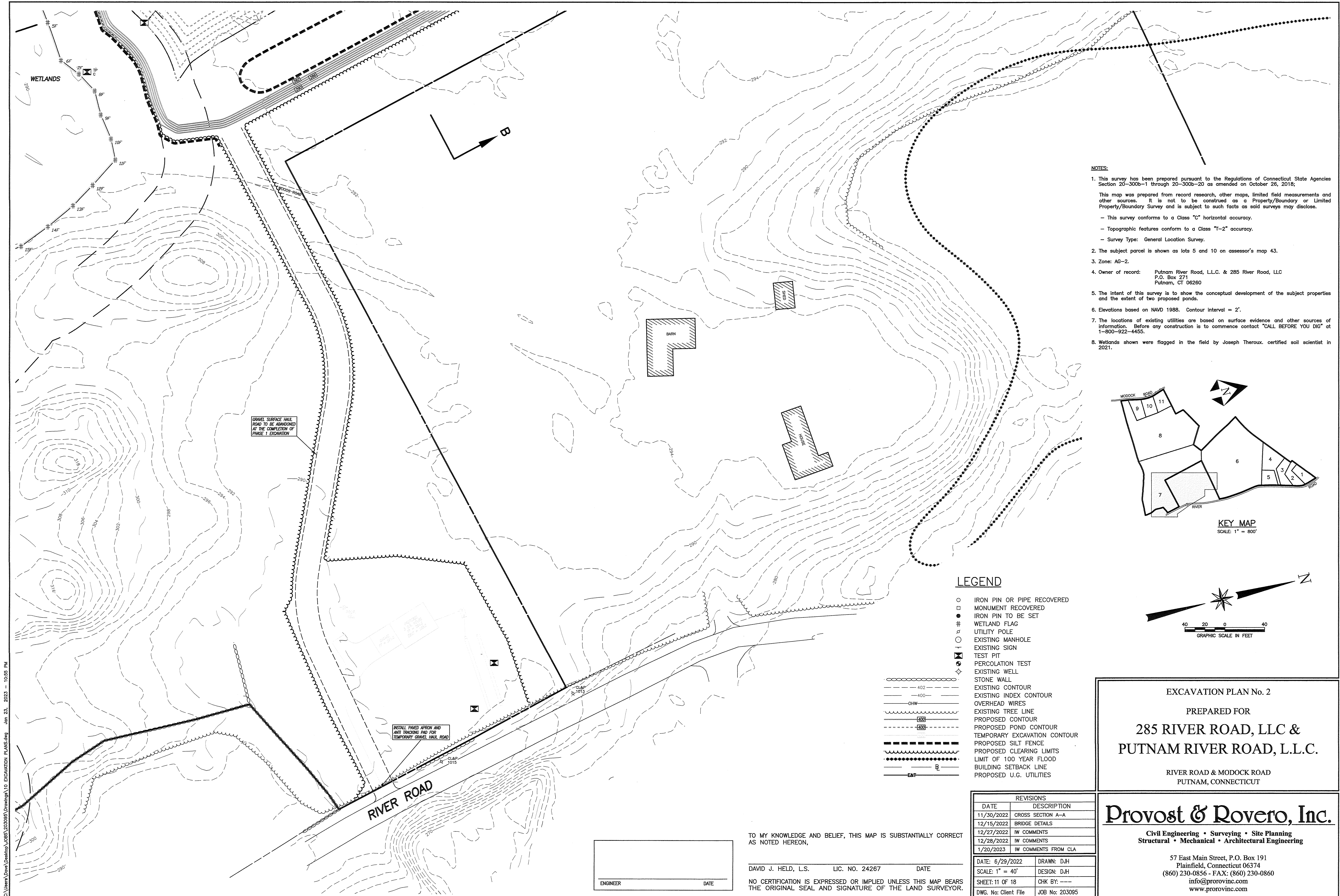
ENGINEER	DATE
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REVISIONS	
DATE	DESCRIPTION
11/30/2022	CROSS SECTION A-A
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
DATE: 6/29/2022 DRAWN: DJH	
SCALE: 1" = 40' DESIGN: DJH	
SHEET: 9 OF 18 CHK BY: ---	
DWG. No: Client File JOB No: 203095	

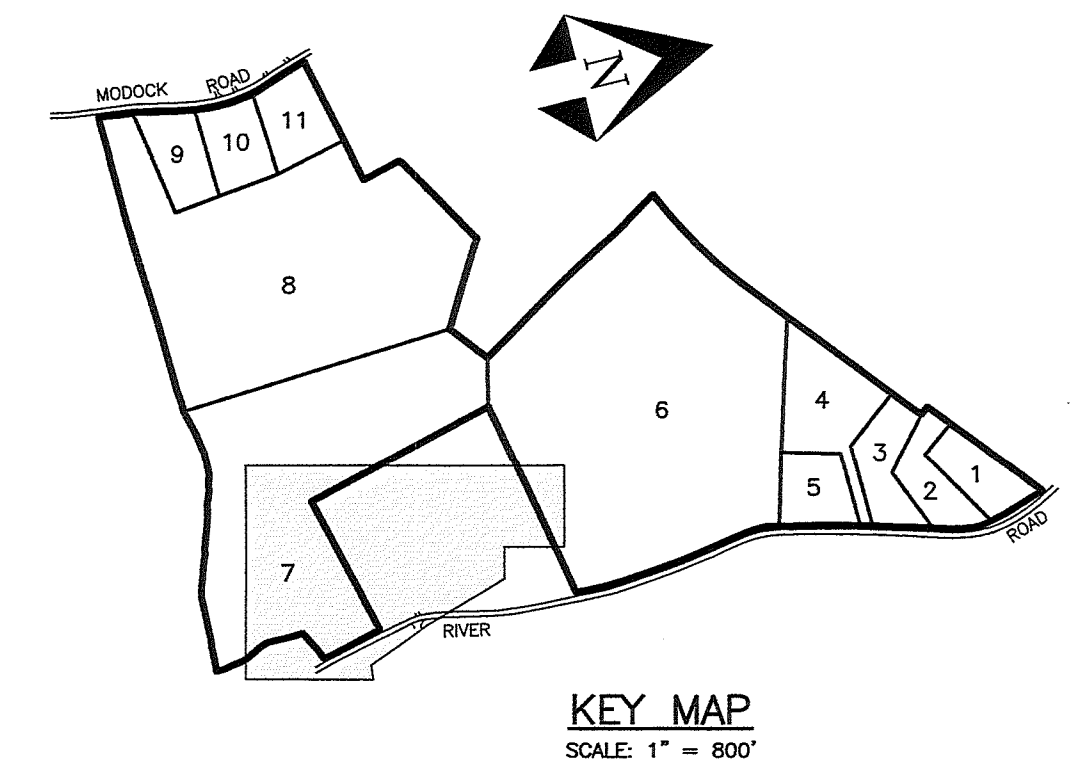
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Putnam, CT 06260
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P.O. Box 271
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EXCAVATION PLAN No. 2

PREPARED FOR

285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.

