TOWN OF PUTNAM

MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Planning Commission Hybrid Meeting
July 24, 2023, 6:00 P.M.
Conference Room 201 2nd Floor

Agenda:

Call to Order & Roll Call:

Public hearing on a proposed text amendment to the Subdivision Regulations for the addition of new Section entitled Article III Section 319 Floodplains from the Department of Energy & Environmental Protection necessary for the Flood Insurance Program for the Town of Putnam. VOTE REQUIRED

Public hearing on Application # 2023-03 Marc Gisleson request for a re-subdivision of 102 David Circle for the removal of the open space designation/status. Property noted by location Town Assessors Map 3, Lot 90, Zoned R-10 VOTE REQUIRED

Regular Meeting:

1. Review minutes of the July 17, 2023 meeting. VOTE REQUIRED
2. Correspondence:
3. Public Participation:
4. Unfinished Business: VOTE REQUIRED

Application 2023-02 Putnam River Road, LLC & 285 River Road, LLC request for an 11 lot Subdivision and Gravel Excavation 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.

5. New Business: VOTE REQUIRED

Application # 2023-03 Marc Gisleson request for a re-subdivision of 102 David Circle for the removal of the open space resignation/status. Property noted by location Town Assessors Map 3, Lot 90, Zoned R-10

Application for a text amendment to the Subdivision Regulations for the addition of Article III Section 319 Flood Plain Regulations.

Other Business:

Comments By Commissioners:

Adjournment

Planning Zoom Meeting
Time: Jul 24, 2023 6:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us06web.zoom.us/j/83033554385?pwd=YVEvMkdVZjlMUDhuODluUUhyMlgvdz09

Meeting ID: 830 3355 4385
Passcode: 8ntRKN

By Phone
+1 929 205 6099 US (New York)

Meeting ID: 830 3355 4385
Passcode: 475351

Find your local number: https://us06web.zoom.us/u/kdErLIRErT

TOWN OF PUTNAM

MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Planning Commission Hybrid Meeting Minutes
Special Meeting
July 17, 2023, 6:00 P.M.
Conference Room 201 2nd Floor

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

Regular Meeting:

Review minutes of the June 26, 2023 meeting.

Motion by Patricia Gilman to accept the minutes, second by Warren Salvas. ALL WERE IN FAVOR

Correspondence:

Bruce Fitzback received confirmation the Commission had watched the Zoom meeting of April 24, 2023, regarding the requested waivers as suggested by Attorney Heller.

Public Participation:

Current Business:

Review, discuss, and a possible vote on the requested waivers associated with:

Application 2023-02 Putnam River Road, LLC & 285 River Road, LLC request for an 11 lot Subdivision and Gravel Excavation 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.

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.

Motion by Patricia Gilman to grant the waiver, second by Marnie Ciquera. ALL WERE IN FAVOR

Section 202.C.l.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.

Motion by Marnie Ciquera to accept the waiver request that a bond is not necessary, second by Warren Salvas. ALL WERE IN FAVOR.

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.

Motion by Patricia Gilman to grant the waiver, second by Marnie Ciquera. ALL WERE IN FAVOR

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.

Motion by Marnie Ciquera to accept the waiver of no opens space required, second by Patricia Gilman. ALL WERE IN FAVOR.

Comments By Commissioners:

Motion by Marnie Ciquera to adjourn at 6:20 P.M., second by Warren Salvas. 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 Information

Planning Zoom Meeting

Join Zoom Meeting
https://us06web.zoom.us/j/82974645417?pwd=TkNpRVNUWVhyT3g3YjVLVXliQ3lOQT09

Meeting ID: 829 7464 5417
Passcode: 6akHad

By Phone:
+1 929 205 6099 US (New York)

Meeting ID: 829 7464 5417
Passcode: 328582

Find your local number: https://us06web.zoom.us/u/kdSnBOcLfg

TOWN OF PUTNAM

MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

TEXT AMENDMENT APPLICATION

PLANNING COMMISSION

Application # _____

Date Received _____

Scheduled Meeting Date _____

ITEM

Proposed Text Amendment to the
Town of Putnam, Connecticut Subdivision Regulations
As prepared by Connecticut Department of Energy & Environmental Protection
ARTICLE III
319 Floodplains

Submitted by: Bruce Fitzback, Land Use Agent

Town Attorney Review Required: Yes, Attorney Roberts had no comment on the presented amendments.

This text amendment, as required by FEMA, prepared by CT DEEP must be adopted prior to the effective date (September 7, 2023) of the revised FEMA Flood Maps. Our final revisions and the date of our scheduled Town Meeting need to be delivered to NECCOG by the first week in August.

Financial Summary:

If the text amendment is not adopted prior to September 7, 2023, the town will no longer be eligible to participate in the National Flood Insurance Program.

Staff Recommendation:

Motion to approve the text amendment.

Respectfully submitted,

Bruce Fitzback, Land Use Agent

Supporting Materials (if yes, list attachments):

Proposed Article III Section 319 Floodplains

and minimize heat gain and provide for natural ventilation during the cooling season. The site design techniques shall include, but not be limited to:

1. House orientation, so that the building is located as close to the north lot line as possible to increase yard space on the south site of the building for better capture and control of prevailing sun during the various seasons;

2. Street and lot layouts such that the maximum possible number of houses are placed on south-facing slopes;

3. Vegetation and landscaping, and natural and man-made topographical features, that take into account the effects of prevailing winds and prevailing sun during the various seasons, water conservation, the deployment and usage of alternative energy systems (such as wind or solar photovoltaics), and protection of solar heat gain or solar shading during the various seasons, as appropriate within the development.

319 Floodplains

If a proposed subdivision, including the placement of a manufactured home park or subdivision, is located in a Special Flood Hazard Area (SFHA) the following requirements shall apply:

1. All subdivision proposals shall be consistent with the need to minimize flood damage.

2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

4. The Building Official shall require the applicant to provide BFE data for all subdivision proposals, including manufactured home parks and subdivisions. In all special flood hazard areas where base flood elevation (BFE) data is not available, the applicant shall provide a hydrologic and hydraulic engineering analysis performed by a registered professional engineer that generates BFEs for all subdivision proposals and other proposed development, including manufactured home parks and subdivisions.

APPLICATION # _____

DATE RECEIVED 6/20/2023 ck #1022

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 Mark Gisleson Phone # 508-847-7542

Applicant's Address 28 David Circle Putnam Ct. 06260

Engineer _____ Phone # _____

Engineer's Address _____

Owner (if different from applicant) _____

Owner's Address _____ Phone # _____

PROPERTY INFORMATION

Subdivision Name: Gisleson

Number of Lots 0 Total Acreage 28,408 SF

Zoning Classification R-10 Location David Circle

Assessor's Map # 3 Lot # 90

Does this plan encompass or is it adjacent to: No Wetlands No Flood Hazard Area No Aquifer

If this application is for a re-subdivision: Original approval date 1973 Town Clerk's Map # 553

SUBDIVISION IMPROVEMENTS Not Applicable

Sewage Disposal: ____ Private ____ Public Drinking Water: ____ Private ____ Public

IMPROVEMENT LIST

Total length of new street measured at centerline: _____

Total length of curbs for new streets: _____

Total length of sidewalks for development: _____

Total number of catch basins: _____

Total number of manholes: Drainage: _____ Sanitary Sewer: _____

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: _____

Approximate cubic yards of rock and ledge excavation: _____

Approximate cubic yards of gravel excavation: _____

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.

SUBDIVISION PLAN	Applicant's Checklist	Planning Commission's Checklist
Name of Subdivision	☐	☐
Name, Address & Phone # of Owner	☒	☐
Name, Address & Phone # of Applicant	☒	☐
Name, Address & Phone # of Engineer	☐ N/A	☐
Date	☒	☐
North Arrow	☒	☐
Scale (1" - 40')	☒	☐
Location Map (1" -1000') 1" = 500'	☒ ~~N/A~~	☐
Zoning Classification/Municipal Boundary Line	☐ N/A	☐
Existing and proposed contours	☐ 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	☐ N/A	☐
Location, dimension, area & building setback lines of all proposed & existing lots	☐ N/A	☐
Location of groundwater test holes	☐ N/A	☐
Location & dimension of property to be dedicated to the Town	☐ N/A	☐
Bearings and lengths of all lines and all curve date	☒	☐
Location of all monuments, iron pins and drill holes	☒	☐
Location of 50-foot wetland buffer zone (no activity)	☐ N/A	☐
Location of proper soil, erosion and sediment control	☐ N/A	☐
Location of proposed building and septic system	☐ N/A	☐
Calculation for proposed Performance Bond	☐ N/A	☐
Calculation for street intersection sight lines	☐ N/A	☐
Signature boxes for Commission: Planning, Expiration date, Wetland and Zoning (if applicable)	☐	☐
Approval from Northeast District Department of Health	☐ N/A	☐

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

Gisleson, Marc & Louise: 102 David Circle abutters

24 David Cir	Ferdman	Ryan & Penny
36 David Cir	Place	Richard C & Audrey L
44 David Cir	Sanzi	Eugene N & Robin T
50 David Cir	Martin	Kathleen
56 David Cir	Bergman	Savannah & Christine
66 David Cir	Messier	Chad L
74 David Cir	Tirrell	Karl P & Laura G
84 David Cir	Niemiec	Kyle Alexander Xavier
92 David Cir	Laflamme	Wayne & Audrey
122 David Cir	Reynolds	Andrew Rober
130 David Cir	Zarzycka	Janina A
138 David Cir	Wood	Lawrence N & Ellen S
144 David Cir	O'Brien	Jennifer
152 David	Kachur	David R & Susan I
160 David Cir	Wilson	Michelle M
168 David Cir	Hayes	Alexandria J
174 David Cir	Briere	Albert L, Jr & Steven M

as of June 20, 2023

NOTES :

1) ▫ Designates concrete bounds to be set after final grading.
2. ○ Iron pipes at lot corners to be set after final grading.
3. Town line as per "Woodland Acres".
4. Lot "A" to be conveyed to Sergio Bertio.
5. "Open space area" to be dedicated to City of Putnam.
6. Vertical control based on data furnished by City Engineer.

WOODYBROOK ACRES

OWNER OF RECORD

NORMAN POULIN

DEVELOPER

RAYMOND DADDARIO

CLEVELAND STREET & DAVID STREET , PUTNAM , CONNECTICUT

SCALE : 1 " = 40'

MAY 5 , 1973

ALBERT L. FITZBACK , THOMPSON , CONNECTICUT

R. P. DIMMOCK ASSOCIATES , MARLBOROUGH , CONNECTICUT

TOTAL AREA = 17.251 ACRES ±

A = 2.767 ACRES ±

A preliminary approval is granted as of this date - June 23, 1973 upon the guarantee that a bond for $75,000 will be deposited with the city treasurer. Final approval will be granted when this bond is received.

Gerard J. Caron
Secretary - Putnam Planning Commission

Bond for $75,000 received Aug 9, 1973
Gerard Caron
Final Approval Granted

Planning Commission Copy

BM
RR SPIKE IN 28" OAK
ELEV = 169.17

BM
RR SPIKE IN 20" PINE
ELEV. = 169.64

BM
RR SPIKE IN 16" OAK ELEV. = 193.21

"I HEREBY CERTIFY THIS MAP TO BE SUBSTANIALLY CORRECT AND IN ACCORDANCE WITH , CLASS A-2 OF CODE OF CONNECTICUT TECHNICAL COUNCIL , INC."

ALBERT L. FITZBACK R.L.S. 7027

STATE OF CONNECTICUT · RICHARD P. DIMMOCK · NO. 7622 · REGISTERED PROFESSIONAL ENGINEER

NORTH STREET EXTENTION

BREAULT STREET

CLEVELAND STREET

CHURCH STREET

DAVID STREET

THOMPSON

PUTNAM

OPEN SPACE

WOODLAND ACRES (RAYMOND DADDARIO)

RAYMOND & GEORGETTE C. VIENS

MAURICE R. ST HILAIRE & MICHEL C. ST HILAIRE

HENRY P. DUMAS & ELIZABETH B. DUMAS

PAUL H. KENNETH & CAROL KENNETH

GERARD J. CARON

JOSEPH BREAULT

ARTHUR J. NILES & ANTOINETTE O. NILES

SERGIO BERTI

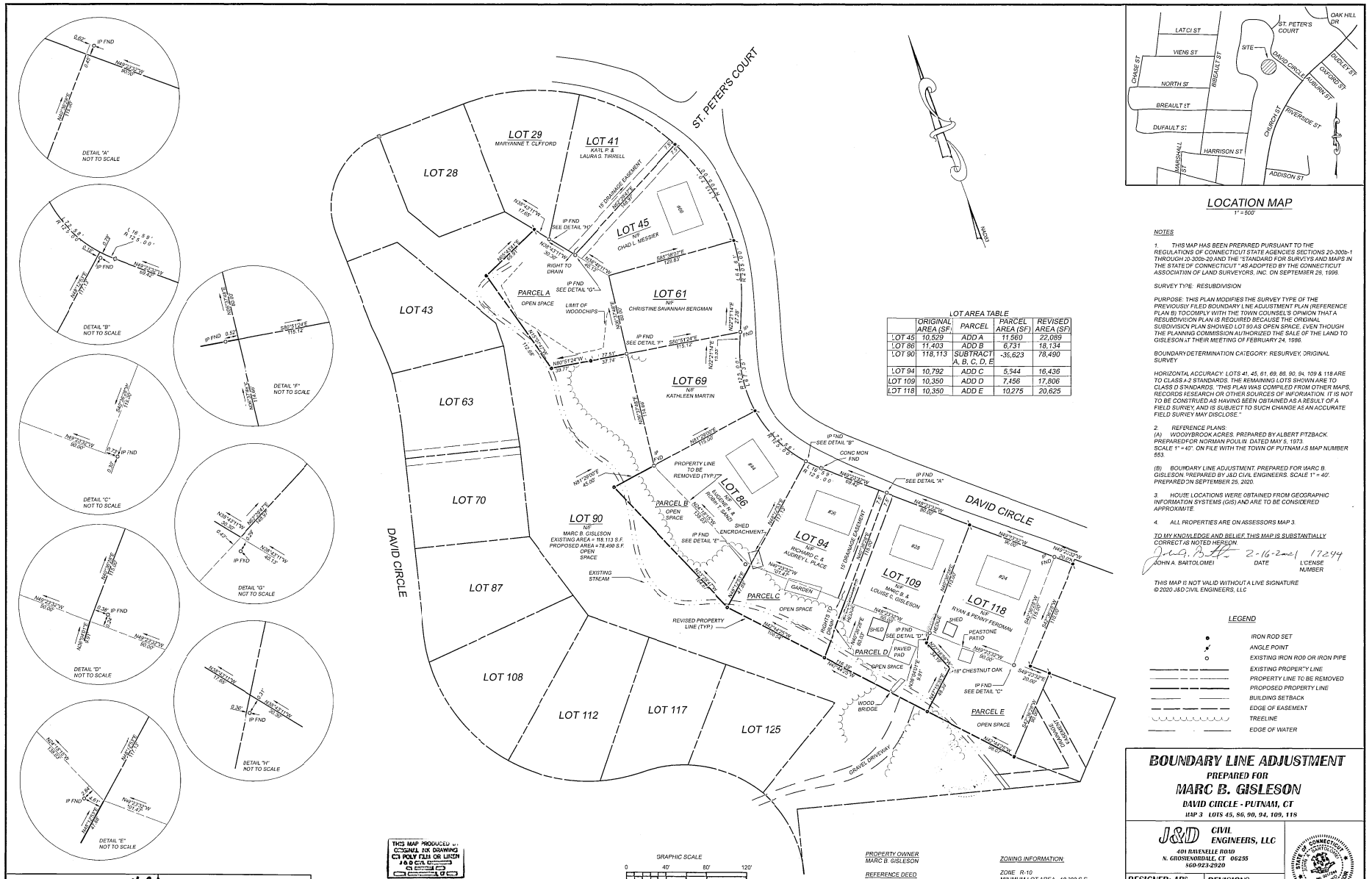
ERNEST H. DUMAS & THERESA DUMAS

EDWARD LaFORTUNE

NOE J. POULIN & ALICE C. POULIN

ALICE & NOE J. POULIN

1 A = 11,661 S.F. ±
2 A = 11,837 S.F. ±
3 A = 14,035 S.F. ±
4 A = 12,192 S.F. ±
5 A = 10,764 S.F. ±
6 A = 12,182 S.F. ±
7 A = 12,168 S.F. ±
8 A = 11,383 S.F. ±
9 A = 13,029 S.F. ±
10 A = 10,240 S.F. ±
11 A = 10,000 S.F. ±
12 A = 17,344 S.F. ±
13 A = 16,077 S.F. ±
14 A = 11,456 S.F. ±
15 A = 11,205 S.F. ±
16 A = 12,527 S.F. ±
17 A = 11,109 S.F. ±
18 A = 10,541 S.F. ±
19 A = 10,198 S.F. ±
20 A = 14,205 S.F. ±
21 A = 11,338 S.F. ±
22 A = 11,390 S.F. ±
23 A = 10,640 S.F. ±
24 A = 10,017 S.F. ±
25 A = 12,461 S.F. ±
26 A = 10,135 S.F. ±
27 A = 10,186 S.F. ±
28 A = 12,825 S.F. ±
29 A = 12,549 S.F. ±
30 A = 12,332 S.F. ±
31 A = 10,350 S.F. ±
32 A = 10,644 S.F. ±
33 A = 11,539 S.F. ±
34 A = 10,000 S.F. ±
35 A = 10,646 S.F. ±
36 A = 10,411 S.F. ±
37 A = 10,508 S.F. ±
38 A = 10,697 S.F. ±
39 A = 10,628 S.F. ±
40 A = 11,403 S.F. ±
41 A = 10,792 S.F. ±
42 A = 10,350 S.F. ±
43 A = 10,350 S.F. ±
A A = 6300 S.F. ±



LOCATION MAP
1" = 500'

LOT AREA TABLE

	ORIGINAL AREA (SF)	PARCEL	PARCEL AREA (SF)	REVISED AREA (SF)
LOT 45	10,529	ADD A	11,560	22,089
LOT 86	11,403	ADD B	6,731	18,134
LOT 90	118,113	SUBTRACT A, B, C, D, E	-39,623	78,490
LOT 94	10,792	ADD C	5,544	16,436
LOT 109	10,350	ADD D	7,456	17,806
LOT 118	10,350	ADD E	10,275	20,625

NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT " AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.

SURVEY TYPE: RESUBDIVISION

PURPOSE: THIS PLAN MODIFIES THE SURVEY TYPE OF THE PREVIOUSLY FILED BOUNDARY LINE ADJUSTMENT PLAN (REFERENCE PLAN B) TOCOMPLY WITH THE TOWN COUNSEL'S OPINION THAT A RESUBDIVISION PLAN IS REQUIRED BECAUSE THE ORIGINAL SUBDIVISION PLAN SHOWED LOT 90 AS OPEN SPACE, EVEN THOUGH THE PLANNING COMMISSION AUTHORIZED THE SALE OF THE LAND TO GISLESON AT THEIR MEETING OF FEBRUARY 24, 1986.

