



TOWN OF PUTNAM

TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT 062

Inland Wetland Commission Meeting Hybrid Meeting
September 11, 2024 7:00 P.M.
Municipal Complex Room 201 Second Floor

Agenda:

Call to Order & Roll Call:

Seating of alternate:

Review minutes of the August 14, 2024 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

Unfinished Business:

New Business: VOTE REQUIRED

Application # 2024-02 Route 44 Realty, LLC – 157 Providence Pike-Proposed KIA Dealership Building

Application # 2024-03 Craig Gates- 176, 178, & 192 Park Road - Industrial Development

Other Business:

Accepting of new applications for October 9, 2024 meeting.

Agent Updates: POSSIBLE VOTE REQUIRED

Comments by Commissioners

Adjournment.

Topic: Wetlands Zoom Meeting

Time: Sep 11, 2024 7:00 PM Eastern Time

Join Zoom Meeting

<https://us06web.zoom.us/j/84485606496?pwd=Ky662jmJ31MBiB4BCLcfXbZw6EGG61.1>

Meeting ID: 844 8560 6496

Passcode: 7YNY86

By Phone

• +1 929 205 6099 US (New York)

Meeting ID: 844 8560 6496

Passcode: 146086

Find your local number: <https://us06web.zoom.us/u/kbMIJRcWAX>



TOWN OF PUTNAM

TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT 062

Inland Wetland Commission Meeting Hybrid Meeting Minutes

August 14, 2024, 7:00 P.M.

Municipal Complex Room 201 Second Floor

Agenda:

Present: Adam Paquin-Chairman, Walter Irwin, Theodore Altmeier

Absent: Cynthia Dunne, Mike Bogdanski

Regular Meeting:

Review minutes of the July 10, 2024, meeting.

Motion by Theodore Altmeier to accept the minutes, second by Scott Irwin. ALL WERE IN FAVOR.

Correspondence: None

Public Participation: None

Review Violations: Khaphanh & Sukpaseuth Phongsa –
601 & 603 School St, not following approved plan.
607 School St, Site development without approval
potential action.

Bruce Fitzback asked the Commission to place this item under Agent Updates on the agenda.

Motion by Theodore Altmeier to place under agent updates, second by Walter Irwin. ALL WERE IN FAVOR.

New Business:

Application # 2024-01 Alex T. Carpenter and Yoko Takemura-626 Providence Pike-Residential Construction

The plans were reviewed with the Commission. The applicant has received approval from the Northeast District Department of Health.

Motion by Theodore Altmeier to approve, second by Walter Irwin. ALL WERE IN FAVOR.

Other Business:

Accepting of new applications for September 18, 2024, meeting.

Motion by Walte Irwin to correct the September 18, 2024, meeting date to September 11, 2024, second by Theodore Altmeier. ALL WERE IN FAVOR.

Application: Route 44 Realty, LLC 157 Providence Pike – Proposed Kia Dealership Building

Norm Thibeault of Killingly Engineering reviewed the plans with the Commission. Motion by Theodore Altmeier to accept the application for the September 11, 2024, meeting, second by Walter Irwin. ALL WERE FAVOR

Motion by Theodore Altmeier to add Craig Gates application for 176, 178 & 192 Park Road for Industrial development to the agenda, second by Walter Irwin. ALL WERE IN FAVOR.

Norm Thibeault of Killingly Engineering reviewed the plans with the Commission. Motion by Theodore Altmeier to accept the application for the September 11, 2024, meeting, second by Walter Irwin. ALL WERE FAVOR

Agent Updates:

Review Violations: Khaphanh & Sukpaseuth Phongsa
601 & 603 School Street not following approved plan.
607 School Street site development without approval potential action.

Bruce Fitzback reviewed the status of the above relating that it is still in non-compliance. To date Bruce Fitzback had not been in contact with the Town Attorney. He informed the Commission that he is anticipating an application for the 611 School Street site. Bruce Fitzback suggested to the Commission to request a cash bond for the stormwater as no remedies had taken place on the other lots as requested.

Comments by Commissioners: None

Motion by Theodore Altmeier to adjourn at 7:38 P.M., second by Walter Irwin. 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.



INLAND WETLAND COMMISSION

APPENDIX A

APPLICATION FOR PERMIT

This application is for the use of inland wetlands and water courses.

The meetings are held on the second Wednesday of every month at 7:00pm in the Town Hall. If an on-site inspection is canceled due to inclement weather, the applicant is asked to call the office at 963-6803 30 minutes before the scheduled inspection to see if or when the inspection will be held.

Name of Applicant Route 44 Realty, LLC
Applicant's Address Po Box 130 North Windham, CT 06256
Phone # 860-523-7618
Owner of Land Same
Owner's Address _____
Location and description of proposed activity: 157 Providence Pike (Rte. 44) & Liberty Highway
(Rte. 21) - Proposed construction of a Kia dealership

Activity & Purpose Code

Please **CHECK** one in each column that best describes the activity proposed.

Code	Activity Type	Code	Activity Purpose
☒ 1	Filling	☐ A	Residential Improvement by homeowner
☐ 2	Excavation	☐ B	New residential development - single family
☐ 3	Land Clearing	☐ C	New residential development - multi- family/condo
☐ 4	Stream Channel	☒ D	Commercial/Industrial Uses
☐ 5	Stream Stabilization	☐ E	Municipal Improvements
☐ 6	Stream Clearance	☐ F	Utility Company Improvements
☐ 7	Culverting	☐ G	Agriculture, Forestry or Conservation
☐ 8	Und. Grd. Util.	☐ H	Wetland Creation/Restoration
☐ 9	Roadway Construction	☐ I	Storm Water/Flood Control
☐ 10	Drainage Improvements	☐ J	Erosion/Sediment Control
☐ 11	Pond Dredge/Dam Construction	☐ K	Recreation/Boating/Navigation
☐ 12	Activity Buffer/Set Back Area	☐ L	Routine Maintenance
☐ 13	Other: Please describe: _____		

INLAND WETLAND COMMISSION

APPENDIX A *Continued*

Project Name (if applicable)

Putnam KIA

Estimate of Linear Footage affecting Wetlands

± 280' Putnam

Affected number of acres in which Wetlands are part of
the impacted area for Multi-Family, Condos and
Commercial Development

3,000 SF TOTAL AREA OF WETLANDS
EXISTING

TO BE COMPLETED BY THE COMMISSION

Application Number

Date of Receipt

Application Approved (date)

Conditions of approval if applicable

Application Denied (date)

Reason(s) for Denial

Signature of Chairman or Secretary of Commission

Date

INLAND WETLAND COMMISSION

APPENDIX A *Continued*

Application Procedure

1. Applicant will have a map showing the property boundaries, any wetlands on the property, proposed buildings, septic area, drainage if applicable and the dimension between these areas in scale 1" - 200' or less
2. Applicant must provide an approximate estimate of the linear footage of the wetlands that are affected by said proposal. This is for multi-family, condominiums or commercial development. Contact with the Zoning Official may clarify the nature of your project
3. Applicant must provide an approximate estimate of the number of acres that are affected by said proposal dealing with multi-family, condominiums and commercial development in which wetlands are part of that impacted area within the watershed.
4. Applicant will supply a copy of the soil scientist report with the application to the Wetlands Commission to be reviewed at the meeting by the Commission.
5. Applicant will have the soil scientist number the wetland flags and record the numbers of the flags on the site plan according to their location in the field. The location on the site map must match the field location.
6. If the applicant's estimates are not accurate, payment of the correct amount must be made before the Wetlands final approval of the application.
7. And any other information deemed necessary by the Commission.

Fee Schedule

1.	Permitted and non-regulated	\$40.00
2.	One lot regulated	\$40.00
3.	Regulated Area	
	Two (2) - Ten (10) lots	\$100.00
	Ten (10) - Twenty (20) lots	\$200.00
	Over Twenty (20+) lots	\$300.00
4.	Multi-Family/Condominium Regulated area	
	Zero (0) to Five (5) Acres	\$50.00
	Per linear foot of wetlands additional	\$0.35
	Over Five (5) acres	\$100.00
	Per linear foot of wetlands additional	\$0.35
5.	Commercial	
	Zero (0) to Five (5) Acres	\$100.00
	Per linear foot of wetlands additional	\$0.50
	Over Five (5) acres	\$300.00
	Per linear foot of wetlands additional	\$0.50

All applications must be submitted one week prior to the regularly scheduled monthly meeting.

LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET as of 8/2/2024 GIS

Route 44 Realty, LLC

Putnam Chrysler Dodge Jeep Kia, Inc.

157 Providence Pike (Rte. 44) & Liberty Highway (Rte. 21)

Putnam, CT

Job No. 13006

MAP/LOT	NAME
27/29	BELLAVANCE & GATES LLC 143 BOSTON POST ROAD NORTH WINDHAM CT, 06256
27/41	AUTHIER ROBIN ROSS 6061 SHIRLEY ROAD FORT LAWN SC, 29714
27/19	ALICE SMITH 169 PROVIDENCE PIKE PUTNAM CT, 06260
27/09	ME & JE LLC 156 PROVIDENCE PIKE PUTNAM CT, 06260
27/13	CNG HOLDINGS, LLC 241 MASON HILL ROAD DAYVILLE CT, 06241
27/08	LITHUANIAN CATHOLIC ACADEMY OF SCIENCE, INC 37 MARY CREST DRIVE PUTNAM CT, 06260
27/21	INTERNATIONAL IMMOBILIARE, LLC 23 LIVERY STREET PUTNAM CT, 06260



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Putnam
does this project cross municipal boundaries (check one)? yes ☐ no ☐
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Thompson or number: 29
subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Route 44 Realty, LLC
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 157 Providence Pike (Rte. 44) & Liberty Highway (Rte. 20)
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Proposed construction of a Kia dealership
9. ACTIVITY PURPOSE CODE (see instructions - one code only): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1 2 12 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0.01 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.71 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.037 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
426 SHETUCKET TURNPIKE, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

7/11/24

KILLINGLY ENGINEERING ASSOCIATES
P.O. Box 421
DAYVILLE, CT. 06241

RE: WETLAND DELINEATION, 571 LIBERTY HIGHWAY, PUTNAM, CT.

DEAR MR. GLAUDE,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSE ON THE SUBJECT PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTIONS 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS THAT WERE FOUND.

FLAG NUMBERS WF-1 THROUGH WF-28 AND WF-1A THROUGH WF-16A DELINEATE THE BOUNDARY OF A PALUSTRINE FORESTED WETLAND, POND AND ADJACENT INLAND WETLAND SOILS.

THESE WETLAND SOILS HAVE FORMED FROM THE PROLONGED WETNESS FROM THE SEASONALLY HIGH-WATER TABLES.

THESE SOILS ARE CHARACTERIZED BY THICK ORGANIC "A" HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS FOUND WITHIN 20 INCHES OF THE SOIL SURFACE.

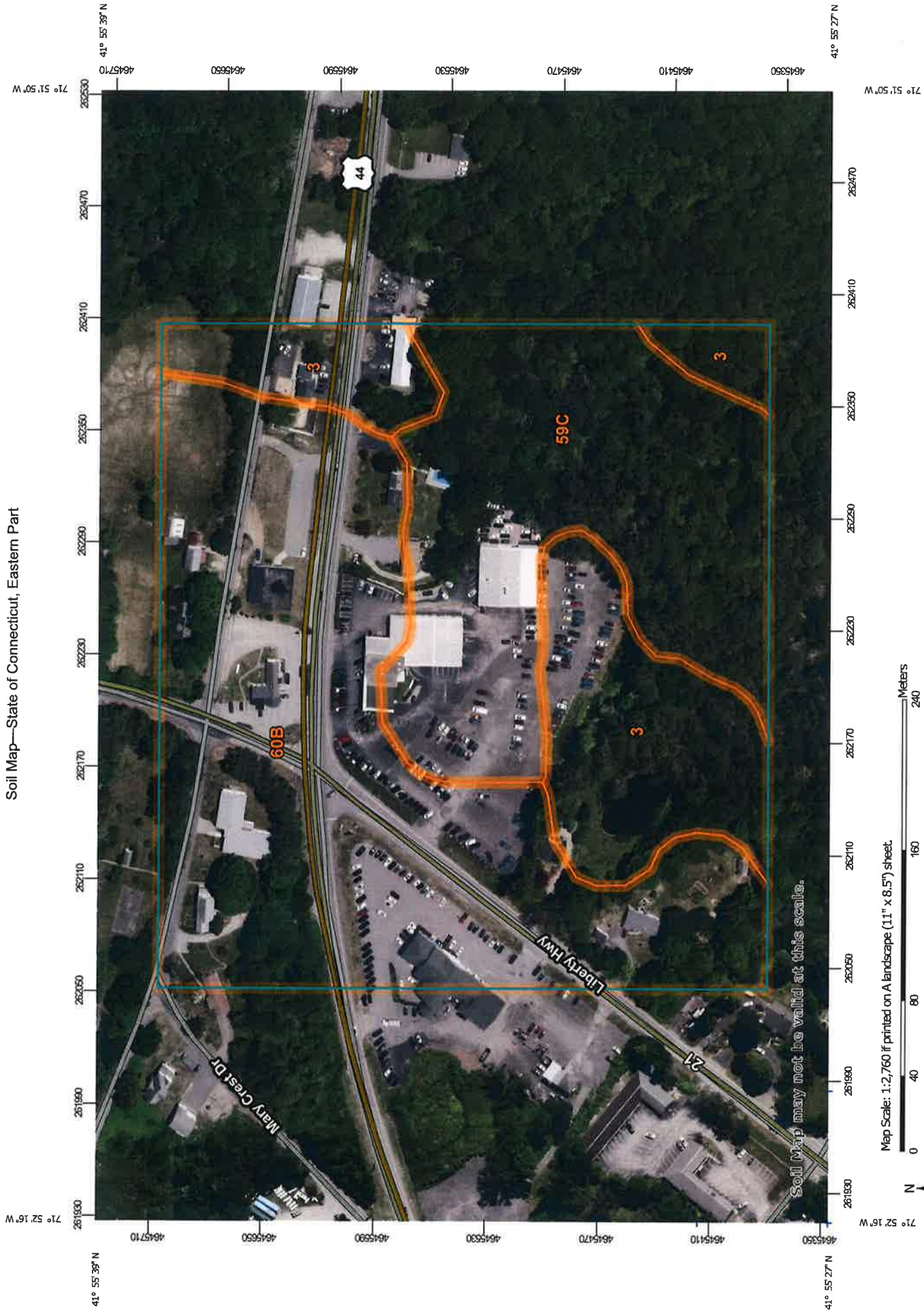
IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.

Soil Map—State of Connecticut, Eastern Part



MAP LEGEND

Area of Interest (AOI)	Soils	Special Point Features	Water Features	Transportation	Background
Area of Interest (AOI)	Soil Map Unit Polygons	Blowout	Streams and Canals	Rails	Aerial Photography
	Soil Map Unit Lines	Borrow Pit		Interstate Highways	
	Soil Map Unit Points	Clay Spot		US Routes	
		Closed Depression		Major Roads	
		Gravel Pit		Local Roads	
		Gravelly Spot			
		Landfill			
		Lava Flow			
		Marsh or swamp			
		Mine or Quarry			
		Miscellaneous Water			
		Perennial Water			
		Rock Outcrop			
		Saline Spot			
		Sandy Spot			
		Severely Eroded Spot			
		Sinkhole			
		Slide or Slip			
		Sodic Spot			

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	5.7	19.9%
59C	Gloucester gravelly sandy loam, 3 to 15 percent slopes, extremely stony	8.8	30.5%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	14.3	49.6%
Totals for Area of Interest		28.8	100.0%



Putnam, CT

1 inch = 141 Feet



www.cai-tech.com

August 2, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Water Quantity Volume Calculation

GATES KIA - PUTNAM

± 2.1 ACRES DRAINS TO THE WATER QUANTITY BASIN

SURFACE IS PREDOMINANTLY PAVEMENT MILLINGS

⇒ ASSUME IMPERVIOUS

$$WQV = (1'')(R)(A) / 12$$

R = VOLUMETRIC RUNOFF COEFFICIENT

$$= 0.05 + 0.009(I)$$

I = % IMPERVIOUS

$$= 0.05 + 0.009(100)$$

$$= 0.95$$

$$WQV = 1''(9)(2.1) / 12$$

$$= 0.1575 \text{ AC-FT}$$

$$= 6,966 \text{ CF.}$$





Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

August 2, 2024

Proposed Kia Dealership

Route 44 Realty, LLC
Putnam Chrysler Dodge Jeep Kia, Inc.
157 Providence Pike (Rte. 44) & Liberty Highway (Rte. 21)
Putnam, CT

APPLICATION PACKAGE CONTENTS – Inland Wetlands

1. Application fee:

\$100.00 (Commercial)

\$ 60.00 (State Fee)

\$160.00 Total Fee

2. 3 - full sized sets of plans & 3 reduced sets dated: June 27, 2024
3. Inland Wetlands Application for permit
4. List of adjacent land owners including across the street
5. DEEP Reporting Form
6. Soil Scientist Delineation Report
7. Web Soil Survey Map
8. Water Quality Volume Calculation

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



KILLINGLY ENGINEERING ASSOCIATES, LLC
P.O. BOX 421
KILLINGLY, CT 06241
860-779-7299

CHARTER OAK FCU
589 HARTFORD PIKE
KILLINGLY, CT 06241
51-7699/2111

11943

8/2/2024

PAY TO THE
ORDER OF

Town of Putnam

\$ **160.00

One Hundred Sixty and 00/100***** DOLLARS

Town of Putnam

Putnam Kia - IW application

[Signature]



KILLINGLY ENGINEERING ASSOCIATES, LLC

Town of Putnam

11943

8/2/2024

160.00

Charter Oak - Checkin Putnam Kia - IW application

160.00

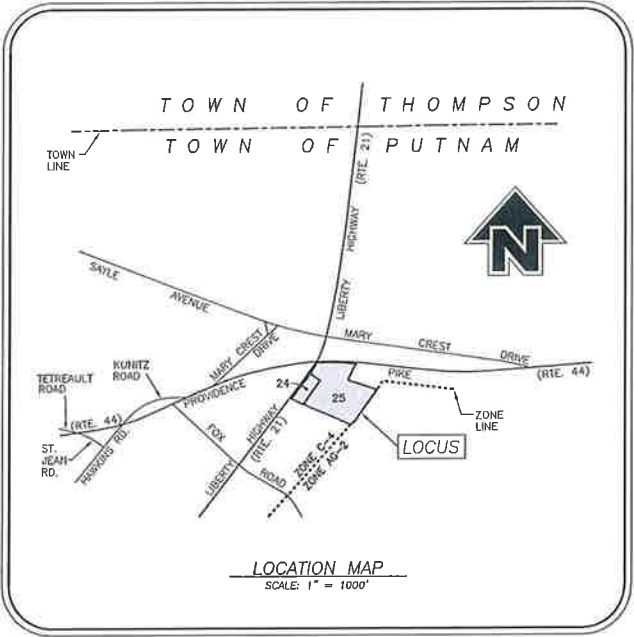
PROPOSED KIA DEALERSHIP

157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)
PUTNAM, CONNECTICUT

PREPARED FOR:
PUTNAM CHRYSLER DODGE JEEP KIA, INC.