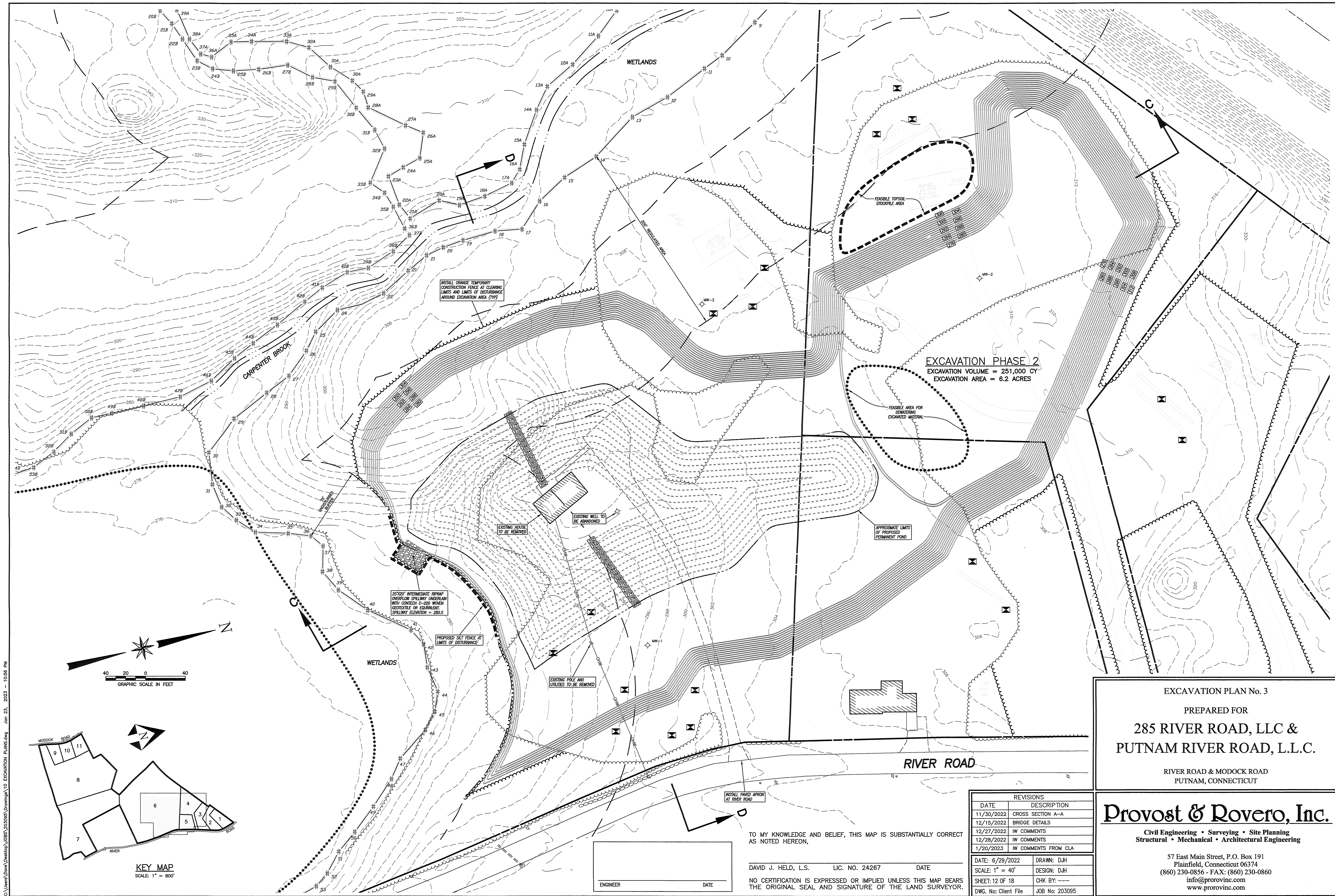
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PUTNAM, CONNECTICUT

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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

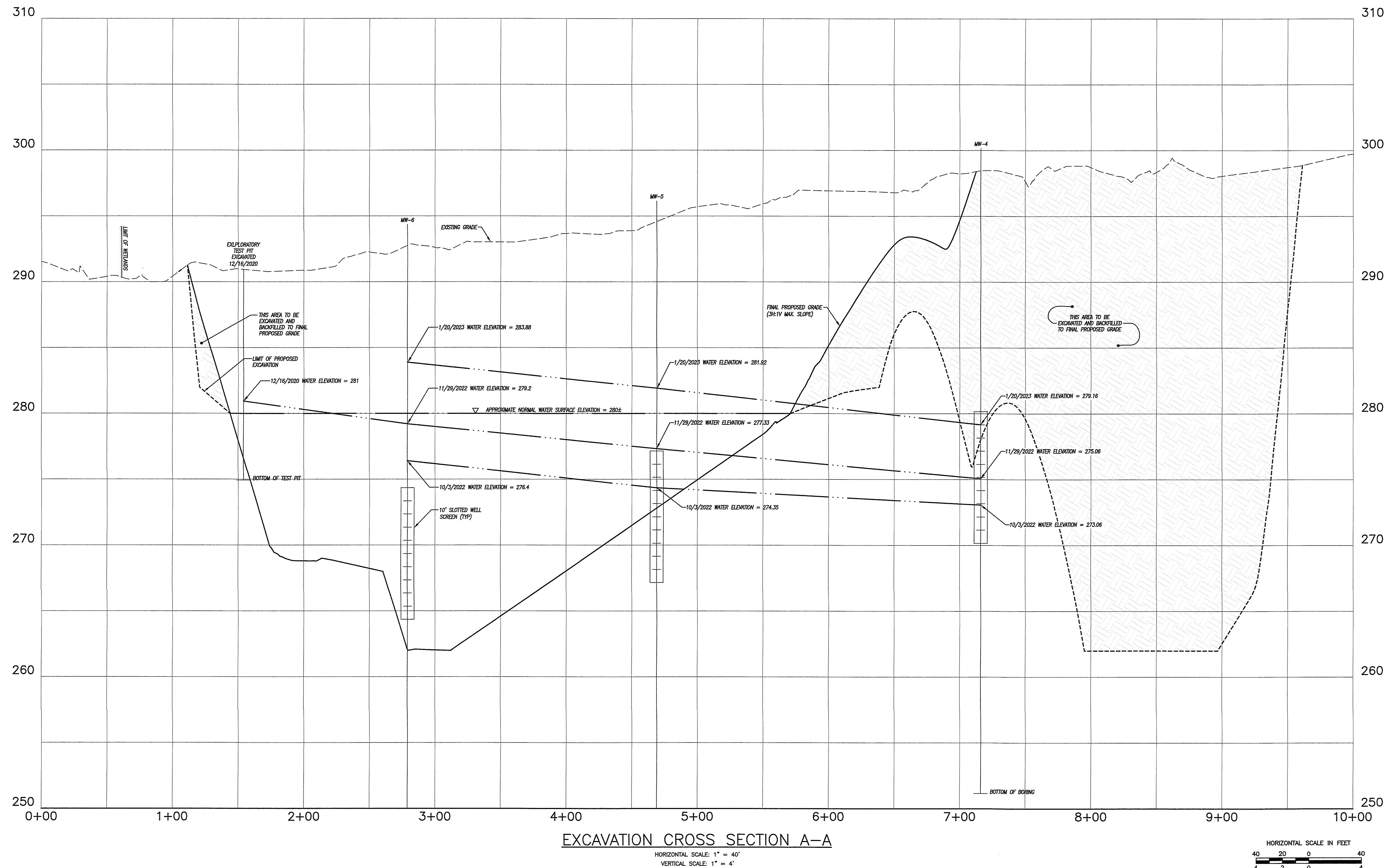
DAVID J. HELD, L.S. LIC. No. 24267 DATE
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REVISIONS	
DATE	DESCRIPTION
11/30/2022	CROSS SECTION A-A
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
DATE: 6/29/2022 DRAWN: DJH	
SCALE: 1" = 40'	
SHEET: 12 OF 18	
DWG. No: Client File JOB No: 203095	