BOUNDARY DETERMINATION CATEGORY: RESURVEY, ORIGINAL SURVEY

HORIZONTAL ACCURACY: LOTS 41, 45, 61, 69, 86, 90, 94, 109 & 118 ARE TO CLASS A-2 STANDARDS. THE REMAINING LOTS SHOWN ARE TO CLASS D STANDARDS. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORDS RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS A RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE."

2. REFERENCE PLANS:
(A) WOODYBROOK ACRES. PREPARED BY ALBERT FITZBACK. PREPAREDFOR NORMAN POULIN. DATED MAY 5, 1973. SCALE 1" = 40'. ON FILE WITH THE TOWN OF PUTNAM-S MAP NUMBER 553.

(B) BOUNDARY LINE ADJUSTMENT. PREPARED FOR MARC B. GISLESON PREPARED BY J&D CIVIL ENGINEERS. SCALE 1" = 40'. PREPARED ON SEPTEMBER 25, 2020.

3. HOUSE LOCATIONS WERE OBTAINED FROM GEOGRAPHIC INFORMATION SYSTEMS (GIS) AND ARE TO BE CONSIDERED APPROXIMATE.

4. ALL PROPERTIES ARE ON ASSESSORS MAP 3.

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

JOHN A. BARTOLOMEI — DATE 2-16-2021 — LICENSE NUMBER 17,244

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2020 J&D CIVIL ENGINEERS, LLC

LEGEND

- IRON ROD SET
- ANGLE POINT
- EXISTING IRON ROD OR IRON PIPE
- EXISTING PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- EDGE OF EASEMENT
- TREELINE
- EDGE OF WATER

THIS MAP PRODUCED W... COGNIZ...NT DRAWING
CT POLY FILM OR LINEN
4 & 5 CT. CLOTH

PROPERTY IS NOT WITHIN 100 YEAR FLOODZONE PER FIRM MAP 09015400028 DATED: 1988-10-18.

PROPERTY OWNER
MARC B. GISLESON

REFERENCE DEED
PUTNAM LAND RECORDS
VOL. 134 PG. 112

ASSESSORS REFERENCE
MAP 03 BLOCK 90

ZONING INFORMATION:
ZONE R-10
MINIMUM LOT AREA 10,000 S.F.
MINIMUM FRONTAGE 80'
MINIMUM FRONT YARD 25'
MINIMUM SIDE YARD 20'
MINIMUM REAR YARD 25'

TOWN OF PUTNAM
RECEIVED FOR RECORDING 1681
Marc Boyd Asst. 6/21/21 09:44:02
TOWN CLERK DATE TIME MAP #

TOWN OF PUTNAM
PLANNING COMMISSION
Edward Burns Jr. 4/30/21
CHAIRMAN DATE

BOUNDARY LINE ADJUSTMENT
PREPARED FOR
MARC B. GISLESON
DAVID CIRCLE - PUTNAM, CT
MAP 3 LOTS 45, 86, 90, 94, 109, 118

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: APS
CHECKED: JJB
REVISIONS:

JOB NO: 20186 — DATE: FEBRUARY 15, 2021
SCALE: 1" = 40' — SHEET: 1 OF 1

#1681

DRAWING NUMBER 1681 — SURVEY PRODUCED BY J&D CIVIL ENGINEERS, LLC, GROSVENORDALE, CONNECTICUT
DRAWING NUMBER 1681 — Graphic Master, David Circle — SURVEY PRODUCED BY J&D CIVIL ENGINEERS, LLC, GROSVENORDALE, CONNECTICUT
DRAWING NUMBER 1681 — SURVEY PRODUCED BY J&D CIVIL ENGINEERS, LLC, GROSVENORDALE, CONNECTICUT
DRAWING NUMBER 1681 — Graphic Master, David Circle — SURVEY PRODUCED BY J&D CIVIL ENGINEERS, LLC, GROSVENORDALE, CONNECTICUT

INSTR#: 1681 05/27/2021 MAP Image: 1 of 1

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

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.

SUBDIVISION PLAN	Applicant's Checklist	Planning Commission's Checklist
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 date	☑	☐
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

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 thought 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,

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

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

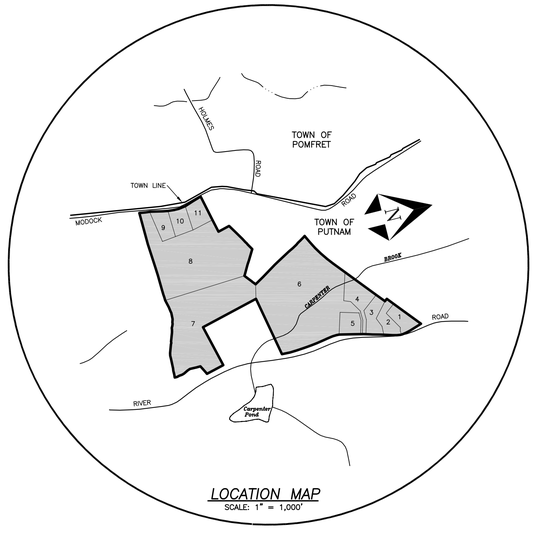
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
- STONE WALL TO BE REMOVED
- 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



LOCATION MAP
SCALE: 1" = 1,000'

INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 30
RESUBDIVISION MAP	2 OF 30
OVERALL SITE PLAN	3 OF 30
SITE DEVELOPMENT PLAN No. 1–6	4–9 OF 30
EXCAVATION PLAN No. 1–3	10–12 OF 30
EXCAVATION CROSS SECTIONS	13–16 OF 30
DETAIL SHEET 1 & 2	17–18 OF 30
SIGHTLINE DEMONSTRATION PLAN No. 1–12	19–30 OF 30

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
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info@prorovinc.com
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REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

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

C:\Users\Dom\Desktop\JOBS\203095\Drawings\01 COVER.dwg Jun 06, 2023 - 11:59 AM

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 01°07'40" W	9.55'
L2	S 01°07'40" W	16.17'
L3	S 08°59'26" W	50.16'
L4	S 13°22'57" W	60.94'
L5	S 17°45'22" W	33.40'

APPROXIMATE PUTNAM/POMFRET TOWN LINE

SEE SHEET 4 FOR ABUTTING PROPERTY OWNERS ALONG MODOCK ROAD

MODOCK ROAD

T-BAR W/ CAP

CONC. MON.

n/f Morris J. Nuttall
Map 43, Lot 8

LOT 11
2.279 AC.
(99,295 S.F.)

LOT 10
2.086 AC.
(90,887 S.F.)

LOT 9
2.073 AC.
(90,322 S.F.)

LOT 8
25.029 AC.
(1,090,281 S.F.)

LOT 7
20.737 AC.
(903,289 S.F.)

LOT 6
32.400 AC.
(1,411,346 S.F.)

LOT 5
2.033 AC.
(88,567 S.F.)

LOT 4
3.408 AC.
(148,474 S.F.)

LOT 3
2.363 AC.
(102,913 S.F.)

LOT 2
2.001 AC.
(87,172 S.F.)

LOT 1
2.080 AC.
(90,625 S.F.)

n/f Stephen D. Faucher & Leia J. Faucher
Map 43, Lot 7

n/f Donald E. Moreau & Sandra A. Moreau
Map 43, Lot 6

n/f Kenneth J. Haggerty & Cecile M. Haggerty
Map 47, Lot 1

n/f Michael D. Viens & Nanette L. Viens
Map 47, Lot 3

n/f Michael D. Viens
Map 48, Lot 2

n/f Donna M. Dimastrantonio & Peter McMorris
Map 43, Lot 9

n/f State of Connecticut
Map 43, Lot 2

n/f Miller Family LLC
Map 36, Lot 46

n/f David J. Vitale & Mary E. Vitale (LU)
Map 44, Lot 18

MODOCK ROAD

CARPENTER BROOK

RIVER

ROAD

HOUSE

REBAR W/ CAP

5/8" REBAR

3/4" IRON PIPE

3/4" IRON PIPE W/ ELBOW

L = 557.52'
R = 1992.58'
D = 16°01'53"
CH = N 58°02'08" E
555.71'

N 08°19'18" E 89.07'
N 05°53'31" E 68.90' (TOTAL)
N 12°15'31" E 174.05'
55.58'
13.32'
N 09°58'01" E 69.92'
N 05°14'28" E 86.58'
N 07°30'46" W 96.83'
N 18°47'00" W 128.82'
N 17°50'02" W 125.07'
N 00°59'56" W 68.35'
N 85°27'06" E 349.48'
N 77°05'06" E 351.76' (TOTAL)
S 68°32'24" W 449.72'
N 60°21'04" E 451.51'
N 68°13'46" E 373.04'
N 13°28'41" W 306.63'
N 06°35'19" W 262.19'
N 06°35'19" W 194.12'
S 68°32'24" W 325.59'
S 68°21'46" W 139.90'
S 88°21'50" W 74.39'
S 68°21'46" W 139.12'
S 87°28'01" W 59.55'
S 84°49'35" W 45.58'
S 87°58'16" W 41.98'
S 76°10'35" W 107.00'
S 81°11'47" W 66.27'
S 77°10'13" W 21.39'
N 87°34'58" W 90.12'
N 71°53'19" W 44.35'
N 68°47'25" W 34.16'
N 83°28'48" W 21.52'
N 61°06'48" W 23.91'
N 81°11'48" W 29.23'
N 75°00'51" W 32.25'
N 79°42'17" W 129.50'
N 84°33'51" W 19.54'
N 60°11'48" W 18.95'
N 70°48'53" W 123.24'
N 76°51'52" W 37.09'
N 89°33'40" W 56.90'
N 76°51'58" W 126.91'
N 82°53'03" W 31.39'
N 89°08'00" W 54.67'
N 86°01'58" W 42.60'
S 00°09'28" E 33.63'
S 12°46'58" E 35.19'
S 07°18'30" E 40.88'
S 15°25'26" E 32.35'
S 27°40'07" E 66.39'
S 19°06'52" E 38.83'
S 00°52'04" W 95.81'
S 01°44'58" E 55.26'
S 62°09'19" W 87.62'
S 63°51'18" W 34.17'
S 69°36'32" W 17.47'
S 13°54'58" E 154.36'
S 14°27'41" E 165.68'
N 03°14'57" W 1158.86'
N 51°20'55" E 85.73'
N 50°30'11" E 46.20'
N 56°25'28" E 14.00'
N 45°28'48" E 14.86'
N 51°26'10" E 36.74'
N 30°34'26" E 141.19'
N 77°22'47" W 203.64'
S 54°51'51" E 18.91'
S 60°37'10" E 141.54'
S 59°05'00" E 63.92'
S 59°05'31" E 165.21'
N 58°55'37" E 91.94'
N 55°42'53" E 32.89'
N 60°49'10" E 61.14'
N 59°07'27" E 124.61'
S 58°37'36" E 128.78'
N 46°11'26" E 6.60'
N 14°42'34" W 167.96'
S 14°12'16" E 419.58'
S 14°08'22" E 420.47'
S 75°49'22" W 614.51'
N 75°49'22" E 600.78'
S 78°46'25" W 239.19'
N 30°34'26" E 140.19'
N 31°13'33" W 231.24'
N 30°41'47" W 63.01'
N 26°53'56" W 214.01'
N 27°15'34" W 74.10'
N 30°05'12" W 67.60'
N 36°27'08" W 31.02'
N 30°22'14" W 46.91'
N 31°36'55" W 78.26'
N 35°56'26" W 8.91'
201.95'
N 50°01'12" E 394.30' (TOTAL)
540.51'
N 27°55'56" W 401.04'
N 40°18'53" W 41.13'
S 21°05'58" W 96.71'
S 57°55'01" W 187.98'
N 38°01'39" W 229.25'
151.84'
119.01'
N 27°55'16" W 167.47'
N 50°01'12" E 393.18' (TOTAL)
474.18'
N 46°55'54" W 271.65'
S 87°17'29" W 283.36'
S 87°23'54" W 137.05'
N 15°42'09" E 264.55'
S 88°55'37" W 134.12'
N 88°55'37" E 108.81'
N 74°08'49" W 195.21'
S 74°08'49" E 192.42'
S 13°43'27" W 100.86'
N 74°08'49" W 201.96'
S 88°23'37" W 132.89'
N 22°35'29" W 310.84'
S 01°58'35" W 35.16'
S 12°36'21" W 198.76'
S 03°03'03" E 57.88'
S 08°58'05" E 85.00'
S 09°41'02" E 151.03'
S 07°55'37" E 92.53'
S 02°22'06" E 112.93'
S 04°45'36" E 111.42'
S 02°01'25" W 113.63'
S 02°11'46" E 87.21'
S 13°43'27" W 25.02'
S 13°43'27" W 18.74'
S 15°51'11" W 31.27'
S 15°51'11" W 88.78'
S 16°16'25" W 50.04'
S 16°16'25" W 89.33'
S 15°23'22" W 111.18'
N 73°30'33" W 47.81'
S 83°17'37" W 53.20'
S 17°52'20" E 184.94'
S 33°50'30" E 43.71'
S 10°35'03" E 73.25'
L1 L2 L3 L4 L5

MODOCK
TOWN LINE
POMFRET ROAD
TOWN OF POMFRET
TOWN OF PUTNAM
BROOK
CARPENTER BROOK
ROAD
RIVER
Carpenter Pond

LOCATION MAP
SCALE: 1" = 1,000'

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;
   - This survey conforms to a Class "A-2" horizontal accuracy.
   - Boundary Determination Category: Resurvey (along existing boundary lines), Original Survey (along proposed lot lines).
   - Survey Type: Resubdivision Map.
2. Zone = AG-2.
3. Subject properties are shown as lots 5 and 10 on assessors map 43.
4. Total area of resubdivision = 96.492 acres.
5. Reference is made to quit claim deeds in volume 529, page 296 and volume 358, page 62 of the Putnam land records for the subject properties.
6. Owners of record: Putnam River Road, L.L.C. & 285 River Road, LLC
   285 River Road, LLC
   P.O. Box 271
   Putnam, CT 06260
7. Bearings shown hereon are referenced to CT state plane coordinates, NAD 83(2011), Epoch 2010.0000.
8. The intent of this survey is to show a proposed resubdivision of the subject properties.

MAP REFERENCES:

1. "Property Line Adjustment Plan – Prepared for – Putnam River Road LLC – 341 River Road, Putnam CT 06260 – Scale: 1" = 100' – Dated: July 20, 2017 – J&D Civil Engineers, LLC"
2. "2 Lot Subdivision Plan – Prepared for – Putnam River Road LLC – 341 River Road, Putnam CT 06260 – Scale: 1" = 100' – Dated: July 1, 2016 – Sheet 2 of 3 – J&D Civil Engineers, LLC"
3. "Property Survey – Prepared for – Kenneth J. Haggerty – Modock Road – Putnam, Connecticut – Scale: 1" = 50' – Dated: 8-31-2000 – KWP Associates"
4. "Subdivision of Land – Owned by – Earl E. Johnson – Thelma L. Johnson – Modock Road – Scale: 1" = 40' – Dated: July 27, 1993 – Albert L. Fitzback, L.L.S."
5. "Boundary Survey – Prepared for – Stephen & Leia Faucher – Modock Road – Putnam, Connecticut – Scale: 1" = 20' – Dated: 05/93 – Messier & Associates, Inc."
6. "Plan of – Pineridge Manor – Hazel M. Robitaille, Owner – Alberic Robitaille, Developer – Putnam, Connecticut – Scale: 1" = 80' – Dated: April 6, 1974 – Gilbert F. Perry, C.E."

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
- STONE WALL TO BE REMOVED

120 60 0 120
GRAPHIC SCALE IN FEET

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.

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 120'	DESIGN: DJH
SHEET: 2 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

RESUBDIVISION MAP

PREPARED FOR

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

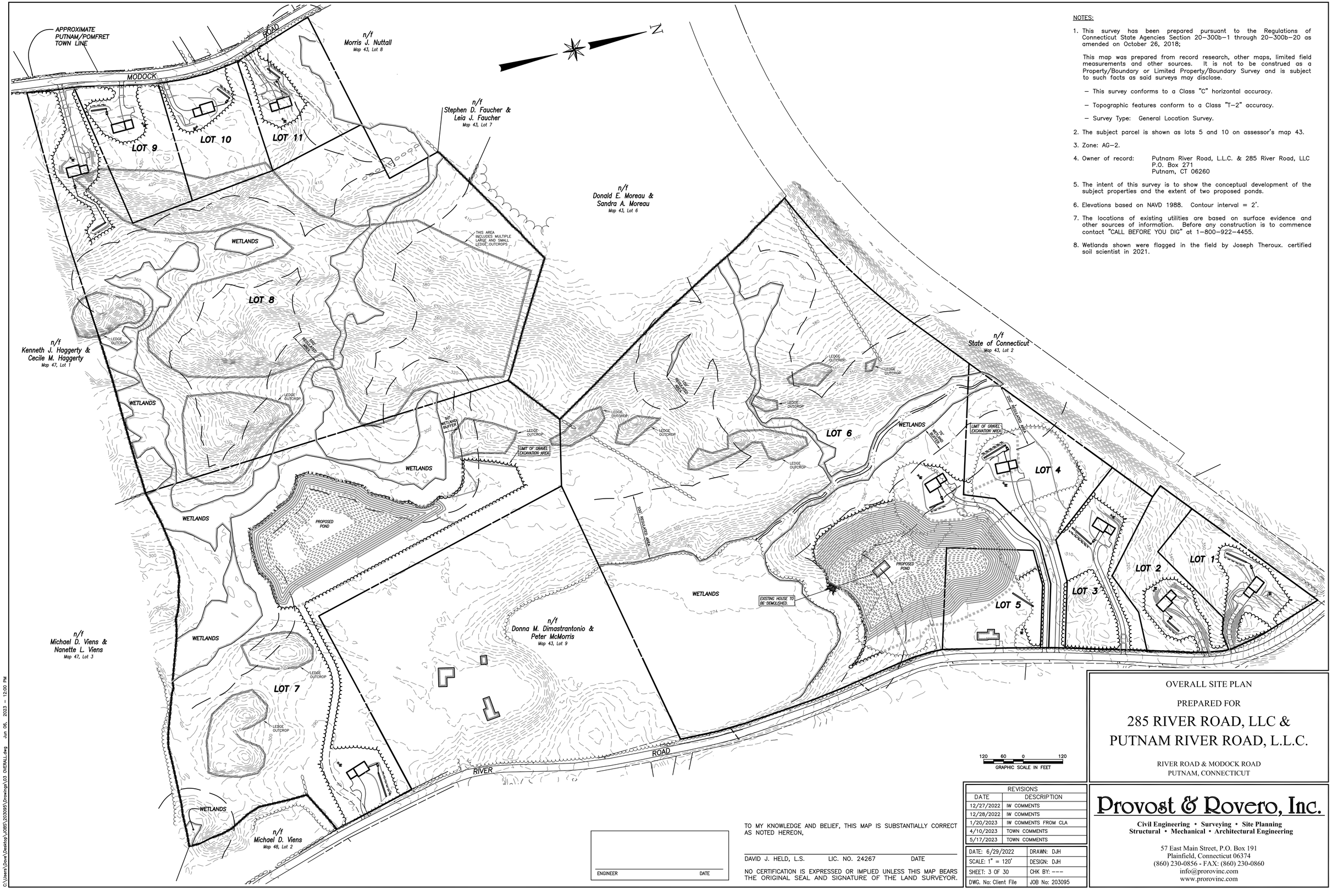
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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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
www.prorovinc.com

C:\Users\Dave\Desktop\JOBS\203095\Drawings\02 SUBDIVISION.dwg Jun 06, 2023 - 12:00 PM



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;

   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.