LEGEND	
○	IRON PIN FOUND
⊙ OH	DRILL HOLE FOUND
□ CHD	CHD MONUMENT FOUND
□ CHD PNT	CHD MONUMENT POINT
■ MB	MAILBOX
■ H.H.	HAND HOLE
⊙	LIGHT POLE
⊙	UTILITY POLE
□ CB	CATCH BASIN
○ SMH	SANITARY SEWER MANHOLE
—	BUILDING SETBACK LINE
—	RETAINING WALL
—	EXISTING SANITARY SEWER
—	WATER LINE
—	2" SANITARY FORCE MAIN
—	UNDERGROUND ELECTRIC
—	EXISTING CONTOURS
—	PROPOSED CONTOURS
—	INLAND WETLANDS FLAG
—	STONE WALL
—	SILT FENCE

**BEFORE YOU DIG
CALL BEFORE YOU DIG**
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 8
PARCEL CONSOLIDATION PLAN	2 OF 8
DEMOLITION PLAN — PHASE 1	3 OF 8
DEMOLITION PLAN — PHASE 2	4 OF 8
SITE PLAN	5 OF 8
LAYOUT & LANDSCAPING PLAN	6 OF 8
DETAIL SHEET — No.1	7 OF 8
DETAIL SHEET — No.2	8 OF 8

CONSTRUCTION NOTES

- All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 817", and supplements thereto.
- In the event that ground water or evidence thereof is encountered, sufficient dewatering equipment, shall be installed and maintained to accommodate same.
- All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
- All reinforced concrete storm drainage pipes shall have gasketed rubber joints.
- All disturbed areas not scheduled for pavement, walks, etc. shall be permanently established as turf.
- The location of existing utilities is shown for informational purposes only. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

June 2024

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER

DATE

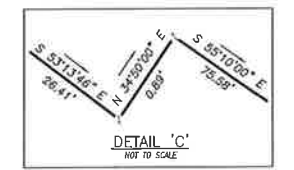
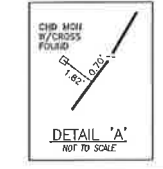
APPROVED BY THE TOWN OF PUTNAM INLAND
WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY

DATE



LINE DATA			
L1	S 53°13'46" E	26.41'	
L2	N 34°50'00" E	0.89'	
L3	S 25°26'46" W	36.13'	
L4	S 06°52'04" W	8.77'	
L5	N 36°55'56" E	22.81'	
L6	S 84°16'21" E	8.07'	



- NOTES:
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1995;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Survey Type: Property Survey.
 - Boundary Determination Category: Resurvey.
 - Zone = HC.
 - Owners of record:
 - Lot 25 : Route 44 Realty, LLC
157 Providence Pike, Putnam, CT 06260
Vol. 436, Pg. 3
 - Lot 24 : Route 44 Realty, LLC
P.O. Box 130, North Windham, CT 06256
Vol. 818, Pg. 27
 - Parcel lies within Flood Hazard Zone "X" (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0161F Effective Date: 9/7/2023.
 - Wetlands shown were delineated in the field by Joseph Theroux Certified Soil Scientist, on 7/11/2024.

- MAP REFERENCES:
- "Connecticut State Highway Department - Right of Way Map - Town of Putnam - Putnam-Providence Road from Mechanic St. Easterly to Putnam Heights Road - Route No. 101. - Scale: 1" = 40' - Date: Feb. 28, 1935 - Sheet 4 of 4."
 - "Boundary Line Adjustment Map - Prepared for - Robert Gomes & Craig M. Gates - Connecticut Route 21 & Route 44 - Putnam, Connecticut - Scale: 1" = 40' - Date: 04/99 - Sheet 1 of 1 Prepared by: Messier & Associates, Inc." On file as Map #1214 in the Putnam Land Records.

DATE	DESCRIPTION

PROPERTY SURVEY
SHOWING PARCEL CONSOLIDATION
PREPARED FOR
**PUTNAM CHRYSLER DODGE
JEEP KIA, INC.**
157 PROVIDENCE PIKE (RTE 44) & LIBERTY HIGHWAY (RTE. 21)
PUTNAM, CONNECTICUT

Killingly Engineering Associates Civil Engineering & Surveying 314 Westcott Road P.O. Box 421 Killingly, Connecticut 06241 (860) 725-7229 www.killinglyengineering.com	
DATE: 6/27/2024	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: NET
SHEET: 2 OF 8	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 13006

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

Greg A. Claude
GREG A. CLAUDE, L.S. LIC. NO. 70191 DATE: 6/27/2024

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



**PROPOSED CONSOLIDATED
LOT AREA = 4.992 ACRES**
INCLUDES LOTS 24 & 25

LEGEND

- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CHD CHD MONUMENT FOUND
- PNT CHD MONUMENT POINT
- MB MAILBOX
- H.H. HAND HOLE
- ★ LIGHT POLE
- UTILITY POLE
- CB CATCH BASIN
- SMH SANITARY SEWER MANHOLE
- RETAINING WALL
- EXISTING SANITARY SEWER
- WATER LINE
- 2" SANITARY FORCE MAIN
- UNDERGROUND ELECTRIC
- INLAND WETLANDS FLAG
- STONE WALL
- SILT FENCE

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

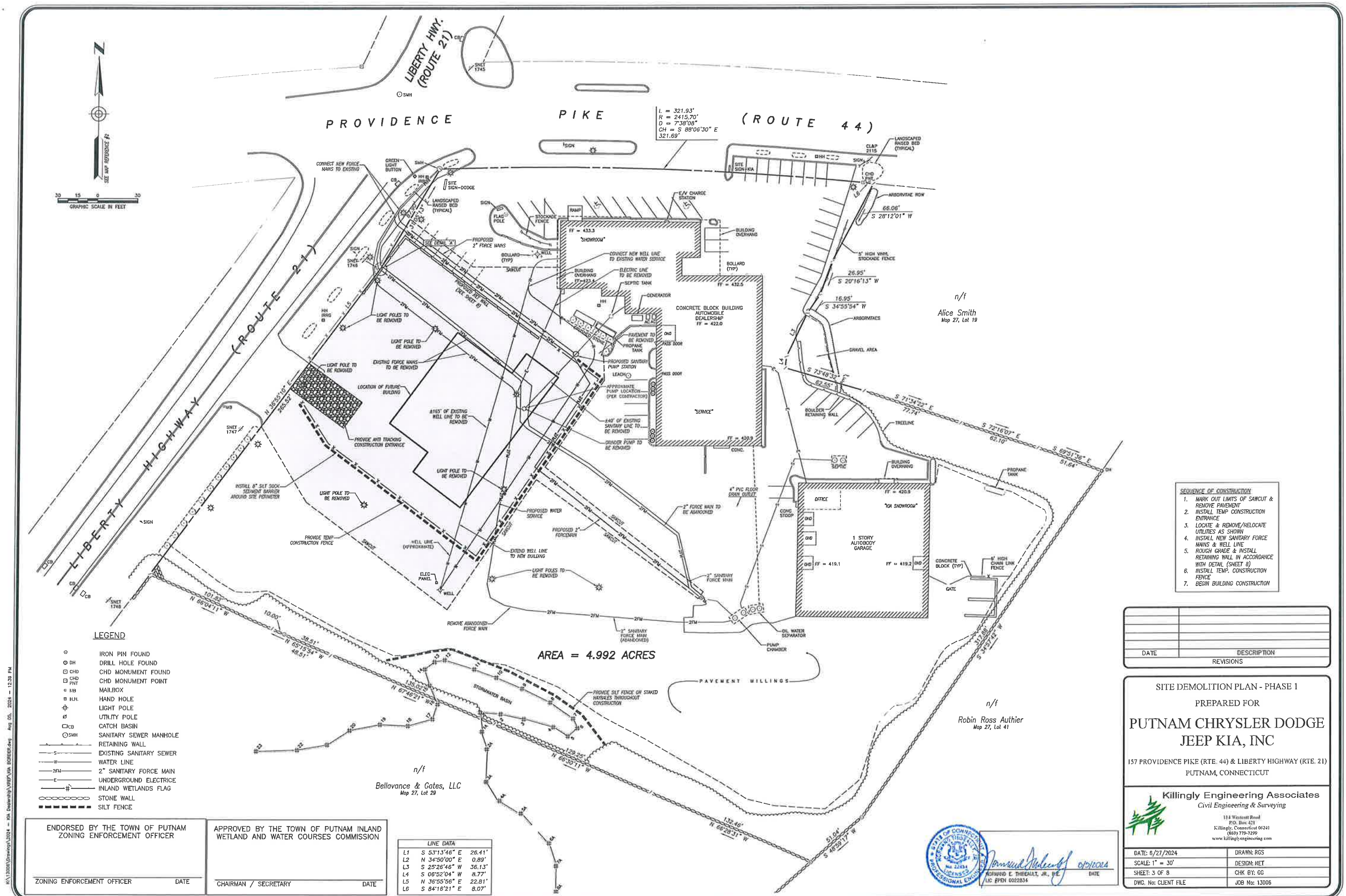
ZONING ENFORCEMENT OFFICER DATE

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

CHAIRMAN / SECRETARY DATE

Bellavance & Gates, LLC
Map 27, Lot 29

Robin Ross Authier
Map 27, Lot 41





PROVIDENCE

PIKE

(ROUTE 44)

LIBERTY HWY.
(ROUTE 21)

L = 321.93'
R = 2415.70'
D = 7°38'08"
CH = S 88°06'30" E
321.69'

n/f
Alice Smith
Map 27, Lot 19

n/f
Robin Ross Authier
Map 27, Lot 41

AREA = 4.992 ACRES

LEGEND

- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CHD CHD MONUMENT FOUND
- CHD CHD MONUMENT POINT
- MB MAILBOX
- H.H. HAND HOLE
- LIGHT POLE
- UTILITY POLE
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- STONE WALL
- SILT FENCE

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

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

ZONING ENFORCEMENT OFFICER

DATE

CHAIRMAN / SECRETARY

DATE

LINE DATA

- L1 S 53°13'46" E 26.41'
- L2 N 34°50'00" E 0.89'
- L3 S 25°26'46" W 36.13'
- L4 S 06°52'04" W 8.77'
- L5 N 36°55'56" E 22.81'
- L6 S 84°16'21" E 8.07'

SEQUENCE OF CONSTRUCTION

1. SAWCUT PAVEMENT
2. COMPLETE GRADING AS SHOWN ON SHEET 5 OF PLANS
3. INSTALL TEMP CONSTRUCTION FENCING
4. PAVE PORTIONS OF FINAL GRADED AREA
5. ENLARGE STORMWATER BASIN IN ACCORDANCE WITH GRADING SHOWN ON SHEET 5
6. BEGIN CONSTRUCTION OF NEW SERVICE BUILDING

DATE	DESCRIPTION

SITE DEMOLITION PLAN - PHASE 2

PREPARED FOR

PUTNAM CHRYSLER DODGE
JEEP KIA, INC

157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying



114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 6/27/2024	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: NET
SHEET: 4 OF 8	CHK BY: CC
DWG. No: CLIENT FILE	JOB No: 13006



Armando E. Thibault, Jr., P.E.
LIC #P201 0022834



PROVIDENCE PIKE (ROUTE 44)

L = 321.93'
R = 2415.70'
D = 738.08'
CH = S 88°06'30" E
321.69'

TABLE OF ZONING REQUIREMENTS		
ZONE = HIGHWAY COMMERCIAL		
	REQUIRED	PROVIDED
Lot Area	1 Acre	4.992 Acres
Front Yard Setback	75'	78.1'
Side Yard Setback	50'	40.5'
Rear Yard Setback	40'	140.6'
Building Height	35' Max.	<35'
Lot Coverage	40% Max.	17.1%

*Existing non-conformity
*Dimensional setbacks per section 210.F of the zoning regulations

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - Boundary Determination Category: Dependent Resurvey.
- Zone = HC.
- Owners of record:
 - Lot 25 : Route 44 Realty, LLC
157 Providence Pike, Putnam, CT 06260
Vol. 436, Pg. 3
 - Lot 24 : Route 44 Realty, LLC
P.O. Box 130, North Windham, CT 06256
Vol. 818, Pg. 27
- Parcel lies within Flood Hazard Zone "X" (areas of minimal flooding) as shown on FIRM Map # 03015C Panel 0151F Effective Date: 9/7/2023.
- Elevations shown are based on map reference #2. Contours taken from actual field survey. Contour interval = 1'.
- Wetlands shown were delineated in the field by Joseph Theroux Certified Soil Scientist, on 7/11/2024.
- Before any construction is to commence, contractor shall contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

MAP REFERENCES:

- "Connecticut State Highway Department - Right of Way Map - Town of Putnam - Putnam-Providence Road from Mechanic St. Easterly to Putnam Heights Road - Route No. 101. - Scale: 1" = 40' - Date: Feb. 28, 1935 - Sheet 4 of 4.
- "Boundary Line Adjustment Map - Prepared for - Robert Gomes & Craig M. Gates - Connecticut Route 21 & Route 44 - Putnam, Connecticut - Scale: 1" = 40' - Date: 04/99 - Sheet 1 of 1 Prepared by: Messier & Associates, Inc." On file as Map #1214 in the Putnam Land Records.