EXCAVATION PLAN No. 3
PREPARED FOR
285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.
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PUTNAM, CONNECTICUT

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EXCAVATION CROSS SECTION A-A

PREPARED FOR

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PUTNAM RIVER ROAD, L.L.C.**

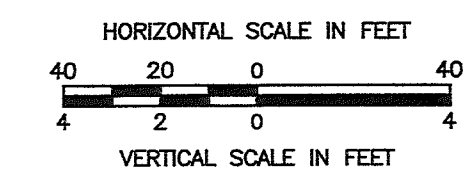
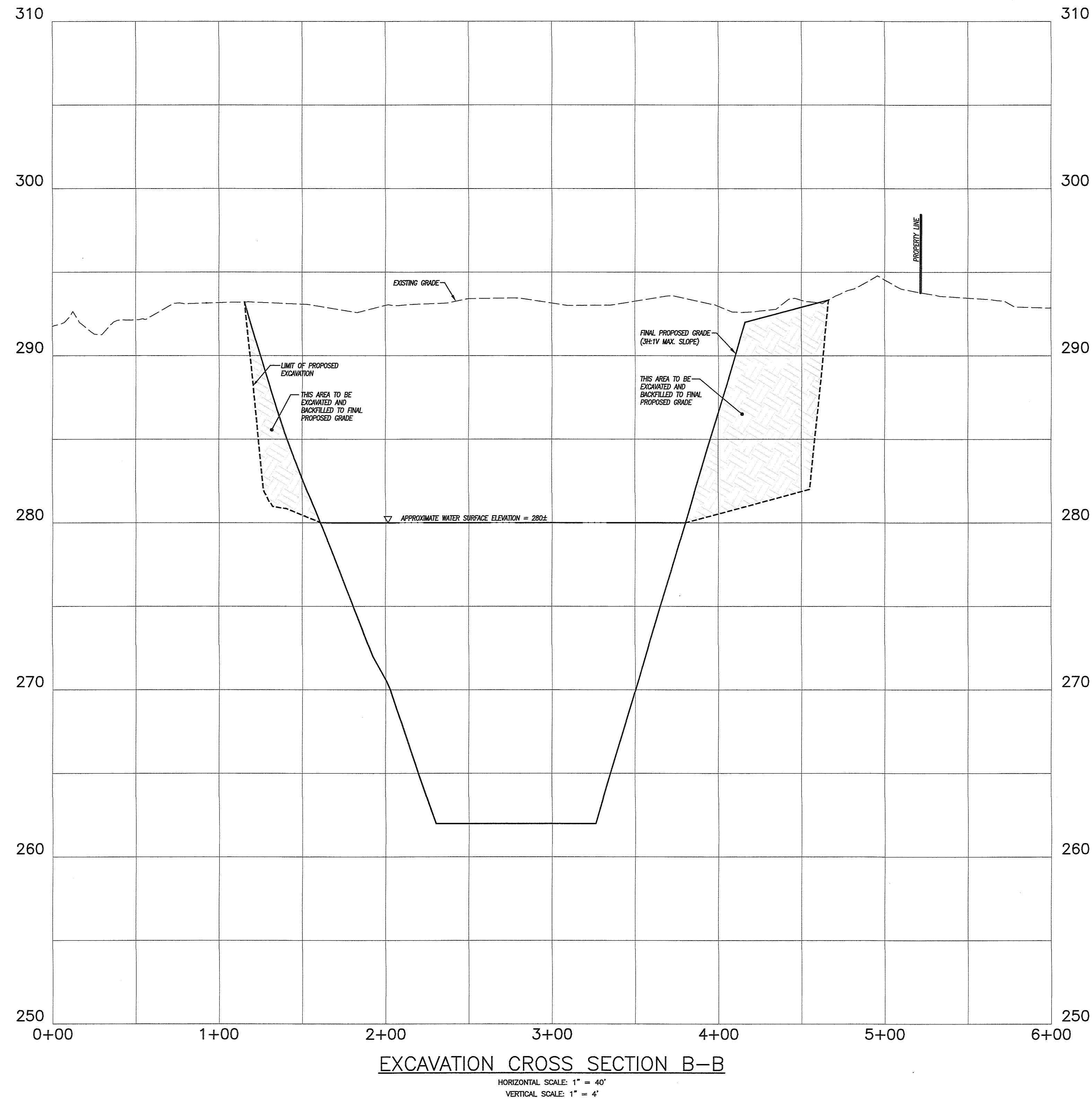
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ENGINEER	DATE
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REVISIONS	
DATE	DESCRIPTION
11/30/2022	CROSS SECTION A-A
12/15/2022	BRIDGE DETAILS
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1/20/2023	IW COMMENTS FROM CLA
DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 14 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