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.

ENGINEER DATE

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.

OVERALL SITE PLAN

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 120'	DESIGN: DJH
SHEET: 3 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

Provost & Rovero, Inc.

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

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Plainfield, Connecticut 06374
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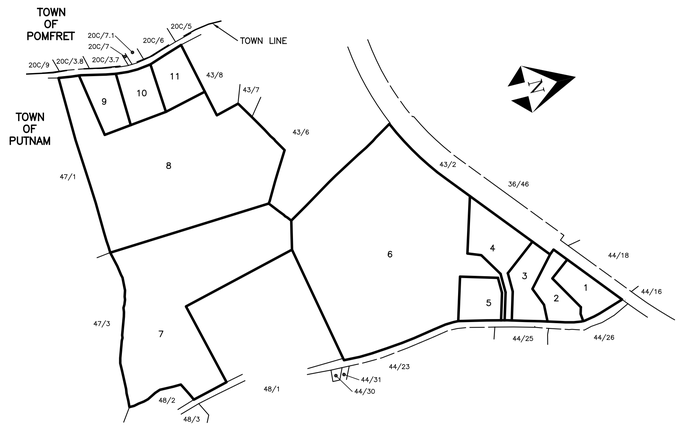
C:\Users\Dave\Desktop\JOBS\203095\Drawings\03 OVERALL.dwg Jun 06, 2023 - 12:00 PM

TOWN OF PUTNAM

MAP/LOT	OWNER
36/46	Miller Family LLC
43/2	State of Connecticut
43/6	Donald E. Moreau & Sandra A. Moreau
43/7	Stephen D. Faucher & Leia J. Faucher
43/8	Morris J. Nuttal
44/16	Christine Castonguay
44/18	David J. Vitale & Mary E. Vitale (LU)
44/23	Wheelabrator Putnam Inc.
44/25	Ryan Soares & Megan O'Rourke
44/26	Clarence S. Peckham, Jr. & Lynn M. Peckham
44/30	Cemetery (no record owner)
44/31	Wheelabrator Putnam Inc.
47/1	Kenneth J. Haggerty & Cecile M. Haggerty
47/3	Michael D. Viens & Nanette L. Viens
48/1	Town of Putnam
48/2	Michael D. Viens
48/3	Wheelabrator Putnam Inc.

TOWN OF POMFRET

MAP/LOT	OWNER
20C/3.7	Tom Garrett (LU) & Lindsey N. Leblanc
20C/3.8	Lindsey N. Leblanc & Eric J. Staplins
20C/5	Sean Hall
20C/6	Keshia Lawrence & Marie Lawrence
20C/7	Jason Dery & Sherry Dery
20C/7.1	Barbara Yost
20C/9	Tom Garrett (LU) & Lindsey N. Leblanc



ABUTTING PROPERTY OWNERS MAP
SCALE: 1" = 500'

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;

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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.

2. The subject parcel is shown as lots 5 and 10 on assessor's map 43.

3. Zone: AG–2.

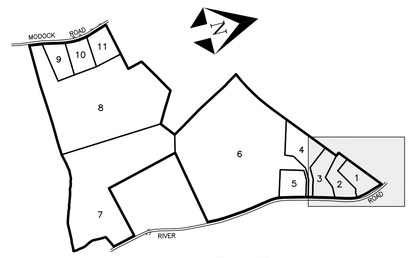
4. Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
   P.O. Box 271
   Putnam, CT 06260

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.



KEY MAP
SCALE: 1" = 800'

40 20 0 40
GRAPHIC SCALE IN FEET

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
- STONE WALL TO BE REMOVED
- 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

SITE PLAN No. 1

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 4 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

ENGINEER DATE

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.

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
www.prorovinc.com

C:\Users\Dave\Desktop\JOBS\203095\Drawings\04 SITE PLAN 1.dwg Jun 06, 2023 - 12:01 PM

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;

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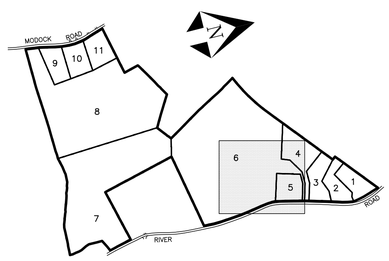
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KEY MAP
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GRAPHIC SCALE IN FEET

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

SITE PLAN No. 2

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 5 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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ENGINEER DATE

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LOT 7

LOT 6

LEDGE OUTCROP

100' REGULATED AREA

CARPENTER BROOK

WETLANDS

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;

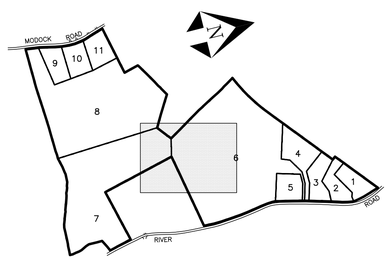
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   – Topographic features conform to a Class "T–2" accuracy.

   – Survey Type: General Location Survey.

2. The subject parcel is shown as lots 5 and 10 on assessor's map 43.
3. Zone: AG–2.
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   P.O. Box 271
   Putnam, CT 06260
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KEY MAP
SCALE: 1" = 800'

N

40 20 0 40
GRAPHIC SCALE IN FEET

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- EXISTING SIGN
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- PERCOLATION TEST
- EXISTING WELL
- STONE WALL
- STONE WALL TO BE REMOVED
- 402 EXISTING CONTOUR
- 400 EXISTING INDEX CONTOUR
- OHW OVERHEAD WIRES
- EXISTING TREE LINE
- 400 PROPOSED CONTOUR
- 400 PROPOSED POND CONTOUR
- 400 TEMPORARY EXCAVATION CONTOUR
- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- E&T PROPOSED U.G. UTILITIES

SITE PLAN No. 3

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

ENGINEER DATE

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
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12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 6 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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LOT 8

LOT 7

WETLANDS

WETLANDS

WETLANDS

100' REGULATED AREA

LEDGE OUTCROP

LEDGE OUTCROP

LEDGE OUTCROP

LEDGE OUTCROP

LEDGE OUTCROP

MW-4

MW-5

MW-6

TP A

TP B

TP C

TP D

TP F

MODOCK ROAD

MODOCK ROAD

RIVER ROAD

RIVER

NOTES:

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3. Zone: AG–2.

4. Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
   P.O. Box 271
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KEY MAP
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GRAPHIC SCALE IN FEET
40 20 0 40

LEGEND

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- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 4

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

ENGINEER DATE

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DATE	DESCRIPTION
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12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
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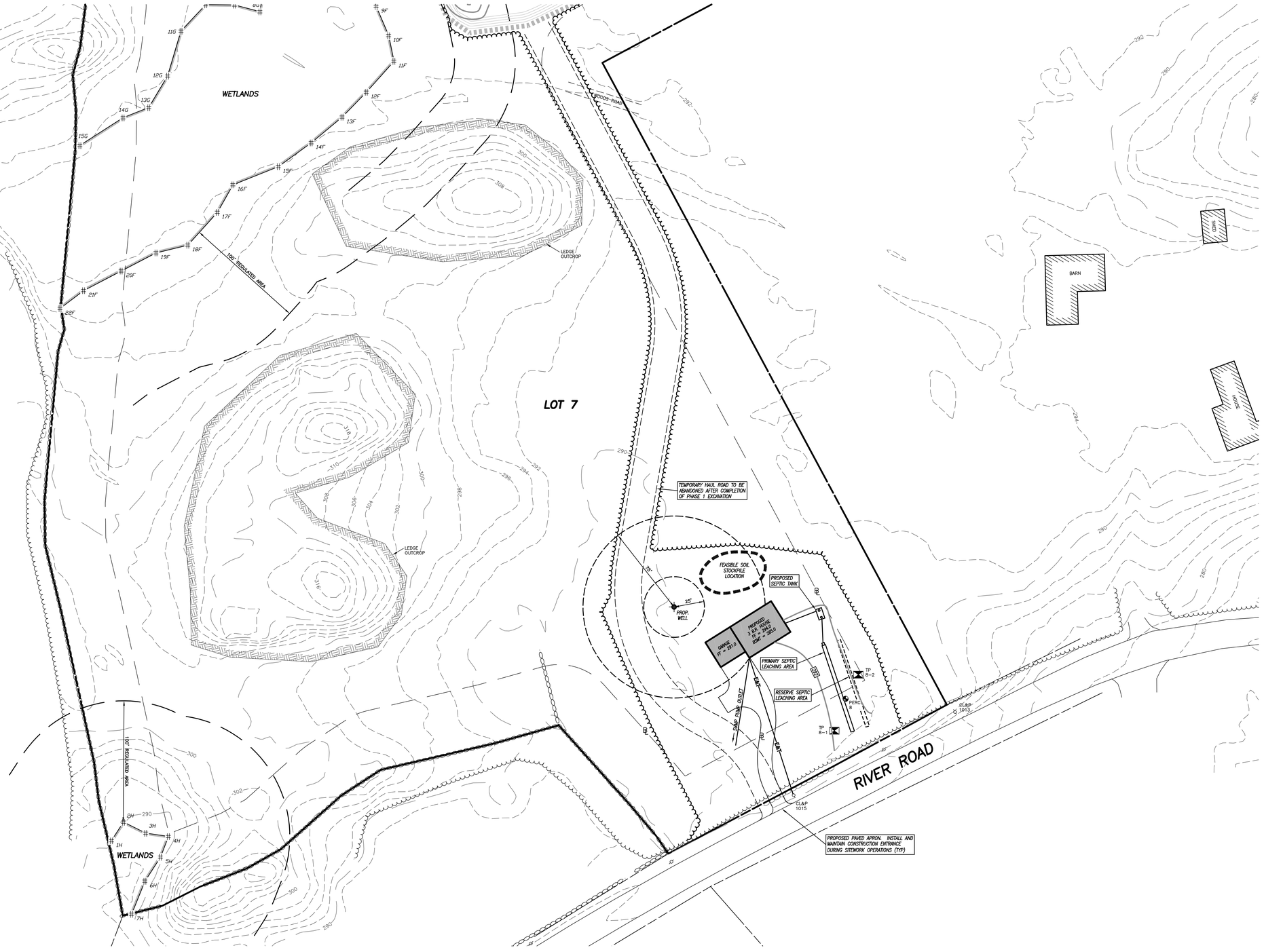
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 7 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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NOTES:

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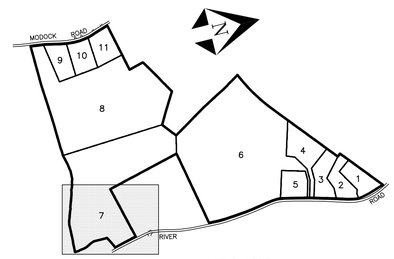
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2. The subject parcel is shown as lots 5 and 10 on assessor's map 43.
3. Zone: AG–2.
4. Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
   P.O. Box 271
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KEY MAP
SCALE: 1" = 800'

40 20 0 40
GRAPHIC SCALE IN FEET

LEGEND

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- MONUMENT RECOVERED
- IRON PIN TO BE SET
- WETLAND FLAG
- UTILITY POLE
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- EXISTING SIGN
- TEST PIT
- PERCOLATION TEST
- EXISTING WELL
- STONE WALL
- STONE WALL TO BE REMOVED
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- OHW — OVERHEAD WIRES
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- PROPOSED CLEARING LIMITS
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- E&T — PROPOSED U.G. UTILITIES

ENGINEER DATE

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SITE PLAN No. 5

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 8 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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www.prorovinc.com

C:\Users\Dave\Desktop\JOBS\203095\Drawings\08 SITE PLAN 5.dwg Jun 06, 2023 – 12:02 PM

NOTES:

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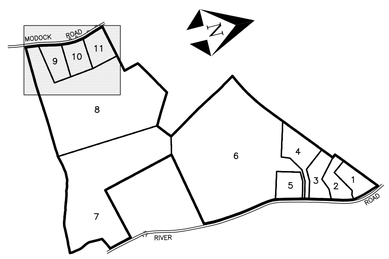
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KEY MAP
SCALE: 1" = 800'

N

40 20 0 40
GRAPHIC SCALE IN FEET

LEGEND

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SITE PLAN No. 6

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 9 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

ENGINEER DATE

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NOTES:

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3. Zone: AG–2.

4. Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
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   Putnam, CT 06260

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INSTALL ORANGE TEMPORARY CONSTRUCTION FENCE AT CLEARING LIMITS AROUND EXCAVATION AREA (TYP)

PROPOSED SILT FENCE AT LIMITS OF DISTURBANCE

EXCAVATION PHASE 1
EXCAVATION VOLUME = 112,000 CY
EXCAVATION AREA = 3.9 ACRES
FILL VOLUME = 10,000 CY

WETLANDS

50' UNDISTURBED BUFFER

100' REGULATED AREA

FEASIBLE AREA FOR DEWATERING EXCAVATED MATERIAL

APPROXIMATE LIMITS OF PROPOSED PERMANENT POND

FEASIBLE LOCATION FOR TOPSOIL STOCKPILE BERM

EXPLORATORY TEST PIT EXCAVATED 12/16/2020

LEDGE OUTCROP

TP A, TP B, TP C, TP D, TP F, TP G

MW–4, MW–5, MW–6

MODOCK ROAD

RIVER ROAD

KEY MAP
SCALE: 1" = 800'

LEGEND

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ENGINEER DATE

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EXCAVATION PLAN No. 1

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
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5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 10 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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WETLANDS

LEDGE OUTCROP

LEDGE OUTCROP

LEDGE OUTCROP

GRAVEL SURFACE HAUL ROAD TO BE ABANDONED AT THE COMPLETION OF PHASE 1 EXCAVATION

MODOCK ROAD

RIVER ROAD

INSTALL PAVED APRON AND ANTI TRACKING PAD FOR TEMPORARY GRAVEL HAUL ROAD

PROP. WELL

PROPOSED 1.5 STORY DWELLING FF = 305.0 BSMT = 295.0

GARAGE FF = 303.0

BARN

SHED

HOUSE

CL&P 1013

CL&P 1015

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;

   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.

2. The subject parcel is shown as lots 5 and 10 on assessor's map 43.

3. Zone: AG–2.

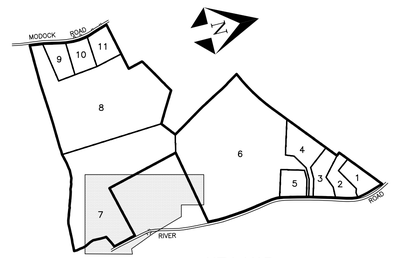
4. Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
   P.O. Box 271
   Putnam, CT 06260

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.



KEY MAP
SCALE: 1" = 800'

N

40 20 0 40
GRAPHIC SCALE IN FEET

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
- STONE WALL TO BE REMOVED
- 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

ENGINEER DATE

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.

EXCAVATION PLAN No. 2

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
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WETLANDS

LEDGE OUTCROP

CARPENTER BROOK

INSTALL ORANGE TEMPORARY CONSTRUCTION FENCE AT CLEARING LIMITS AND LIMITS OF DISTURBANCE AROUND EXCAVATION AREA (TYP)

2001 REGULATED AREA

FEASIBLE TOPSOIL STOCKPILE AREA

EXCAVATION PHASE 2
EXCAVATION VOLUME = 251,000 CY
EXCAVATION AREA = 6.2 ACRES
FILL VOLUME = 39,000 CY

FEASIBLE AREA FOR DEWATERING EXCAVATED MATERIAL

APPROXIMATE LIMITS OF PROPOSED PERMANENT POND

EXISTING HOUSE TO BE REMOVED

EXISTING WELL TO BE ABANDONED

EXISTING POLE AND UTILITIES TO BE REMOVED

75' UNDISTURBED BUFFER

25'/20' INTERMEDIATE RIPRAP OVERFLOW SPILLWAY UNDERLAIN WITH CONTECH C-200 WOVEN GEOTEXTILE OR EQUIVALENT. SPILLWAY ELEVATION = 280.5

PROPOSED SILT FENCE AT LIMITS OF DISTURBANCE

INSTALL PAVED APRON AND ANTI TRACKING PAD FOR TEMPORARY GRAVEL HAUL ROAD

RIVER ROAD

MW-1 MW-2 MW-3

PROP. WELL

PROPOSED 3 BR. HOUSE FF = 314.0 BGF = 306.0

GARAGE FF = 312.0

PROPOSED 3 BR. HOUSE FF = 312.0 BGF = 304.0

GRAPHIC SCALE IN FEET
40 20 0 40

KEY MAP
SCALE: 1" = 800'

MODOCK ROAD
RIVER
ROAD

EXCAVATION PLAN No. 3

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 12 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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

