9589 0710 5270 2398 4742 31

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Putnam, CT 06260

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Price John M & Kerri L
Street: 28 Ring St
City, S: Putnam, CT 06260

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9589 0710 5270 2398 4742 48

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Danielson, CT 06239

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Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Golemo Arthur & Bozena
Street: 404 Wauregan Rd
City, S: Danielson, CT 06239

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2398 4742 17

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Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Baxter Matthew M & Ashley N
Street: 25 Prospect St
City, S: Putnam, CT 06260

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Plainfield, CT 06374

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: 53 Prospect Street LLC
Street: PO Box 191
City, S: Plainfield, CT 06374

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Yarmouth, ME 04096

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Jew Investments LLC
Street: 31 Berryfield Rd
City, S: Yarmouth, ME 04096

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Middletown, RI 02842

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Meadow View LLC
Street: 190 East Meadow Rd
City, S: Middletown, RI 02842

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Putnam, CT 06260

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To: Reese Julian
Street: 28 Prospect St, Apt. 2
City, State: Putnam, CT 06260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To: 29 Prospect Street Condominiums
Street: 29 Prospect St
City, State: Putnam, CT 06260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2398 4741 56

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Putnam, CT 06260

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To: Smith Witherspoon Jordahn C &
Street: Witherspoon Priscill
City, State: 32 Prospect St
Putnam, CT 06260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2398 4741 63

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OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To: Putnam Town of WPCA
Street: 200 School St
City, State: Putnam, CT 06260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Putnam, CT 06260

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To: Bedard Bernard G Jr
Street: 4 Farrows St
City, State: Putnam, CT 06260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2398 4741 49

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OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To: Young Thomas Michael
Street: 36 Prospect St
City, State: Putnam, CT 06260

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Putnam, CT 06260

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Neal Richard C Jr. & Nancy E
Street: 10 Farrows St
City, S: Putnam, CT 06260

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Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Vitale David J & Mary E & Peter D
Street: 227 River Rd
City, S: Putnam, CT 06260

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Putnam, CT 06260

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Picard Claudette M & David R
Street: 18 Farrows St
City, S: Putnam, CT 06260

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Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Laprova Catherine M & Mario Tr
Street: 14 Farrows St
City, S: Putnam, CT 06260

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North Grosvenordale, CT 06255

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: K&G Property Management LLC
Street: 2 Marcy Lane
City, S: North Grosvenordale, CT 06255

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Putnam, CT 06260

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Andrews Gerard C & Kathleen J
Street: 22 Farrows St
City, S: Putnam, CT 06260

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Putnam, CT 06260

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Loomis Timothy D
Street: 26 Farrows St
City: Putnam, CT 06260

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Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Fetras Diane M Life Use
Street: 29 Farrows St
City: Putnam, CT 06260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Leland, NC 28451

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Lamondy Dennis R
Street: 8070 Rachel Wynd Rd NE
City: Leland, NC 28451-7583

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Charlton, MA 01507

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Loomis William
Street: 35 McIntyre Rd
City: Charlton, MA 01507-5125

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Attleboro, MA 02703

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Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Lopez Francisco R
Street: 34 John Williams St
City, S: Attleboro, MA 02703

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Putnam, CT 06260

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Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate) $4.40	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	08/27/2025
Total Postage and Fees $10.48	

Sent To: Vanisavath Sam Somsanuk
Street: 40 Farrows St
City: Putnam, CT 06260

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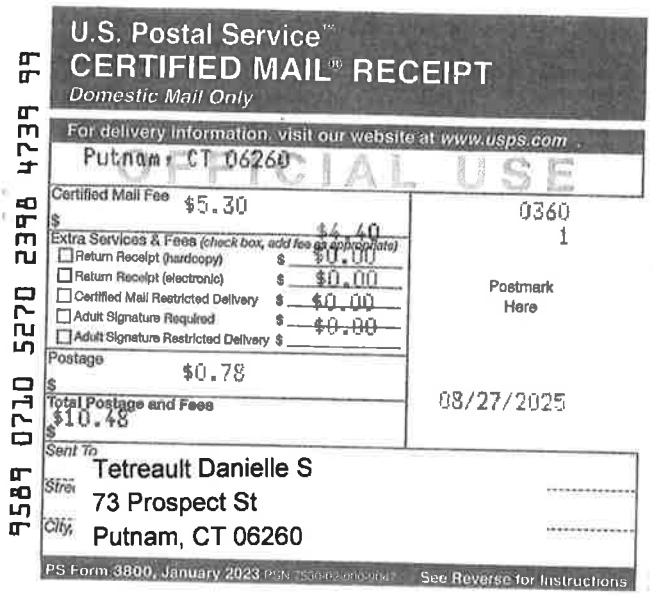

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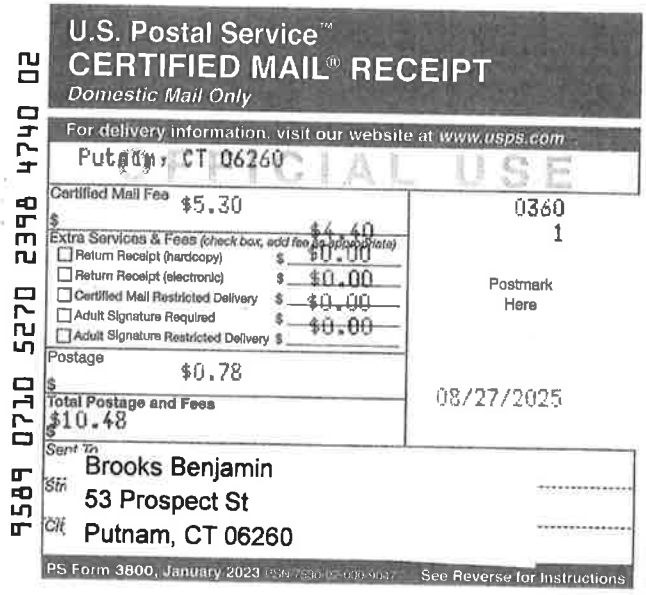
OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To
Tetreault Danielle S
Street
73 Prospect St
City,
Putnam, CT 06260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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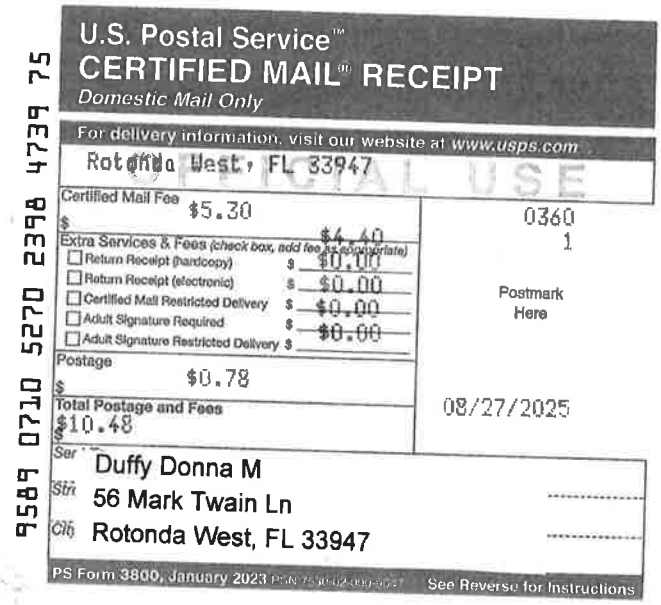
Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To
Brooks Benjamin
Street
53 Prospect St
City,
Putnam, CT 06260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Rotonda West, FL 33947

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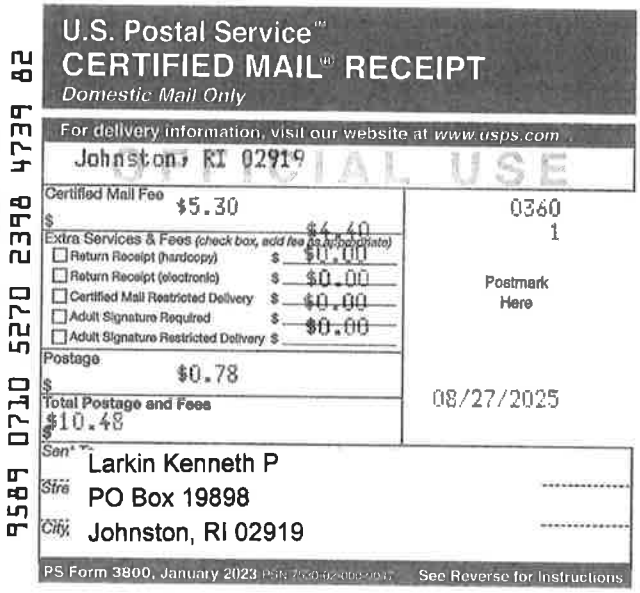
Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To
Duffy Donna M
Street
56 Mark Twain Ln
City,
Rotonda West, FL 33947

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Johnston, RI 02919

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To
Larkin Kenneth P
Street
PO Box 19898
City,
Johnston, RI 02919