DATE	DESCRIPTION
	REVISIONS

SITE PLAN
PREPARED FOR
**PUTNAM CHRYSLER DODGE
JEEP KIA, INC**
157 PROVIDENCE PIKE (RTE 44) & LIBERTY HIGHWAY (RTE 21)
PUTNAM, CONNECTICUT

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SHEET: 5 OF 8	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 13006

- LEGEND**
- F.F. FINISHED FLOOR
O IRON PIN FOUND
DH DRILL HOLE FOUND
CHD CHD MONUMENT FOUND
PNT CHD MONUMENT POINT
MB MAILBOX
H.H. HAND HOLE
LP LIGHT POLE
UP UTILITY POLE
CB CATCH BASIN
SMH SANITARY SEWER MANHOLE
RW RETAINING WALL
ESW EXISTING SANITARY SEWER
WL WATER LINE
2FM 2" SANITARY FORCE MAIN
E UNDERGROUND ELECTRIC
100 EXISTING CONTOURS
100 PROPOSED CONTOURS
H INLAND WETLANDS FLAG
SW STONE WALL
SILT FENCE

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

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

ZONING ENFORCEMENT OFFICER DATE

CHAIRMAN / SECRETARY DATE

LINE DATA	
L1	S 53°13'46" E 26.41'
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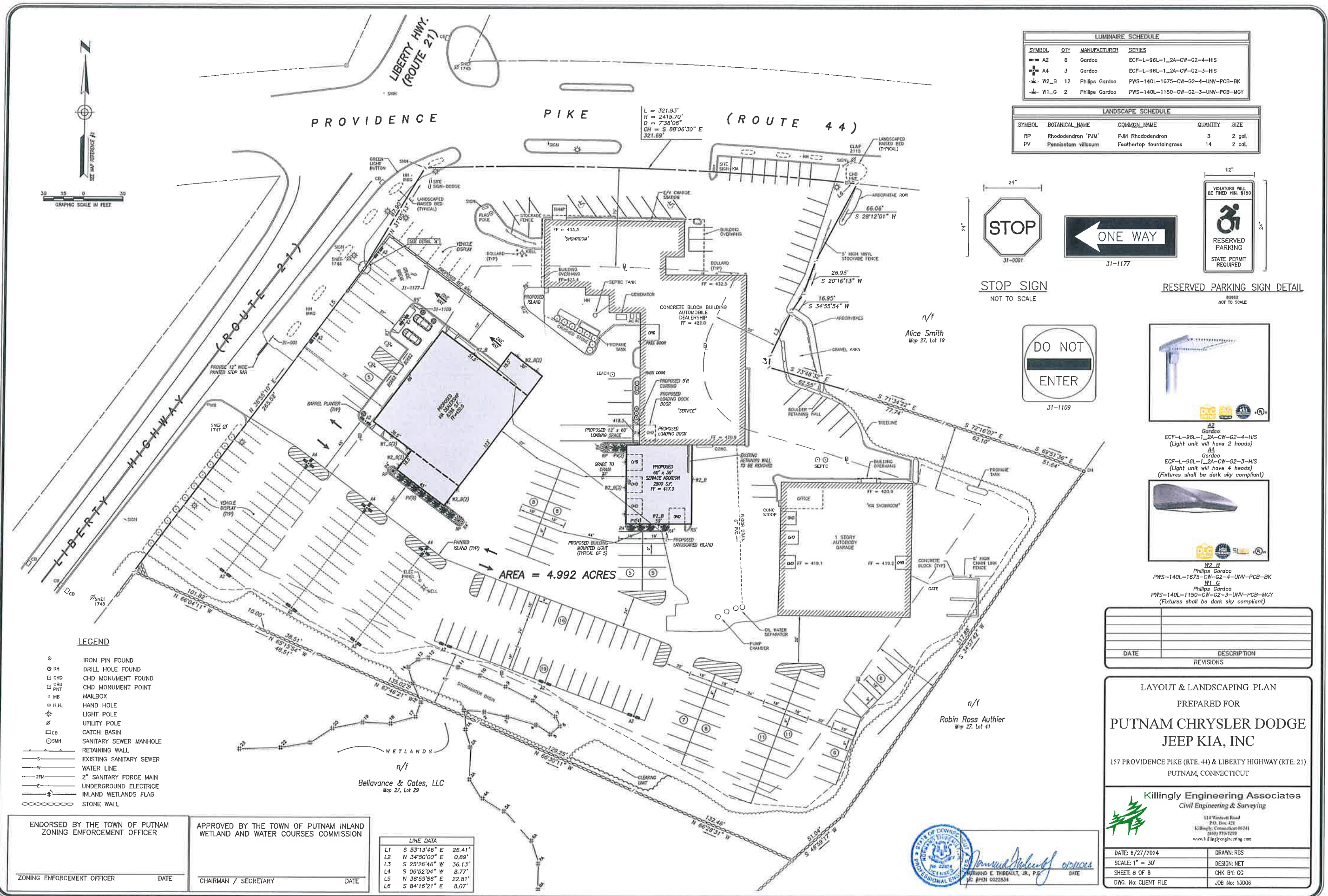


Norman E. Thibault, Jr.
NORMAN E. THIBAUT, JR., P.E.
LIC #PEN 0022834

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

Greg A. Glaude
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 8/5/2024

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



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.

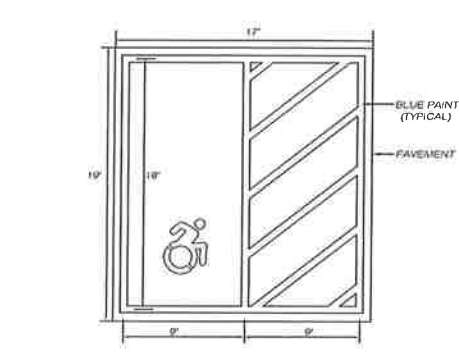
- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce 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.

PERMANENT VEGETATIVE COVER:

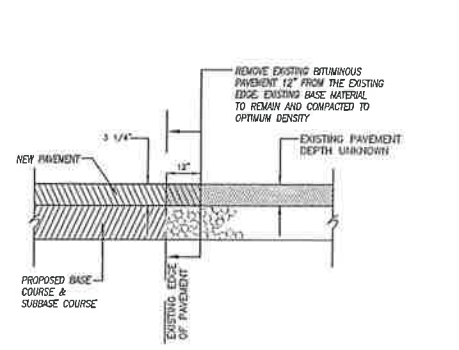
Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

- Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
- Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
- Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
- Inspect seedbed before seeding. If traffic has compacted the soil, refill compacted areas.
- Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
- 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.

BITUMINOUS CONCRETE LIP CURBING DETAIL

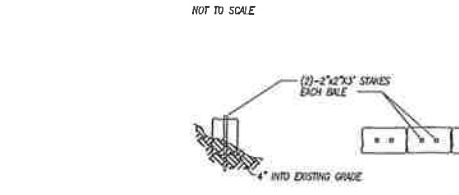


ACCESSIBLE PARKING SPACE



- SAW CUT PAVEMENT WITH POWER DRIVEN SAW 12" FROM THE EXISTING EDGE. SAW CUT TO BE PERPENDICULAR TO THE EXISTING SURFACE.
- REMOVE ENTIRE WIDTH OF PAVEMENT.
- CLEAN JOINT WITH COMPRESSED AIR HAVING A MINIMUM RATED CAPACITY OF 90 PSI.
- APPLY TACK COAT TO THE SAW CUT EDGE AND MATCH THIS EDGE WITH THE PROPOSED EDGE.

TYPICAL CROSS SECTION FOR MATCHING EXISTING AND PROPOSED PAVEMENT



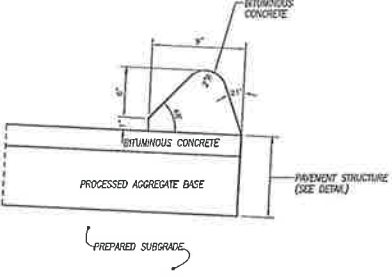
HAYBALE BARRIER

ENDORSED BY THE TOWN OF PUTNAM ZONING ENFORCEMENT OFFICER

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

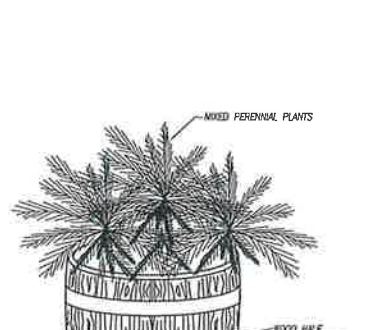
ZONING ENFORCEMENT OFFICER DATE

CHAIRMAN / SECRETARY DATE

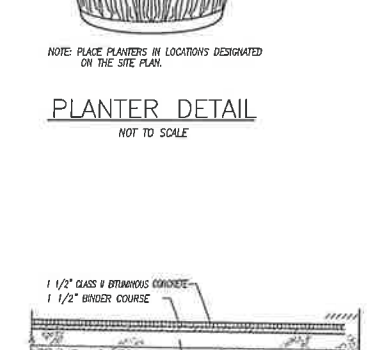


BITUMINOUS CONCRETE LIP CURBING DETAIL

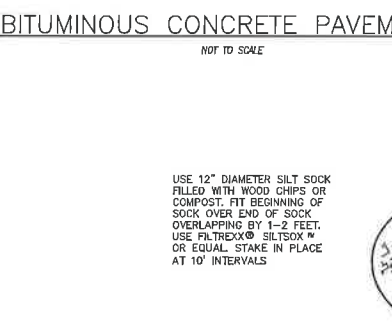
CONCRETE CURB DETAIL



PLANTER DETAIL



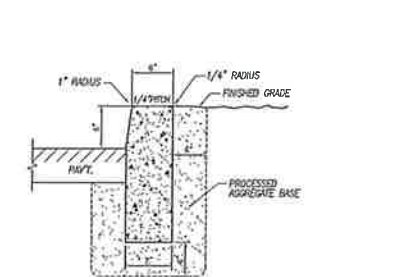
BITUMINOUS CONCRETE PAVEMENT



STOP SIGN

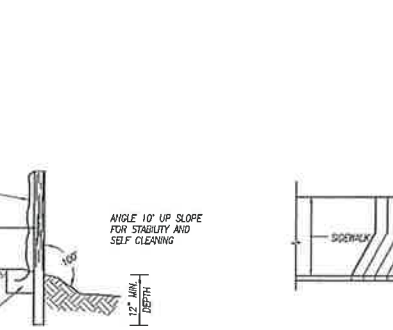
STOP SIGN

31-0001

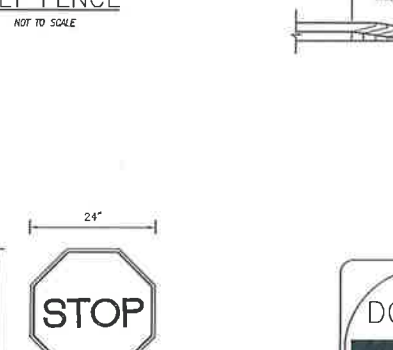


CONCRETE CURB DETAIL

SILT FENCE



SILT FENCE



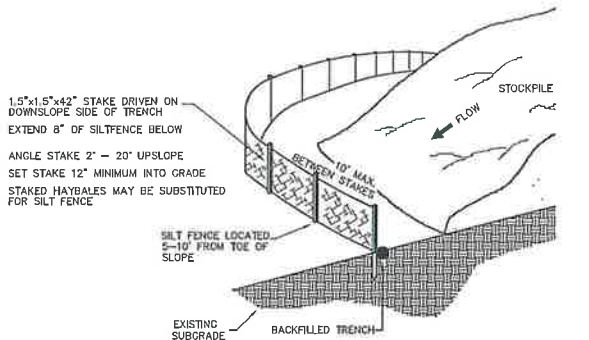
STOP SIGN



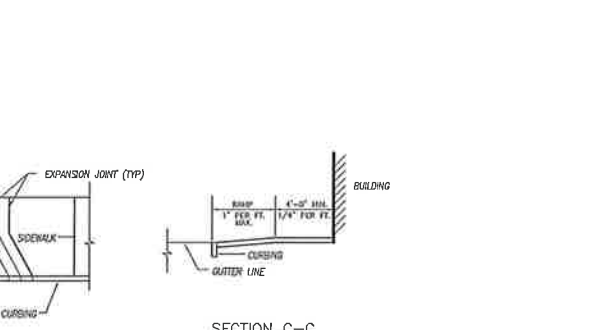
STOP SIGN

STOP SIGN

31-0001



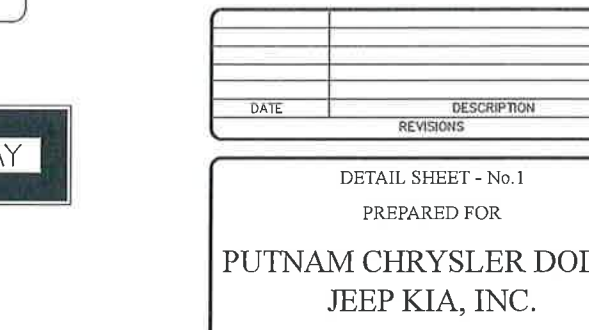
SILT FENCE @ TOE OF SLOPE APPLICATION



SILT FENCE



STOP SIGN



STOP SIGN

STOP SIGN

31-0001



RESERVED PARKING SIGN DETAIL

DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET - No. 1

PREPARED FOR

PUTNAM CHRYSLER DODGE JEEP KIA, INC.

157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)

PUTNAM, CONNECTICUT

Killingly Engineering Associates

Civil Engineering & Surveying

114 Westport Road

P.O. Box 421

Killingly, Connecticut 06241

(860) 779-7299

www.killinglyengineering.com

DATE: 6/27/2024

SCALE: 1" = 30'

SHEET: 7 OF 8

OWG: No. CLIENT FILE

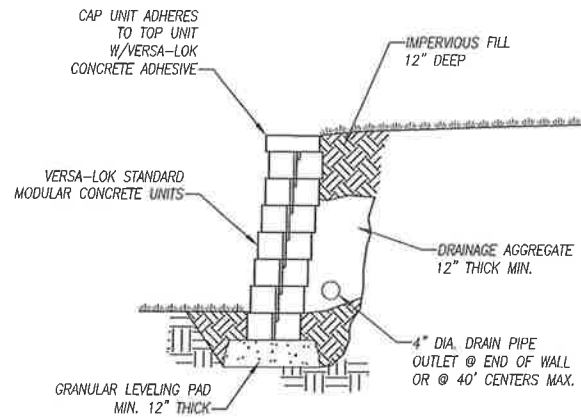
DRAWN: RGS

DESIGN: NET

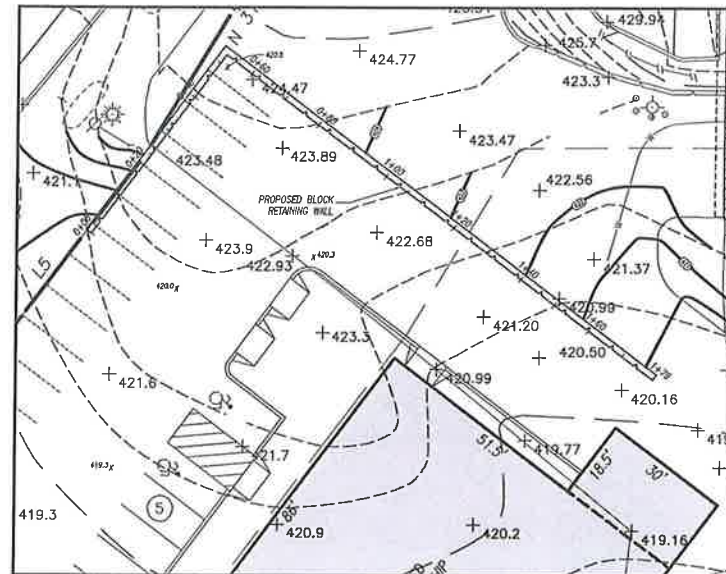
CHK BY: GG

JOB No: 13006

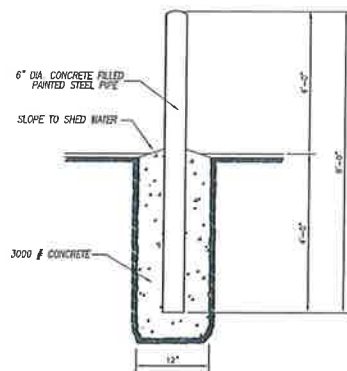




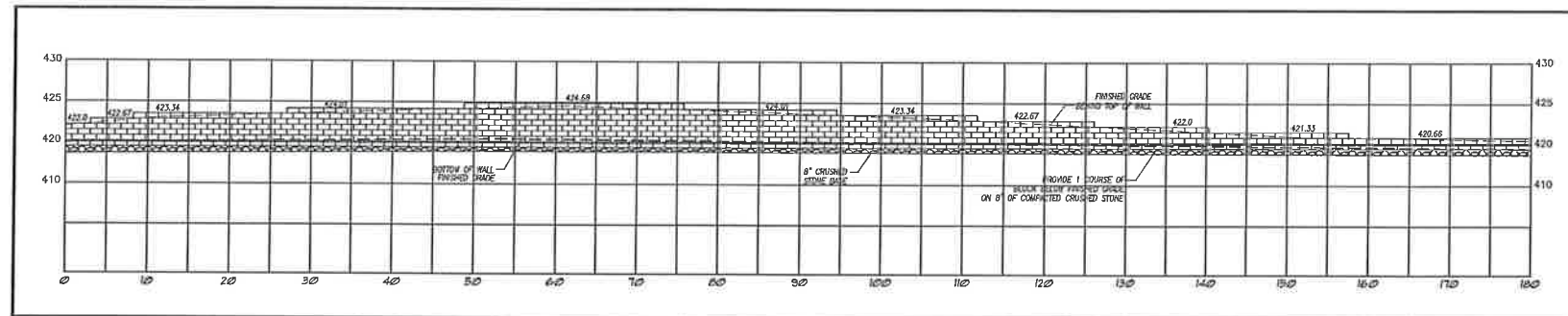
TYPICAL SECTION-UNREINFORCED RETAINING WALL



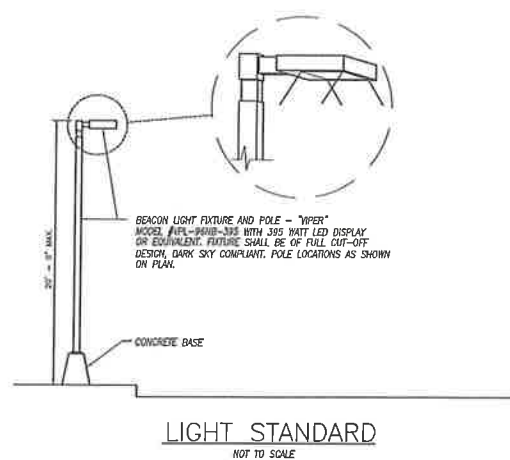
BLOCK RETAINING WALL PLAN VIEW



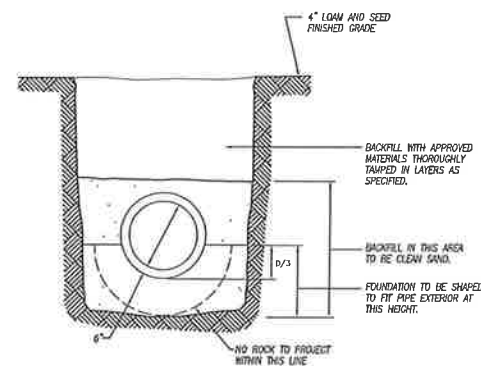
STEEL BOLLARD DETAIL
NOT TO SCALE



BLOCK RETAINING WALL ELEVATION



LIGHT STANDARD
NOT TO SCALE



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

DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET - No.2

PREPARED FOR

**PUTNAM CHRYSLER DODGE
JEEP KIA, INC.**

157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

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P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 6/27/2024
SCALE: 1" = 30'
SHEET: B OF 8
DWG. No: CLIENT FILE

DRAWN: RGS
DESIGN: NET
CHK BY: GG
JOB No: 13005

STATE OF CONNECTICUT
Professional Engineer
No. 22834
RICHARD THORNTON, JR., P.E.
DATE: 07/10/24



INLAND WETLAND COMMISSION

APPENDIX A

APPLICATION FOR PERMIT

This application is for the use of inland wetlands and water courses.