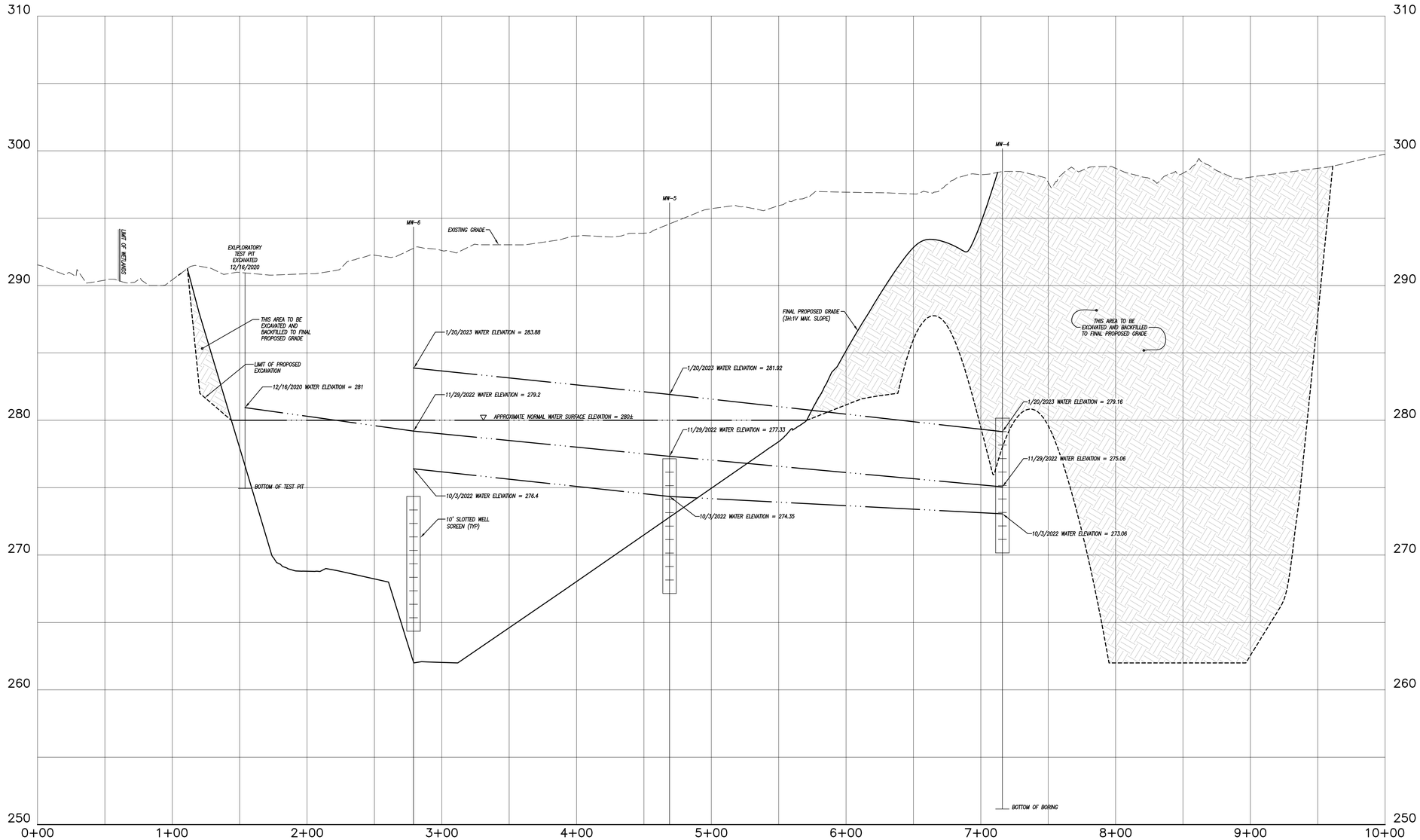
DAVID J. HELD, L.S. LIC. NO. 24267 DATE

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ENGINEER DATE

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EXCAVATION CROSS SECTION A–A

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

HORIZONTAL SCALE IN FEET
40 20 0 40

VERTICAL SCALE IN FEET
4 2 0 4

ENGINEER DATE

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 13 OF 30	CHK BY: ---
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EXCAVATION CROSS SECTION A-A

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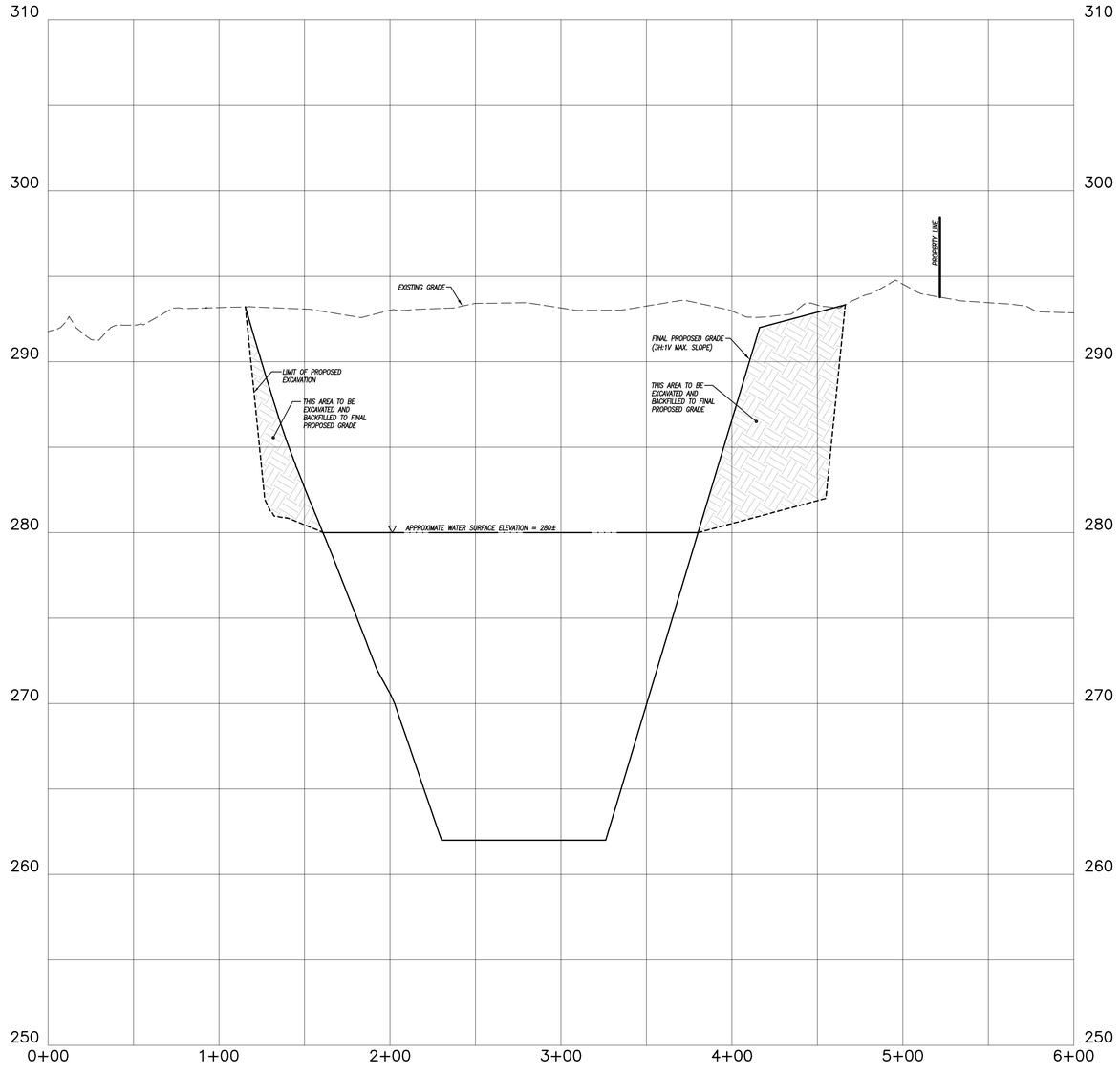
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EXCAVATION CROSS SECTION B–B

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

HORIZONTAL SCALE IN FEET
40 20 0 40

VERTICAL SCALE IN FEET
4 2 0 4

ENGINEER DATE

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 14 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

EXCAVATION CROSS SECTION B-B

PREPARED FOR

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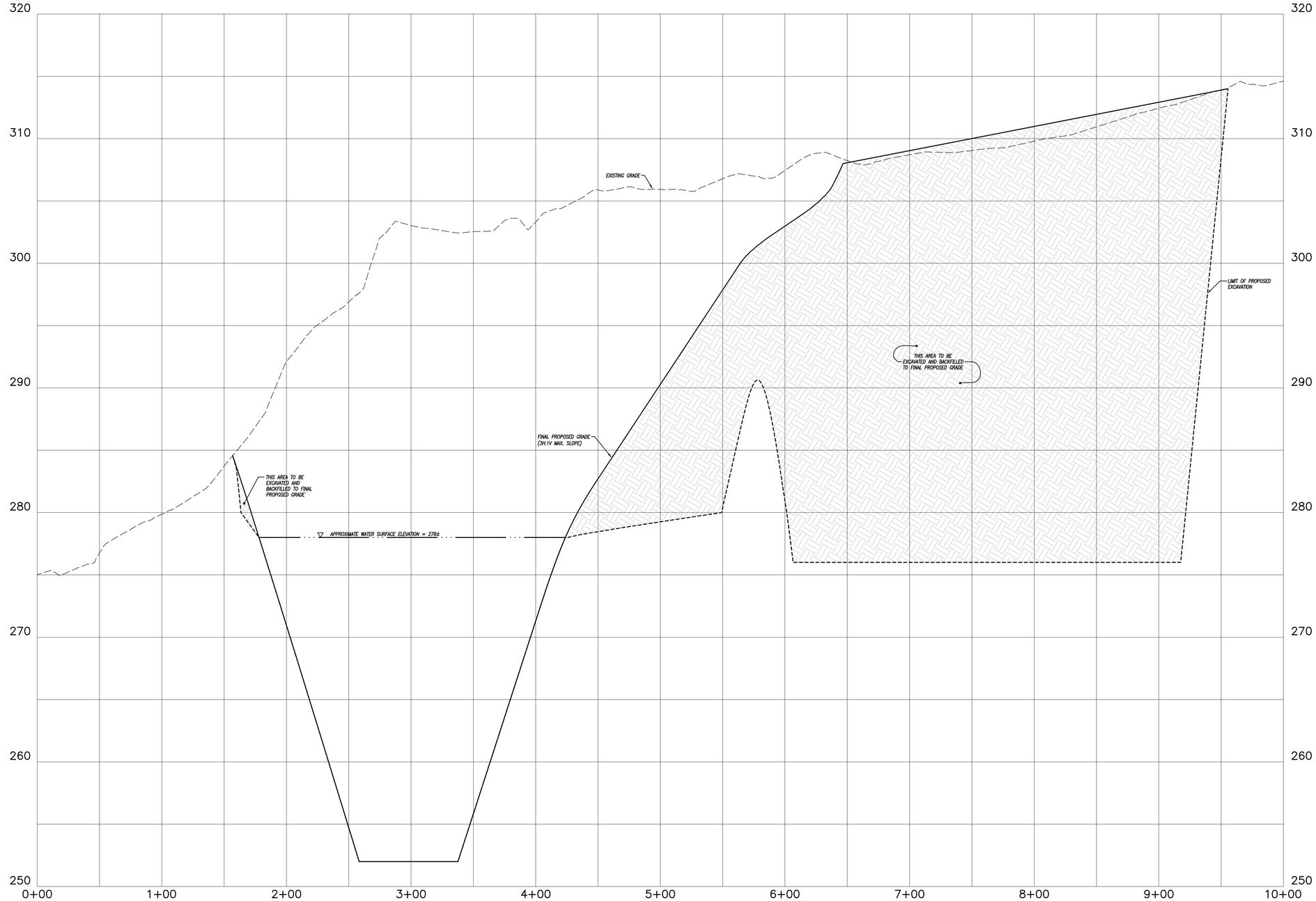
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EXCAVATION CROSS SECTION C–C

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

HORIZONTAL SCALE IN FEET
40 20 0 40
VERTICAL SCALE IN FEET
4 2 0 4

ENGINEER DATE

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
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DWG. No: Client File	JOB No: 203095

EXCAVATION CROSS SECTION C-C

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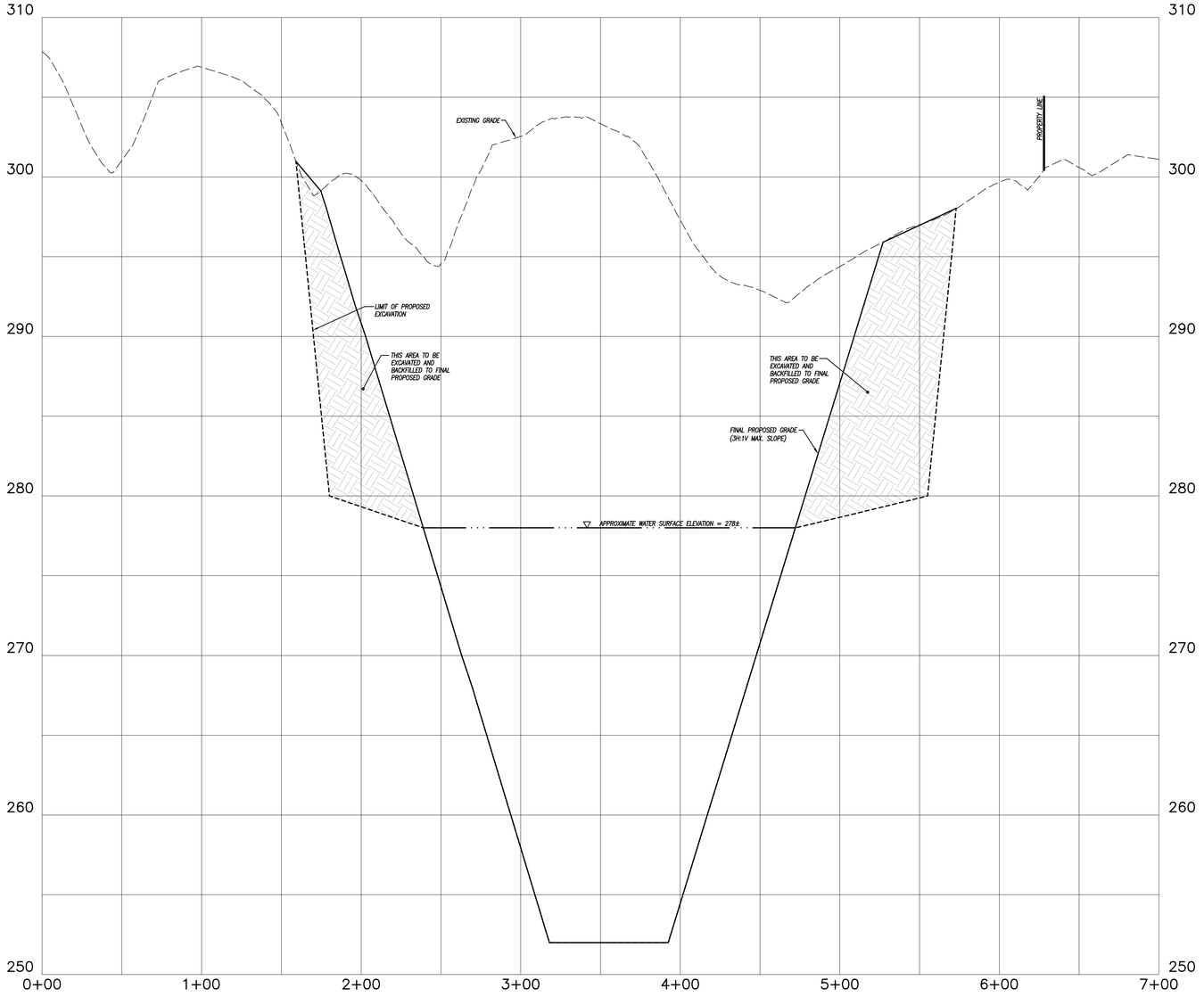
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EXCAVATION CROSS SECTION D–D

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

HORIZONTAL SCALE IN FEET
40 20 0 40

VERTICAL SCALE IN FEET
4 2 0 4

ENGINEER DATE

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
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EXCAVATION CROSS SECTION D-D

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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 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 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, retill 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 anticipated emergency contact for operations at this site will be Jeffrey Rawson (860) 428–7110. A different emergency contact may be designated if operations are completed by a different party.
3. Excavation equipment is anticipated to consist of one excavator (Cat 349 or similar) and two wheel loaders (Cat 980 or similar). It is anticipated that an average of 25 triaxle truck loads of material will be removed daily. Backfill material is anticipated to be back hauled to the site.
4. 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.
5. 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.
6. The owner/operator shall install any necessary barricades or barriers to provide protection around the perimeter of open excavation faces and steep slopes.
7. Excavation operations shall be completed in accordance with all appropriate Mine Safety & Health Administration (MSHA) rules and regulations.
8. 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.
9. The site operator is responsible for determining the most appropriate means and methods for excavating material in the applicable phase. 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).
10. 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.
11. All trucks leaving the site shall have the loads covered.
12. 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 witht 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

6. 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.