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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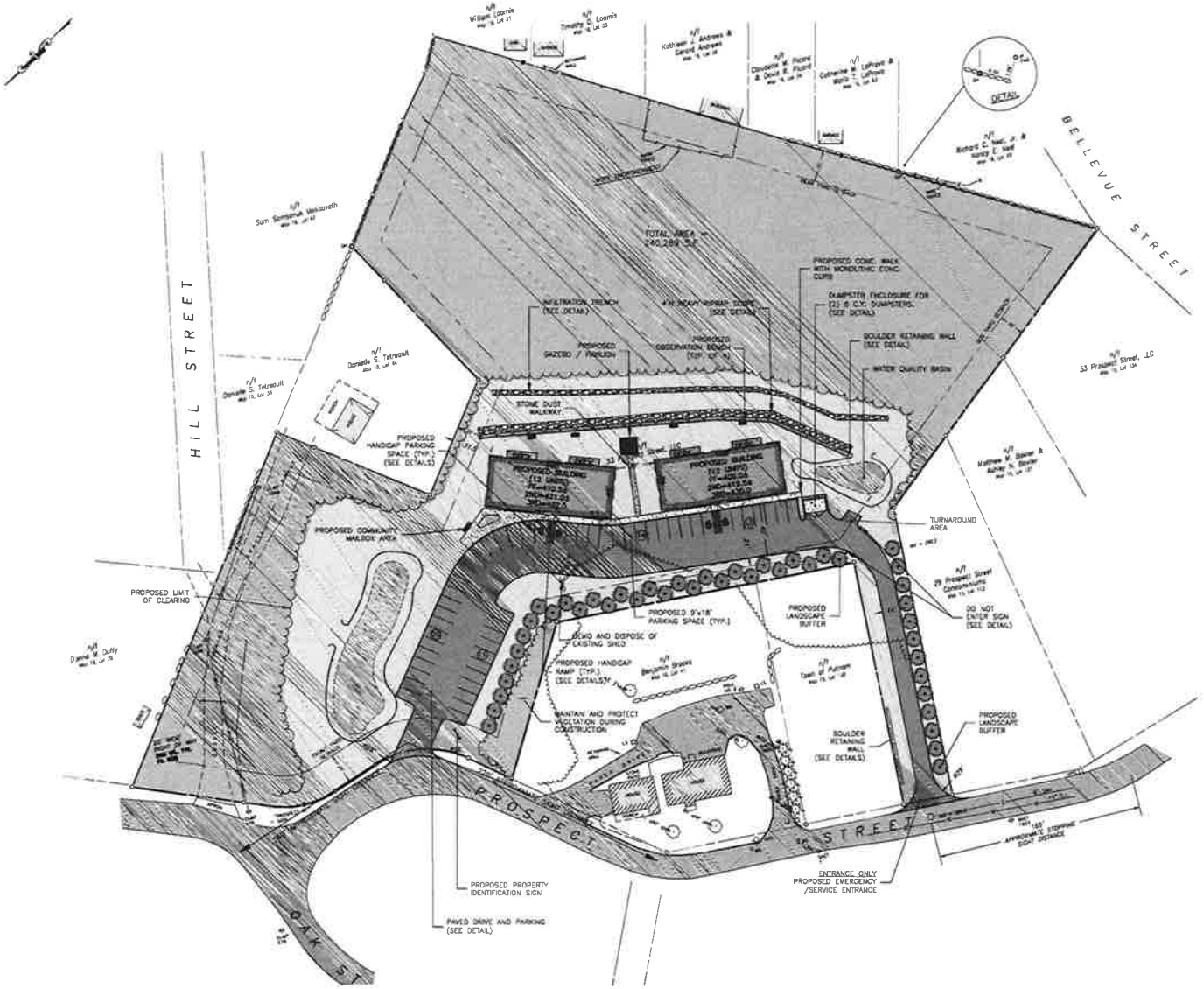
Putnam, CT 06260

OFFICIAL USE

Certified Mail Fee $5.30	0360 1
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	08/27/2025

Sent To
Cracco Elizabeth J & Morrill Michael
Street
86 Prospect St
City,
Putnam, CT 06260

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



ZONING COMPLIANCE TABLES

Zone: Residential R-10 (Multi-Family)

ITEM	REQUIRED	PROVIDED
LOT AREA	10,000 s.f. per dwelling	10,020.9 s.f. per dwelling
LOT FRONTAGE	90 FT	350 FT. ±
FRONT YARD SETBACK	25 FT.	150 FT.±
SIDE YARD SETBACK	20 FT. *(25 FT.)	31 FT ±
REAR YARD SETBACK	25 FT.	210 FT.±
MAX. COVERAGE	30%	30%
MAX. HEIGHT	35'*	40'±
WATER SUPPLY		PUBLIC
SEWAGE DISPOSAL		PUBLIC

* BUILDING HEIGHT MAY BE INCREASED TO FIFTY FEET, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF THIRTY-FIVE FEET, THERE SHALL BE ADDED TO EACH YARD REQUIREMENT ONE CORRESPONDING FOOT OF WIDTH OR DEPTH.

PARKING CALCULATIONS

MULTIFAMILY HOUSING:
MINIMUM 1 PER DWELLING UNIT = 24 UNIT X 1 SPACE UNIT = 24 SPACES
MAXIMUM 2.5 PER DWELLING UNIT = 24 UNITS X 2.5 SPACE UNIT = 60 SPACES
PROVIDED = 52 SPACES, INCLUDING 4 HANDICAP ACCESSIBLE SPACES

SCALE: 1"=40'

No.	DATE	REVISIONS
1	8/13/2025	REVISED ENTRANCE AND PER TOWN

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1968 Fax (860) 886-9165

33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums

Prepared for
Jackson Consulting, LLC

Layout Plan

Project No. CLA-8010
Proj. Engineer R.A.D.
Date 7/15/2025
Sheet No. 2

CLA

M:\8000\8000\8010 - 53 Prospect St, Pesobsky\Drawings\8010 Presentation Plan.dwg Wed Aug 20 11:35:11 2025 DWG To PDF.pc3

Bruce Fitzback

From: Drew Goins <agoins1988@gmail.com>
Sent: Friday, August 15, 2025 5:35 PM
To: Bruce Fitzback; Brenda Roy
Subject: Planning and Zoning Commission Meeting (8/20/2025) (Docket # 2025-11)
Attachments: against buildings.docx

Hello,

Please find attached our concerns regarding the potential building request by the Jackson Consulting, LLC.

Thank you,
Thomas M. Young and Andrew N. Goins

August 15, 2025

36 Prospect St

To the City of Putnam:

We are writing to express our strong opposition to the proposed housing development in our neighborhood. While we understand the need for affordable housing in our town, We believe that this project will have a significantly negative impact on our neighborhood.

First, and foremost, the construction of this project would result in significant environmental damage, destroying natural habitats and putting the local wildlife at risk. Additionally, the proposed development is too large for our neighborhood. The increase in population density would lead to increased traffic and noise in our quiet peaceful neighborhood.

Secondly, the type of housing that is being proposed is not in line with the character of our neighborhood. Our neighborhood is made of individual houses that build a community, there is a significant concern that building this development would lead to an increase in crime rates in our neighborhood. It would also drastically alter the aesthetic of our area; replacing the beautiful greenery and wooded area's with an eye-sore of a housing complex.

Finally, there is significant concern around how this development would negatively impact the property values in the neighborhood. The influx of individuals/families could potentially result in a decline in property values, making it difficult for current residents to sell homes; should we need or choose to.

In conclusion, we strongly urge you to reconsider this proposed housing development. While we are able to recognize the need for increased housing opportunities in our town, our neighborhood does not appear to be the appropriate fit for this project. Thank you for your attention to this.

Sincerely,

Thomas M. Young and Andrew N. Goins

TOWN OF PUTNAM
ZONING COMMISSION

Check One:

__X__ Application for Special Permit of Exception
_____ Application for Amendment to Regulation
_____ Application for Zone Change
_____ Other, _____

Docket No. _____
Date _____
Fee: _____
Amount - Check No.

1.) **Name of Applicant:** Jackson Consulting, LLC
Address, Telephone No., & Email Address 150 Quincy Avenue, Marshfield, MA 02050
ndjackson28@gmail.com

2.) **Owner of Land** 53 Prospect Street, LLC
Address, Telephone No., & Email Address PO Box 191, Plainfield, CT 06374
rrovero@engconst.com

3.) **Location of Property** 33, 59 & 67 Prospect Street **Zone** R-10
Street Address
Assessor's Map No. 16 **Lot No.** 32/35/48

4.) **State the nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.**
Special permit per Section 304 - Table 3-1 for multi-family in an R-10 zone.
Attached proposed site plan and supporting information for 2 building - 24 unit multi-family development.

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE
I hereby certify that all the information provided is accurate and complete.

_____ 7/15/25
Signature of Applicant **Date**

Date Accepted _____
Date Rejected _____

_____
Signature of Chairperson **Date**

CLA Engineers, Inc.
Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

July 15, 2025

Mr. Bruce Fitzback, LS, CZEO
Land Use Director, ZEO
Town of Putnam
200 School St
Putnam, CT 06260

RE: Special Permit Criteria Statement
33, 59, & 67 Prospect Street
CLA-8010

Dear Bruce,

An application is being submitted by Jackson Consulting, LLC for a special permit proposing a Multi-family Development, located at the above referenced addresses. The property is zoned R-10, which allows Multi-family Residential Developments, with approval of a Special Permit.

The following information is provided in accordance with Section 114.F.1 – Criteria for evaluation, of the Zoning Regulations:

a. The size and intensity of the proposed use and the impact of such use on neighboring property.
The proposed use is compatible with the Plan of Conservation and Development. The Plan recommends that Putnam: Institute programs that will allow "Aging in Place", i.e., planning for older adults and individuals with disabilities to remain in their homes and within the community – housing that is more affordable and housing for an aging population. In addition, the Plan recommends providing additional housing opportunities for the "Millennial" generation. The proposed project meets the goals of the Plan of Conservation and Development by providing residential units that will have reasonable rents for both the aging population and young people just getting started in the work force.

b. The potential for creation of a nuisance to neighboring properties, whether by noise, air or water pollution, offensive odors, smoke, dust, vibrations or other effects of the proposed use.
As the proposed use is residential, there will be no noise, air or water pollution, offensive odors, smoke, dust, vibrations or other effects from the proposed use.

c. The convenience and safety of vehicular and pedestrian movement on the site, and the impact of the proposed uses on existing local traffic.

Site access was analyzed for safety. The proposed residential entrance and exit provides adequate sight line for the observable speed (15+/- mph) in the neighborhood. An additional emergency/service entrance only was also analyzed and found to have adequate stopping sight distance for the observable speed (15+/- mph). Adequate provision is made for entering and leaving the subject site in such a manner that no undue hazard to traffic or undue traffic congestion shall be created. A concrete sidewalk is proposed along the front of the buildings to provide access to parking, refuse and community mail.

d. Accessibility of emergency vehicles, e.g., police, fire and emergency transportation vehicles.
Adequate access has been provided for the purpose of fire protection, police protection, and other emergency equipment.

e. The adequacy of proposed methods for disposal of wastes, particularly with regards to any materials that could use an adverse effect on ground water or wetlands.
The project will be served by public sewer, there will be no wastes impacting the groundwater or wetlands. Once development of the site is completed, there will be a decrease in peak runoff from the site. Water Quality Basins meet requirements of the Connecticut 2024 Stormwater Quality Manual.

f. The potential for, and the adequacy of measures for the prevention of surface water and ground water pollution, soil erosion and sedimentation, increased runoff, and changes in groundwater levels.
The project has been designed in accordance with the CTDEEP 2024 Stormwater Quality Manual and the 2024 Guidelines for Soil & Sediment Control.

g. Measures for dealing with runoff and surface pollutants from driveway and parking areas.
The project has been designed in accordance with the CTDEEP 2024 Stormwater Quality Manual and the 2024 Guidelines for Soil & Sediment Control.

h. The compatibility of the design, layout and operation of the proposed buildings, structures or uses with nearby properties and the impacts on the enjoyment, usefulness and value of nearby property.
The proposed development will not effect the ability of surrounding property to be developed in accordance with the existing zoning classifications.