The meetings are held on the second Wednesday of every month at 7:00pm in the Town Hall. If an on-site inspection is canceled due to inclement weather, the applicant is asked to call the office at 963-6803 30 minutes before the scheduled inspection to see if or when the inspection will be held.

Name of Applicant Craig M. Gates

Applicant's Address Po Box 308 Columbia, CT

Phone # 860-523-7618

Owner of Land _____

Owner's Address _____

Location and description of proposed activity: 176, 178, & 192 Park Road - Proposed Industrial Site development

Activity & Purpose Code

Please **CHECK** one in each column that best describes the activity proposed.

<u>Code</u>	<u>Activity Type</u>	<u>Code</u>	<u>Activity Purpose</u>
☒ 1	Filling	☐ A	Residential Improvement by homeowner
☐ 2	Excavation	☐ B	New residential development - single family
☐ 3	Land Clearing	☐ C	New residential development - multi- family/condo
☐ 4	Stream Channel	☒ D	Commercial/Industrial Uses
☐ 5	Stream Stabilization	☐ E	Municipal Improvements
☐ 6	Stream Clearance	☐ F	Utility Company Improvements
☐ 7	Culverting	☐ G	Agriculture, Forestry or Conservation
☐ 8	Und. Grd. Util.	☐ H	Wetland Creation/Restoration
☐ 9	Roadway Construction	☐ I	Storm Water/Flood Control
☐ 10	Drainage Improvements	☐ J	Erosion/Sediment Control
☐ 11	Pond Dredge/Dam Construction	☐ K	Recreation/Boating/Navigation
☐ 12	Activity Buffer/Set Back Area	☐ L	Routine Maintenance
☐ 13	Other: Please describe: _____		

INLAND WETLAND COMMISSION

APPENDIX A *Continued*

Project Name (if applicable)

Contractor's Buildings

Estimate of Linear Footage affecting Wetlands

60 L.F.

Affected number of acres in which Wetlands are part of
the impacted area for Multi-Family, Condos and
Commercial Development

TOTAL WETLANDS ON SITE = 3.14 AC
TOTAL IMPACT = 0.023 AC

TO BE COMPLETED BY THE COMMISSION

Application Number

Date of Receipt

Application Approved (date)

Conditions of approval if applicable

Application Denied (date)

Reason(s) for Denial

Signature of Chairman or Secretary of Commission

Date

INLAND WETLAND COMMISSION

APPENDIX A *Continued*

Application Procedure

1. Applicant will have a map showing the property boundaries, any wetlands on the property, proposed buildings, septic area, drainage if applicable and the dimension between these areas in scale 1" - 200' or less
2. Applicant must provide an approximate estimate of the linear footage of the wetlands that are affected by said proposal. This is for multi-family, condominiums or commercial development. Contact with the Zoning Official may clarify the nature of your project
3. Applicant must provide an approximate estimate of the number of acres that are affected by said proposal dealing with multi-family, condominiums and commercial development in which wetlands are part of that impacted area within the watershed.
4. Applicant will supply a copy of the soil scientist report with the application to the Wetlands Commission to be reviewed at the meeting by the Commission.
5. Applicant will have the soil scientist number the wetland flags and record the numbers of the flags on the site plan according to their location in the field. The location on the site map must match the field location.
6. If the applicant's estimates are not accurate, payment of the correct amount must be made before the Wetlands final approval of the application.
7. And any other information deemed necessary by the Commission.

Fee Schedule

1.	Permitted and non-regulated	\$40.00
2.	One lot regulated	\$40.00
3.	Regulated Area	
	Two (2) - Ten (10) lots	\$100.00
	Ten (10) - Twenty (20) lots	\$200.00
	Over Twenty (20+) lots	\$300.00
4.	Multi-Family/Condominium Regulated area	
	Zero (0) to Five (5) Acres	\$50.00
	Per linear foot of wetlands additional	\$0.35
	Over Five (5) acres	\$100.00
	Per linear foot of wetlands additional	\$0.35
5.	Commercial	
	Zero (0) to Five (5) Acres	\$100.00
	Per linear foot of wetlands additional	\$0.50
	Over Five (5) acres	\$300.00
	Per linear foot of wetlands additional	\$0.50

All applications must be submitted one week prior to the regularly scheduled monthly meeting.

LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET

Craig M. Gates
176, 178, & 192 Park Road
Putnam, CT

Job No. 24008

MAP/LOT	NAME
Map 38, Lot 68	Highland Drive Associates, LLC 5 Highland Drive Putnam, CT 06260
Map 45, Lot 8	LCN STP Hagerstown Multi, LLC, CO/Staples Contract & COMM L 500 Staples Drive Framingham, MA 01702
Map 45, Lot 20	39 Ridge Road Owner, LLC 251 Little Falls Drive Wilmington, DE 19808
Map 45, Lot 26	Ridge Two Real Estate, LLC 45 Ridge Road Putnam, CT 06260
Map 45, Lot 45	EAO Realty, LLC 490 Barlow Cemetery Road Woodstock, CT 06281
Map 45, Lot 32	Franklin P. Racette 214 Park Road Putnam, CT 06260
Map 45, Lot 37	Charles H. Englert 18 Windham Landing Danielson, CT 06239
Map 45, Lot 36	Fairways Edge, LLC 643 Manley St. West Bridge, MA 02379
Map 44, Lot 29	International Paper Co. PO Box 2118 Memphis, TN 38101 Providence & Worcester Railroad 75 Hammond St. Worcester, MA 01610

**Statewide Inland Wetlands & Watercourses Activity Reporting Form**

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Putnam
does this project cross municipal boundaries (check one)? yes ☐ no ☐
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Putnam or number: 28
subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Craig M. Gutes
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 176, 178, & 192 Park Road
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Proposed
Industrial Site plan
9. ACTIVITY PURPOSE CODE (see instructions - one code only): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1 2 12 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0.02 acres open water body: 0 acres stream: 60 linear feet
12. UPLAND AREA ALTERED (must provide acres): 1.3 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
426 SHETUCKET TURNPIKE, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

6/4/24

KILLINGLY ENGINEERING ASSOCIATES
P.O. Box 421
DAYVILLE, CT. 06241

RE: WETLAND DELINEATION, GATES PROPERTY, PARK ROAD, PUTNAM, CT.

DEAR MR. GLAUDE,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSES ON THE SUBJECT PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTIONS 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS THAT WERE FOUND.

FLAG NUMBERS WF-1 THROUGH WF-102, WF-1A THROUGH WF-8A, WF-1B THROUGH WF-35B, AND WF-1C THROUGH WF-9C DELINEATE THE BOUNDARY OF A PALUSTRINE FORESTED WETLAND COMPLEX FOUND THROUGHOUT THE CENTRAL PORTION OF THE PROPERTY.

NUMEROUS WATERCOURSES WERE IDENTIFIED WITHIN THIS WETLAND, FORMING FROM GROUNDWATER BREAKOUT AND SURFACE RUNOFF.

THESE STREAM FLOWS EXIT THE PROPERTY ON ITS WESTERN AND SOUTHERN PROPERTY BOUNDARIES. THE SOUTHERN FLOWS ARE RECEIVED BY THE STORM WATER DRAINAGE SYSTEM ASSOCIATED WITH PARK ROAD.

FLAG SERIES WF-1D THROUGH WF-27D DELINEATE AN INTERMITTENT WATERCOURSE THAT HAS FORMED IN A RIP-RAP DRAINAGE SWALE THAT RECEIVES FLOWS FROM THE CENTRAL WETLAND COMPLEX.

THESE WETLAND SOILS HAVE FORMED FROM THE PROLONGED WETNESS FROM THE SEASONALLY HIGH-WATER TABLES.

THESE SOILS ARE CHARACTERIZED BY THICK ORGANIC "A" HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS FOUND WITHIN 20 INCHES OF THE SOIL SURFACE.

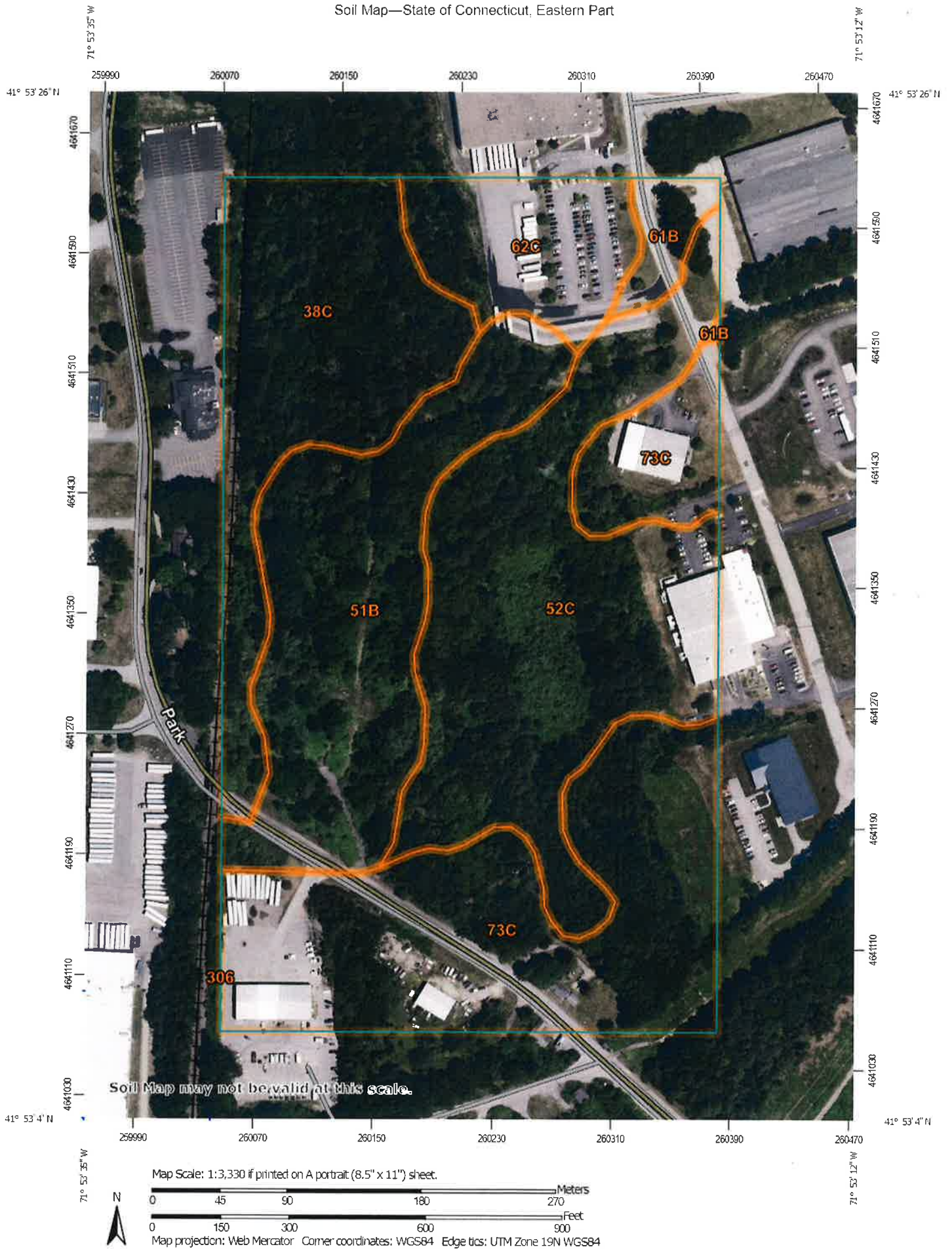
IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.

Soil Map—State of Connecticut, Eastern Part



MAP LEGEND

- Area of Interest (AOI)**
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**
- Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG 3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38C	Hinckley loamy sand, 3 to 15 percent slopes	7.9	16.7%
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	9.2	19.5%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	12.4	26.3%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	0.9	2.0%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	3.4	7.2%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	13.3	28.2%
306	Udorthents-Urban land complex	0.0	0.0%
Totals for Area of Interest		47.0	100.0%



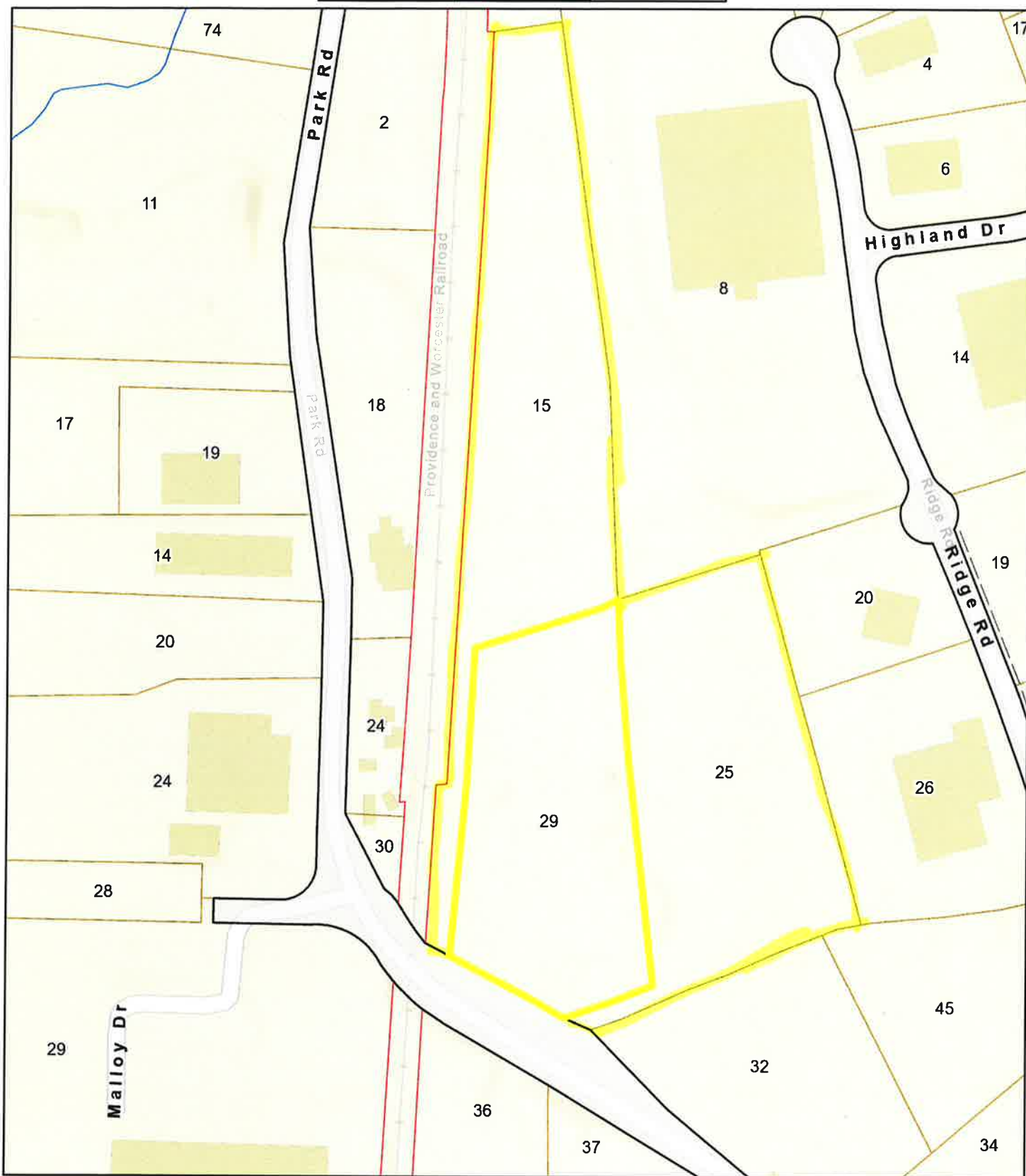
Putnam, CT

1 inch = 281 Feet



www.cai-tech.com

July 30, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

July 30, 2024

Proposed Industrial Site Plan

Craig M. Gates
176, 178, & 192 Park Road
Putnam, CT

APPLICATION PACKAGE CONTENTS – Inland Wetlands

1. Application fee:

\$100.00 (Regulated Area 2 – 10 Lots)
\$ 60.00 (State Fee)
\$160.00 Total Fee

2. 3 - full sized sets of plans & 3 reduced sets dated: May 17, 2024
3. Inland Wetlands Application for permit
4. List of adjacent land owners including across the street
5. Statement of Use
6. DEEP Reporting Form
7. Soil Scientist Delineation Report
8. Web Soil Survey Map