PERCOLATION TEST RESULTS
May 24, 2022
NDDH
File #22000255 & 22000293

PERC 1
Depth: 23"

TIME	READING
11:47	2.5"
11:54	8"
12:01	11.5"
12:08	15.25"
12:15	17.5"
12:22	19"
12:25	dry

Percolation Rate: 4.6 min/inch

PERC 2
Depth: 24"

TIME	READING
12:18	8.5"
12:20	10.875"
12:25	14"
12:30	16.5"
12:35	19"
12:40	20.75"

Percolation Rate: 2.8 min/inch

PERC 3
Depth: 23"

TIME	READING
11:18	7.75"
11:20	9.5"
11:22	11.375"
11:24	12.875"
11:26	14"
11:28	15.125"
11:30	16"
11:32	16.875"
11:34	17.75"
11:36	18.375"
11:38	19"

Percolation Rate: 3.2 min/inch

PERC 4
Depth: 25"

TIME	READING
10:00	8"
10:37	11.5"
10:49	15.75"
10:59	18"
11:14	21.25"

Percolation Rate: 4.6 min/inch

PERCOLATION TEST RESULTS
May 24, 2022
NDDH
File #22000255 & 22000293

PERC 5
Depth: 24"

TIME	READING
1:21	4.75"
1:24	9.25"
1:27	12.875"
1:30	15"
1:33	16.75"
1:36	18.5"
1:39	20"
1:42	21"
1:45	22"

Percolation Rate: 3 min/inch

PERC 6
Depth: 15"

TIME	READING
10:25	4"
10:31	5.75"
10:35	7.5"
10:55	9.5"
11:00	10.125"
11:05	10.5"
11:10	10.875"

Percolation Rate: 13 min/inch

PERC 7
Depth: 19"

TIME	READING
2:01	6.75"
2:02	7.875"
2:07	9.5"
2:12	11.125"
2:17	12.375"
2:22	13.25"
2:27	14.125"
2:32	15"

Percolation Rate: 5.7 min/inch

PERC 8
Depth: 26"

TIME	READING
3:02	4.25"
3:05	11"
3:08	14.5"
3:11	17.25"
3:16	19.875"
3:22	22"
3:24	dry

Percolation Rate: 2.8 min/inch

PERCOLATION TEST RESULTS
May 24, 2022
NDDH
File #22000255 & 22000293

PERC 9
Depth: 22"

TIME	READING
10:51	7.5"
11:01	10.75"
11:11	12.5"
11:21	14"
11:31	15.5"
11:41	17"

Percolation Rate: 6.6 min/inch

PERC 10
Depth: 22"

TIME	READING
10:22	2.75"
10:30	8"
10:38	11.25"
10:52	14.875"
11:01	16.5"
11:13	17.75"

Percolation Rate: 9.6 min/inch

PERC 11
Depth: 23"

TIME	READING
11:23	5.25"
11:35	11.75"
11:43	13.5"
11:51	14.5"
11:59	15.5"
12:07	16.5"

Percolation Rate: 8.0 min/inch

PERC 12
Depth: 22"

TIME	READING
11:47	7.75"
11:53	11.375"
12:00	13.25"
12:10	15"
12:20	16.25"
12:30	17.5"

Percolation Rate: 8.0 min/inch

TEST PIT OBSERVATIONS
May 24, 2022
Northeast District Department of Health
File #22000255 & 22000293

TEST PIT	DEPTH	SOIL DESCRIPTION
1–1	0"–4"	organics, topsoil
	4"–25"	brown loamy sand
	25"–48"	rotten rock
	Mottling	N/A
	GWT	N/A
	Ledge	48"
	Restrictive	25"
1–2	0–3"	topsoil, organics
	3"–30"	brown loamy sand, boney, rotten rock starts @ 16"
	Mottling	N/A
	GWT	N/A
	Ledge	30"
	Restrictive	16" (unsuitable)
1–3	0–5"	organics, topsoil
	5"–32"	brown loamy sand
	32"–75"	gray compact sandy pan
	Mottling	N/A
	GWT	N/A
	Ledge	N/A
	Restrictive	32"
1–4	0–3"	organics, topsoil
	3"–22"	brown sandy loam, roots
	22"–74"	mottled gray moist very fine sandy loam
	Mottling	22"
	GWT	N/A
	Ledge	N/A
1–5	0–5"	organics, topsoil
	5"–27"	tan sandy loam
	27"–76"	gray compact sandy pan
	Mottling	N/A
	GWT	N/A
	Ledge	N/A
	Restrictive	27"
2–1	0–6"	organics, topsoil, roots
	6"–20"	yellow brown fine sandy loam
	20"–32"	loamy very fine sand
	32"–72"	gray very fine loamy sand, mottled
	Mottling	32"
	GWT	N/A
	Ledge	N/A
	Restrictive	32"
2–2	0–8"	organics, topsoil, roots
	8"–25"	loamy fine sand, some roots
	25"–40"	gray loamy fine sand, mottled
	40"–74"	compact rotten rock, mica
	Mottling	25"
	GWT	N/A
	Ledge	rotten rock @ 40"
	Restrictive	25"
3–1	0–12"	organics, topsoil, roots
	12"–26"	fine sandy loam, roots, some rocks
	26"–59"	tight gray loamy very fine sand, some rocks
	59"–73"	loamy coarse sand & gravel
	Mottling	26"
	GWT	N/A
	Ledge	N/A
	Restrictive	26"
3–2	0–10"	organics, topsoil, roots
	10"–18"	fine sandy loam, roots
	18"–26"	loamy very fine sand, few roots
	26"–43"	tight gray loamy very fine sand, mottled
	43"–69"	coarse sands & gravel
	Mottling	26"
	GWT	N/A
	Ledge	N/A
	Restrictive	26"

TEST PIT OBSERVATIONS
May 24, 2022
Northeast District Department of Health
File #22000255 & 22000293

TEST PIT	DEPTH	SOIL DESCRIPTION
4–1	0–12"	topsoil, roots
	12"–26"	silty loamy fine sand, few roots
	26"–38"	gray silty loamy fine sand, mottled
	38"–54"	tight loamy sand & gravel
	54"–76"	boney med. sands & gravel
	Mottling	26"
	GWT	N/A
	Ledge	N/A
	Restrictive	26"
4–2	0–14"	topsoil, roots
	14"–22"	sandy loam, roots, large rocks
	22"–45"	silty loamy fine sand
	Mottling	N/A
	GWT	N/A
	Ledge	32" (unsuitable)
4–3	0–12"	topsoil, roots
	12"–30"	fine sandy loam to silty loamy fine sand, roots, large rocks
	30"–72"	tight very boney sands & gravel
	Mottling	N/A
	GWT	N/A
	Ledge	N/A
	Restrictive	30"
5–1	0–12"	organics, topsoil
	12"–25"	brown loamy sand
	25"–43"	moist, gray very fine loamy sand, silty
	43"–77"	mod. compact boney med. sand
	Mottling	N/A
	GWT	N/A
	Ledge	N/A
	Restrictive	25"
5–2	0–10"	organics, topsoil
	10"–35"	brown loamy sand
	35"–45"	boney compact gray loamy sand
	45"–77"	boney med. sand
	Mottling	N/A
	GWT	N/A
	Ledge	N/A
	Restrictive	35"
6–1	0–5"	organics, topsoil
	5"–27"	brown sandy loam, rocks
	27"–67"	gray boney mottled very fine sand
	Mottling	28"
	GWT	N/A
	Ledge	N/A
	Restrictive	27"

ENGINEER DATE

TEST PIT OBSERVATIONS
May 24, 2022
Northeast District Department of Health
File #22000255 & 22000293

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

TEST PIT OBSERVATIONS
May 24, 2022
Northeast District Department of Health
File #22000255 & 22000293

TEST PIT	DEPTH	SOIL DESCRIPTION
10–4	0–2"	organics, topsoil
	2"–18"	brown fine sandy loam
	18"–23"	mod. compact tan loamy fine sand
	23"–54"	compact gray sandy pan, moist
	Mottling	N/A
	GWT	N/A
	Ledge	54"
10–5	0–3"	organics, topsoil, roots
	3"–17"	brown fine sandy loam
	17"–30"	tan loamy fine sand
	30"–46"	gray compact pan
	Mottling	N/A
	GWT	N/A
	Ledge	46" (unsuitable)
	Restrictive	30"
10–6	0–3"	organics, topsoil
	3"–16"	brown fine sandy loam
	16"–26"	mod. compact tan loamy fine sand
	26"–58"	compact gray pan, mottled
	Mottling	26"
	GWT	N/A
	Ledge	58"
	Restrictive	26"
10–7	0–3"	organics, topsoil
	3"–20"	brown fine sandy loam
	20"–32"	mod. compact tan loamy fine sand
	32"–73"	gray boney pan, rotten rock
	Mottling	N/A
	GWT	N/A
	Ledge	N/A
	Restrictive	32"
10–8	0–4"	organics, topsoil
	4"–15"	brown fine sandy loam, some rocks
	15"–26"	mod. compact tan loamy fine sand
	26"–75"	compact gray mottled pan
	Mottling	26"
	GWT	N/A
	Ledge	N/A
	Restrictive	26"
11–1	0–3"	organics, topsoil
	3"–23"	brown fine sandy loam, large rocks
	23"–33"	moist tan loamy fine sand, large rocks
	33"–74"	mottled gray sandy pan, moist
	Mottling	33"
	GWT	N/A
	Ledge	rotten rock @ 36"
11–2	0–4"	organics, topsoil
	4"–16"	brown fine sandy loam
	16"–23"	tan loamy fine sand, mod. compact
	23"–75"	moist, compact grayish tan sandy pan
	Mottling	N/A
	GWT	N/A
	Ledge	N/A
	Restrictive	23"
12–1	0–6"	organics, topsoil, roots, rocks
	6"–22"	sandy loam, roots, rocks
	22"–24"	loamy fine sand, few roots
	24"–68"	compact silty loamy fine sand
	Mottling	N/A
	GWT	N/A
	Ledge	N/A
	Restrictive	24"
12–2	0–5"	organics, topsoil, roots, rocks
	5"–26"	loamy sand with fines, roots, rocks
	26"–72"	compact silty loamy fine sand with rocks
	Mottling	N/A
	GWT	N/A
	Ledge	N/A
	Restrictive	26"

DETAIL SHEET No. 1

PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 17 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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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'

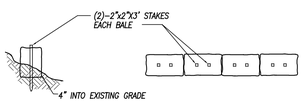
MLSS = 45.0'

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

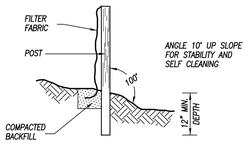
28 x 1.50 x 1.00 = 42.0'

MLSS = 42.0'



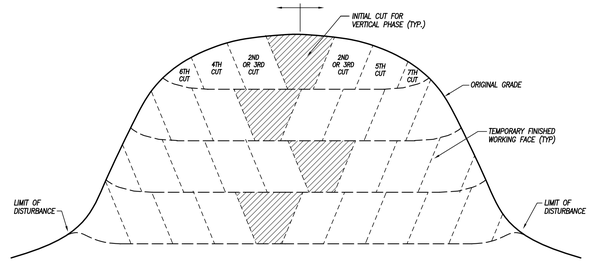
HAYBALE BARRIER

NOT TO SCALE



SILT FENCE

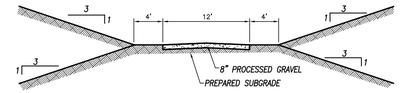
NOT TO SCALE



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

ENGINEER DATE

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DATE	DESCRIPTION
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DETAIL SHEET No. 2

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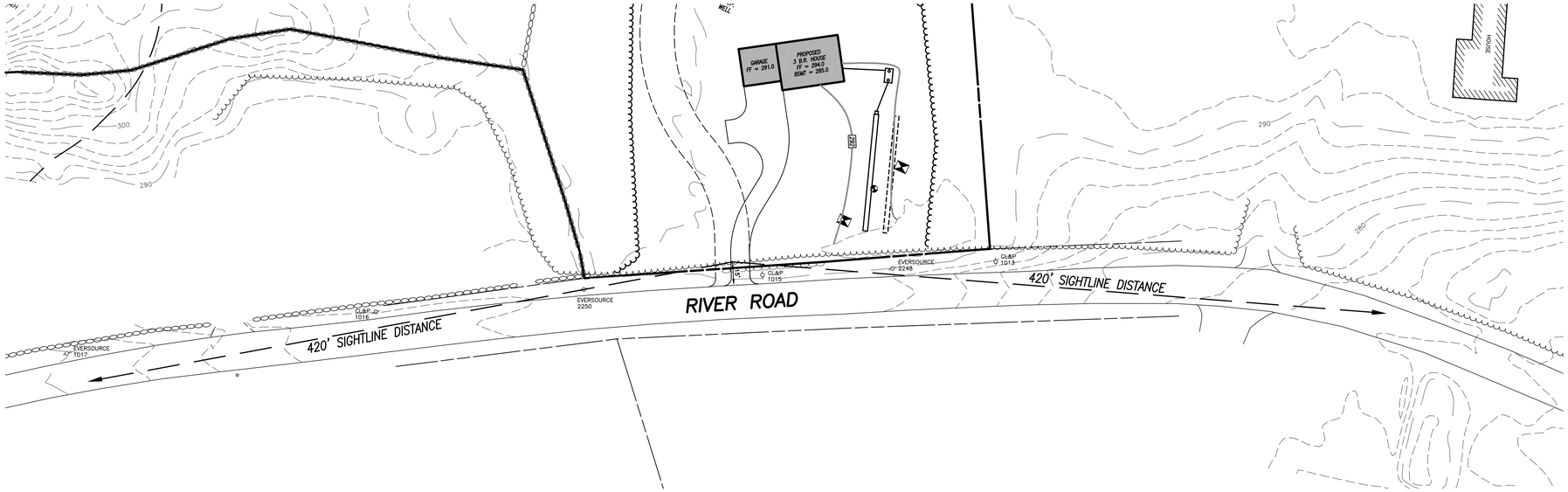
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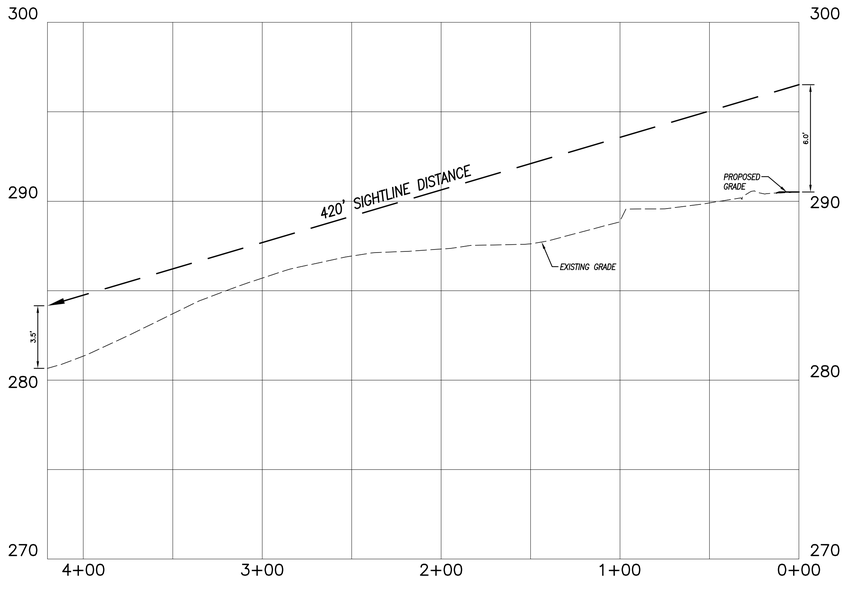
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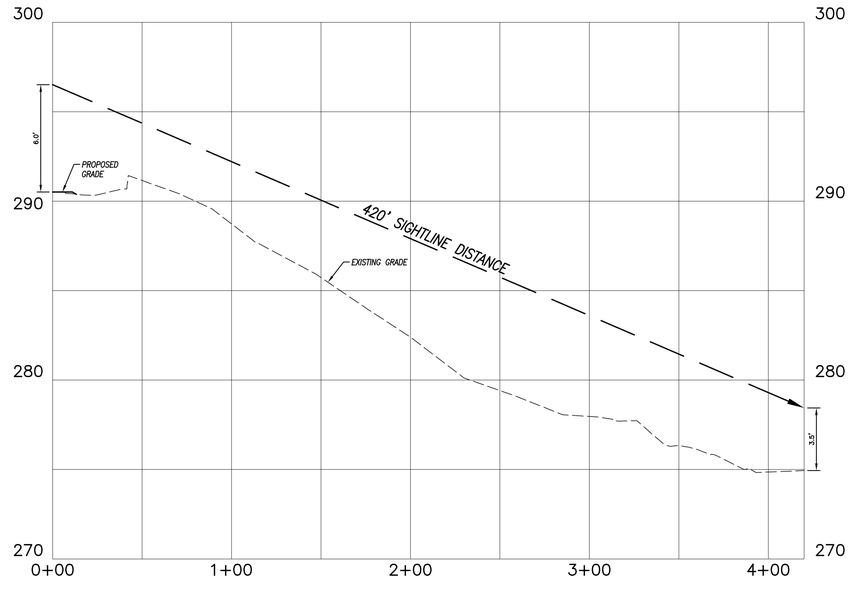
PLAN VIEW

SCALE: 1" = 40'



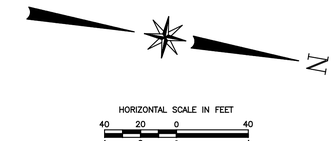
EXCAVATION AREA 1
SOUTHERLY SIGHTLINE PROFILE

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



EXCAVATION AREA 1
NORTHERLY SIGHTLINE PROFILE

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



SIGHTLINE DEMONSTRATION PLAN No. 1
EXCAVATION AREA No. 1
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5/17/2023	TOWN COMMENTS

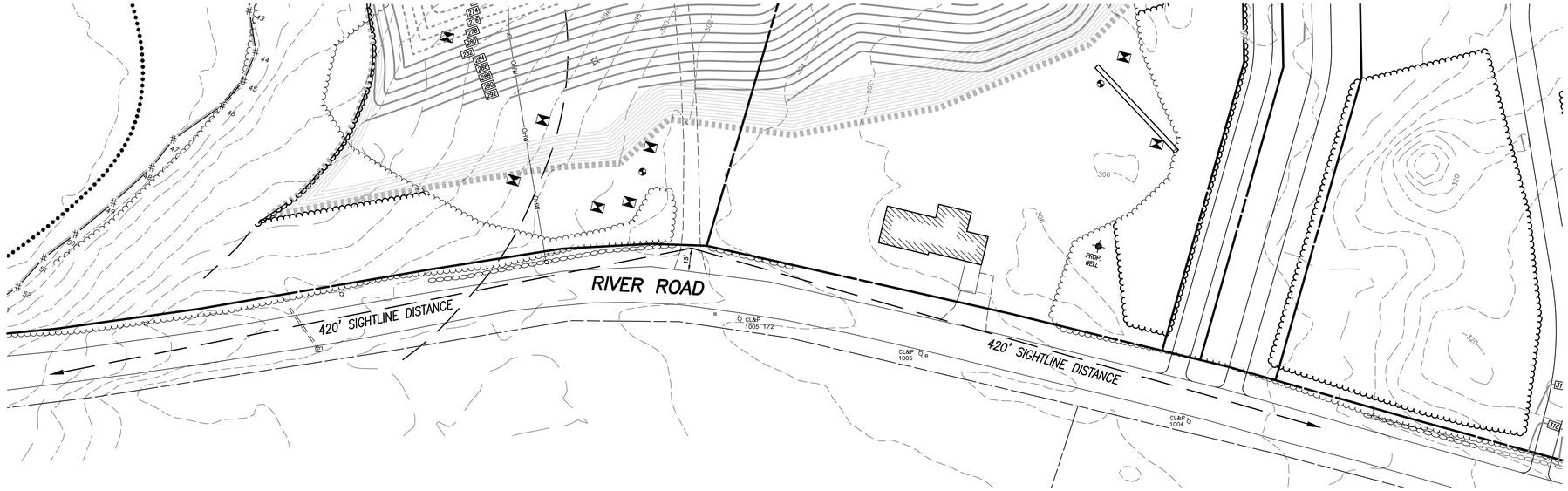
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PLAN VIEW

SCALE: 1" = 40'

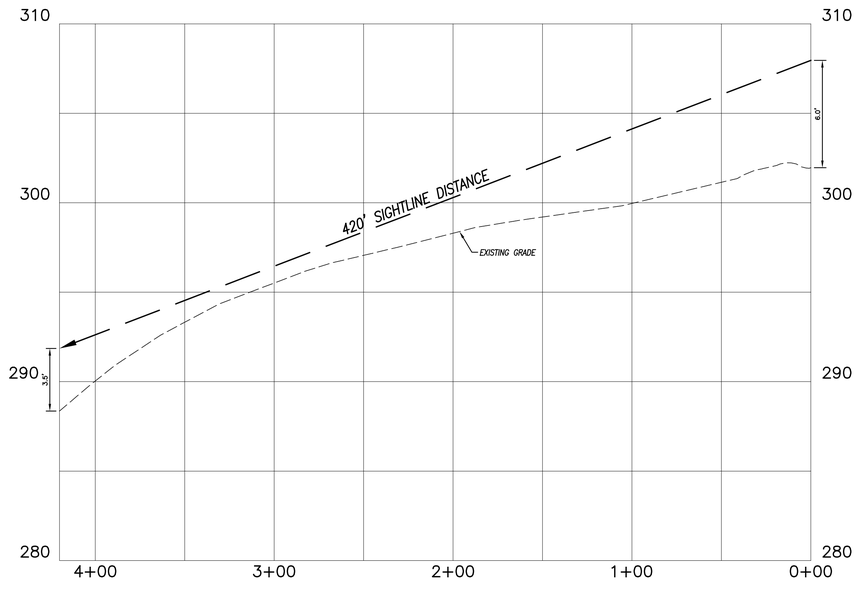
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HORIZONTAL SCALE IN FEET