I. The degree of population concentration and building density resulting from the proposed uses and the availability and adequacy of existing fire and police protection, transportation, water, sewage, facilities, schools or other public facilities to meet the needs of the uses.
The existing water, and sewer in and along Prospect Street have the capacity to service the project, and conform to accepted engineering practices, and will not burden the capacity of the utilities.

J. The impact of the proposed uses on existing or potential local water supplies and recharge areas.
The proposed project will have no impacts on existing or potential local water supplies and recharge areas, as the project is on public sewers and the stormwater runoff will be treated prior to leaving the site.

k. The existence and protection of important natural and historic resources.
The project will not have any adverse affects on the environment. The project is on public sewer, there will not be on-site septic systems. The proposed drainage system has been designed to treat and infiltrate the stormwater runoff. The proposed development will not use, handle, store or dispose of hazardous materials as a principal activity. There will be no hazardous materials stored on the site, other than those volumes and types associated with normal household use. There are no known historic resources on the site.

l. The impact of the proposed uses on wildlife and plant habitats.
We have reviewed the DEEP Natural Diversity Data Base maps and have determined that there are no State or Federal Listed Species or Critical Habitat on the site.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Robert A. DeLuca, P.E.

LETTER OF TRANSMITTAL

CLA Engineers, Inc.

Civil • Structural • Surveying
317 MAIN STREET
NORWICH, CT 06360
860-886-1966 Fax 860-886-9165

DATE: 7-15-25
JOB NO: CLA-8010
FROM: Robert DeLuca, P.E.
RE: 33, 59 & 67 Prospect Street
Putnam, CT

To: Bruce Fitzback, L.S., Land Use Director/ZEO
Town of Putnam
200 School Street
Putnam, CT 06260

WE ARE SENDING YOU THE FOLLOWING ITEMS BY HAND:

[ ] Shop drawings [ ] Prints **[X] Plans** [ ] Specifications

[ ] Copy of letter [ ] Change order [X] Other:

COPIES	DATE	NO.	DESCRIPTION
1			Application/Fee
3			Site Plans
1			Building Plans
3			Drainage Calculations -
1			Special Permit Criteria Letter

THESE ARE TRANSMITTED AS CHECKED BELOW:

[XX] For approval [ ] Approved as submitted [ ] Resubmit ____ copies for approval

[ ] For your use [ ] Approved as noted [ ] Submit ____ copies for distribution

[ ] As requested [ ] Returned [ ] Return ____ corrected prints

[ ] For review and comment

REMARKS:

COPY TO:

SIGNED: _____
Robert DeLuca, P.E.

If enclosures are not as noted, kindly notify us at once.

53 Prospect Street, LLC

P.O. Box 191
Plainfield, CT 06374

Telephone (860) 230-0859
Fax (860) 230-0860

August 12, 2025

Town of Putnam
Planning, Zoning and Wetlands Commissions
200 School Street
Putnam, CT 06260

RE: Jackson Consulting LLC applications

To Whom this may concern,

I Ricardo Rovero, member 53 Prospect Street LLC, grant permission to Noah Jackson of Jackson Consulting LLC to make applications to and seek approvals from the Putnam commissions noted above for the 53 Prospect St. LLC owned lots of 17,33,58,59 & 67 Prospect Street.

Mr. Jackson of Jackson Consulting has a fully executed Purchase and Sales agreement with 53 Prospect Street, LLC to purchase the noted properties.

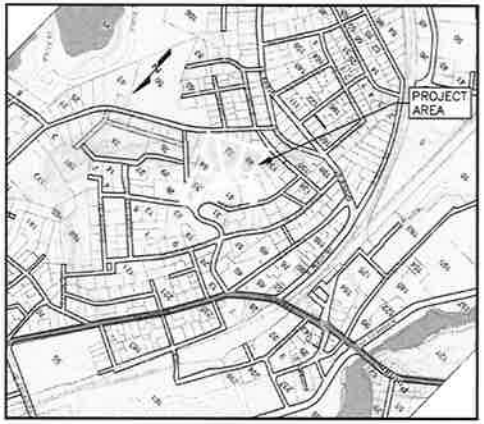
Sincerely,

RR Rovero, PE Member
53 Prospect Street, LLC

Preacher's Hill Condominiums
33, 59, & 67 Prospect Street
Town of Putnam, Connecticut

Prepared For
Jackson Consulting, LLC

LEGEND TO DRAWINGS



LOCATION MAP
SCALE: 1"=±500'

PROPERTY OWNER
53 Prospect Street LLC
PO Box 191
Plainfield, CT 06374

APPLICANT
Jackson Consulting, LLC
150 Quincy Avenue,
Marshfield, MA 02050

ZONE
R-10

INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	Existing Conditions
2	Site Layout Plan
3	Utility Plan
4	Grading & Drainage Plan
5	Stormwater Management Plan
6	Plan & Profile
7	Erosion & Sedimentation Control Details
8	General Site
9	Sidewalk & Retaining Wall Details
10	Sanitary Details & Water Details

APPROVED BY THE TOWN ENGINEER OF THE TOWN OF PUTNAM

TOWN ENGINEER _____ DATE _____

APPROVED BY THE TOWN OF PUTNAM PLANNING & ZONING COMMISSION

FINAL APPROVAL DATE: _____

CHAIRMAN _____ DATE _____

EXPIRATION DATE: _____

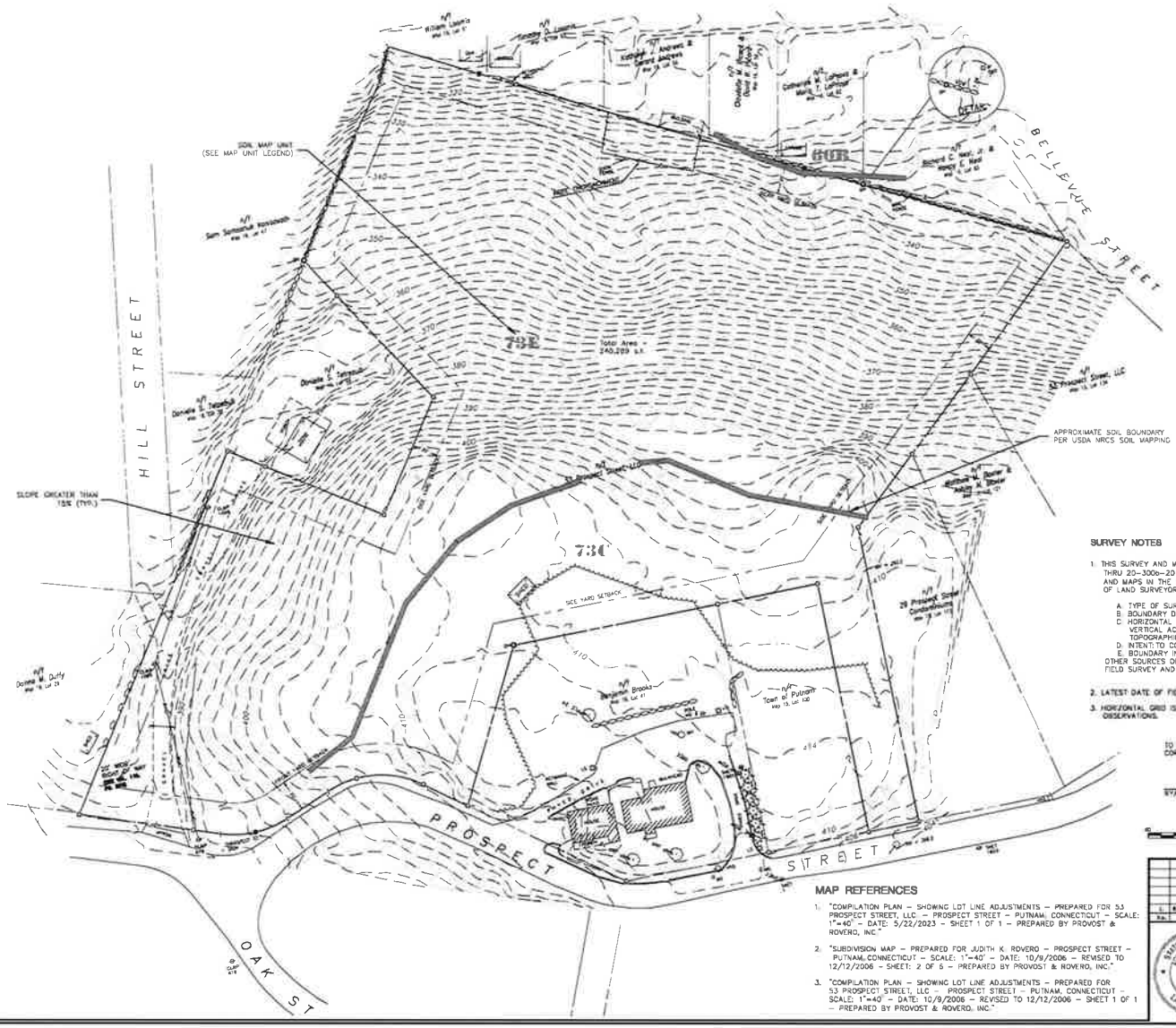
PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED, APPROVAL AUTOMATICALLY EXPIRES _____ IF ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE.

THE SUBDIVISION REGULATIONS OF THE BROOKLYN PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATION, EXCEPTING ANY VARIANCES OR MODIFICATIONS MADE BY THE COMMISSION, AND SUCH VARIANCES OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSIONS.

REVISED: Aug 13, 2025
July 15, 2025

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

CLA



SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
   - A. TYPE OF SURVEY: COMPILATION PLAN
   - B. BOUNDARY DETERMINATION CATEGORY: CLASS D
   - C. HORIZONTAL ACCURACY: CLASS D
     VERTICAL ACCURACY: CLASS V-D
     TOPOGRAPHIC ACCURACY: CLASS T-D
   - D. INTENT: TO COMPILE EXISTING MAPPING AND LIDAR DATA FOR THE SUBJECT PARCEL
   - E. BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. LATEST DATE OF FIELD WORK: JANUARY 2025.
3. HORIZONTAL GRID IS NAD83 AND VERTICAL DATUM IS NAVD88 BOTH DETERMINED BY LOCAL GPS OBSERVATIONS.