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



KILLINGLY ENGINEERING ASSOCIATES, LLC
P.O. BOX 421
KILLINGLY, CT 06241
860-779-7299

CHARTER OAK FCU
589 HARTFORD PIKE
KILLINGLY, CT 06241
51-7899/2111

11929

7/30/2024

PAY TO THE
ORDER OF

Town of Putnam

\$ **160.00

One Hundred Sixty and 00/100***** DOLLARS

Town of Putnam

IW application fee - Park Road

[Signature]

MEMO

KILLINGLY ENGINEERING ASSOCIATES, LLC

Town of Putnam

7/30/2024

11929

IW

160.00

Charter Oak - Checkin IW application fee - Park Road

160.00

Details on Back



Intuit® CheckLock™ Secure Check

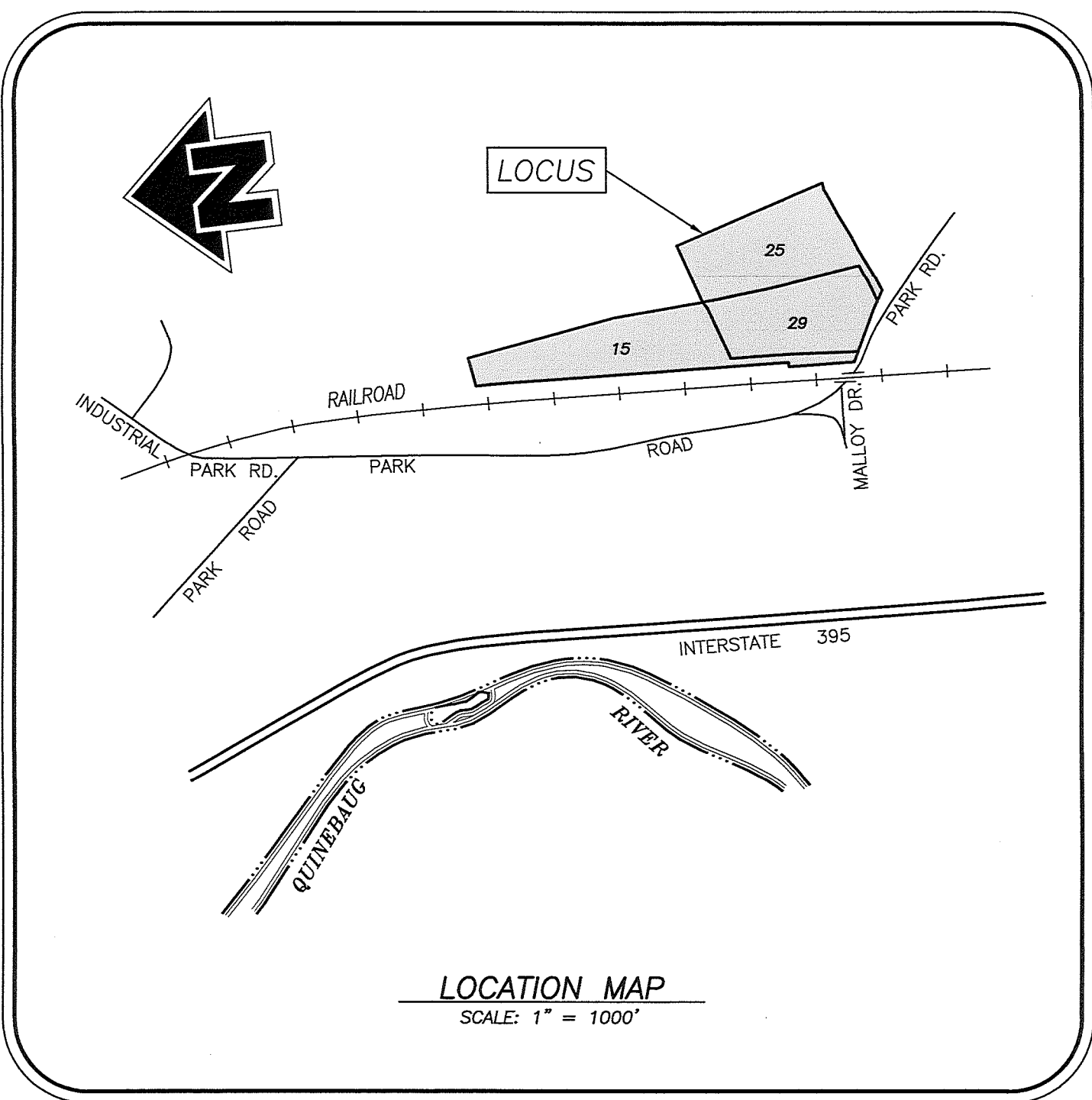
PROPOSED INDUSTRIAL SITE PLAN

176, 178, & 192 PARK ROAD
PUTNAM, CONNECTICUT

PREPARED FOR:
CRAIG M. GATES

LEGEND	
F.F.	FINISHED FLOOR
●	IRON PIN TO BE SET
○	IRON PIN FOUND
⊙	UTILITY POLE
⊙ WG	WATER GATE
⊙ HYD	FIRE HYDRANT
□ CB	CATCH BASIN
⊙	PERCOLATION TEST HOLE
⊙	TEST HOLE
---100---	EXISTING CONTOURS
---100---	PROPOSED CONTOURS
---	BUILDING SETBACK LINE
---	GAS LINE
---	WATER LINE
○ ○ ○ ○ ○	STONE WALL
-----	SILT FENCE

**BEFORE YOU DIG
CALL BEFORE YOU DIG**
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 7
PARCEL CONSOLIDATION PLAN	2 OF 7
GRADING PLAN	3 OF 7
LAYOUT & UTILITIES PLAN	4 OF 7
LIGHTING & LANDSCAPING PLAN	5 OF 7
DETAIL SHEET - No.1	6 OF 7
DETAIL SHEET - No.2	7 OF 7

CONSTRUCTION NOTES

- All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 817", and supplements thereto.
- In the event that ground water or evidence thereof is encountered, sufficient dewatering equipment, shall be installed and maintained to accommodate same.
- All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
- All reinforced concrete storm drainage pipes shall have gasketed rubber joints.
- All disturbed areas not scheduled for pavement, walks, etc. shall be permanently established as turf.
- The location of existing utilities is shown for informational purposes only. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.

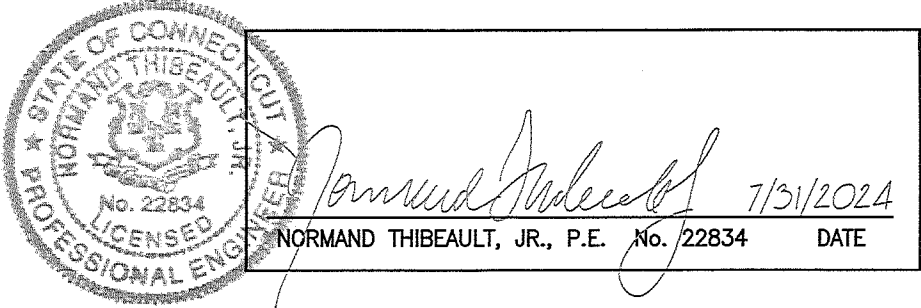
PREPARED BY:

REVISIONS	
DATE	DESCRIPTION

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

May 2024



NOTES:

This survey has been prepared pursuant to the Regulations of
1. Connecticut State Agencies Sections 20-300b-1 through 20-300b-20
and the "Standards for Surveys and Maps in the State of Connecticut"
as adopted by the Connecticut Association of Land Surveyors, Inc.
on September 26, 1996, Amended October 26, 2018;

- This survey conforms to a Class "A-2" horizontal accuracy.
- Survey Type: Property Survey.
- Boundary Determination Category: Resurvey

2. Zone = Industrial.

3. Owner of record: Town of Putnam.
See Volume 203, Page 52

4. Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding)
as shown on FIRM Map # 09015C Panel 0144F Effective Date: 9/7/2023.

5. North orientation, bearings and coordinate values shown are
based on North American Datum of 1983 (NAD 83) and are taken
from GPS observations using the "Superior" statewide GPS network
and RTK correction system.

6. Location of water main & CL&P easement as depicted on Map Reference
#1. This easement was noted as: "To be conveyed to CL&P". No record
deed of conveyance or reservation of this easement was found in
the land records.

7. Location of 30' wide drainage easement in favor of Lot 26 as depicted
on Map reference #2. No record deed of conveyance or reservation
of this easement was found in the land records.

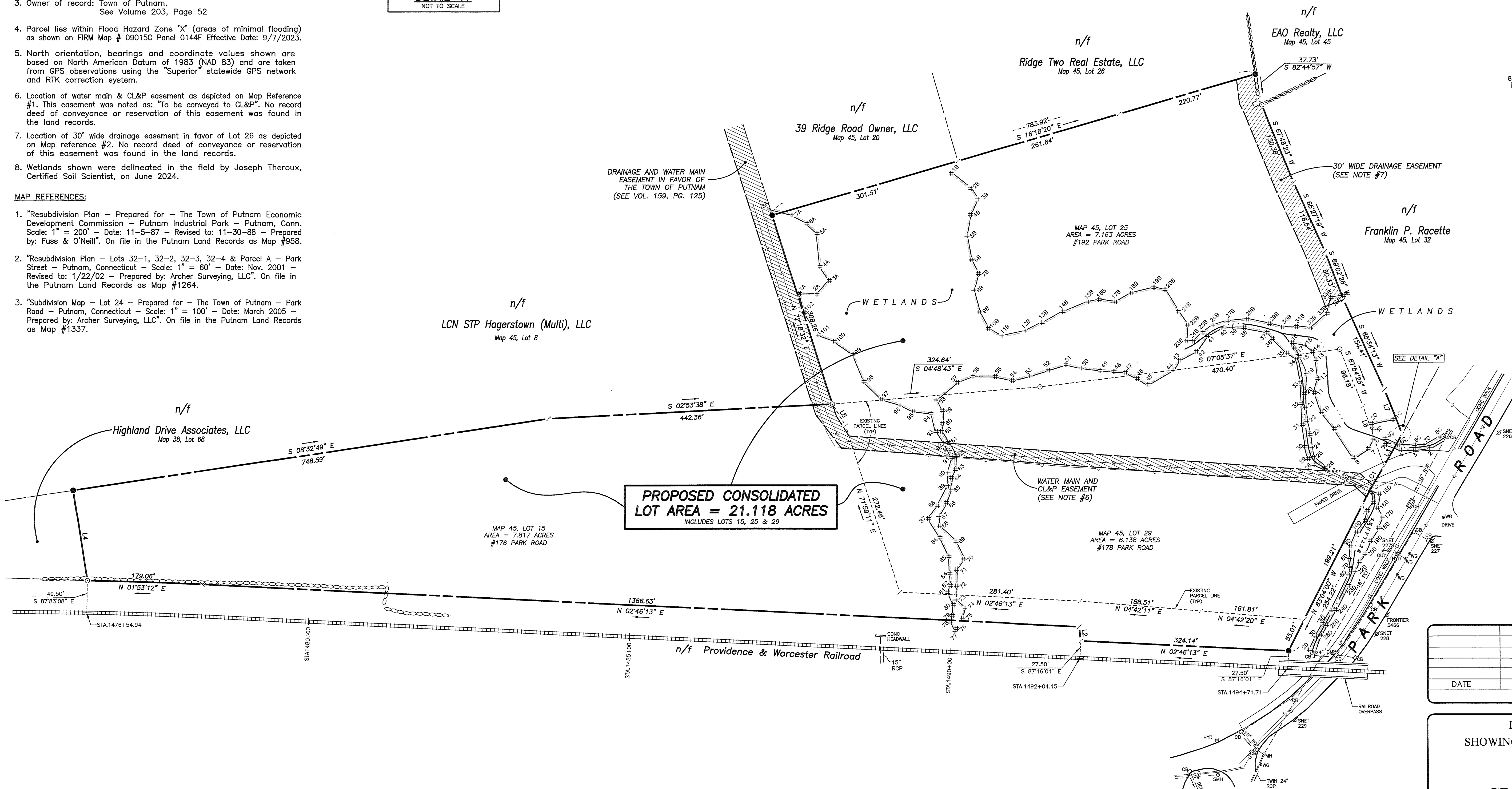
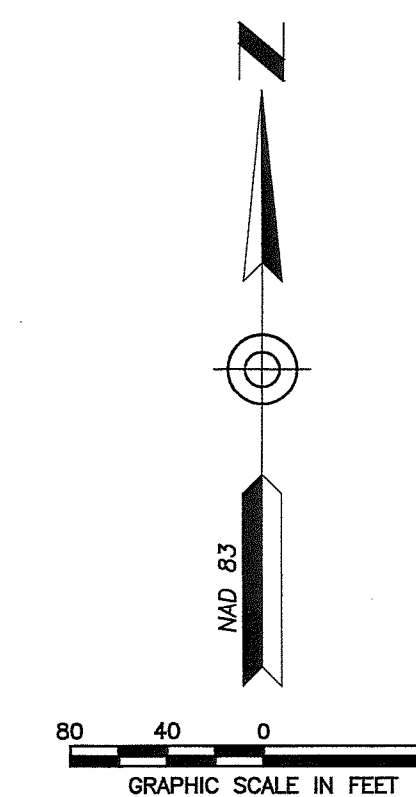
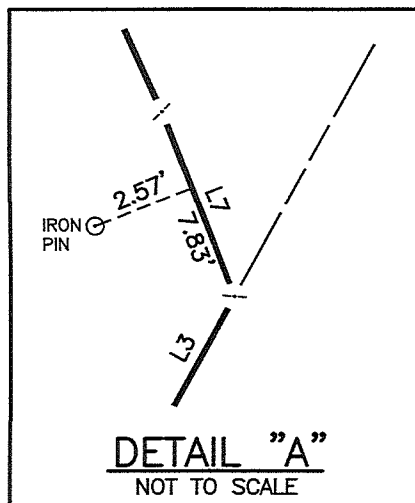
8. Wetlands shown were delineated in the field by Joseph Theroux,
Certified Soil Scientist, on June 2024.

MAP REFERENCES:

1. "Resubdivision Plan - Prepared for - The Town of Putnam Economic
Development Commission - Putnam Industrial Park - Putnam, Conn.
Scale: 1" = 200' - Date: 11-5-87 - Revised to: 11-30-88 - Prepared
by: Fuss & O'Neill". On file in the Putnam Land Records as Map #958.

2. "Resubdivision Plan - Lots 32-1, 32-2, 32-3, 32-4 & Parcel A - Park
Street - Putnam, Connecticut - Scale: 1" = 60' - Date: Nov. 2001 -
Revised to: 1/22/02 - Prepared by: Archer Surveying, LLC". On file in
the Putnam Land Records as Map #1264.

3. "Subdivision Map - Lot 24 - Prepared for - The Town of Putnam - Park
Road - Putnam, Connecticut - Scale: 1" = 100' - Date: March 2005 -
Prepared by: Archer Surveying, LLC". On file in the Putnam Land Records
as Map #1337.