40 20 0 40

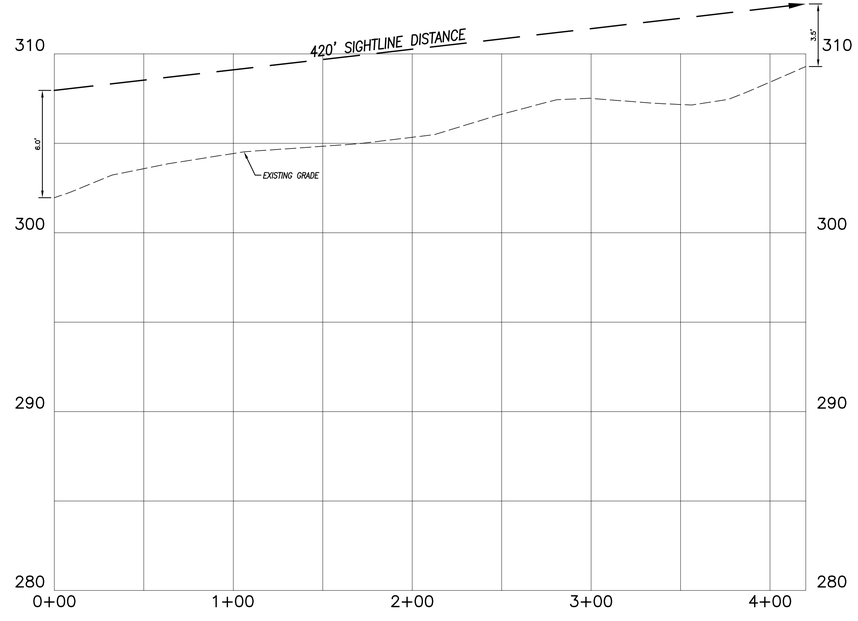
4 2 0 4

VERTICAL SCALE IN FEET



EXCAVATION AREA 2
SOUTHERLY SIGHTLINE PROFILE

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



EXCAVATION AREA 2
NORTHERLY SIGHTLINE PROFILE

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

SIGHTLINE DEMONSTRATION PLAN No. 2
EXCAVATION AREA No. 2
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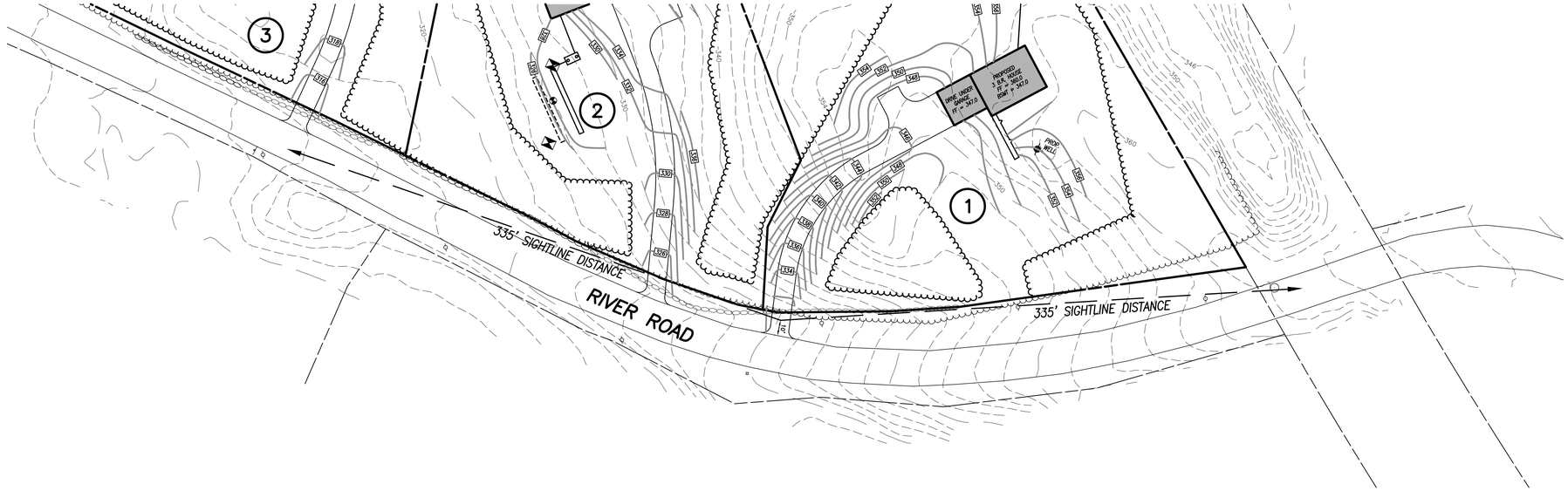
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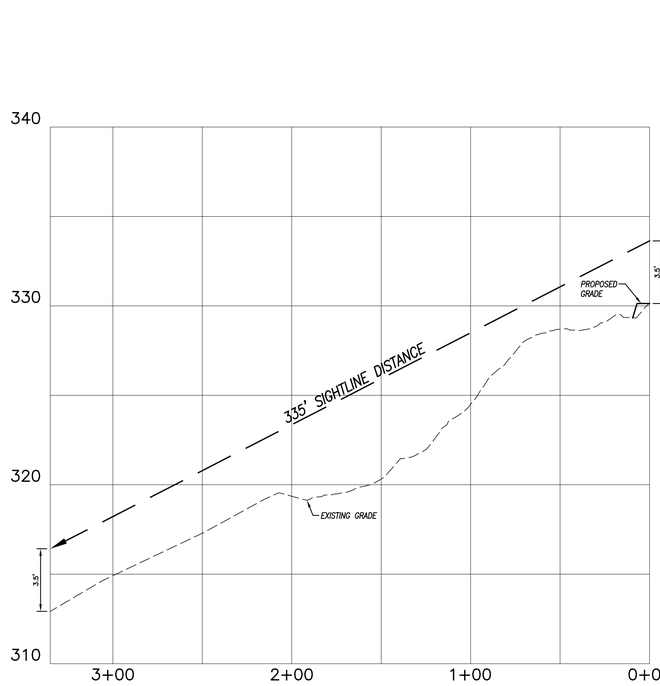
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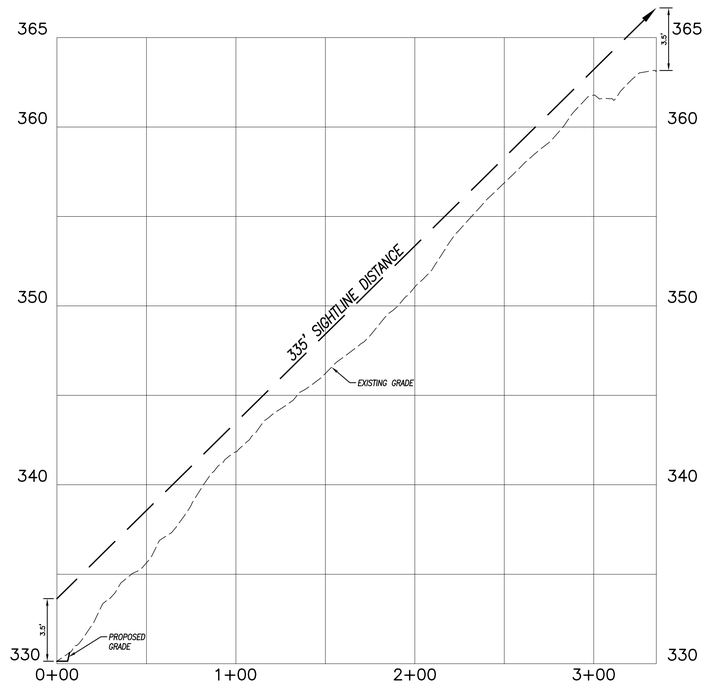
PLAN VIEW

SCALE: 1" = 40'



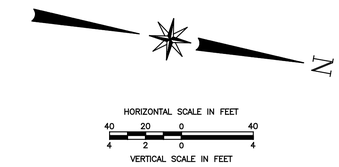
LOT 1 – SOUTHERLY SIGHTLINE PROFILE

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



LOT 1 – NORTHERLY SIGHTLINE PROFILE

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



SIGHTLINE DEMONSTRATION PLAN No. 3
LOT 1
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4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

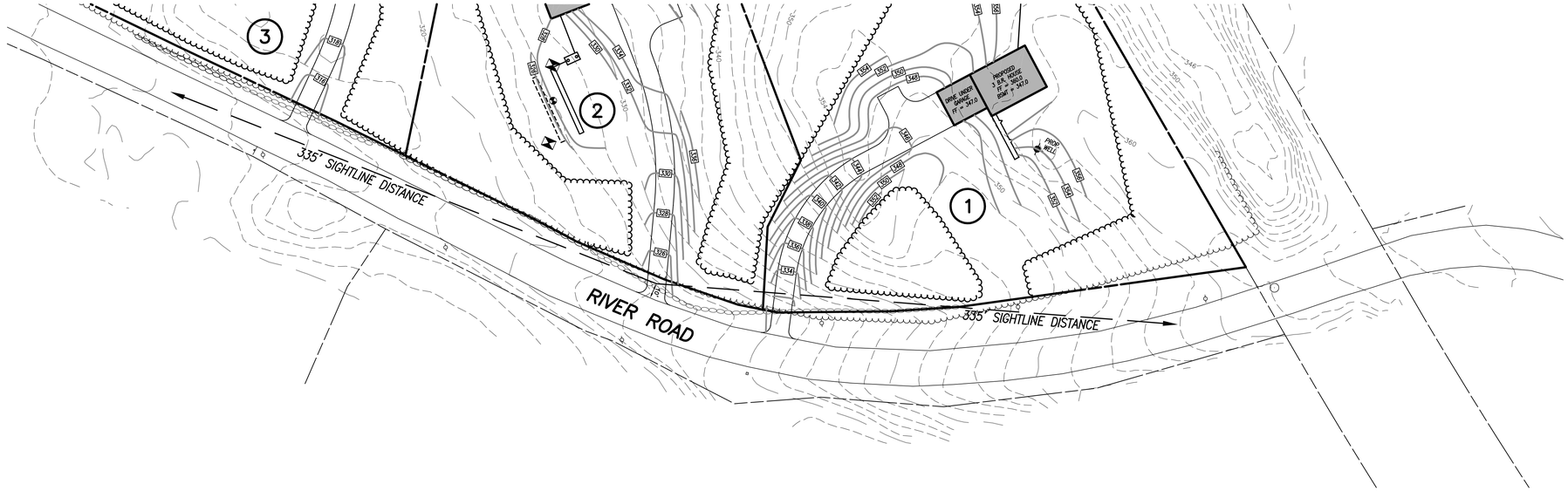
DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
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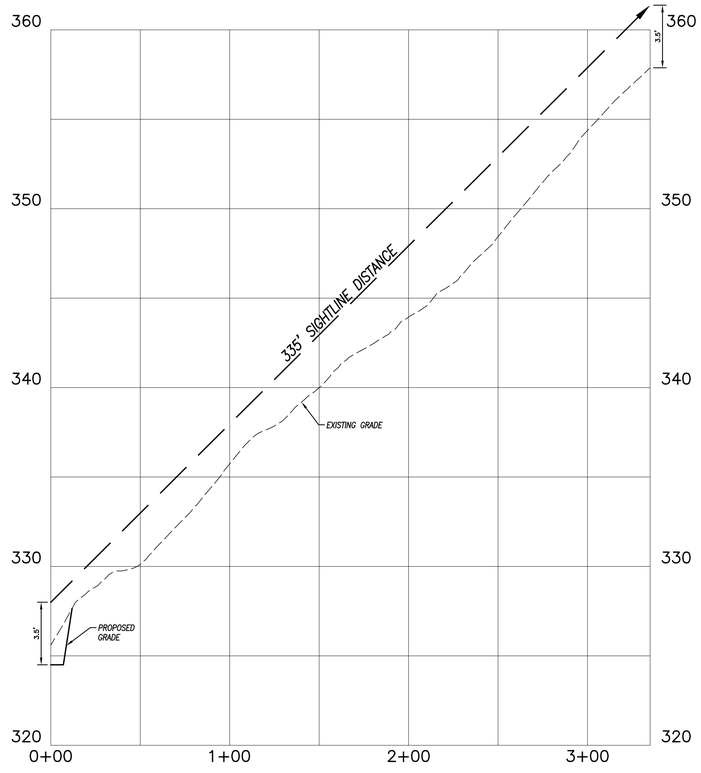
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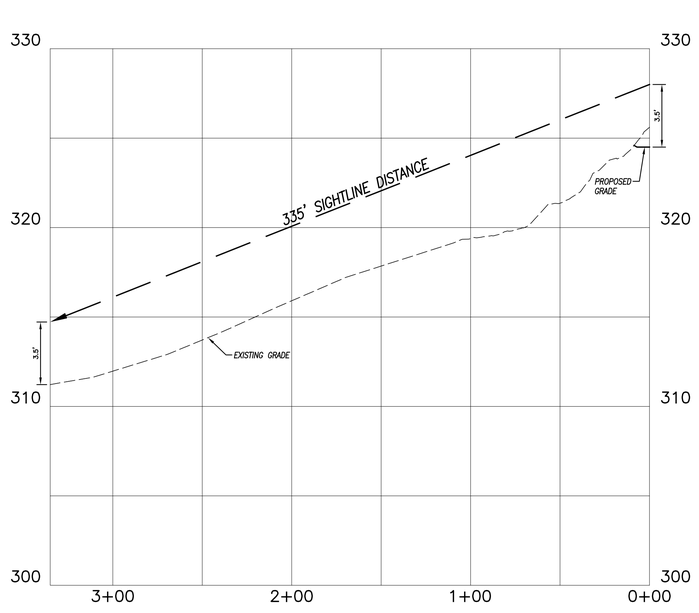
PLAN VIEW

SCALE: 1" = 40'



LOT 2 – NORTHERLY SIGHTLINE PROFILE

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



LOT 2 – SOUTHERLY SIGHTLINE PROFILE

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

N

HORIZONTAL SCALE IN FEET
40 20 0 40
4 2 0 4
VERTICAL SCALE IN FEET

SIGHTLINE DEMONSTRATION PLAN No. 4
LOT 2
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DATE	DESCRIPTION
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1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

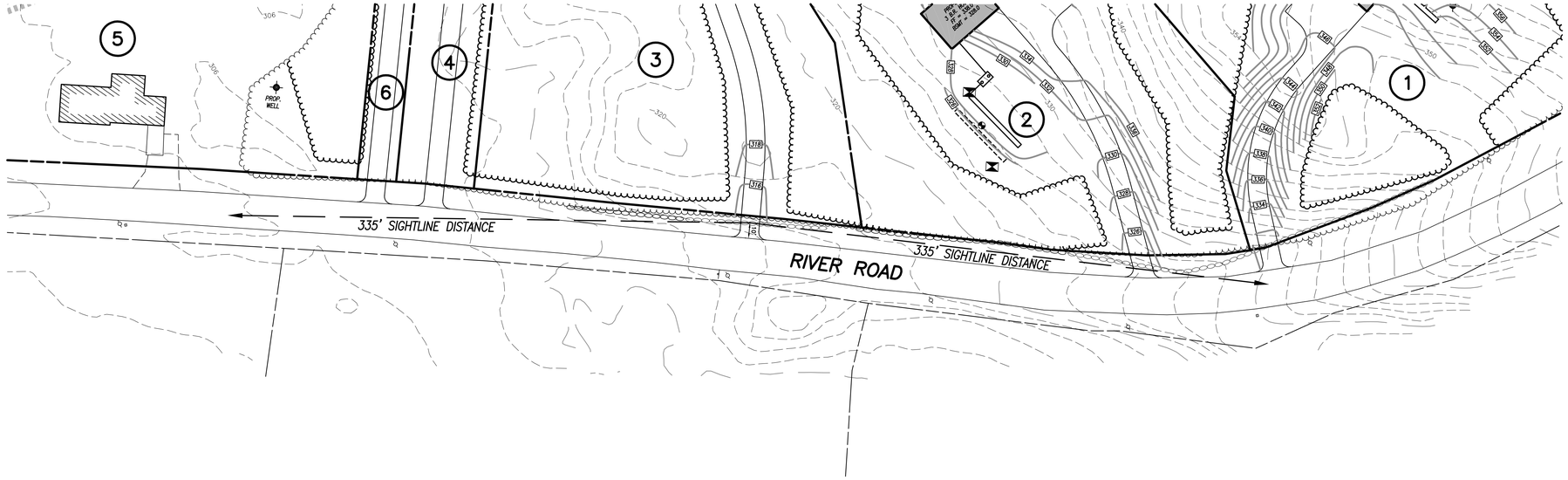
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PLAN VIEW

SCALE: 1" = 40'

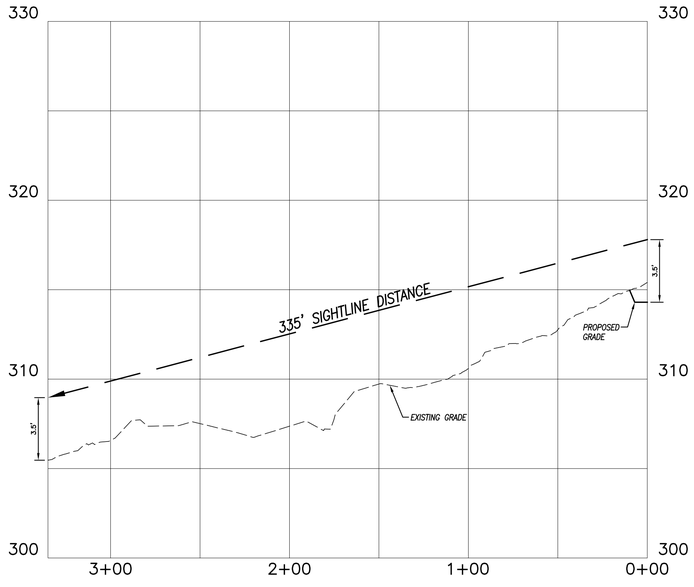
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HORIZONTAL SCALE IN FEET