TO MY KNOWLEDGE AND BELIEF, THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR SHOWN HEREON.

RYAN J. OHLWEILER, L.L.S. #70454

SCALE: 1"=40'

MAP REFERENCES

1. "COMPILATION PLAN – SHOWING LOT LINE ADJUSTMENTS – PREPARED FOR 53 PROSPECT STREET, LLC – PROSPECT STREET – PUTNAM, CONNECTICUT – SCALE: 1"=40' – DATE: 5/22/2023 – SHEET 1 OF 1 – PREPARED BY PROVOST & ROVERO, INC."
2. "SUBDIVISION MAP – PREPARED FOR JUDITH K. ROVERO – PROSPECT STREET – PUTNAM, CONNECTICUT – SCALE: 1"=40' – DATE: 10/9/2006 – REVISED TO 12/12/2006 – SHEET: 2 OF 5 – PREPARED BY PROVOST & ROVERO, INC."
3. "COMPILATION PLAN – SHOWING LOT LINE ADJUSTMENTS – PREPARED FOR 53 PROSPECT STREET, LLC – PROSPECT STREET – PUTNAM, CONNECTICUT – SCALE: 1"=40' – DATE: 10/9/2006 – REVISED TO 12/12/2006 – SHEET 1 OF 1 – PREPARED BY PROVOST & ROVERO, INC."

No.	DATE	REVISION
1	8/15/2025	REVISED ENTRANCE AND FEN TYPE

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1986 Fax (860) 886-9185

33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums

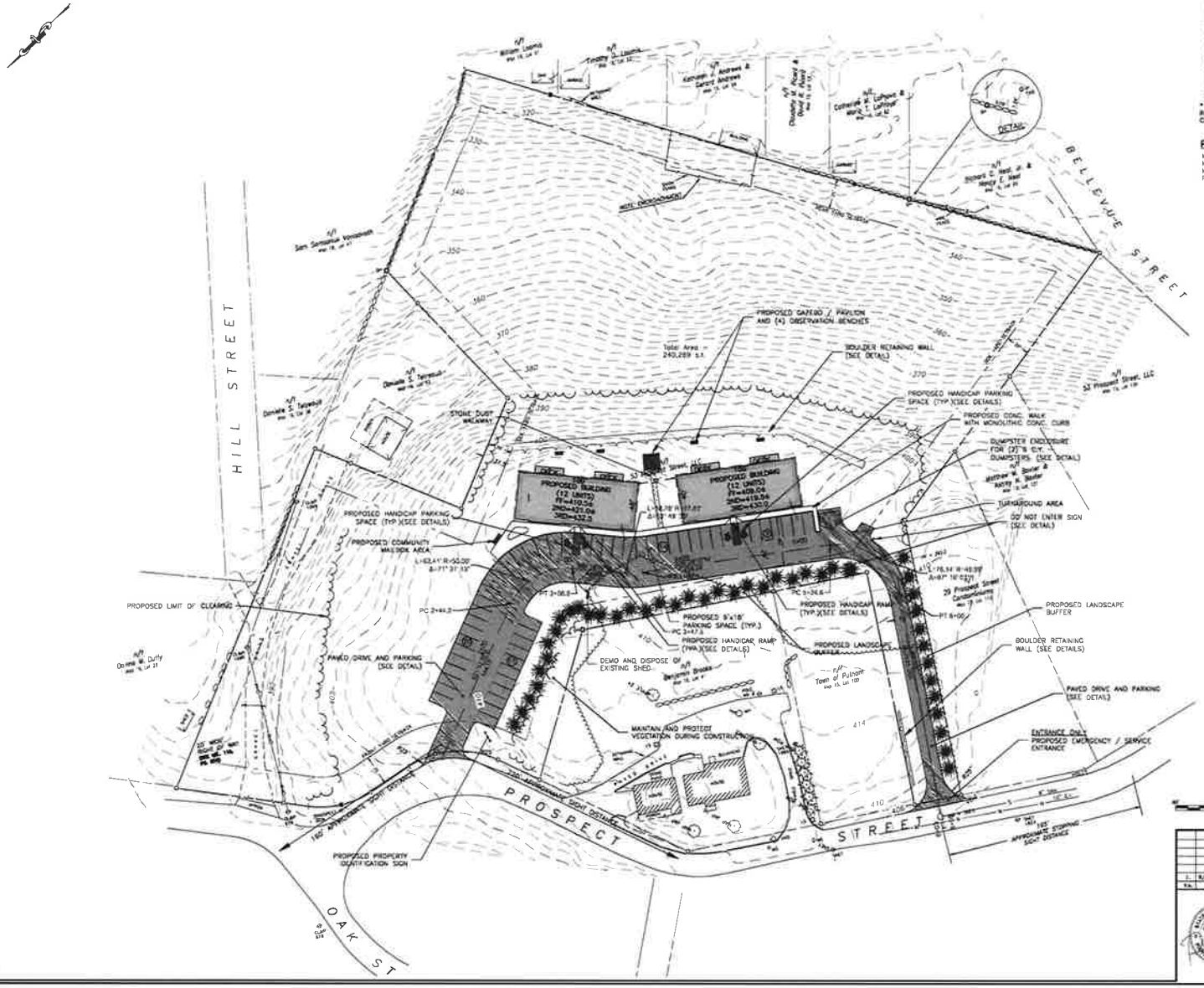
Prepared for

Jackson Consulting, LLC

Existing Conditions

Project No.	CLA-6010
Proj. Engineer	R.A.D.
Date	7/15/2025
Sheet No.	1

CLA



ZONING COMPLIANCE TABLES

Zone: Residential R-10 (Multi-Family)

ITEM	REQUIRED	PROVIDED
LOT AREA	10,000 s.f. per dwelling	10,028.9 s.f. per dwelling
LOT FRONTAGE	90 FT.	360 FT. ±
FRONT YARD SETBACK	25 FT.	150 FT.±
SIDE YARD SETBACK	20 FT. *(25 FT.)	31 FT ±
REAR YARD SETBACK	25 FT.	210 FT.±
MAX. COVERAGE	30%	30%
MAX. HEIGHT	35'*	40'±
WATER SUPPLY		PUBLIC
SEWAGE DISPOSAL		PUBLIC

* BUILDING HEIGHT MAY BE INCREASED TO FIFTY FEET, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF THIRTY-FIVE FEET, THERE SHALL BE ADDED TO EACH YARD REQUIREMENT ONE CORRESPONDING FOOT OF WIDTH OR DEPTH.

PARKING CALCULATIONS

MULTIFAMILY HOUSING:
MINIMUM 1 PER DWELLING UNIT = 24 UNIT X 1 SPACE UNIT = 24 SPACES
MAXIMUM 2.5 PER DWELLING UNIT = 24 UNITS X 2.5 SPACE UNIT = 60 SPACES
PROVIDED = 52 SPACES, INCLUDING 4 HANDICAP ACCESSIBLE SPACES.

No.	DATE	REVISION
1.	9/13/2021	REVISED ENTRANCE AND PER TOWN

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1986 Fax (860) 886-9165

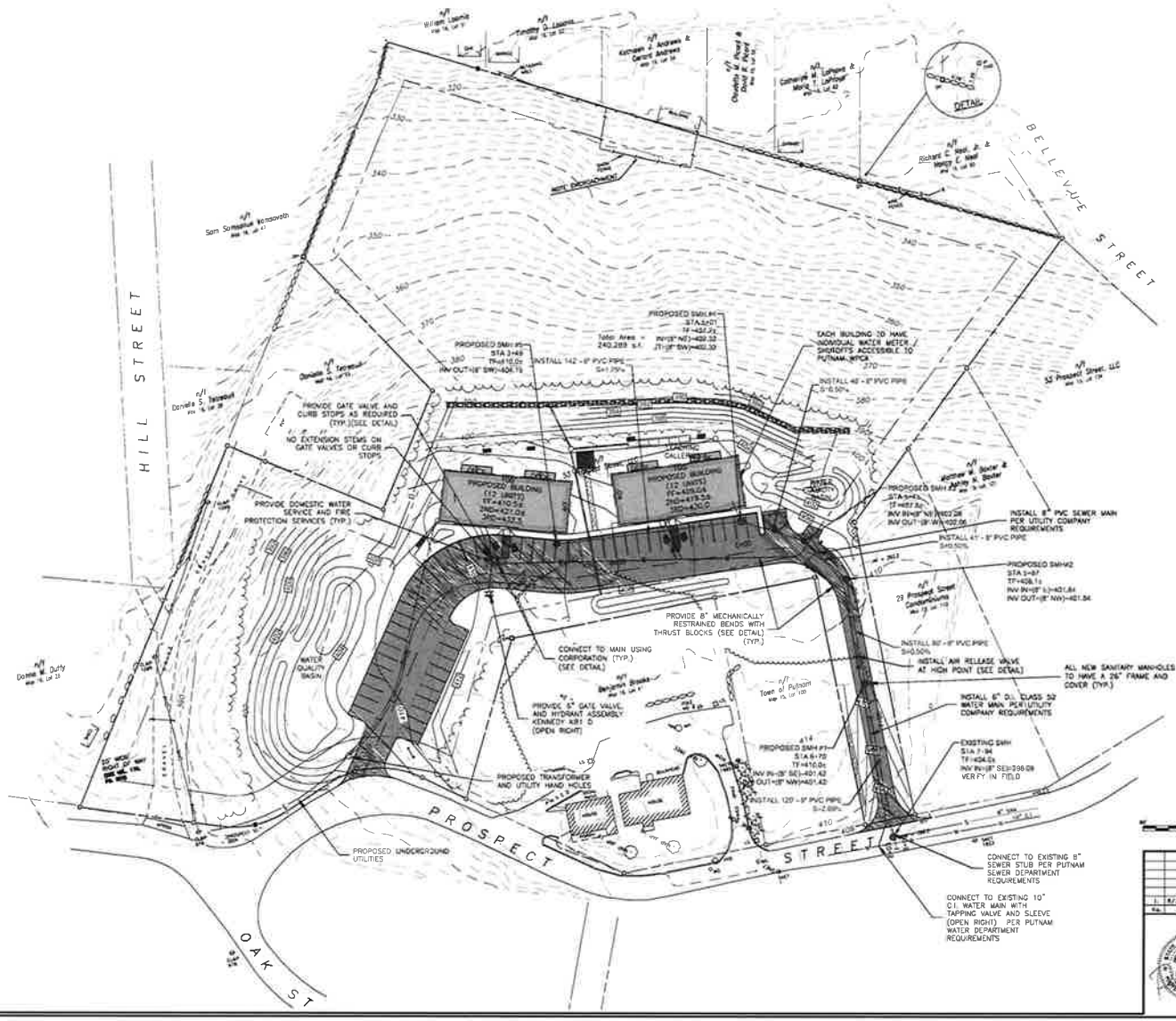
33, 58, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