EXCAVATION CROSS SECTION B-B

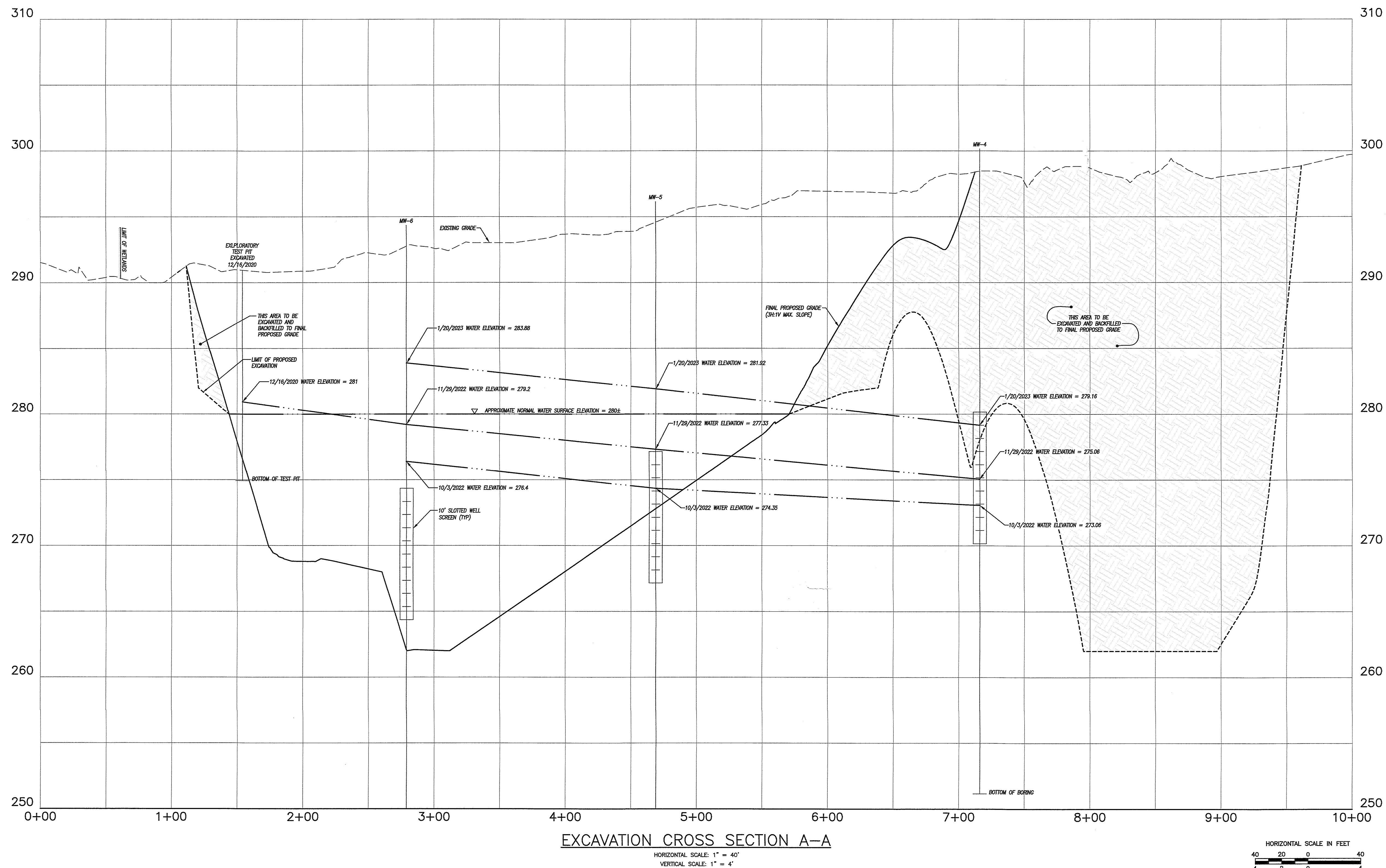
PREPARED FOR

285 RIVER ROAD, LLC &
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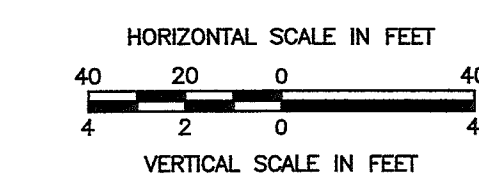
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ENGINEER _____ DATE _____



REVISIONS	
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11/30/2022	CROSS SECTION A-A
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EXCAVATION CROSS SECTION A-A

PREPARED FOR

**285 RIVER ROAD, LLC &
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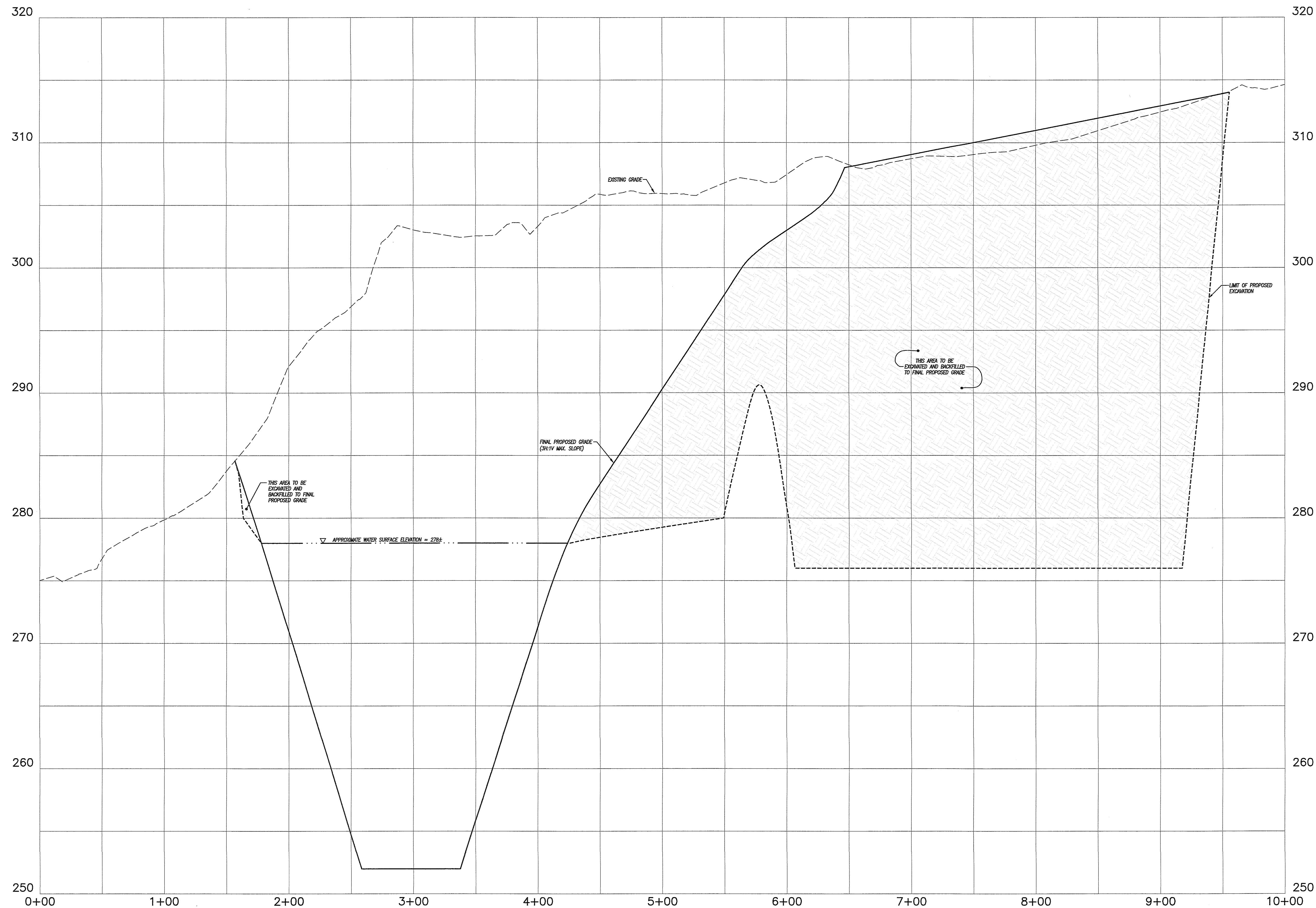
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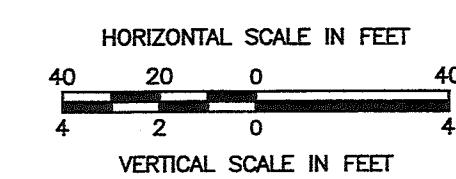
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EXCAVATION CROSS SECTION C-C