DATE	DESCRIPTION
	REVISIONS

PROPERTY SURVEY
SHOWING PARCEL CONSOLIDATION
PREPARED FOR

CRAIG M. GATES

176, 178, & 192 PARK ROAD
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 5/17/2024	DRAWN: RGS
SCALE: 1" = 80'	DESIGN: --
SHEET: 2 OF 7	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 24008

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- UTILITY POLE
- WG WATER GATE
- HYD FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- GAS LINE
- STONE WALL

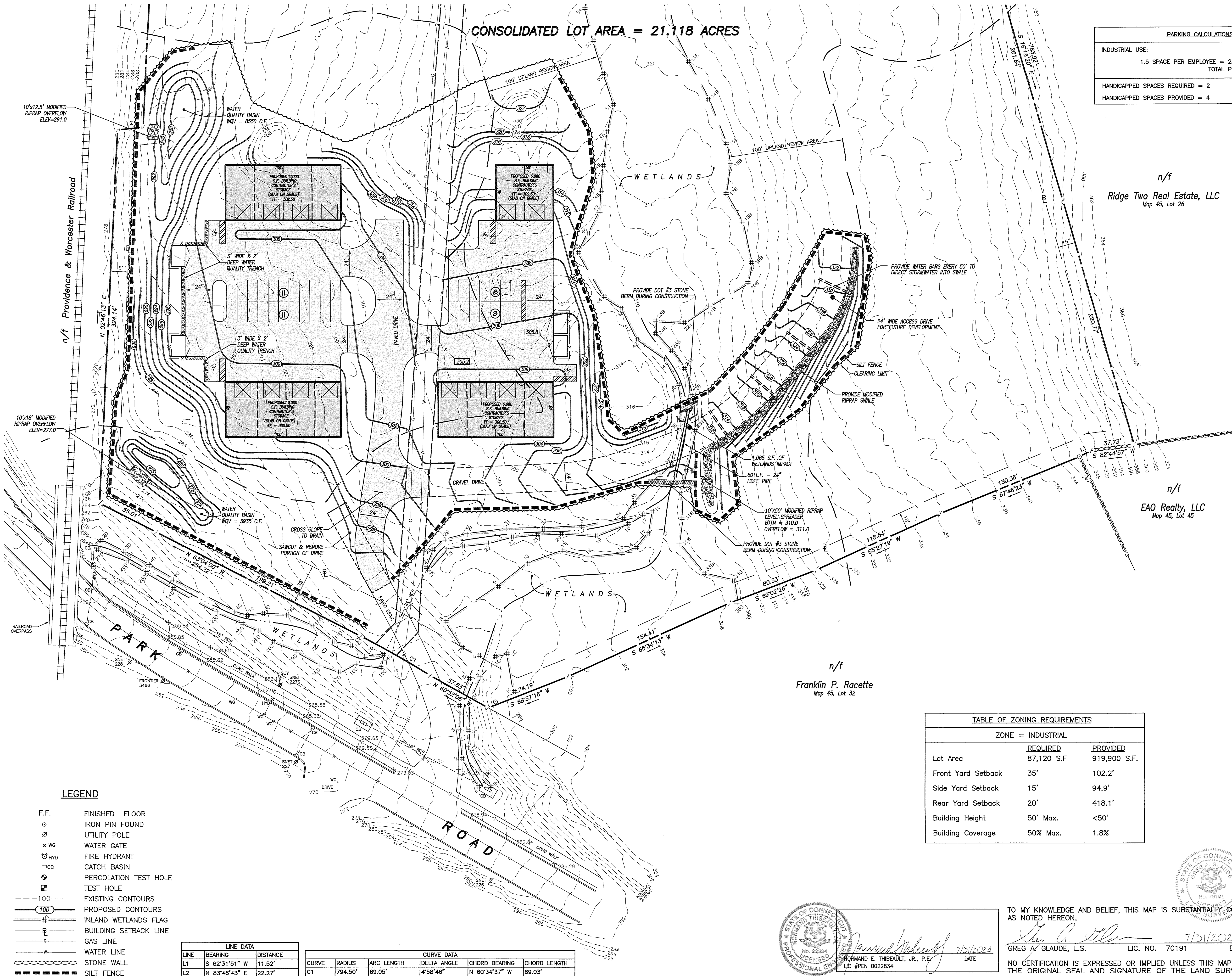
LINE	BEARING	DISTANCE
L1	S 62°31'51" W	11.52'
L2	N 83°46'43" E	22.27'
L3	N 60°52'06" W	57.63'
L4	N 81°14'27" E	142.55'
L5	N 59°01'47" E	39.36'
L6	S 70°55'13" W	99.11'
L7	S 68°37'18" W	74.19'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	794.50'	69.05'	4°58'46"	N 60°34'37" W	69.03'

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

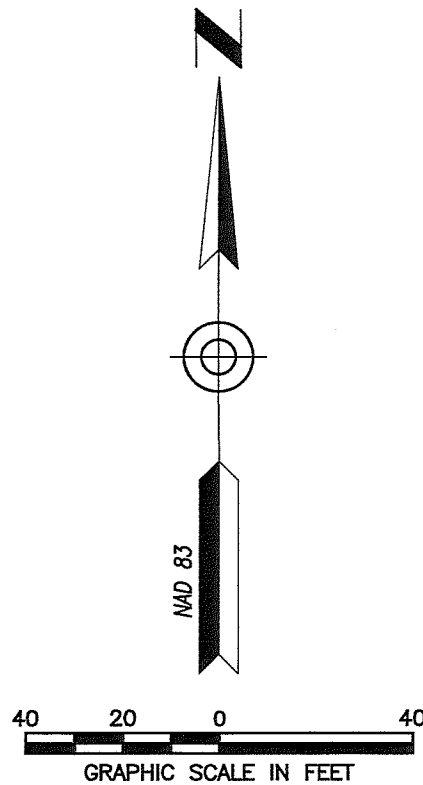
GREG A. GLAUDE, L.S. 7/31/2024
LIC. NO. 70191 DATE

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



CONSOLIDATED LOT AREA = 21.118 ACRES

PARKING CALCULATIONS	
INDUSTRIAL USE:	
1.5 SPACE PER EMPLOYEE = 28 X 1.5 = 42 SPACES	TOTAL PROVIDED = 42 SPACES
HANDICAPPED SPACES REQUIRED = 2	
HANDICAPPED SPACES PROVIDED = 4	



n/f
Ridge Two Real Estate, LLC
Map 45, Lot 26

n/f
EAO Realty, LLC
Map 45, Lot 45

n/f
Franklin P. Racette
Map 45, Lot 32

- NOTES:
- This survey has been prepared pursuant to the Regulations of 1. Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Property Survey.
 - Boundary Determination Category: Resurvey

- Zone = Industrial.
- Owner of record: Town of Putnam.
See Volume 203, Page 52
- Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0144F Effective Date: 9/7/2023.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

- MAP REFERENCES:
- "Resubdivision Plan - Prepared for - The Town of Putnam Economic Development Commission - Putnam Industrial Park - Putnam, Conn. Scale: 1" = 200' - Date: 11-5-87 - Revised to: 11-30-88 - Prepared by: Fuss & O'Neill". On file in the Putnam Land Records as Map #958.
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 - "Subdivision Map - Lot 24 - Prepared for - The Town of Putnam - Park Road - Putnam, Connecticut - Scale: 1" = 100' - Date: March 2005 - Prepared by: Archer Surveying, LLC". On file in the Putnam Land Records as Map #1337.

DATE	DESCRIPTION
	REVISIONS

IMPROVEMENT LOCATION SURVEY
GRADING PLAN
PREPARED FOR

CRAIG M. GATES

176, 178, & 192 PARK ROAD
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying



114 Westcott Road
P.O. Box 421
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(860) 779-7299
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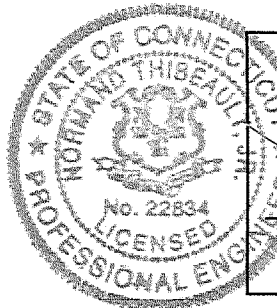
DATE: 5/17/2024	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 3 OF 7	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 24008

TABLE OF ZONING REQUIREMENTS		
ZONE = INDUSTRIAL		
	REQUIRED	PROVIDED
Lot Area	87,120 S.F.	919,900 S.F.
Front Yard Setback	35'	102.2'
Side Yard Setback	15'	94.9'
Rear Yard Setback	20'	418.1'
Building Height	50' Max.	<50'
Building Coverage	50% Max.	1.8%

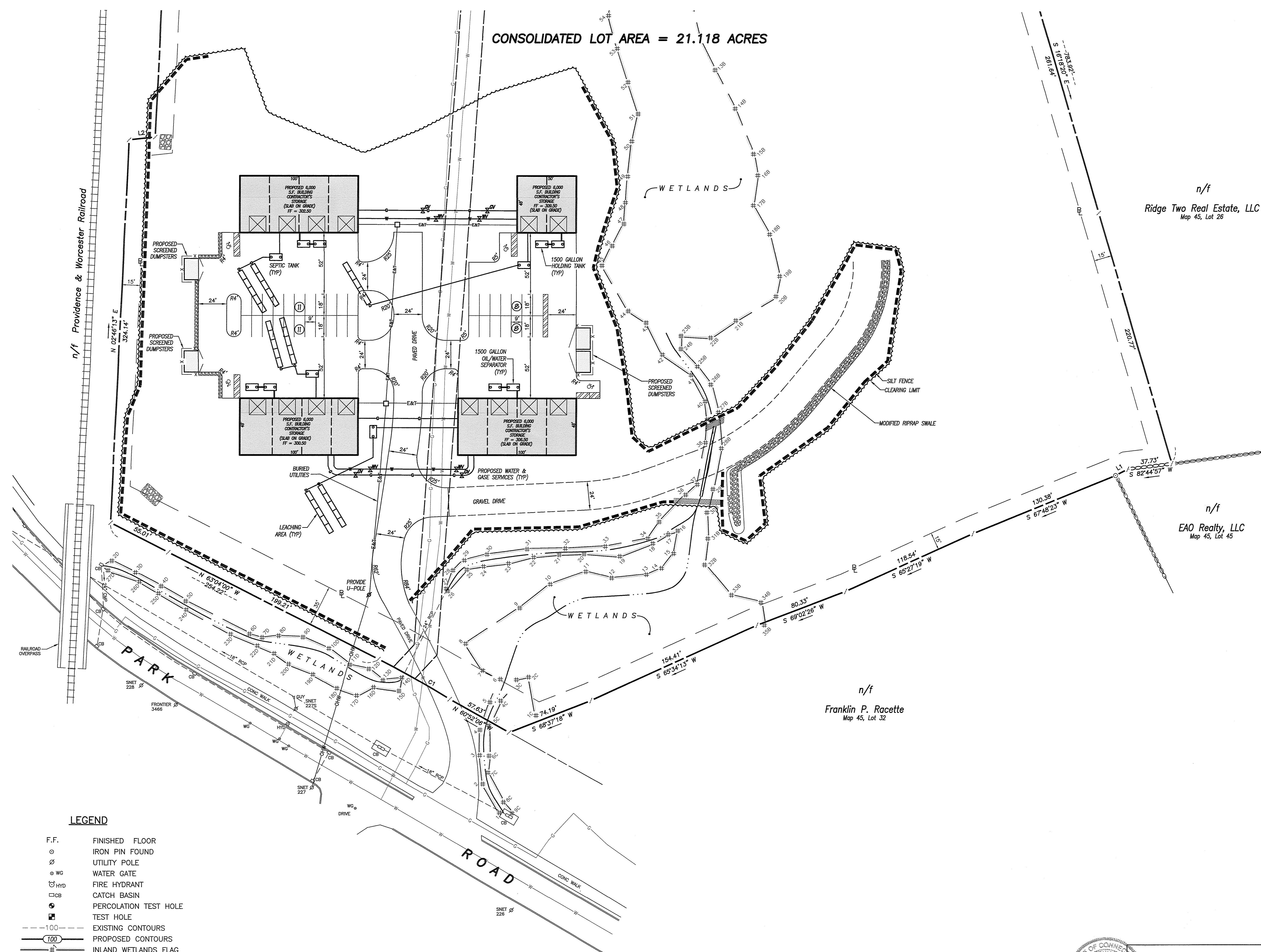
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 7/31/2024

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



Norman E. Thibault, Jr., P.E.
LIC. #PEN 0022834
7/31/2024
DATE



n/f
Ridge Two Real Estate, LLC
Map 45, Lot 26

n/f
Franklin P. Racette
Map 45, lot 32

- | | |
|-------------|-----------------------|
| F.F. | FINISHED FLOOR |
| ⊙ | IRON PIN FOUND |
| ⊘ | UTILITY POLE |
| ⊙ WG | WATER GATE |
| ⊙ HYD | FIRE HYDRANT |
| □ CB | CATCH BASIN |
| ⊙ | PERCOLATION TEST HOLE |
| ⊕ | TEST HOLE |
| --- 100 --- | EXISTING CONTOURS |
| <u>100</u> | PROPOSED CONTOURS |
| ≡ | INLAND WETLANDS FLAG |
| ≡ | BUILDING SETBACK LINE |
| — G — | GAS LINE |
| — W — | WATER LINE |
| ⊗ ⊗ ⊗ ⊗ ⊗ | STONE WALL |
| ■ ■ ■ ■ ■ | SILT FENCE |

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 62°31'51" W	11.52'
L2	N 83°46'43" E	22.27'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	794.50'	69.05'	4°58'46"	N 60°34'37" W	69.03'

DATE	DESCRIPTION
REVISIONS	

LAYOUT & UTILITIES PLAN
PREPARED FOR

CRAIG M. GATES

176, 178, & 192 PARK ROAD
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

者

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 5/17/2024

DRAWN: RGS

SCALE: 1" = 40'

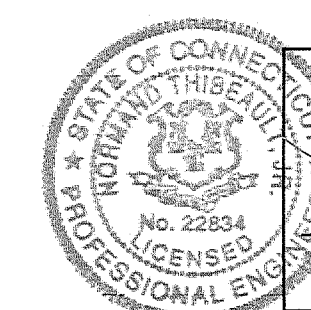
DESIGN: NET

SHEET: 4 OF 7

DESIGN: NET
CHK BY: GG

DWG. No: CLIENT FILE

JOB No: 24008



 Norman E. Thibault, Jr., P.E. 7/31/2022
LIC #PEN 0022834 DATE

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

- Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
- U.S.D.A. N.R.C.S. Web Soil Survey.

SOILS:

The proposed site is comprised mainly of three soil types; Merrimac (34A), Paxton and Montauk (84B) and (85C)

38C—Hincley gravelly sandy loam, 3 to 15 percent slopes

Included with this soil in mapping are areas of excessively drained Windsor soils which are sandy throughout. Also included are somewhat excessively drained Merrimac soils and well drained Agawam soils. Merrimac soils are sandy over sand and gravel and Agawam soils are loamy over sand and gravel. Small areas of moderately well drained Sudbury soils are included in slightly lower areas, poorly drained Walpole soils and very poorly drained Scarborough soils are included in shallow depressions and drainageways. A few areas in Litchfield and Hartford counties include soils with a reddish brown color. Windham County includes some soils with a fine sandy loam surface. New London County includes some soils with less gravel or a gravelly silt loam surface and subsoil. New Haven County includes some soils with less gravel or a gravelly loamy sand surface. Minor components make up about 20 percent of this map unit.

51B—Sutton fine sandy loam, 2 to 8 percent slopes, very stony

Included with this soil in mapping are areas of well drained Canton, Charlton, and Paxton soils that are higher on the landscape. Canton soils are loamy over sandy, Charlton soils are sandy loam throughout, and Paxton soils have a dense substratum. Also included are small areas of poorly drained Leicester soils in depressions and drainageways. Small areas of moderately well drained Woodbridge soils are included in areas with a dense substratum. Some areas have a silt loam surface layer and subsoil. A few areas in New London County include well drained Narragansett soils and moderately well drained Rainbow soils. Minor components make up about 20 percent of this map unit.

52C Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony

Included with this soil in mapping are areas of well drained Canton, Charlton, and Paxton soils that are higher on the landscape. Canton soils are loamy over sandy, Charlton soils are sandy loam throughout, and Paxton soils have a dense substratum. Also included are small areas of poorly drained Leicester soils in depressions and drainageways. Small areas of moderately well drained Woodbridge soils are included in areas with a dense substratum. Some areas have a silt loam surface layer and subsoil. A few areas in New London County include well drained Narragansett soils and moderately well drained Rainbow soils. Minor components make up about 20 percent of this map unit.

Slope: nearly level to strongly sloping
Landscape: drainageways on uplands, depressions on uplands
Surface cover: 3 to 15 percent stones
Size of map unit: Areas commonly range from 3 to 50 acres.

73C Charlton—Chatfield complex, 3 to 15 percent slopes,very rocky.

Included with these soils in mapping are areas of moderately well drained Sutton soils and poorly drained Leicester soils. Sutton soils are in slight depressions in the landscape; Leicester soils are in depressions and drainageways. Also included are small areas of shallow, spongy what excessively drained Hills soils where bedrock is 10 to 20 inches below the surface. A few areas in Litchfield County have a yellowish red surface layer and subsoil. Other areas in Litchfield County include sandier soils over bedrock. Minor components make up about 25 percent of the map unit.

Slope: gently sloping to strongly sloping
Landscape: bedrock-controlled hills, bedrock-controlled uplands
Surface cover: 0 to 3 percent stones
Size of map unit: Areas commonly range from 3 to 500 acres.

DEVELOPMENT SCHEDULE:

- Prior to any work on site, the limits of disturbance shall be clearly flagged in the field by a Land Surveyor, licensed in the State of Connecticut. Once the limits of clearing are flagged, they shall be reviewed and approved by an agent of the Town.
- Install and maintain erosion and sedimentation control devices as shown on these plans. All erosion control devices shall be inspected by an agent of the Town. Any additional erosion control devices required by the Town's Agent shall be installed and inspected prior to any construction on site. (See silt fence installation notes.)
- Install construction entrance.
- Construction will begin with clearing, grubbing and rough grading of the proposed site. The work will be confined to areas adjacent to the proposed concrete pad and driveway. Topsoil will be stockpiled on site and utilized during final grading.
- Begin construction of the driveway and prepare building pad areas.
- Disturbed areas shall be seeded and stabilized as soon as possible to prevent erosion.
- The site will be graded so that all possible trees on site will be saved to provide buffers to adjoining lots.

DEVELOPMENT CONTROL PLAN:

- Development of the site will be performed by the contractor, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
- The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Putnam will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
- All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
- Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
- The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
- Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover". If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE:

- Dig a 6" deep trench on the uphill side of the barrier location.
- Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
- Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
- Inspect and repair barrier after heavy rainfall.
- 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.
- 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.
- 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:

- Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
- 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.
- 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.
- 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.
- Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
 - the barrier has been overtopped, undercut or bypassed by runoff water,
 - the barrier has been moved out of position, or
 - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

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

TIMING CONSIDERATIONS

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

SITE PREPARATION

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

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

SEEDBED PREPARATION

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

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

SEEDING

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

MULCHING

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

MAINTENANCE

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

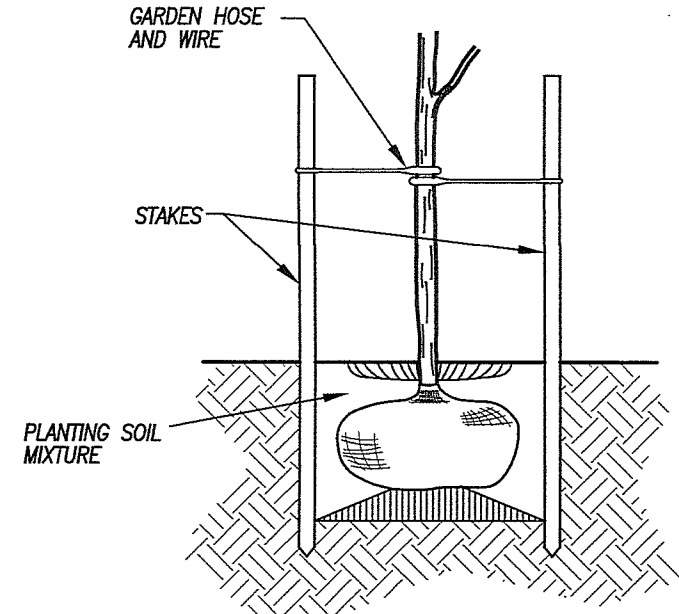
Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

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

PERMANENT VEGETATIVE COVER:

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

- Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
- Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
- Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work time and fertilizer into the soil to a depth of 4".
- Inspect seedbed before seeding. If traffic has compacted the soil, retilt compacted areas.
- Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
- 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.