Layout Plan

Project No. CLA-8010
Proj. Engineer R.A.B.
Date: 7/12/2021
Sheet No. 2

CLA



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317 Main Street Norwich, CT 06360
(860) 886-1986 Fax (860) 886-9165

No.	Date	Revision
1	9/15/2025	REVISED ENTRANCE AND PER TOWN

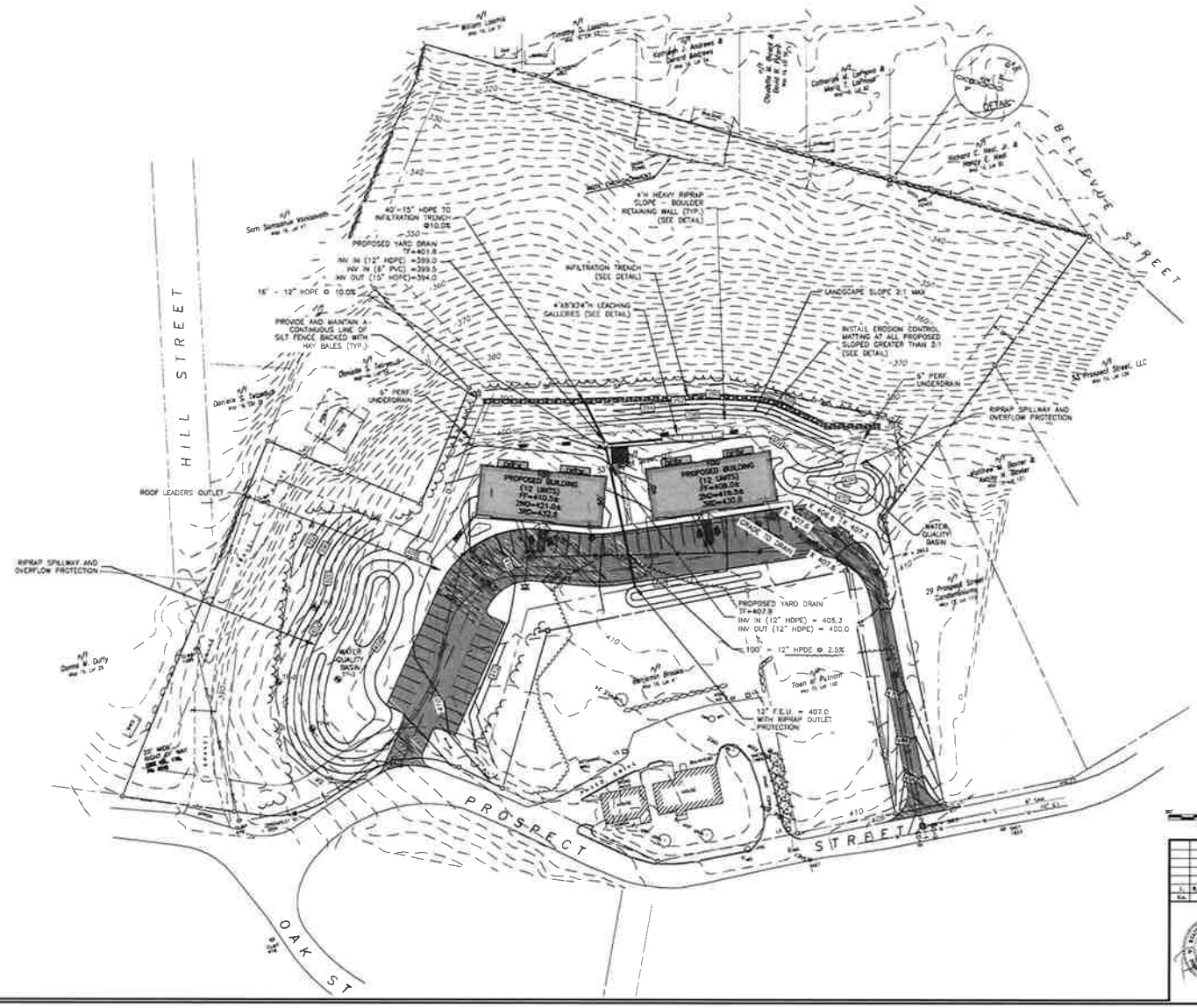
33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

Utility Plan

Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 9/15/2025
Sheet No. 3

CLA



1	9/17/2020	REVISED ENTRANCE AND PER TOWN
No.	DATE	REVISION

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1066 Fax (860) 886-9165

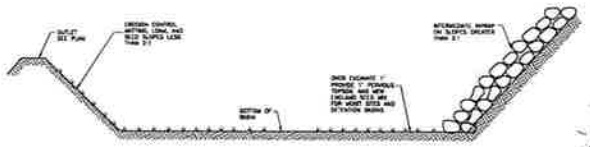
33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

Grading & Drainage Plan

Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 7/15/2020
Sheet No. 4

CLA



TYPICAL WATER QUALITY BASIN
NOT TO SCALE

TEST HOLE DATA:

RECORDED BY
CLA Engineers Inc
Recorded on 1/4/2022

TEST HOLE 1

0-8"	Topsoil
8"-30"	Light brown sandy subsoil w/ sill cobbles / boulders
30"-96"	Grey silty soil w/ sand, cobbles and boulders

NO GROUNDWATER
Possible Ledge @ 96"
Sample 1A taken at 40"±
Sample 1B taken at 80"±

TEST HOLE 2

0-6"	Topsoil
6"-29"	Lt brown sandy subsoil w/ sill, cobbles / boulders
29"-82"	Grey silty soil w/ sand, cobbles and boulders

NO GROUNDWATER
Possible Ledge @ 82"
Sample 2B taken at 70"±

TEST HOLE 3

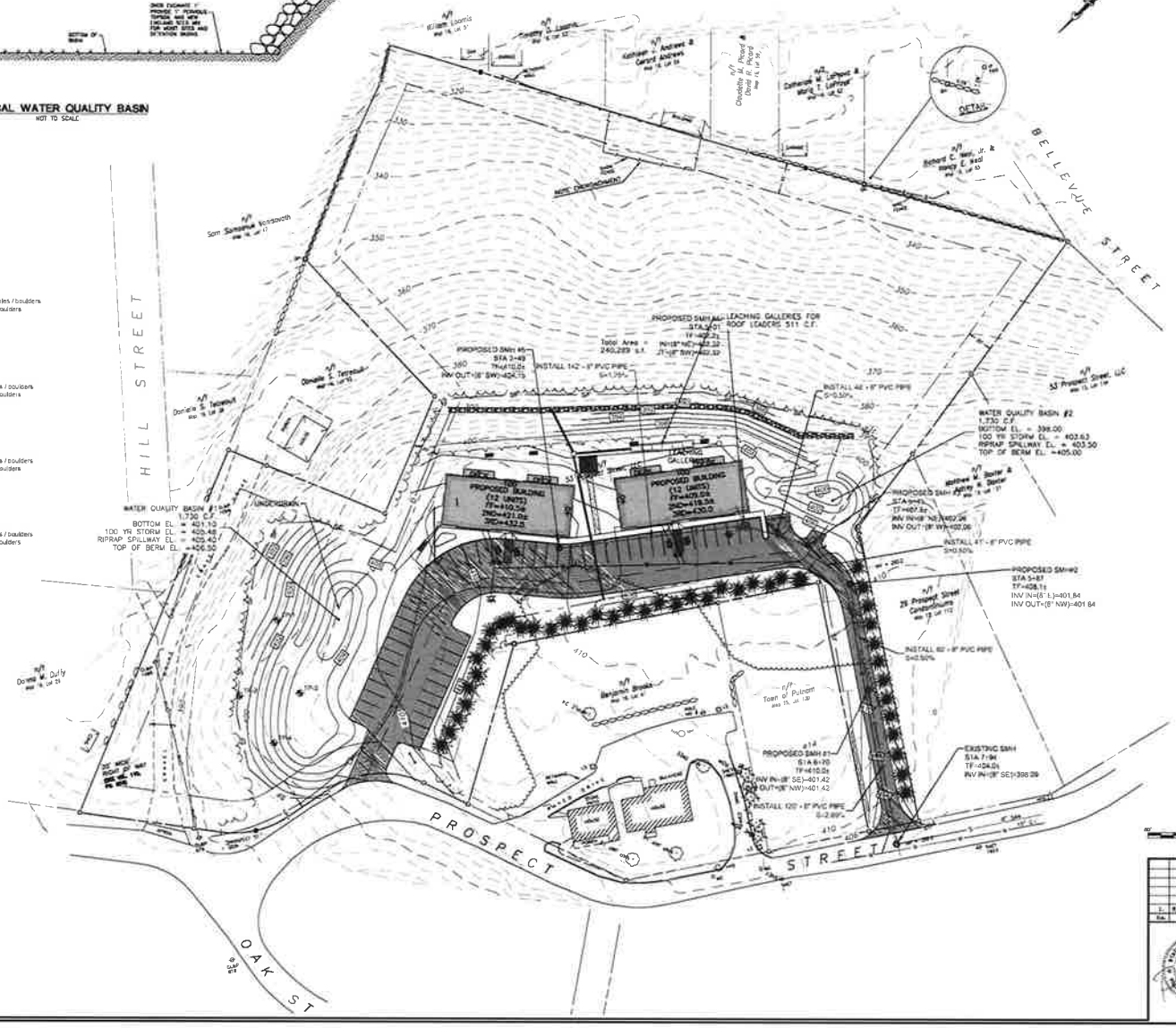
0-9"	Topsoil
9"-23"	Lt brown sandy subsoil w/ sill, cobbles / boulders
23"-64"	Grey silty soil w/ sand, cobbles and boulders