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



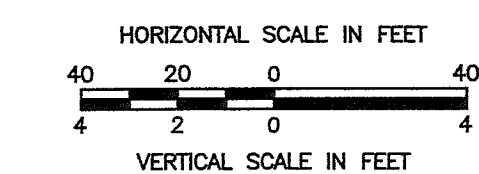
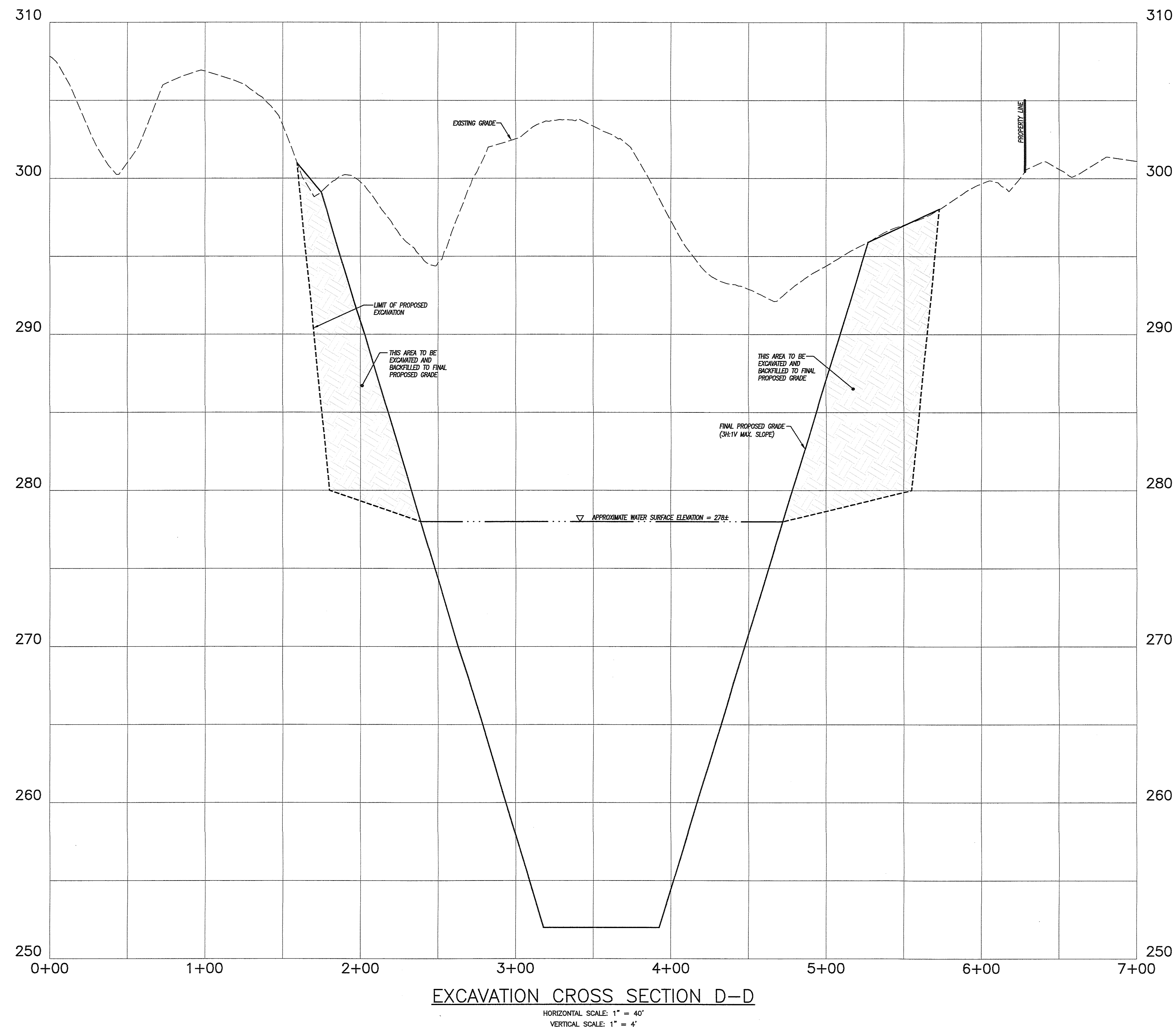
ENGINEER	DATE
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12/27/2022	IW COMMENTS
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1/20/2023	IW COMMENTS FROM CLA
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SCALE: AS SHOWN	DESIGN: DJH
SHEET: 15 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

EXCAVATION CROSS SECTION C-C
PREPARED FOR
**285 RIVER ROAD, LLC &
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ENGINEER	DATE
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1/20/2023	IW COMMENTS FROM CLA

DATE: 6/29/2022	DRAWN: D.J.H.
SCALE: AS SHOWN	DESIGN: D.J.H.
SHEET: 16 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

EXCAVATION CROSS SECTION D-D

PREPARED FOR

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PUTNAM RIVER ROAD, L.L.C.**

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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www.prorovinc.com

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 Connecticut, N.R.C.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. 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 TS-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 TS-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 seedlings 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 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 lime and fertilizer into the soil to a depth of 4".

3. Inspect seedbed before seeding. If traffic has compacted the soil, retilt compacted areas.

4. Apply the chosen grass 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 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 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 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.

EXCAVATION NOTES:

1. No blasting or on-site processing is allowed for completion of the excavation work shown without the approval of by the Putnam Wetlands Agent and Zoning Agent. If blasting is required, the owner is responsible for obtaining all other necessary permits.

2. The emergency contact for operations at this site is Jeffrey Rowson (860) 428-7110. A different emergency contact may be designated if operations are completed by a different party.

3. The allowable hours of operation shall be 7:00 AM to 4:30 PM, Monday through Friday and 7:00 AM to 12:00 noon on Saturday. No operations shall be allowed on Sundays, Christmas, New Years Day, Memorial Day, Fourth of July, Labor Day and Thanksgiving except by special permission of the Putnam Zoning Commission or its designated agent.

4. The owner and/or site operator shall provide adequate dust control to prevent any off-site nuisance. The preferred dust control measure is the application of water to vehicular travel areas. A watering truck shall be available for use at the site at all times.

5. The owner/operator shall install any necessary barricades or barriers to provide protection around the perimeter of open excavation faces and steep slopes.

6. Excavation operations shall be completed in accordance with all appropriate Mine Safety & Health Administration (MSHA) rules and regulations.

7. The proposed excavation shown hereon is anticipated to be completed over the course of several years. The total amount of material to be excavated per the proposed grades shown hereon is approximately 363,000 CY. All useable material excavated will be transported off-site for processing and/or consumer sales. Over excavation of suitable material within the limits of disturbance and limits of excavation shown hereon is allowable. Over excavation shall not include the blasting or removal of ledge rock. Silt from off site aggregate washing and processing shall be imported as necessary to establish final subgrade elevations.

8. The site operator is responsible for determining the most appropriate means and methods for excavating material in the applicable phases. In general, excavation shall begin with stripping and stockpiling of topsoil and subsoil which will be utilized for site restoration. Removal of material should begin with a downcutting technique to ensure complete internal drainage with the disturbed area (bowl effect).

9. The entire site, including the active excavation area shall be maintained in a self-contained condition to prevent the discharge of sediment laden stormwater to undisturbed areas, Carpenter Brook, adjacent properties or wetlands.

10. All trucks leaving the site shall have the loads covered.

11. No stumps, trimmings, brush or other deleterious materials shall be buried on site. All such materials shall be chipped for use in site restoration or shall be properly disposed of at an off site facility.

EXCAVATION SEQUENCE OF OPERATIONS:

1. Limits of clearing/disturbance for Phase 1 excavation shall be field staked or flagged by a licensed land surveyor.

2. Contact CALL BEFORE YOU DIG at 1-800-922-4455 to verify the location of underground utilities prior to the start of any ground disturbance.