REFERENCE: GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL

PLANTING CROSS SECTION FOR TREES UNDER 20'

NOT TO SCALE

1.5"x1.5"x42" STAKE DRIVEN ON DOWNSLOPE SIDE OF TRENCH
EXTEND 8" OF SILTFENCE BELOW GRADE
ANGLE STAKE 2" - 20" UPSLOPE
SET STAKE 12" MINIMUM INTO GRADE
STAKED HAYBALES MAY BE SUBSTITUTED FOR SILT FENCE

SILT FENCE LOCATED 5'-10' FROM TOE OF SLOPE

EXISTING SUBGRADE

BACKFILLED TRENCH

SILT FENCE @ TOE OF SLOPE APPLICATION

NOT TO SCALE

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.

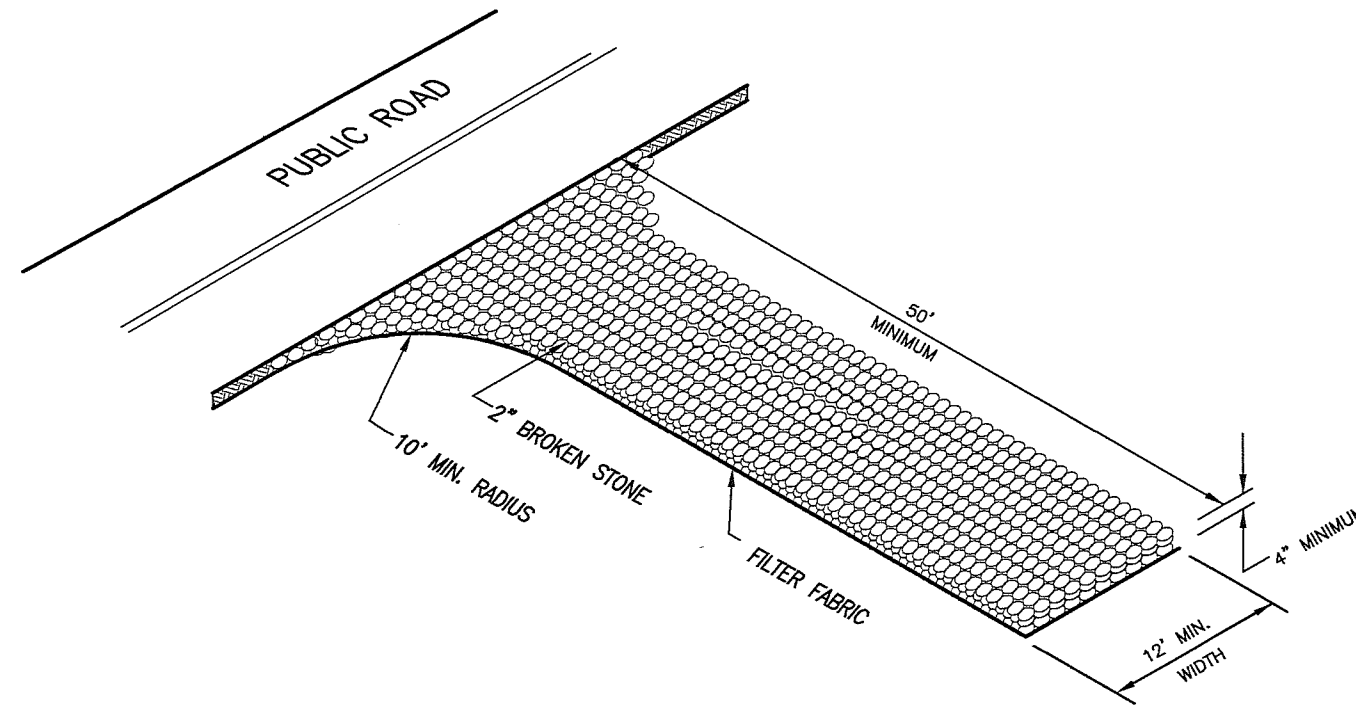
BOLTS - HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A354. -18 UNC X 1.75", GRADE BC FOR 3.00 LBS./FT. POSTS -18 UNC X 2.0", GRADE BD FOR 4.00 LB./FT. POSTS.

NUTS -18 UNC HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A563, GRADE DH.

LOCKWASHERS - HEAVY DUTY EXTERNAL TYPE.

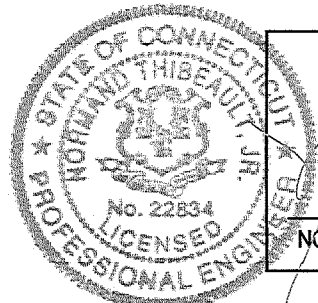
RETAINER-SPACER STRAP 17.125" LONG X 1.00" WIDE X .375" THICK WITH .375" OFFSET. STRAP TO BE GALVANIZED TO ASTM A 123.

BREAKAWAY TYPE I INSTALLATION - FOR 3 & 4 LB. POSTS



CONSTRUCTION ENTRANCE

NOT TO SCALE



NORMAND THIBAUT, JR., P.E. No. 22834 DATE 7/31/2024

DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET - No. 1

PREPARED FOR

CRAIG M. GATES

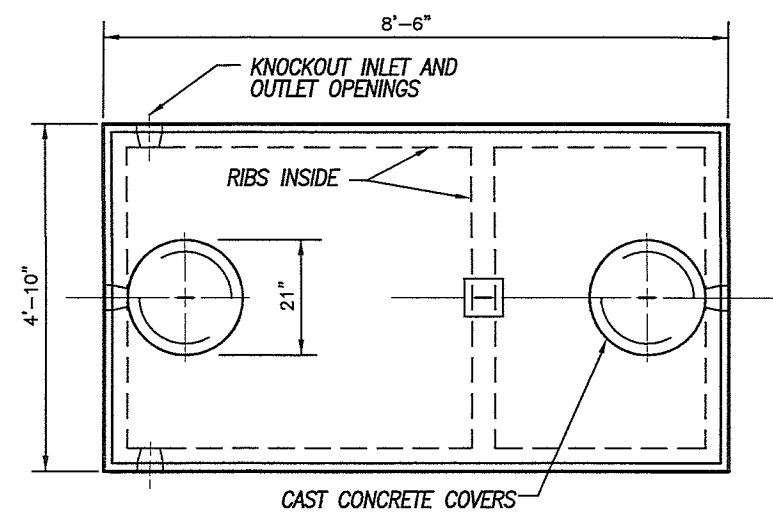
176, 178, & 192 PARK ROAD
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

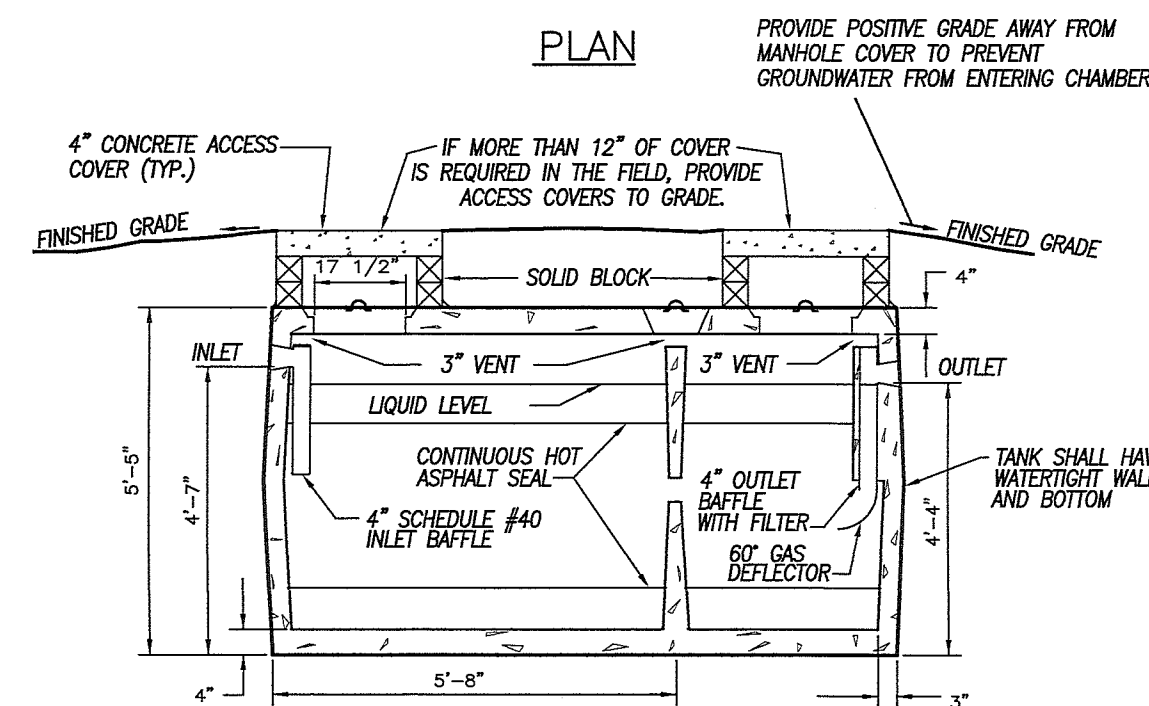


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DATE: 5/17/2024	DRAWN: RGS
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 6 OF 7	CHK BY: GG
DWG. NO: CLIENT FILE	JOB No: 24008