NO GROUNDWATER
Possible Ledge @ 64"
Sample 3B taken at 50"±

TEST HOLE 4

0-6"	Topsoil
6"-22"	Lt brown sandy subsoil w/ sill, cobbles / boulders
22"-40"	Grey silty soil w/ sand, cobbles and boulders

NO GROUNDWATER
Ledge @ 40"



SCALE: 1"=40'

Water Quality Basin Sizing WQB #1

Tributary Area (A)	1.2±
Watershed Impervious Area (Ia)	0.7±
I	61.4%
S	0.63
Required WQV	1,730±
Provided WQV	1,730±
WQV Provided	1,730

Water Quality Basin Sizing WQB#2

Tributary Area (A)	0.7±
Watershed Impervious Area (Ia)	0.5±
I	71.4%
S	0.40
Required WQV	1,730±
Provided WQV	1,730±
WQV Provided	1,730

Water Quality Basin Sizing Chambers

Tributary Area (A)	0.5±
Watershed Impervious Area (Ia)	0.3±
I	64.0%
S	0.56
Required WQV	511±
Provided WQV	511
WQV Provided	511

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
319 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

No.	DATE	REVISION
1.	9/15/2025	REVISED ENTRANCE AND POR TOWN

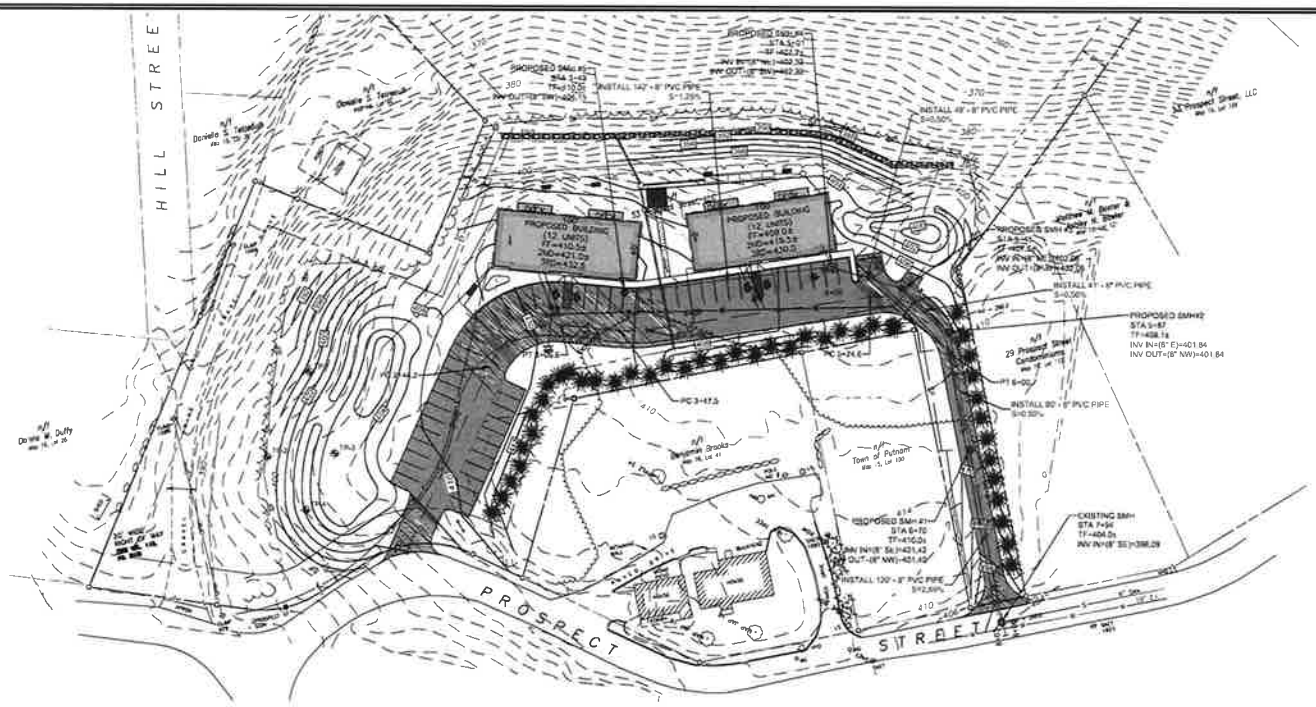
33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

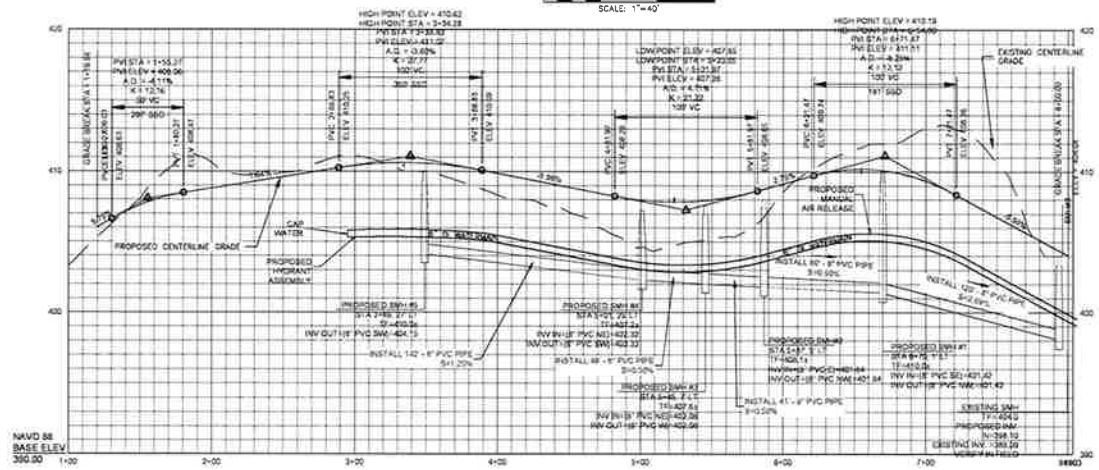
Stormwater Management Plan

Project No. CLA-5019
Proj. Engineer R.A.B.
Date: 9/15/2025
Sheet No. 5

CLA



Plan View:
SCALE: 1"=40'



Profile View:
SCALE: HORIZ: 1"=40'
VERT: 1"=4'

SCALE: 1"=40'

No.	DATE	REVISION
1.	4/15/2005	REVISED ENTRANCE AND PER TOWN

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1969 Fax (860) 886-9165

33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

Plan & Profile

Project No. CLA-8019
Proj. Engineer E.A.D.
Date: 7/15/2005
Sheet No. 6

CLA

EROSION & SEDIMENTATION CONTROL NARRATIVE

1. THE EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEEP.
2. THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDED SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS NEEDED OR DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
5. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS. TEMPORARY VEGETATIVE COVER MAY BE REQUIRED (SEE NOTE).
6. INLET SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED UNDER THE GRATES OF ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION, AND UNDER THE GRATES OF EXISTING CATCH BASINS IN THE CONSTRUCTION AREA.
7. CONTINUOUS DUST CONTROL USING WATER OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED ROADWAY SURFACES. THE USE OF CALCIUM CHLORIDE FOR DUST CONTROL SHALL NOT BE ALLOWED.
8. IF DEWATERING IS NECESSARY DURING ANY TIME OF CONSTRUCTION A CLEAR WATER DISCHARGE SHALL BE PROVIDED AS SHOWN IN THE HAY-BALE BARRIER DEWATERING DETAIL OR ALTERNATE METHOD PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
9. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATIVE COVER SPECIFICATIONS. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL DISTURBED AREAS THAT ARE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
10. IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
11. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
12. ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
13. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE TOWN.
14. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEEP.
15. THE CONTRACTOR SHALL PROVIDE THE NAME AND EMERGENCY CONTACT INFORMATION FOR THE PROJECT PERSONNEL RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE START OF CONSTRUCTION.
16. THE WETLANDS ENFORCEMENT OFFICER SHALL BE NOTIFIED AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS.

SOIL TYPES

THE SITE IS GENERALLY COMPOSED OF THE FOLLOWING SOIL TYPES:

UDORTHENTS-URBAN LAND COMPLEX	306
URBAN LAND	307

STORMWATER MANAGEMENT & POLLUTION PREVENTION PLAN

DURING CONSTRUCTION

1. POLLUTION PREVENTION TEAM:
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.
2. SWEEPING:
   PARKING LOTS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES BEYOND THE WORK SITE SHALL BE SWEPT CLEAN OF SAND, SILT AND LITTER DAILY AT THE END OF THE WORK DAY.
3. OUTSIDE STORAGE:
   ACCESSORIES OR EQUIPMENT STORED OUTSIDE SHALL BE COVERED OR MAINTAINED TO MINIMIZE POSSIBILITY OF THESE MATERIALS OR THEIR RESIDUE PASSING TO STORM WATER.
4. WASHING:
   NO WASHING OF VEHICLES, ACCESSORIES, EQUIPMENT OR APPLIANCES IN WORK SITE.
5. MAINTENANCE AND INSPECTION:
   A. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT.
   B. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
   C. DAILY DUST CONTROL USING WATER, CALCIUM CHLORIDE OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED SURFACES.
6. SPILLS OR ACCIDENTAL DISCHARGES:
   A. COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.
   B. CONTACT CONNECTICUT DEEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338
   C. THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
      a. STOP THE SOURCE OF THE SPILL
      b. CONTAIN THE SPILL
      c. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
      d. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

POST CONSTRUCTION

1. POLLUTION PREVENTION TEAM:
   THE OWNERS WILL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.
2. SWEEPING:
   PARKING LOTS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES SHALL BE SWEPT CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE PER YEAR.
   A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
   B. DURING APRIL (AFTER SNOW MELT)
3. OUTSIDE STORAGE:
   ACCESSORIES OR EQUIPMENT STORED OUTSIDE SHALL BE COVERED OR MAINTAINED TO MINIMIZE POSSIBILITY OF THESE MATERIALS OR THEIR RESIDUE PASSING TO STORM WATER.
4. WASHING:
   NO WASHING OF VEHICLES, ACCESSORIES, EQUIPMENT OR APPLIANCES IN PARKING AREAS.
5. MAINTENANCE AND INSPECTION:
   A. MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.
   B. CLEAN SEDIMENT AND DEBRIS FROM STRUCTURES AT LEAST ONCE PER YEAR DURING APRIL.
   C. REMOVE SEDIMENT AND DEBRIS FROM WATER QUALITY, RETENTION, DETENTION BASINS AND RAIN GARDENS WHEN SEDIMENT ACCUMULATION REACHES ½ OF THE THE STORAGE VOLUME OF THE BASIN OR GARDEN.
   D. RETENTION BASIN: MOW/BRUSH HOG BOTTOM ONCE PER YEAR ON SEPTEMBER.
   E. RAIN GARDENS: MOW BOTTOM 2-3 TIMES PER YEARS, AS NEEDED. REMOVE SEDIMENT AND LEAF LITTER TWICE YEARLY.
      a. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
      b. DURING APRIL (AFTER SNOW MELT)
6. SPILLS OR ACCIDENTAL DISCHARGES:
   A. COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.
   B. CONTACT CONNECTICUT DEEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338
   C. THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
      a. STOP THE SOURCE OF THE SPILL
      b. CONTAIN THE SPILL
      c. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
      d. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL IN THE STOCKPILES HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS.

PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATIONS HAVE BEEN COMPLETED AND THE SLOPES ARE GRADED AS SHOWN ON THE PLANS. PROVIDE SLOPE PROTECTION AS CALLED FOR ON THE PLANS AND DETAILS. TOPSOIL SHALL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS.

- APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO 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 S.F.
- WORK LIMESTONE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES.
- INSPECT SEEDBED BEFORE SEEDING.
- IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS.
- APPLY THE FOLLOWING GRASS SEED MIX:

SEED MIXTURE

ALL DISTURBED AREAS	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	75	1.72
CREEPING RED FESCUE	75	1.72
PERENNIAL RYEGRASS	25	0.58
	175	4.00

RAIN GARDENS, SWALES & BASINS

SEE BELOW

THE RECOMMENDED SEEDING DATES ARE:
APRIL 1 – JUNE 15 AND AUGUST 15 – OCTOBER 15

IMMEDIATELY FOLLOWING SEEDING, FIRM SEED BED WITH A ROLLER AND MULCH WITH WEED FREE STRAW. IF PERMANENT VEGETATIVE COVER IS HAS NOT BEEN ESTABLISHED BY OCTOBER 15, APPLY A TEMPORARY VEGETATIVE COVER ON THE TOPSOIL.

VEGETATIVE COVER FOR RAIN GARDENS, SWALES AND BASINS

SEED MIXTURE FOR WETLAND AREAS AND AREAS ADJACENT TO WETLANDS SHALL BE THE "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR MOIST SITES" FROM NEW ENGLAND WETLAND PLANTS, AMHERST, MA, TELEPHONE NO. 413-548-8000

THE BEST RESULTS ARE OBTAINED WITH A SPRING SEEDING. SUMMER AND FALL SEEDING REQUIRE A LIGHT MULCHING OF WEED FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A 10% INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.

SEED MIXTURE

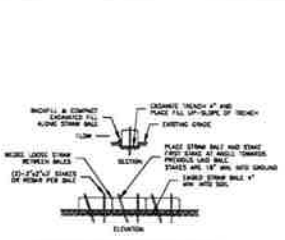
	LBS./ACRE	LBS./1000 S.F.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES	35	0.80

SPECIES: Virginia Wild Rye, (Elymus virginicus), Creeping Red Fescue, (Festuca rubra), Little Bluestem, (Schizachyrium scoparium), Big Bluestem, (Andropogon gerardi), Fox Sedge, (Carex vulpinoidea), Switch Grass, (Panicum virgatum), Rough Bentgrass, (Agrostis scabra), New England Aster, (Aster novae-angliae), Boneset, (Eupatorium perfoliatum), Grass Leaved Goldenrod, (Euthamia graminifolia), Green Bulrush, (Scirpus atrovirens), Blue Vervain, (Verbena hastata), Soft Rush, (Juncus effusus), Wool Grass, (Scirpus cyperinus)

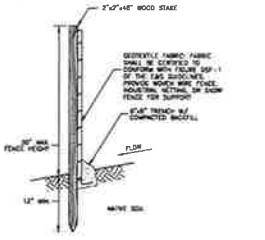
TEMPORARY SEDIMENT TRAP NARRATIVE

THE STORMWATER BASINS ARE LOCATED AT LOW POINTS IN THE DEVELOPED PORTION OF THE SITE TOPOGRAPHY AND PORTIONS OF THEM WILL BE USED DURING CONSTRUCTION AS TEMPORARY SEDIMENT TRAPS. THE TRAPS WILL BE EXCAVATED TO 1 FOOT ABOVE DESIGN DEPTH PRIOR TO THE COMMENCEMENT OF OTHER SITE GRADING. THE CATCH BASIN OUTLETS WILL BE INSTALLED WITH STONE CHECK DAM AND INLET SEDIMENTATION CONTROL PROTECTION.

1. THE TRAPS WILL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER ANY RAINFALL OF 0.5 INCHES OR GREATER.
2. THE SEDIMENT TRAPS WILL BE CLEANED WHEN SEDIMENT ACCUMULATION EXCEEDS ONE HALF OF THE AVAILABLE WET STORAGE CAPACITY. SEDIMENTS REMOVED FROM THE SEDIMENT TRAPS WILL BE PLACED OUTSIDE OF THE UPLAND REVIEW ZONE IN THE DESIGNATED STOCKPILE AREA.
3. PRIOR TO COMPLETING THE BASINS, EXISTING SEDIMENT LOCATED IN THE BASIN BOTTOM IS TO BE REMOVED TO A DEPTH OF 8" BELOW FINISHED GRADE. IMMEDIATELY FOLLOWING THE GRADING, THE BASIN SHALL BE LOAMED AND SEEDED.
4. THE HAY BALE CHECK DAMS, FLARED END UNITS AND RIP RAP SPLASH PADS SHALL BE INSTALLED.
5. A MINIMUM OF 6" OF TOPSOIL SHALL BE INSTALLED AND ALL AREAS PLANTED WITH SEED MIXES AND VEGETATION IN ACCORDANCE WITH THE LANDSCAPE PLAN.

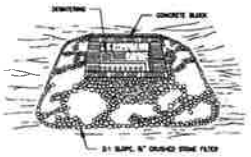


STRAW BALE BARRIER DETAIL
NOT TO SCALE



SILT FENCE SECTION
NOT TO SCALE

ANTI-TRACKING PAD DETAIL
NOT TO SCALE



STONE CHECK DAM DETAIL
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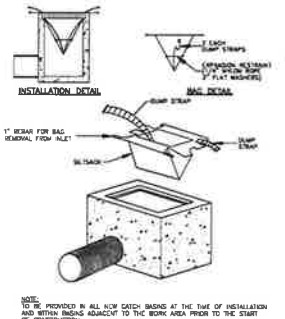

INLET SEDIMENT CONTROL DEVICE DETAIL
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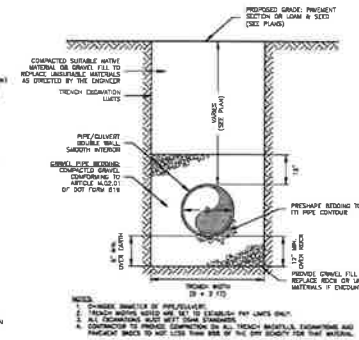
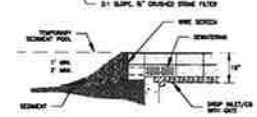
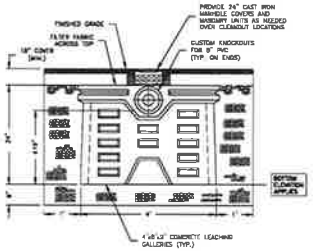
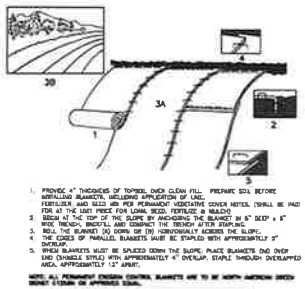


TRENCH DETAIL: DRAINAGE CULVERT
NOT TO SCALE





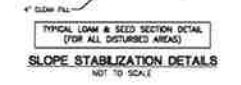
ROOF DRAINAGE INFILTRATION CHAMBER SECTION DETAIL
NOT TO SCALE



1. PROVIDE 4" THICKNESS OF TOPSOIL OVER CLEAN FILL. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED MIX PER PERMANENT VEGETATIVE COVER NOTES. SHALL BE PAID FOR AT THE UNIT PRICE FOR LOAM, SEED, FERTILIZE & MULCH
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKET (N) DOWN OR (N) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 3" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

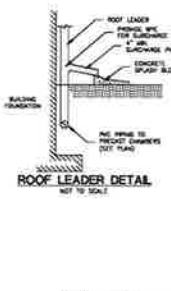
NOTE: ALL PERMANENT EROSION CONTROL BLANKETS ARE TO BE NORTH AMERICAN GREEN BIONET S150BN OR APPROVED EQUAL

EROSION CONTROL MATTING DETAIL
(FOR 3:1 SLOPES OR GREATER)



TYPICAL LOAM & SEED SECTION DETAIL
(FOR ALL DISTURBED AREAS)

SLOPE STABILIZATION DETAILS
NOT TO SCALE



ROOF LEADER DETAIL
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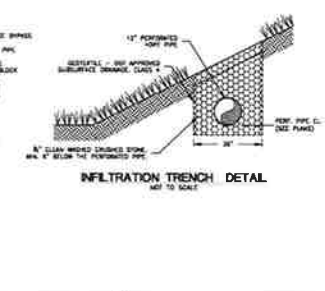


INFILTRATION TRENCH DETAIL
NOT TO SCALE

No.	DATE	REVISIONS
1.	6/13/2025	REVISED ENTRANCE AND PER TOWN

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1986 Fax (860) 886-9165

33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

Erosion & Sediment Control Details & Notes

Project No. CLA-5010
Proj. Engineer K.A.S.
Date: 7/13/2025
Sheet No. 7

CLA

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF 2 MULTI-FAMILY BUILDINGS CONSISTING OF 24 RESIDENTIAL UNITS. THE PROPOSED DEVELOPMENT WILL DISTURB APPROXIMATELY 2.2 ACRES.