3. Clear and grub trees for the Phase 1 excavation area, and gravel haul road.

4. Install temporary orange construction fencing at the limits of clearing and limits of disturbance around the excavation area.

5. Install the temporary gravel haul road to the Phase 1 excavation area.

6. Install silt fence at the down gradient limits of the Phase 1 excavation area perimeter.

7. Strip topsoil and subsoil. An adequate quantity of topsoil and subsoil shall be stockpiled on the site for final restoration. Stockpiles should be within the approved limits of excavation and shall be protected with perimeter erosion controls and/or temporary seeding as required.

8. Begin excavation by downcutting the entire Phase 1 area to an elevation approximately 2' above the water table.

9. Excavate the northerly portion of Phase 1 to the proposed final elevation and then backfill to the proposed final subgrade elevation. Subgrade elevations shall allow for containment during dewatering of excavated materials.

10. Excavate the southerly portion of Phase 1 to the proposed final elevations. Side slopes and the area adjacent to property boundaries shall be backfilled as required to establish proposed grades.

11. Loam and seed disturbed areas and side slopes to establish permanent vegetative cover. See Restoration Notes below for additional details.

12. Upon the establishment of permanent vegetative stabilization of Phase 1, the gravel haul road shall be abandoned in place. This road may be utilized in the future for access to the permanent pond and other areas of the property as may be required from time to time.

13. Limits of clearing/disturbance for Phase 2 excavation shall be field staked or flagged by a licensed land surveyor.

14. Contact CALL BEFORE YOU DIG at 1-800-922-4455 to verify the location of underground utilities prior to the start of any ground disturbance.

15. Clear and grub trees for the excavation of Phase 2.

16. Demolish the existing house, remove electrical utilities, abandon the well and remove the existing septic system. Abandonment of the well shall be coordinated with the installation of a new well to serve 285 River Road.

17. Install silt fence at the down gradient limits of the Phase 2 excavation area perimeter.

18. Strip topsoil and subsoil. An adequate quantity of topsoil and subsoil shall be stockpiled on the site for final restoration. Stockpiles should be within the approved limits of excavation and shall be protected with perimeter erosion controls and/or temporary seeding as required.

19. Begin excavation by downcutting the entire Phase 2 area to an elevation approximately 2' above the water table.

20. Excavate the northerly portion of Phase 2 to the proposed final elevation and then backfill to the proposed final subgrade elevation. Subgrade elevations shall allow for containment during dewatering of excavated materials.

21. Excavate the southerly portion of Phase 2 to the proposed final elevations beginning with the installation of the riprap overflow spillway. Side slopes and the area adjacent to property boundaries shall be backfilled as required to establish proposed grades.

22. Loam and seed disturbed areas and side slopes to establish permanent vegetative cover. See Restoration Notes below for additional details.

23. Temporary erosion and sediment controls shall be removed after the establishment of permanent vegetative cover.

RESTORATION NOTES:

1. Restoration of disturbed areas shall take place following the completion of excavation or other work. Sufficient restoration bonding should be maintained as required by the Town to cover the restoration cost for disturbed/open site areas.

2. Final restoration shall begin with establishing the required subgrade elevations. Proposed grades shown are approximate and may be adjusted to match field conditions at the time of restoration. In general, all disturbed slopes shall be graded to a 3H:1V maximum gradient.

3. Prepare the restoration area by spreading a 12" min. thickness (compacted) layer of silt or washing fines. Silt shall be dewatered prior to being delivered to the site for restoration.

4. Complete restoration by spreading on-site stockpiled topsoil to an approximate minimum thickness of 4" (compacted) and seeding for a permanent vegetative cover. On-site topsoil stockpiles may be supplemented with composted organic matter, wood chips and imported topsoil as necessary to provide a suitable planting medium.

5. Spread seed for a permanent vegetative cover over the prepared restoration area. The permanent vegetative cover may be a suitable wildlife habitat mix or the following mixture which is suitable for use in all locations:

Variety	Lbs/Acre
Switchgrass (Blackwell, Shelter, Cave-in-rock)	4.0
Big Bluestem (Niagra, Kaw)	4.0
Little Bluestem (Blaze, Aldous, Camper)	2.0
Sand Lovegrass (NE-27, Bend)	1.5
Bird's-foot Trefoil (Empire, Viking)	2.0
TOTAL	13.5

1. Hay or straw mulch shall be utilized on 3H:1V slopes to provide temporary stabilization during establishment of permanent vegetative cover. In general, no slopes greater than 3H:1V will be allowable. In the event that steeper slopes are necessary in isolated locations to transition to existing natural grades, no slopes should be steeper than 2H:1V. Install temporary erosion control blankets on 3H:1V and steeper slopes.

7. Fertilizer and lime shall be provided as required to establish a permanent vegetative cover.

8. In lieu of the manual application of mulch and fertilizer, the restoration area may be planted with hydroseeding methods with a suitable tackifier, mulch and fertilizer mix.