40 20 0 40

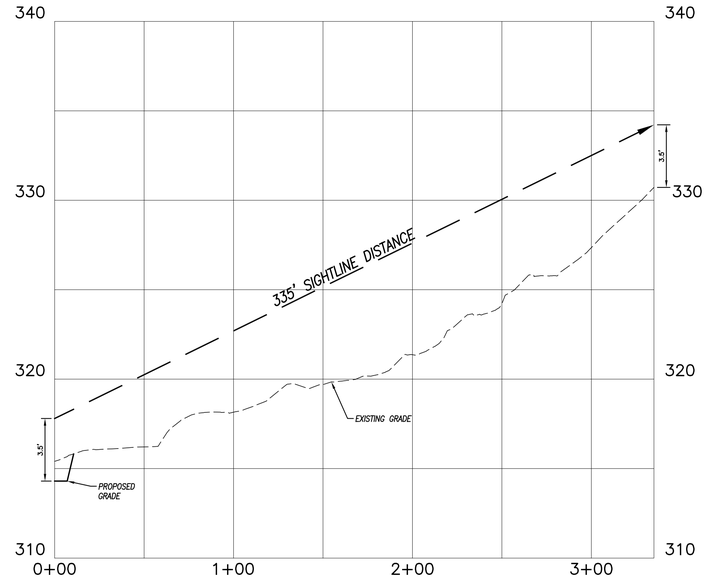
4 2 0 4

VERTICAL SCALE IN FEET



LOT 3 – SOUTHERLY SIGHTLINE PROFILE

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



LOT 3 – NORTHERLY SIGHTLINE PROFILE

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

SIGHTLINE DEMONSTRATION PLAN No. 5
LOT 3
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5/17/2023	TOWN COMMENTS

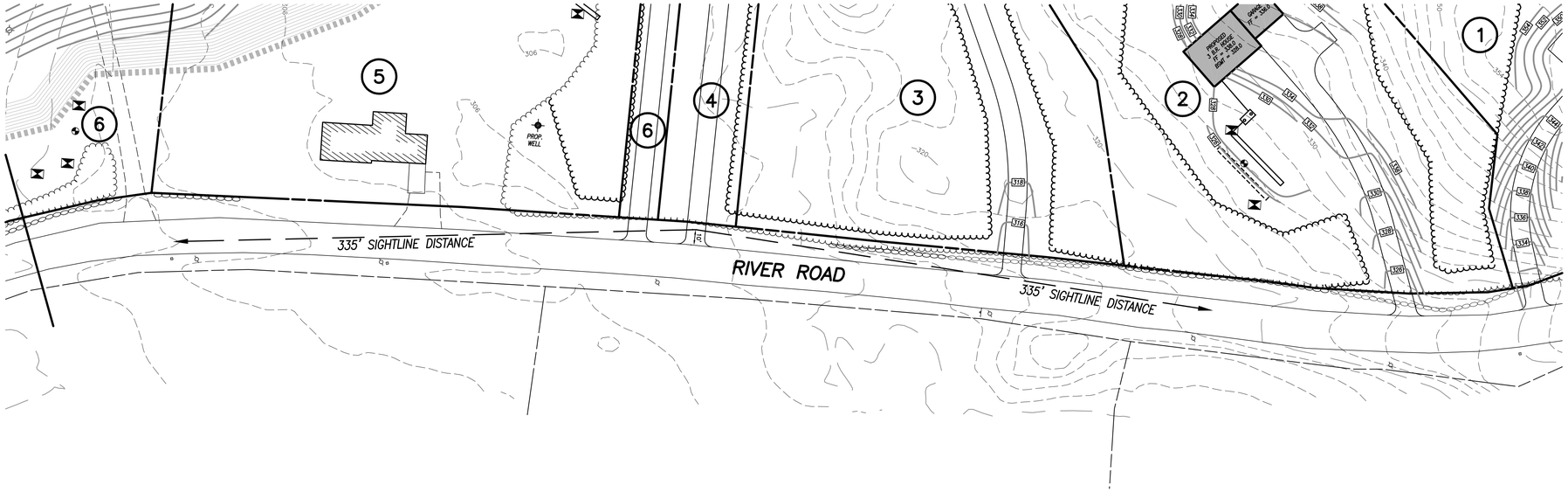
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PLAN VIEW

SCALE: 1" = 40'

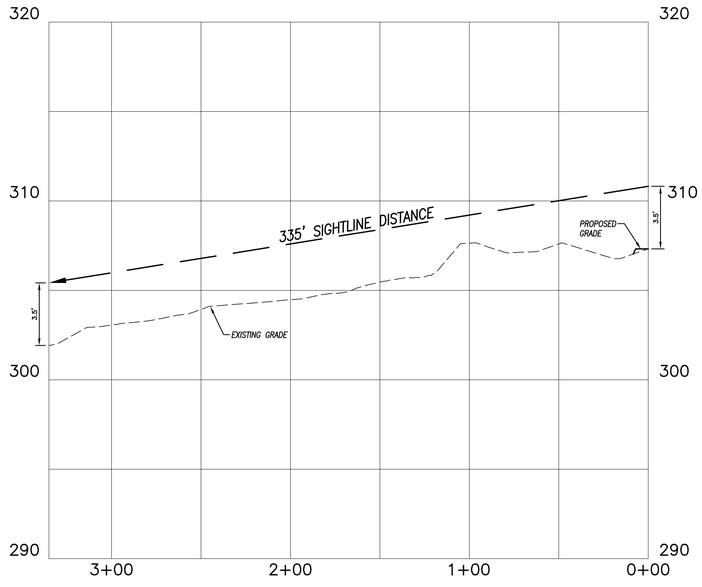
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HORIZONTAL SCALE IN FEET

40 20 0 40

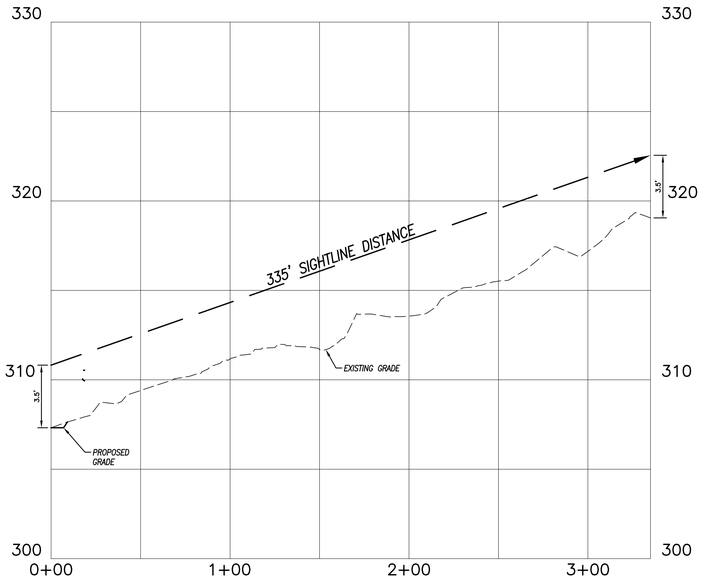
4 2 0 4

VERTICAL SCALE IN FEET



LOT 4 – SOUTHERLY SIGHTLINE PROFILE

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



LOT 4 – NORTHERLY SIGHTLINE PROFILE

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

SIGHTLINE DEMONSTRATION PLAN No. 6
LOT 4
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1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

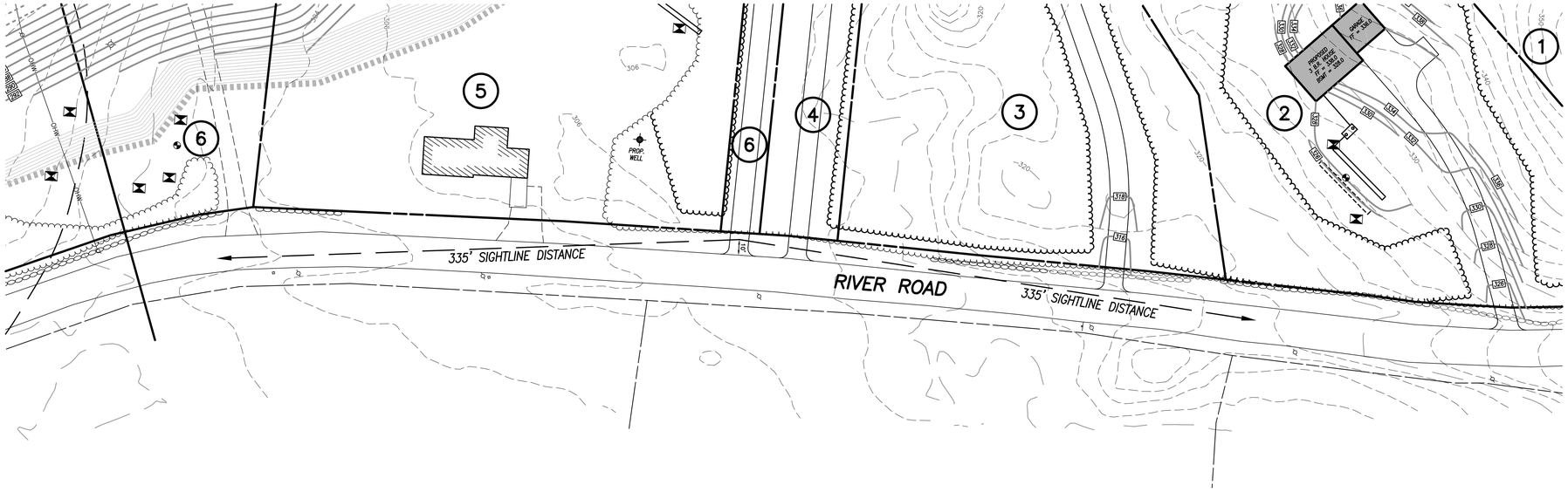
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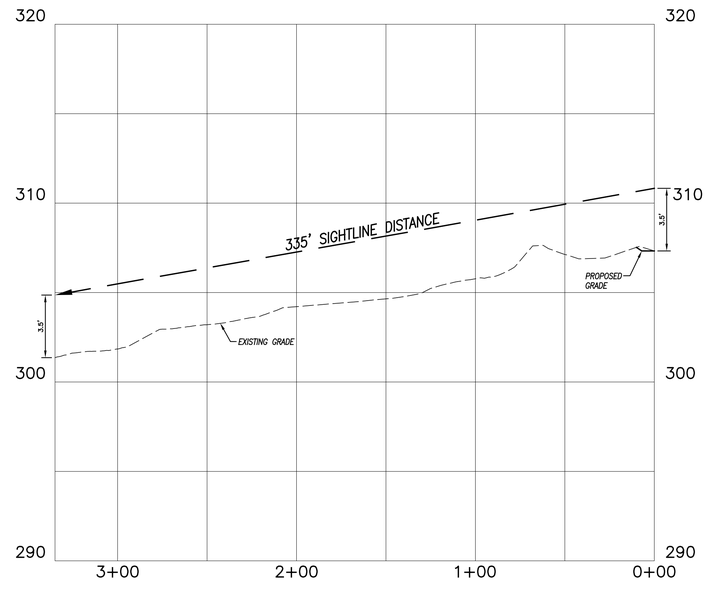
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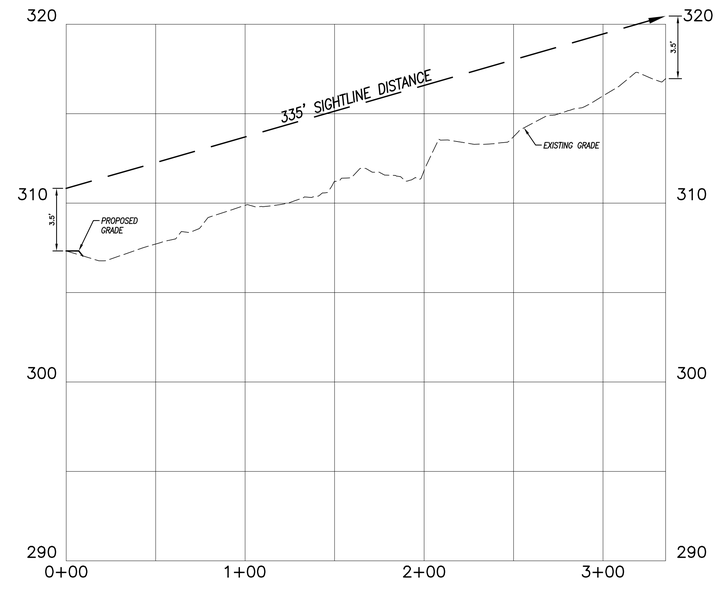
PLAN VIEW

SCALE: 1" = 40'



LOT 6 – SOUTHERLY SIGHTLINE PROFILE

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



LOT 6 – NORTHERLY SIGHTLINE PROFILE

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

N

HORIZONTAL SCALE IN FEET
40 20 0 40
VERTICAL SCALE IN FEET
4 2 0 4

SIGHTLINE DEMONSTRATION PLAN No. 7
LOT 6
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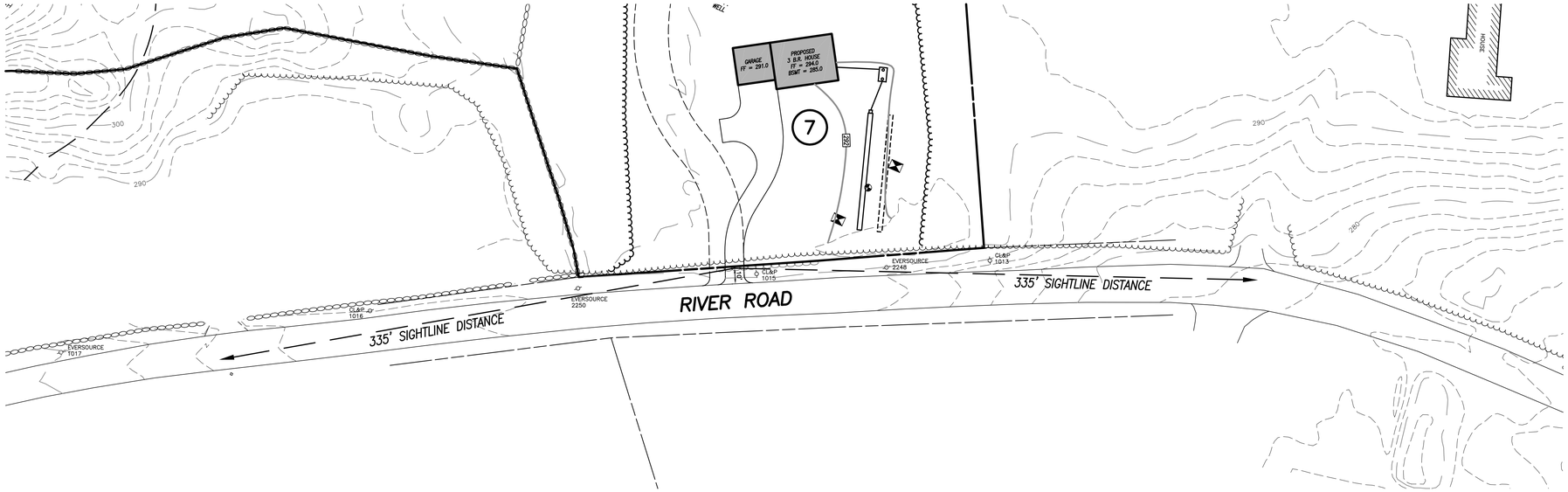
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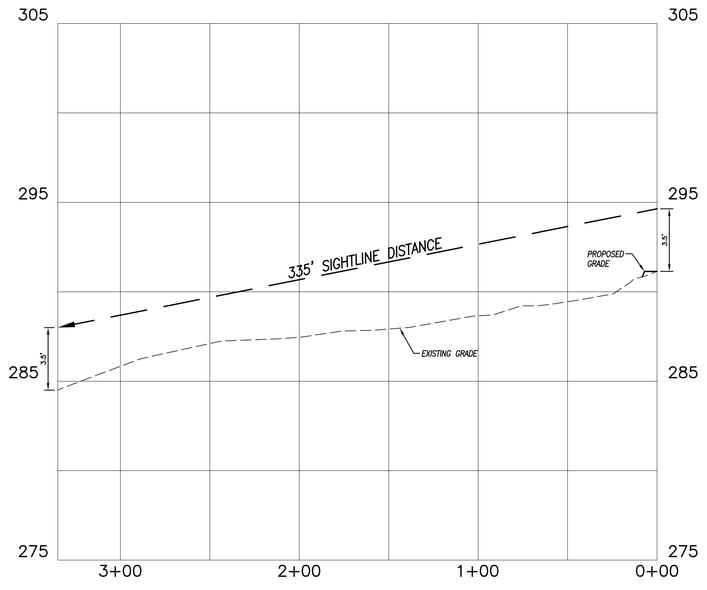
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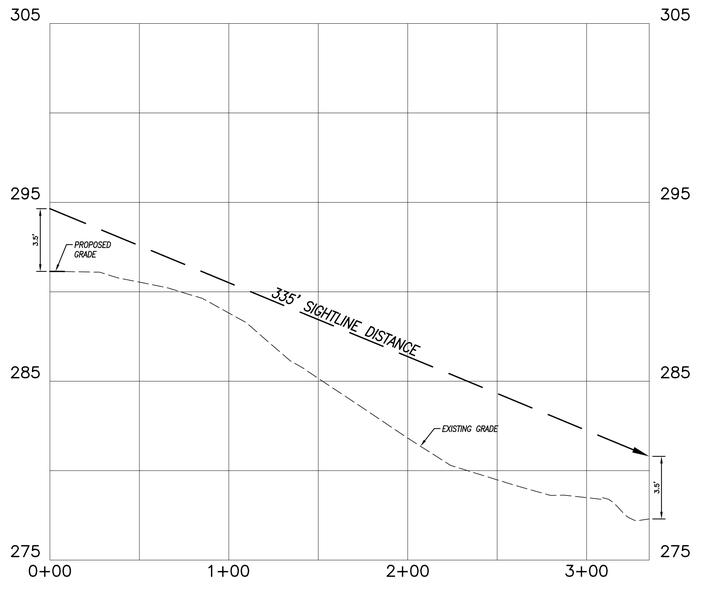
PLAN VIEW

SCALE: 1" = 40'