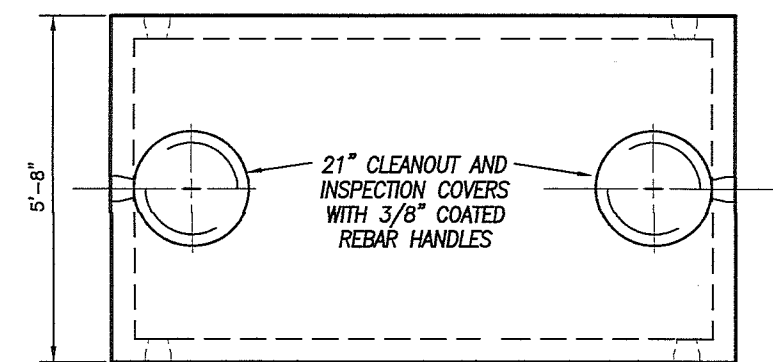
PLAN



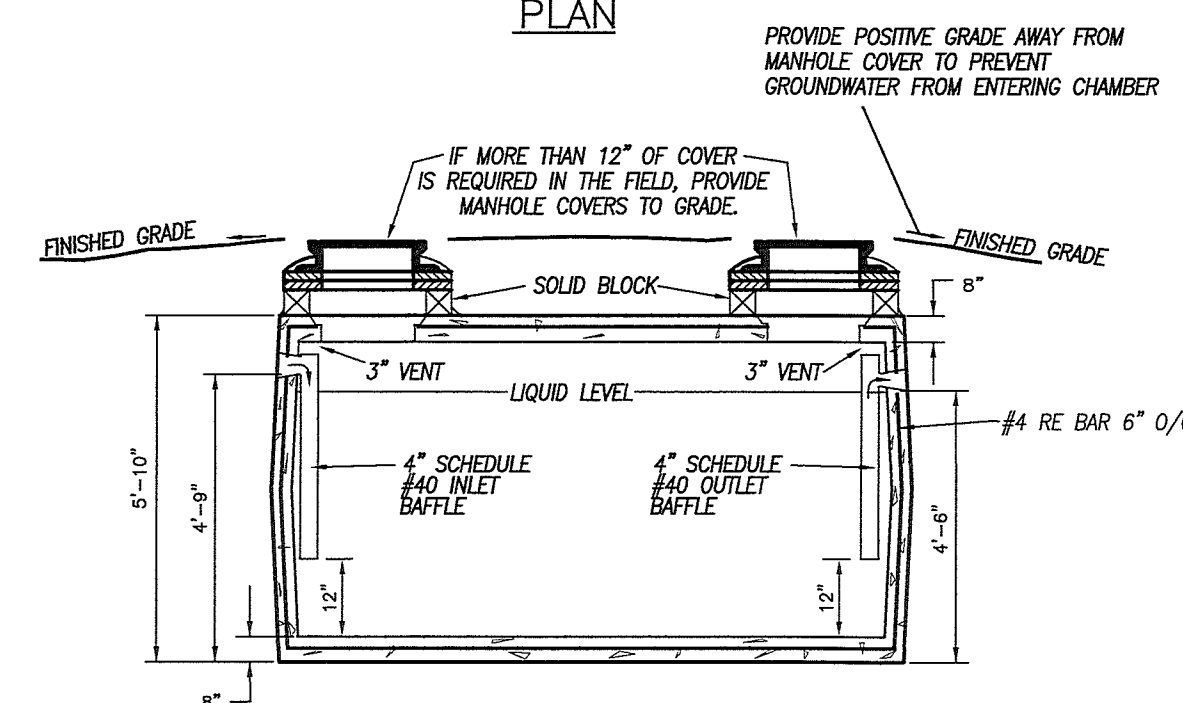
CROSS SECTION

1000 GALLON
2 COMPARTMENT
SEPTIC TANK

NOT TO SCALE



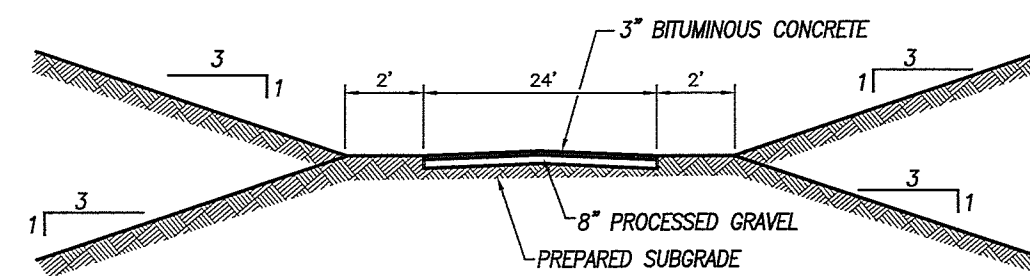
PLAN



CROSS SECTION

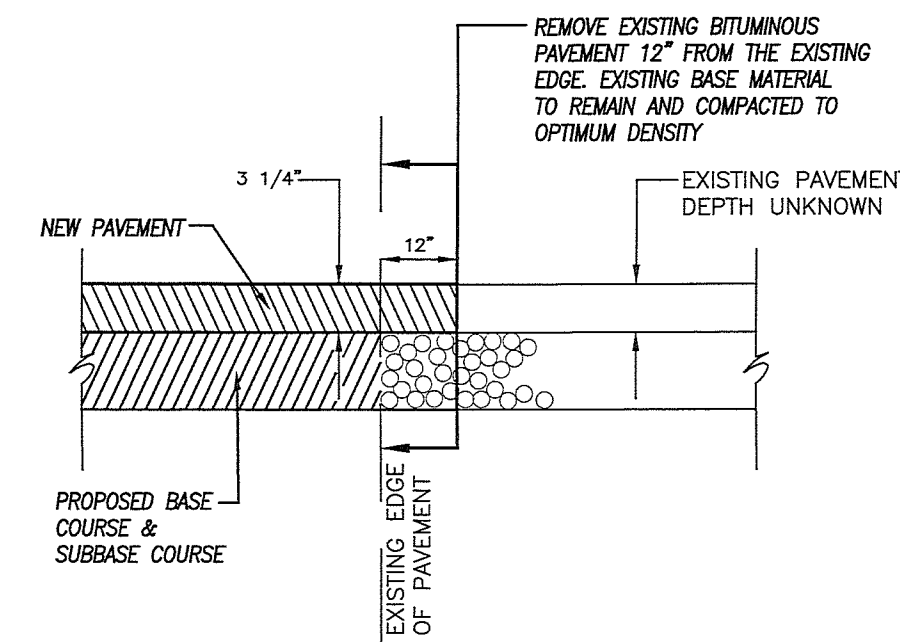
1500 GALLON HEAVY DUTY
GREASE TRAP

NOT TO SCALE



PAVED DRIVE DETAIL

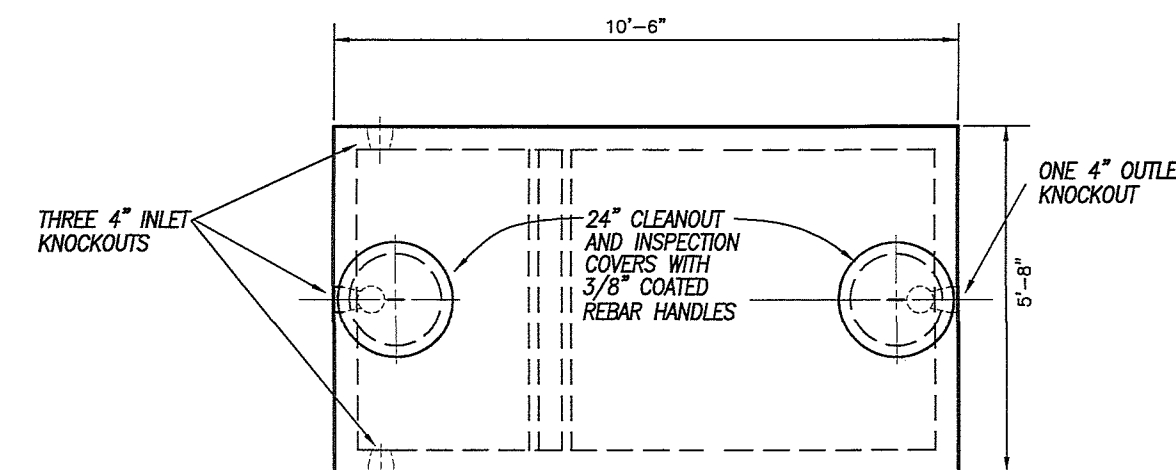
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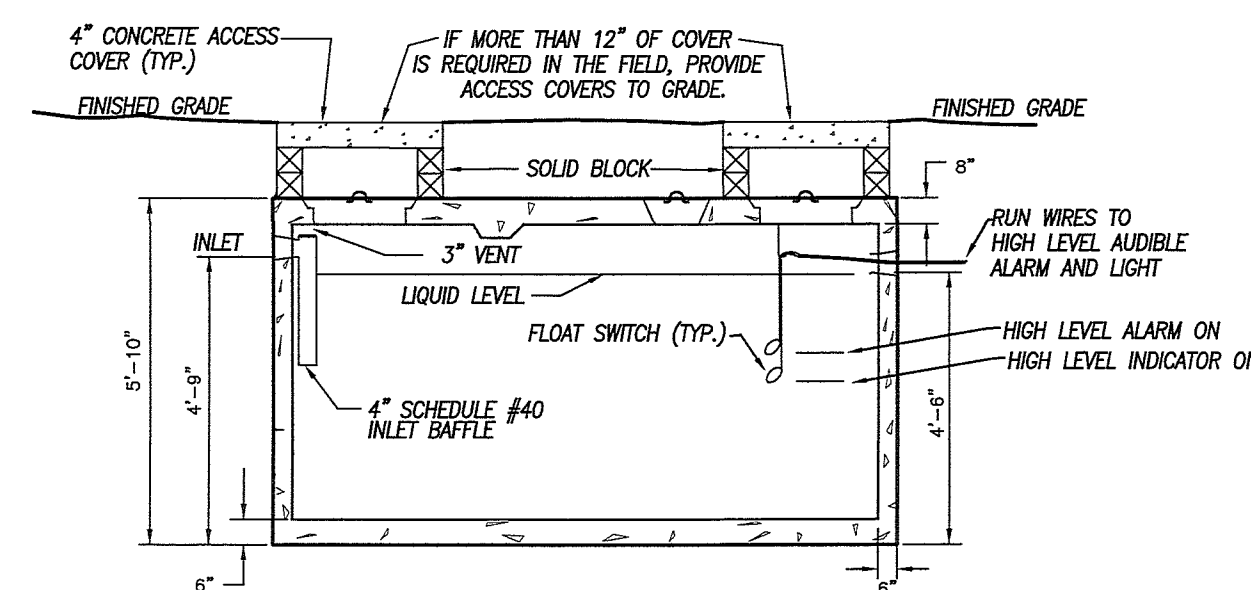
1. SAW CUT PAVEMENT WITH POWER DRIVEN SAW 12" FROM THE EXISTING EDGE. SAW CUT TO BE PERPENDICULAR TO THE EXISTING SURFACE.
2. REMOVE ENTIRE WIDTH OF PAVEMENT.
3. CLEAN JOINT WITH COMPRESSED AIR HAVING A MINIMUM RATED CAPACITY OF 90 PSI.
4. APPLY TACK COAT TO THE SAW CUT EDGE AND MATCH THIS EDGE WITH THE PROPOSED EDGE.

TYPICAL CROSS SECTION FOR MATCHING
EXISTING AND PROPOSED PAVEMENT

NOT TO SCALE



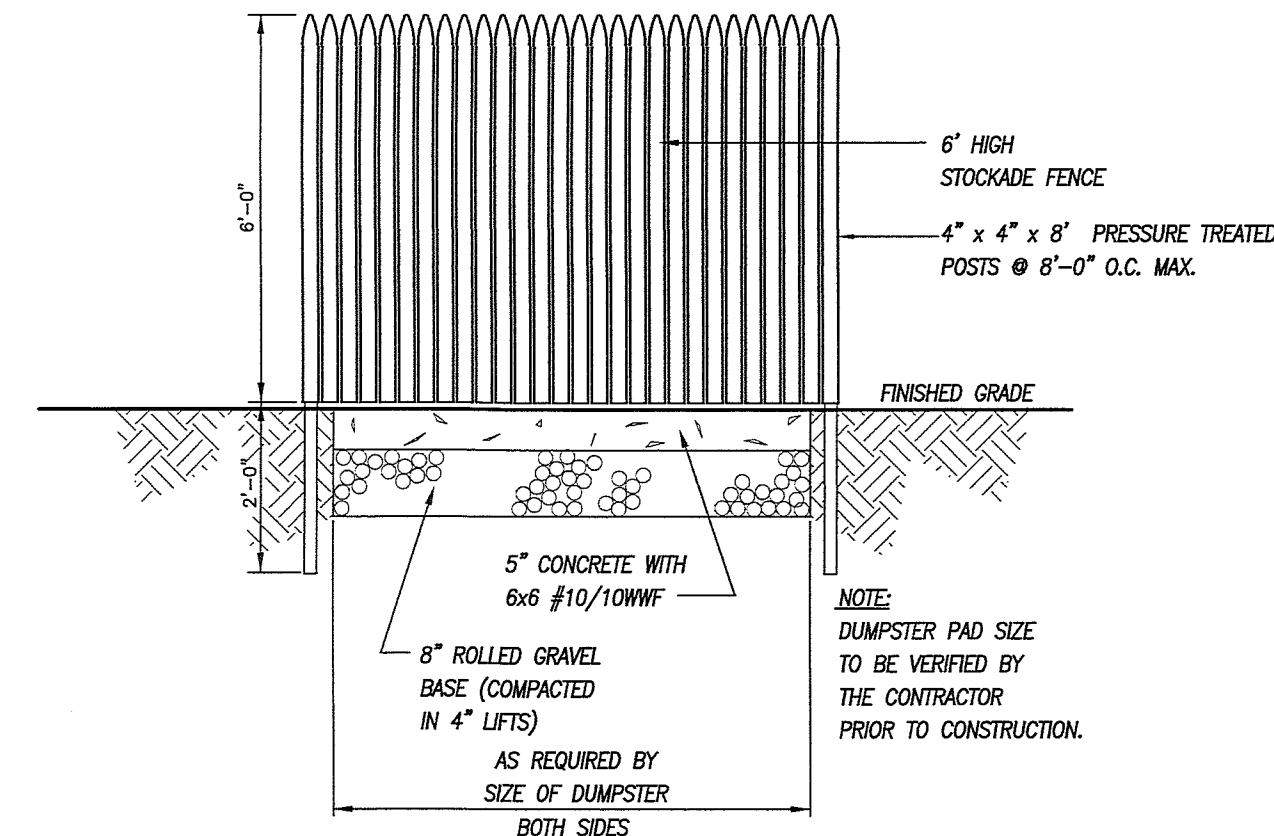
PLAN



CROSS SECTION

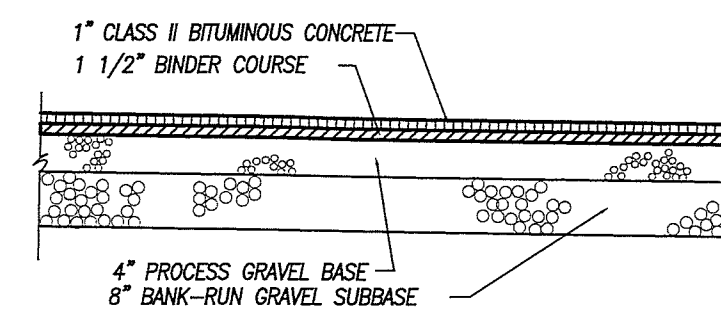
1500 GALLON HEAVY DUTY
1 COMPARTMENT
HOLDING TANK

NOT TO SCALE



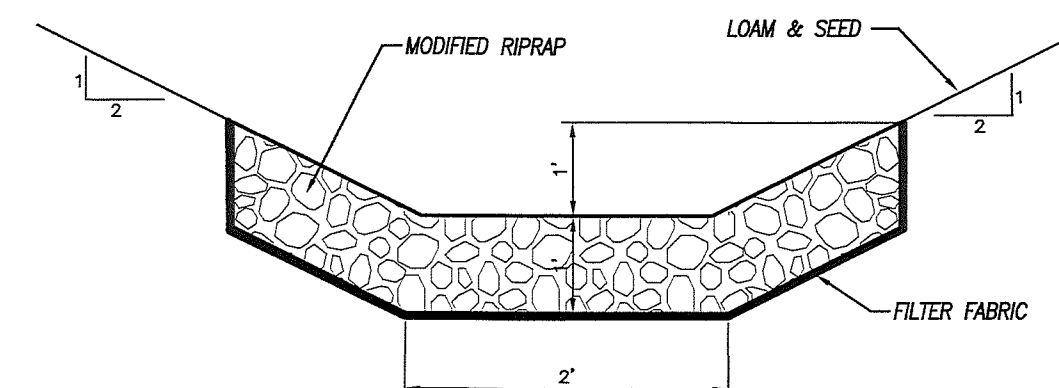
CONCRETE DUMPSTER PAD
WITH STOCKADE FENCE

NOT TO SCALE



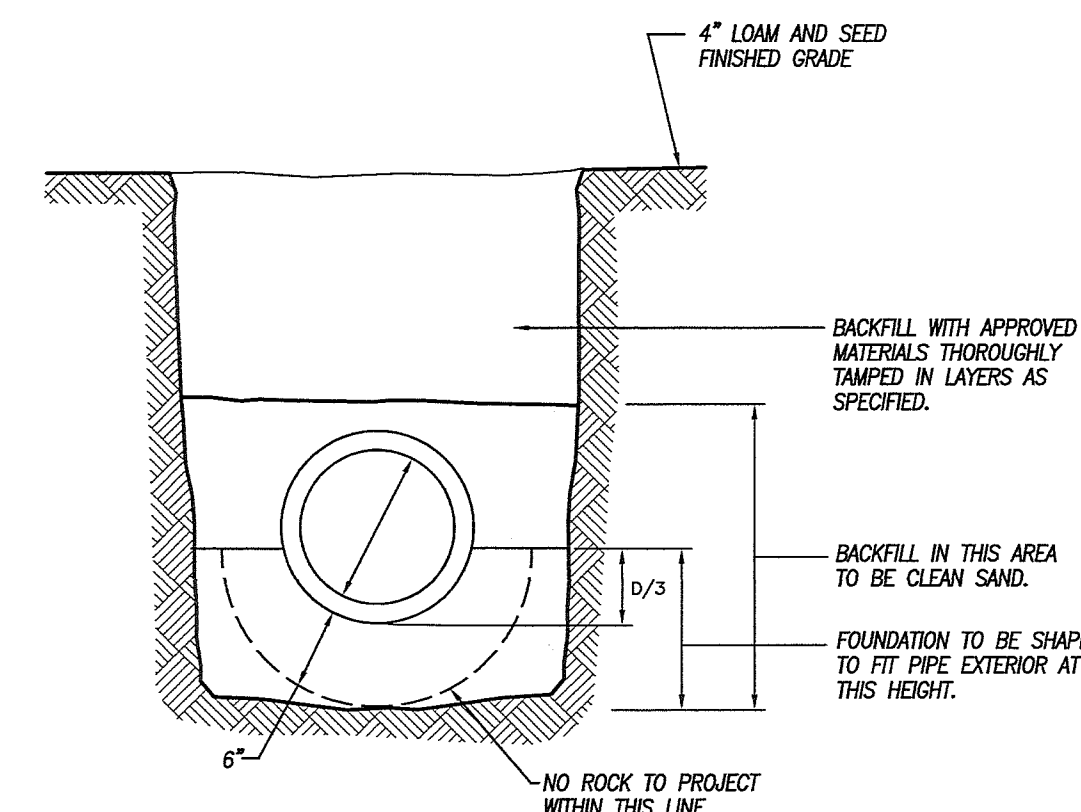
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



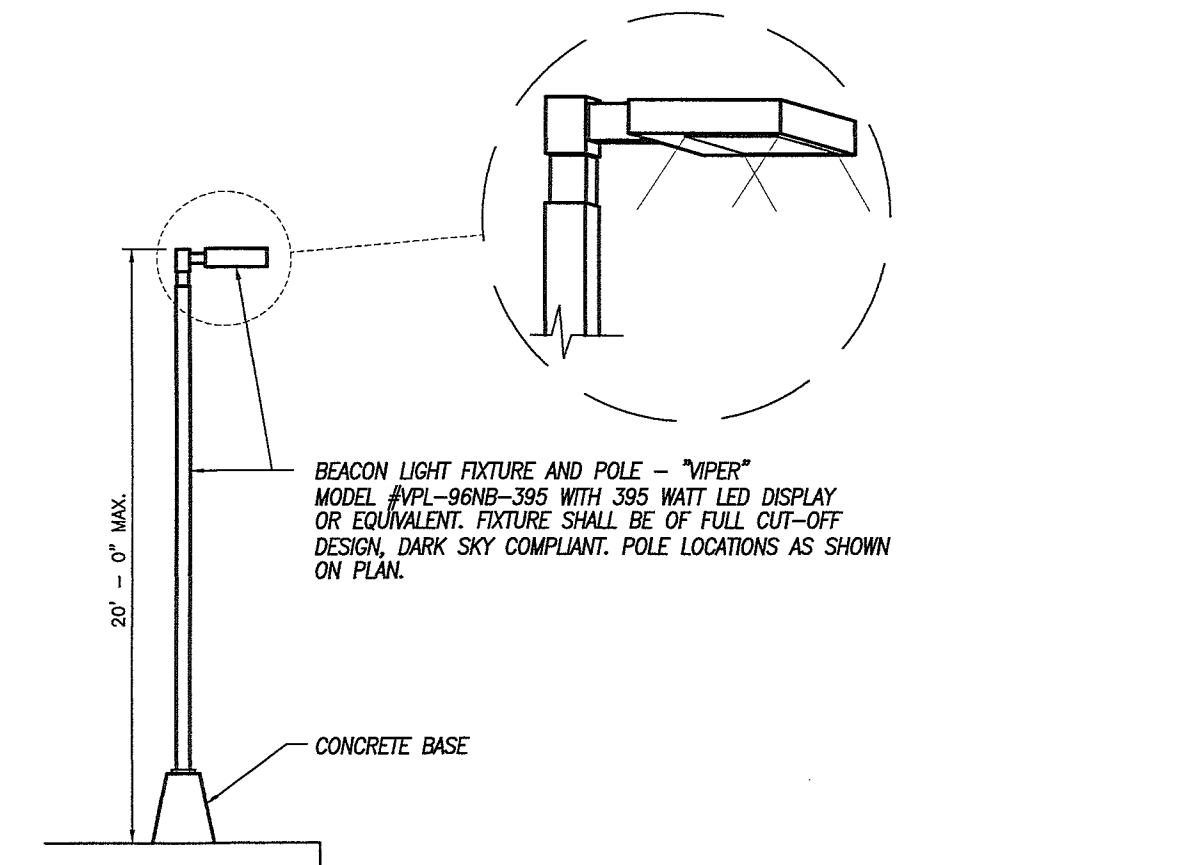
MODIFIED RIPRAP SWALE

NOT TO SCALE



SANITARY SEWER
PIPE IN TRENCH DETAIL

NOT TO SCALE



LIGHT STANDARD

NOT TO SCALE

FRONT SIDE

BUILDING MOUNTED LIGHT
FULL CUTOFF WALL PACK

NOT TO SCALE

- DESIGN SPEC:
- FULL CUTOFF DESIGN
 - LED LIGHT WITH 6,300 LUMENS
 - LIGHT SHALL BE POSITIONED TO PREVENT LIGHT AND GLARE FROM SPILLING ONTO ADJACENT PROPERTY

DATE	DESCRIPTION
	REVISIONS

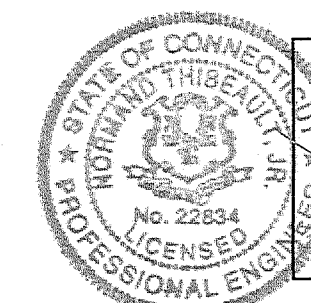
DETAIL SHEET - No.2
PREPARED FOR

CRAIG M. GATES

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DATE: 5/17/2024	DRAWN: RGS
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SHEET: 7 OF 7	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 24008



Norman Thibault, Jr., P.E. No. 22834 DATE 7/31/2024