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TEST PIT	DEPTH	SOIL DESCRIPTION																																																																																																																								
6-2	0-14" 14'-24" 24'-68" Mottling N/A Ledge Restrictive	topsoil, garbage tan loamy sand, boney gray mottled loamy sand 26" N/A N/A 27"																																																																																																																								
6-3	0-10" 10'-15" 15'-44" 44'-78" Mottling GWT N/A Ledge Restrictive	organics, topsoil loamy sand gray very fine loamy sand, silty sandy & gravel, boney N/A N/A N/A N/A 15"																																																																																																																								
7-1	0-8" 8'-24" 24'-73" Mottling GWT N/A Ledge	topsoil gravely loam sand, large rocks coarse sand & gravel, boney N/A N/A N/A 73"																																																																																																																								
7-2	0-8" 8'-22" Mottling GWT N/A Ledge	topsoil, roots loamy fine sand, roots, rocks N/A N/A N/A 22" (unsuitable)																																																																																																																								
7-3	0-8" 8'-24" 24'-72" Mottling GWT N/A Ledge	topsoil, roots loamy sand with fines, large rocks boney coarse sands & gravel N/A N/A N/A N/A																																																																																																																								
8-1	0-10" 10'-30" 30'-75" Mottling GWT N/A Ledge Restrictive	organics, topsoil sandy loam, some gravel, roots coarse sands and gravel with rotten rocks N/A N/A N/A N/A 30"																																																																																																																								
8-2	0-7" 7'-30" 30'-70" Mottling GWT N/A Ledge Restrictive	organics, topsoil sandy loam, some gravel, roots coarse sands & gravel with rotten rock N/A N/A N/A N/A 30"																																																																																																																								
9-1	0-4" 4'-19" Ledge	organics, topsoil, roots sandy loam, roots 18"-19" (unsuitable)																																																																																																																								
9-3	0-4" 4'-26" 26'-32" 32'-74" Mottling GWT N/A Ledge Restrictive	organics, topsoil, roots sandy loam, roots, rocks loamy fine sand, some roots, rocks compact rocks, silty loamy fine sand N/A N/A N/A N/A 32"																																																																																																																								
9-4	0-5" 5'-14" 14'-29" 29'-63" Mottling GWT N/A Ledge Restrictive	organics, topsoil, roots sandy loam, roots, rocks loamy fine sand, few roots, rocks compact silty loamy very fine sand, rocks N/A N/A N/A N/A 29"																																																																																																																								
10-1	0-2" 2'-15" 15'-22" 22'-36" Mottling GWT N/A Ledge	organics, topsoil brown fine sandy loam tan sandy loam, mod. compact gray compact sandy pan N/A N/A N/A 36" (unsuitable)																																																																																																																								
10-2	0-3" 3'-16" 16'-24" 24'-34" Mottling GWT Ledge	organics, topsoil brown fine sandy loam mod. compact fine sandy loam compact gray sandy pan N/A N/A N/A 34" (unsuitable)																																																																																																																								
10-3	0-2" 2'-16" 16'-22" 22'-44" Mottling GWT N/A Ledge Restrictive	organics, topsoil, large rocks brown fine sandy loam tan loamy fine sand gray sandy pan, moist N/A N/A N/A N/A 22"																																																																																																																								
TEST PIT	DEPTH	SOIL DESCRIPTION																																																																																																																								
10-4	0-2" 2'-18" 18'-23" 23'-54" Mottling GWT N/A Ledge	organics, topsoil brown fine sandy loam mod. compact tan loamy fine sand compact gray sandy pan, moist N/A N/A N/A 54"																																																																																																																								
10-5	0-3" 3'-17" 17'-30" 30'-46" Mottling GWT N/A Ledge Restrictive	organics, topsoil, roots brown fine sandy loam tan loamy fine sand gray compact pan N/A N/A N/A N/A 30"																																																																																																																								
10-6	0-3" 3'-16" 16'-26" 26'-58" Mottling GWT N/A Ledge Restrictive	organics, topsoil brown fine sandy loam mod. compact tan loamy fine sand compact gray pan, mottled 26" N/A N/A 58"																																																																																																																								
10-7	0-3" 3'-20" 20'-32" 32'-73" Mottling GWT N/A Ledge Restrictive	organics, topsoil brown fine sandy loam mod. compact tan loamy fine sand gray boney pan, rotten rock N/A N/A N/A N/A 32"																																																																																																																								
10-8	0-4" 4'-15" 15'-26" 26'-75" Mottling GWT N/A Ledge Restrictive	organics, topsoil brown fine sandy loam, some rocks mod. compact tan loamy fine sand compact gray mottled pan 26" N/A N/A 75"																																																																																																																								
11-1	0-3" 3'-23" 23'-33" Mottling GWT N/A Ledge Restrictive	organics, topsoil sandy loam, roots, rocks moist tan loamy fine sand, large rocks mottled gray sandy pan, moist 33" N/A N/A 36"																																																																																																																								
11-2	0-4" 4'-16" 16'-23" 23'-75" Mottling GWT N/A Ledge Restrictive	organics, topsoil tan loamy fine sand, mod. compact moist, compact grayish tan sandy pan N/A N/A N/A N/A 23"																																																																																																																								
12-1	0-6" 6'-22" 22'-24" 24'-68" Mottling GWT N/A Ledge Restrictive	organics, topsoil, roots, rocks sandy loam, roots, rocks loamy fine sand, few roots compact silty loamy fine sand N/A N/A N/A N/A 32"																																																																																																																								
12-2	0-5" 5'-26" 26'-72" Mottling GWT N/A Ledge Restrictive	organics, topsoil, roots, rocks loamy sand with fines, roots, rocks compact silty loamy fine sand with rocks N/A N/A N/A N/A 26"																																																																																																																								

DETAIL SHEET No. 1

PREPARED FOR

285 RIVER ROAD, LLC & PUTNAM RIVER ROAD, L.L.C.

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

Provest & Rovero, Inc.

Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

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info@prorovinc.com
www.prorovinc.com

REVISIONS	
DATE	DESCRIPTION
11/30/2022	C

SEPTIC SYSTEM DESIGN CRITERIA

LOT 1
TP 1-3, 1-4, 1-5
Depth to restrictive layer = 27 in.
Slope % = 2.8 %
Number of Bedrooms = 3
Percolation rate = 4.6 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 42
Flow Factor = 1.50
Perc Factor = 1.00

42 x 1.50 x 1.00 = 63.0'

MLSS = 63.0'

LOT 2
TP 2-1, 2-2
Depth to restrictive layer = 29 in.
Slope % = 9.5 %
Number of Bedrooms = 3
Percolation rate = 2.8 min/in
Max. depth into exist. grade = 1 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'

MLSS = 39.0'

LOT 3
TP 3-1, 3-2
Depth to restrictive layer = 26 in.
Slope % = 2.5 %
Number of Bedrooms = 3
Percolation rate = 3.2 min/in
Max. depth into exist. grade = 2 in.
System Size = 495 s.f.

Hydraulic Factor = 48
Flow Factor = 1.50
Perc Factor = 1.00

48 x 1.50 x 1.00 = 72.0'

MLSS = 72.0'

LOT 4
TP 4-1, 4-3
Depth to restrictive layer = 28 in.
Slope % = 1.1 %
Number of Bedrooms = 3
Percolation rate = 4.6 min/in
Max. depth into exist. grade = 2 in.
System Size = 495 s.f.

Hydraulic Factor = 49
Flow Factor = 1.50
Perc Factor = 1.00

49 x 1.50 x 1.00 = 73.5'

MLSS = 73.5'

LOT 5
TP 5-1, 5-2
Depth to restrictive layer = 30 in.
Slope % = 1.1 %
Number of Bedrooms = 3
Percolation rate = 3.0 min/in
Max. depth into exist. grade = 1 in.
System Size = 495 s.f.

Hydraulic Factor = 49
Flow Factor = 1.50
Perc Factor = 1.00

49 x 1.50 x 1.00 = 73.5'

MLSS = 73.5'

LOT 6
TP 7-1, 7-3
Depth to restrictive layer = 72 in.
Slope % = 2.4 %
Number of Bedrooms = 3
Percolation rate = 5.7 min/in
Max. depth into exist. grade = 24 in.
System Size = 495 s.f.

MLSS is not applicable

LOT 7
TP 8-1, 8-2
Depth to restrictive layer = 30 in.
Slope % = 1.2 %
Number of Bedrooms = 3
Percolation rate = 2.8 min/in
Max. depth into exist. grade = 6 in.
System Size = 495 s.f.

Hydraulic Factor = 49
Flow Factor = 1.50
Perc Factor = 1.00

49 x 1.50 x 1.00 = 73.5'

MLSS = 73.5'

LOT 8
TP 9-3, 9-4
Depth to restrictive layer = 31 in.
Slope % = 11.8 %
Number of Bedrooms = 3
Percolation rate = 6.6 min/in
Max. depth into exist. grade = 11 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'

MLSS = 30.0'

LOT 9
TP 10-6, 10-7, 10-8
Depth to restrictive layer = 28 in.
Slope % = 5.7 %
Number of Bedrooms = 3
Percolation rate = 9.6 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'

MLSS = 45.0'

LOT 10
TP 11-1, 11-2
Depth to restrictive layer = 28 in.
Slope % = 5.3 %
Number of Bedrooms = 3
Percolation rate = 8.0 min/in
Max. depth into exist. grade = 5 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'

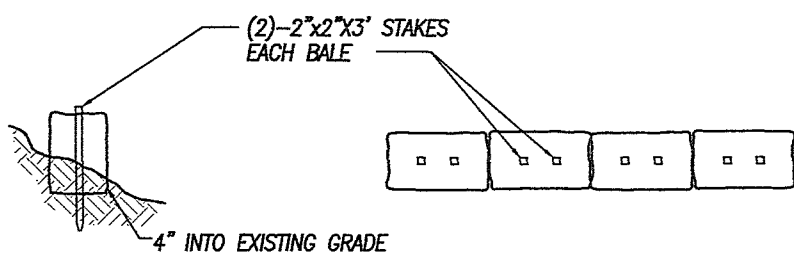
MLSS = 45.0'

LOT 11
TP 12-1, 12-2
Depth to restrictive layer = 25 in.
Slope % = 8.9 %
Number of Bedrooms = 3
Percolation rate = 8.0 min/in
Max. depth into exist. grade = 6 in.
System Size = 495 s.f.