LOT 7 – SOUTHERLY SIGHTLINE PROFILE

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



LOT 7 – NORTHERLY SIGHTLINE PROFILE

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

SIGHTLINE DEMONSTRATION PLAN No. 8
LOT 7
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1/20/2023	IW COMMENTS FROM CLA
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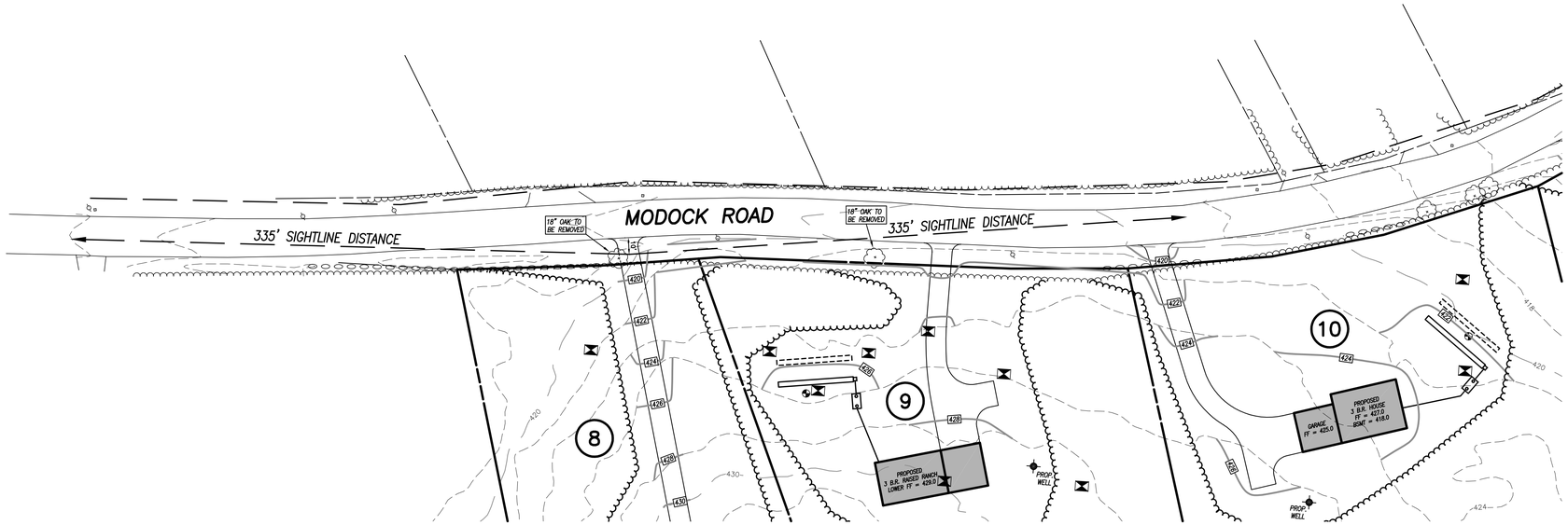
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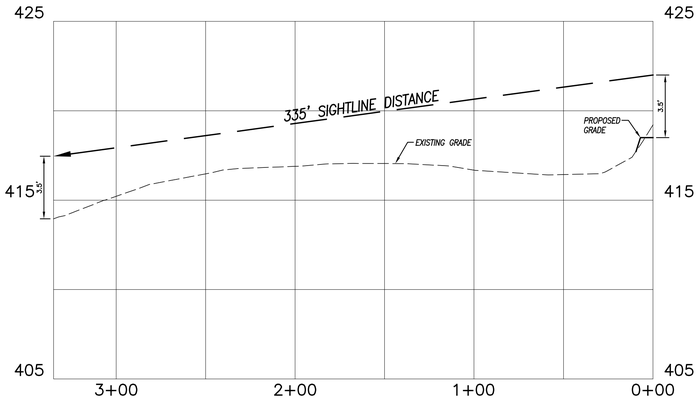
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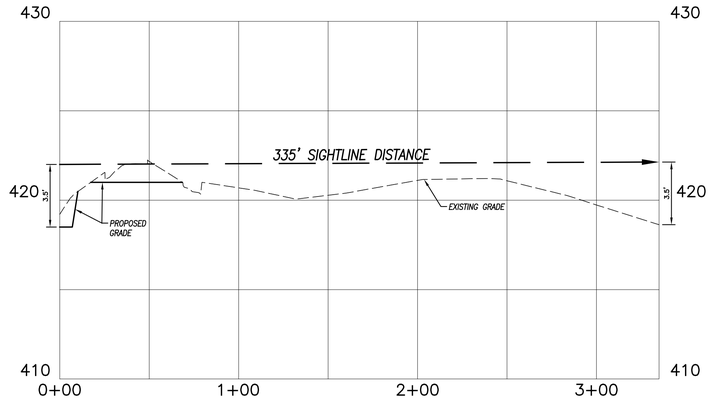
PLAN VIEW

SCALE: 1" = 40'



LOT 8 – SOUTHERLY SIGHTLINE PROFILE

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



LOT 8 – NORTHERLY SIGHTLINE PROFILE

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

N

HORIZONTAL SCALE IN FEET

40 20 0 40

VERTICAL SCALE IN FEET

4 2 0 4

SIGHTLINE DEMONSTRATION PLAN No. 9
LOT 8
PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

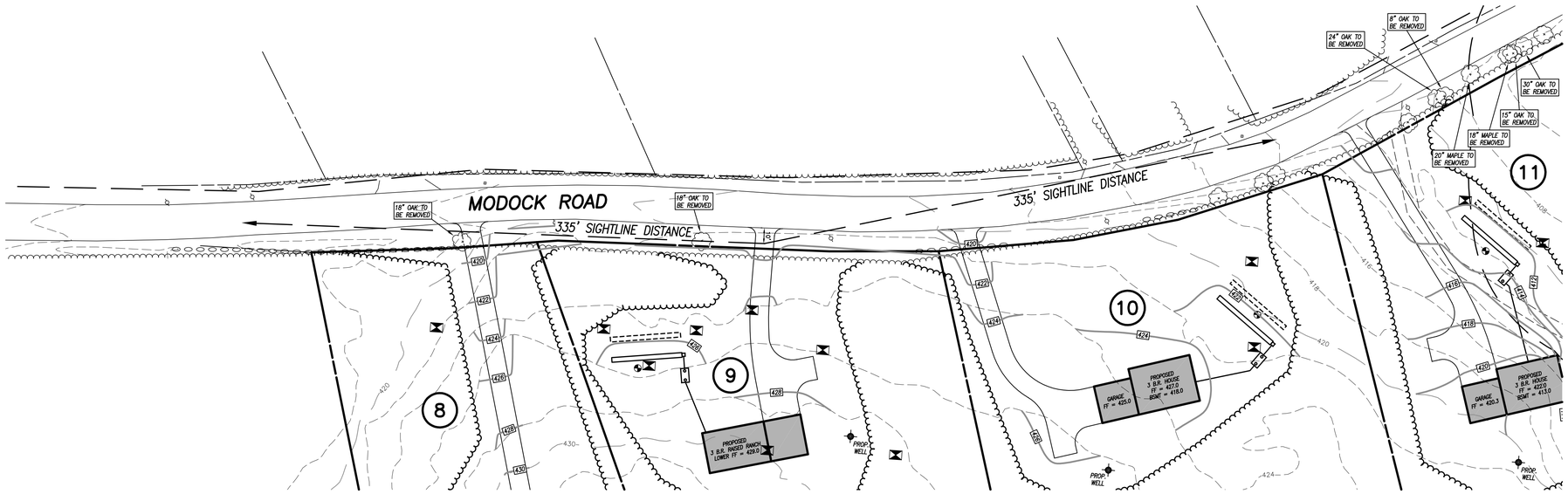
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SHEET: 27 OF 30	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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PLAN VIEW

SCALE: 1" = 40'

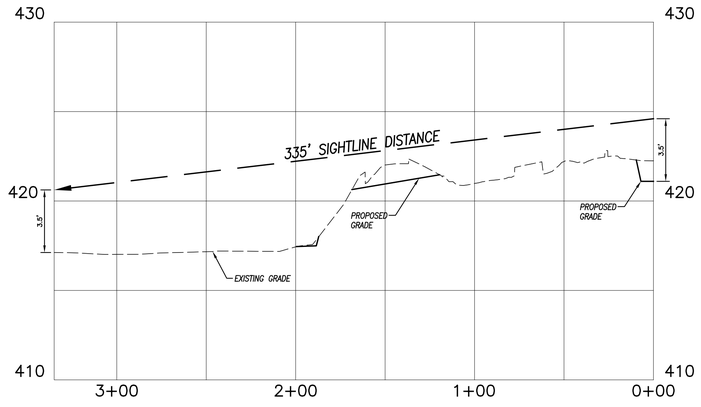
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HORIZONTAL SCALE IN FEET

40 20 0 40

VERTICAL SCALE IN FEET

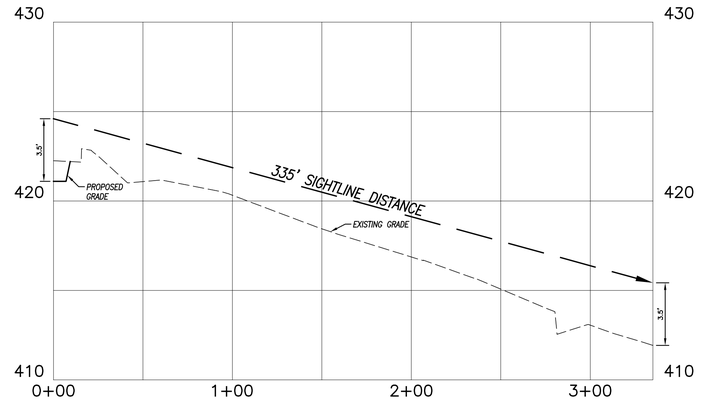
4 2 0 4



LOT 9 – SOUTHERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: 1" = 4'



LOT 9 – NORTHERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: 1" = 4'

SIGHTLINE DEMONSTRATION PLAN No. 10
LOT 9
PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
5/17/2023	TOWN COMMENTS

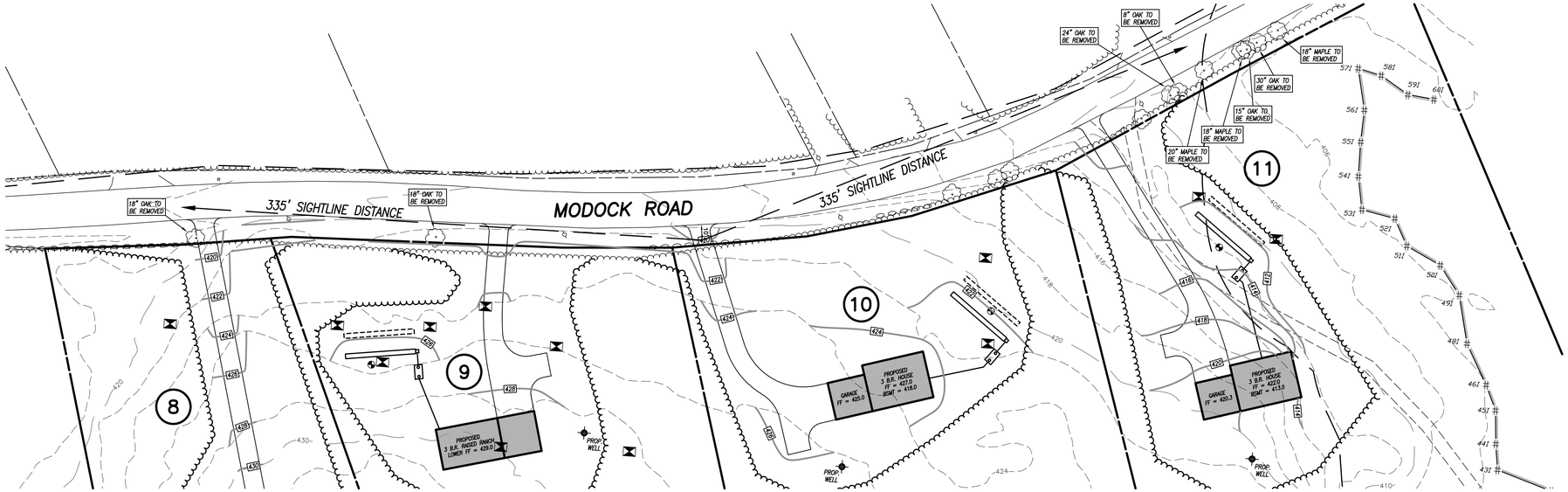
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PLAN VIEW

SCALE: 1" = 40'

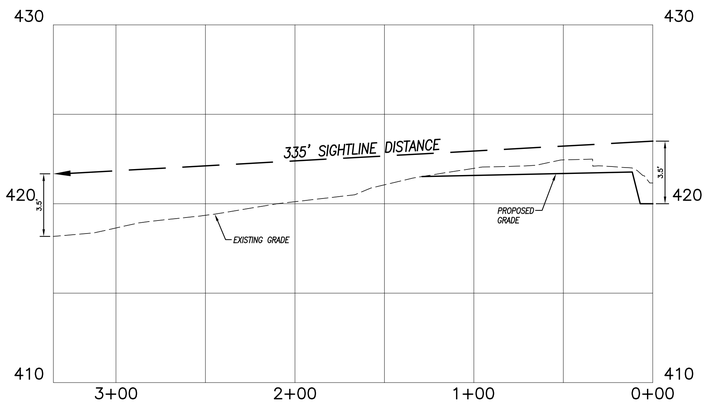
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HORIZONTAL SCALE IN FEET

40 20 0 40

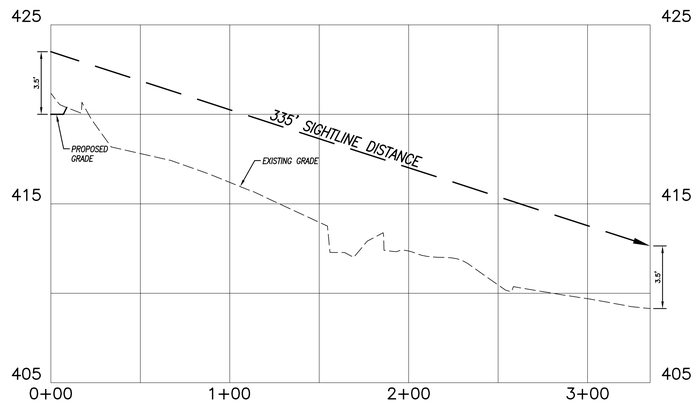
VERTICAL SCALE IN FEET

4 2 0 4



LOT 10 – SOUTHERLY SIGHTLINE PROFILE

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



LOT 10 – NORTHERLY SIGHTLINE PROFILE

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

SIGHTLINE DEMONSTRATION PLAN No. 11
LOT 10
PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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5/17/2023	TOWN COMMENTS

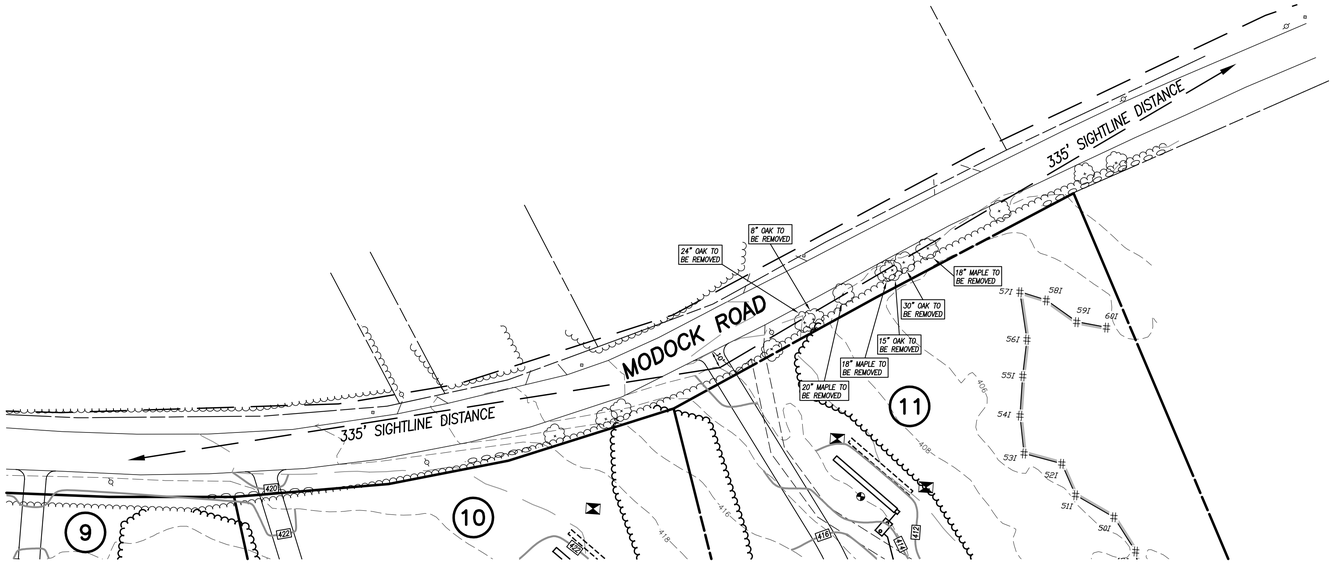
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SCALE: AS SHOWN	DESIGN: DJH
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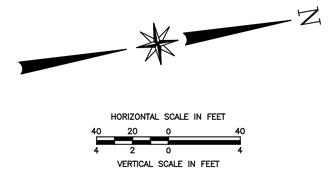
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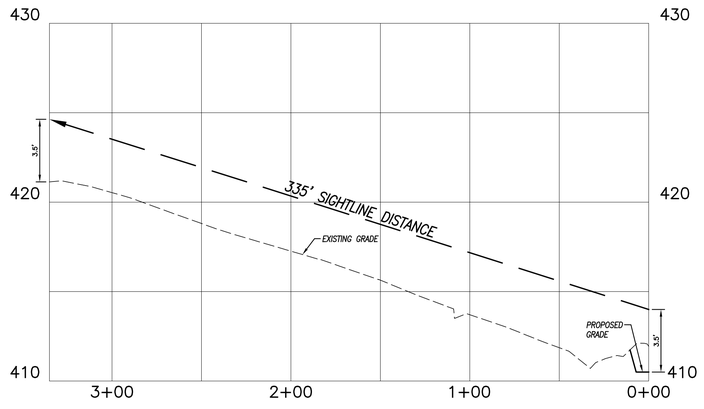
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PLAN VIEW

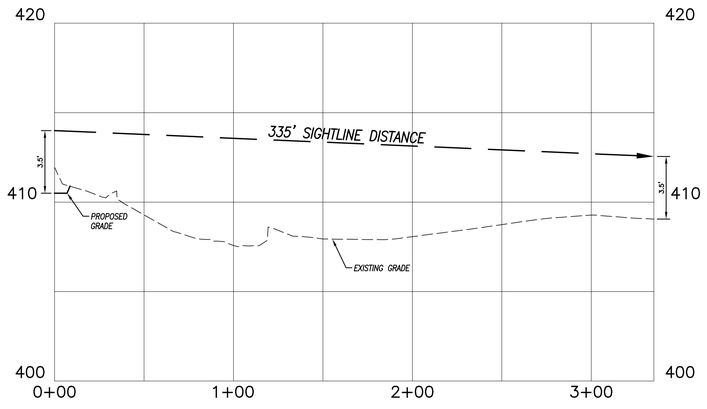
SCALE: 1" = 40'





LOT 11 – SOUTHERLY SIGHTLINE PROFILE

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



LOT 11 – NORTHERLY SIGHTLINE PROFILE

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

SIGHTLINE DEMONSTRATION PLAN No. 12
LOT 11
PREPARED FOR

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

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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DATE	DESCRIPTION
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