Hydraulic Factor = 28
Flow Factor = 1.50
Perc Factor = 1.00

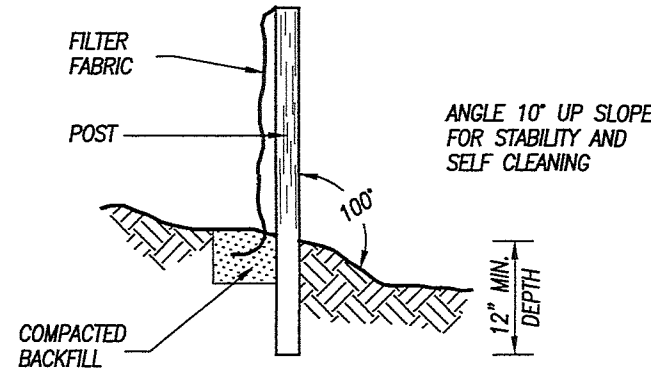
28 x 1.50 x 1.00 = 42.0'

MLSS = 42.0'



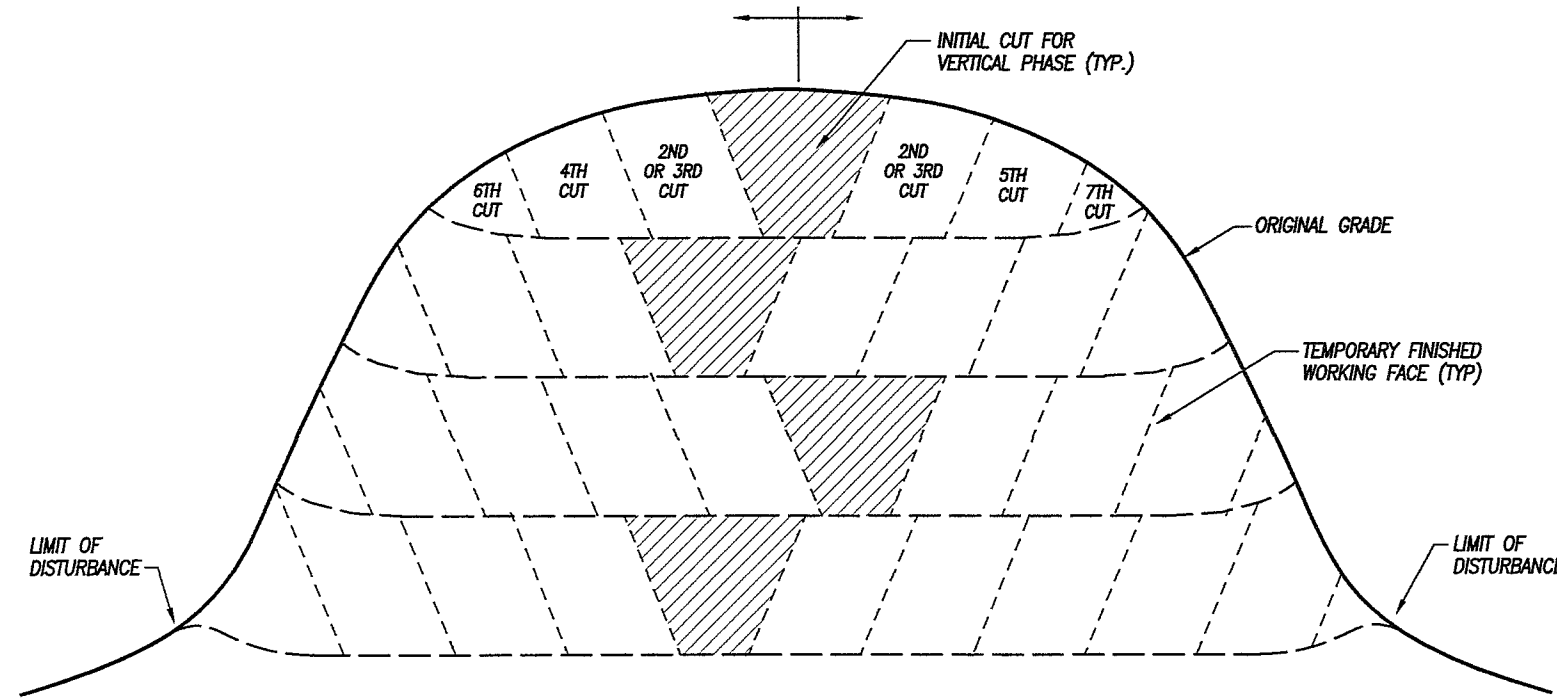
HAYBALE BARRIER

NOT TO SCALE



SILT FENCE

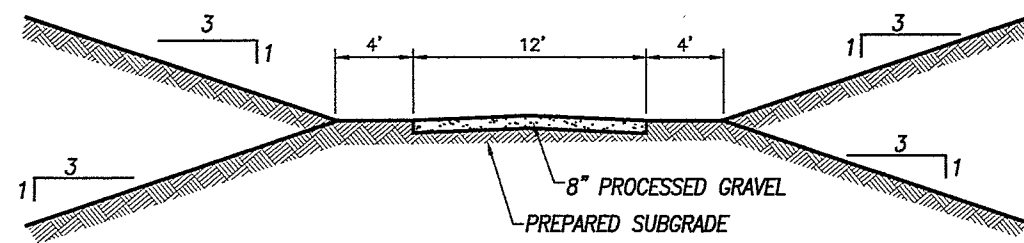
NOT TO SCALE



EXCAVATION PROGRESSES IN BOTH DIRECTIONS FOR ENTIRE LENGTH OF EACH VERTICAL SUBPHASE. STARTING AT BOTTOM OF INITIAL CUT, THEN AN INITIAL CUT IS MADE FOR THE SUBSEQUENT LOWER VERTICAL SUBPHASE AND THE PROCESS CONTINUES.

DETAIL SHOWING "DOWNCUTTING" EXCAVATION METHOD

NOT TO SCALE



RESIDENTIAL GRAVEL DRIVEWAY DETAIL

NOT TO SCALE

DETAIL SHEET No. 2

PREPARED FOR

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PUTNAM RIVER ROAD, L.L.C.

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Civil Engineering • Surveying • Site Planning
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REVISIONS	
DATE	DESCRIPTION
11/30/2022	CROSS SECTION A-A
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 18 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

ENGINEER	DATE
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