- NO PORTION OF THE SITE LIES WITHIN A 100-YEAR FLOOD PLAIN. (FIRM MAP #09015C0142F)
- NO WETLAND DISTURBANCE IS PROPOSED. NO PORTION OF THE WORK WILL BE PERFORMED WITHIN THE 100-FOOT INLAND WETLAND UPLAND REVIEW AREA.

GENERAL NOTES

1. TOPOGRAPHY IS FROM AMP REFERENCE #1
2. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AT LEAST 2 FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. INFORMATION SHOWN ON THE DRAWINGS RELATING TO MATERIALS, CONDITIONS, AND/OR LOCATIONS OF EXISTING STRUCTURES AND UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING FIELD SURVEY, UTILITY COMPANY AND TOWN RECORD MAPS AND DRAWINGS, AND IS NOT GUARANTEED ACCURATE OR COMPLETE.
4. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS NEEDED OR AS DIRECTED BY THE OWNER TO VERIFY UTILITY INFORMATION.
5. PASSAGE OF TRAFFIC ON ROADWAYS/DRIVEWAYS: A MINIMUM OF ONE LANE FOR TRAFFIC SHALL BE MAINTAINED THROUGH THE SITE AT ALL TIMES. THE CONTRACTOR SHALL PERFORM HIS OPERATIONS TO MINIMIZE DISRUPTIONS TO TRAFFIC WITHIN THE PROJECT SITE. A SINGLE LANE OF TRAFFIC MUST BE MAINTAINED AT ALL TIMES FOR RESIDENTS, BUSINESSES AND EMERGENCY VEHICLES
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC. TRAFFIC CONTROL, TEMPORARY SIGNING OR BARRICADES AND LANE CLOSURES. CONTINUOUS ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
7. CONSTRUCTION SIGNS MUST CONFORM TO THE SIGNING REQUIREMENTS OUTLINED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)". ALL SIGN FACES SHALL BE RETROREFLECTORIZED.
8. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STREET LINES, EASEMENTS AND PROPERTY AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT, ROADWAY, SIDEWALKS, ETC., OUTSIDE OF THE WORK AREA AND SHALL REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY AND PERMANENT SUPPORT OF ALL EXISTING UTILITY POLES IN AN ADJACENT TO THE CONSTRUCTION AREA AND SHALL COMPLY WITH ALL THE REQUIREMENTS AND SPECIAL DETAILS FOR THE SUPPORT OF UTILITIES REQUIRED BY UTILITY AGENCIES. ALL COSTS FOR TEMPORARILY SUPPORTING UTILITY POLES DURING CONSTRUCTION SHALL BE INCLUDED IN OTHER ITEMS.
10. MATERIAL STOCKPILE AND STAGING AREAS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING STOCKPILE, MATERIAL STORAGE AND EQUIPMENT STORAGE AREAS. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL IDENTIFY THESE AREAS AND PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED.
11. BLASTING SHALL NOT BE PERFORMED WITHOUT PRIOR REVIEW AND APPROVAL FROM THE FIRE MARSHALL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING TO GRADE ALL FRAMES, GRATES, COVERS, VALVE BOXES, ACCESS COVERS, AND ALL OTHER ITEMS WHICH NORMALLY MUST HAVE A FIXED RELATION TO FINISHED GRADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEY AND STAKEOUT AS THEY NEED. CONTROL POINT INFO AND CAD FILES OF THE SITE PLAN CAN BE PROVIDED PRIOR TO CONSTRUCTION.
14. ALL WORK TO CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 819, DATED 2024, AS REVISED.

UTILITY NOTES

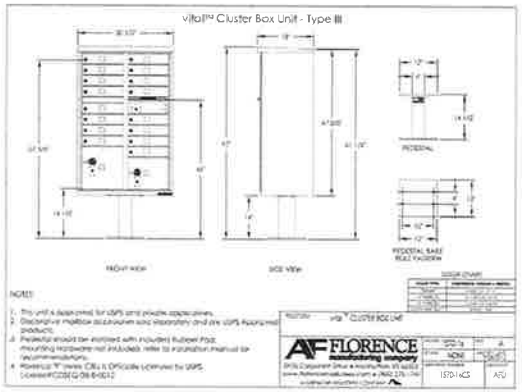
1. ALL UTILITY AND SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF PUTNAM REQUIREMENTS AND ALL OTHER PRIVATE UTILITY COMPANY REQUIREMENTS.
2. ANY UTILITY INSTALLATIONS TO BE TURNED OVER TO THE CITY (WATER & SEWER) SHALL BE COORDINATED AND INSPECTED BY THE TOWN OF PUTNAM.
3. SITE MUST BE AT SUBGRADE BEFORE UTILITIES CAN BE INSTALLED.
4. DISINFECTION AND PRESSURE TESTING - ALL WATER SERVICES AND OTHER PIPING AND APPURTENANCES SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C600 AND DISINFECTED IN ACCORDANCE WITH AWWA C651 PRIOR TO FINAL CONNECTION TO THE MAINS.

SUGGESTED CONSTRUCTION SEQUENCE

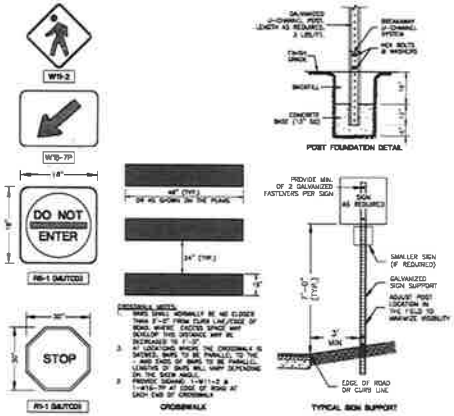
IT IS ANTICIPATED THAT THE CONSTRUCTION ACTIVITIES WILL BEGIN FALL OF 2025 AND WILL BE COMPLETED IN APPROXIMATELY 18 MONTHS.

CONSTRUCTION SEQUENCE:

1. PRIOR TO ANY SITE DISTURBANCE CONTACT "CALL BEFORE YOU DIG" AT 811 TO MARK EXISTING UTILITY LOCATIONS.
2. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE EROSION AND SEDIMENTATION CONTROL PLAN & NARRATIVE.
3. ESTABLISH STOCKPILE AND STAGING AREAS AND PROVIDE ADDITIONAL EROSION & SEDIMENTATION CONTROL MEASURES AS NEEDED.
4. DEMOLISH THE EXISTING BUILDING AND CLEAR THE PROPOSED WORK AREA.
5. INSTALL THE NEW DRAINAGE SYSTEM, ESTABLISHING TEMPORARY BYPASSES AND DEWATERING AS NEEDED TO PERFORM THE WORK. CONTRACTOR TO MONITOR LOCAL WEATHER CONDITIONS AND AVOID DISTURBING THE EXISTING DRAINAGE SYSTEM BEFORE RAIN EVENTS.
6. REGRADE THE SITE TO ESTABLISH THE SITE SUBGRADE.
7. INSTALL PROPOSED UNDERGROUND UTILITIES.
8. FINISH GRADE THE SITE AND INSTALL NEW SIDEWALKS, ISLANDS AND PAVEMENT.
9. INSTALL ALL LANDSCAPING, LOAM, SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.
10. AFTER ALL DISTURBED AREAS ARE STABILIZED AND WITH PRIOR APPROVAL FROM TOWN STAFF, REMOVE EROSION AND SEDIMENTATION CONTROL MEASURES.
11. REMOVE AND DISPOSE OF ANY ACCUMULATED DEBRIS OR SEDIMENT FROM THE NEW DRAINAGE SYSTEM.

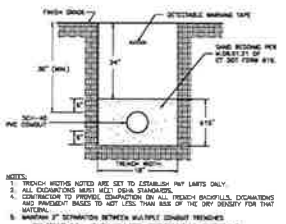


MAILBOX DETAIL
NOT TO SCALE



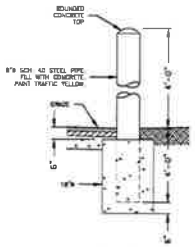
NOTES:
1. SIGNS AND PAINTED PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, 2009 EDITION.
2. SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH STATE OF CT D.O.T. STANDARDS.
3. SIGNS AND POSTS SHALL CONFORM TO ARTICLE 12.08 OF THE DOT 819 SPECIFICATIONS.
4. SIGN COLORS SHALL CONFORM TO DOT SPECIFICATIONS. ALL COLORS SHALL BE RETROREFLECTIVE WITH THE EXCEPTION OF BLACK WHICH SHALL NOT BE.
5. SIGNS SHALL BE "BRIGHT WIDE ANGLE RETROREFLECTIVE SHEETING".
6. SIGNS SHALL BE ALUMINUM, 0.100 THICK UNLESS OTHERWISE SPECIFIED.
7. PAINTED PAVEMENT MARKINGS SHALL CONFORM WITH ARTICLE 12.08 OF THE DOT 819
8. PROVIDE SIGNAGE: 1-W11-2 & 1-W16-7P AT EDGE OF ROAD AT EACH END OF CROSSWALK

TRAFFIC SIGNING & PAVEMENT MARKING DETAILS
NOT TO SCALE

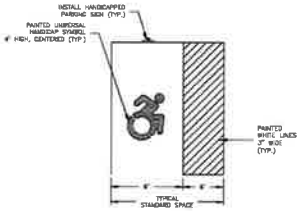


NOTES:
1. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
2. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
3. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.
4. MAINTAIN 3" SEPARATION BETWEEN MULTIPLE CONDUIT TRENCHES

TYPICAL CONDUIT TRENCH DETAIL
NOT TO SCALE

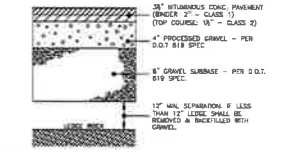


BOLLARD DETAIL
NOT TO SCALE



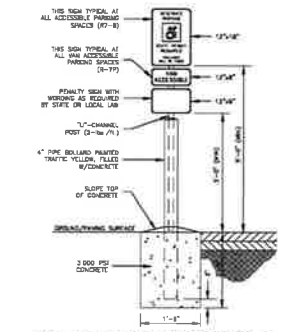
NOTES:
1. ALL ADA ACCESSIBLE SIGNING DIMENSIONS AND SPACE MARKINGS SHALL BE IN ACCORDANCE WITH CGS 14-253a(h) AND THE 2003 PORTION OF THE STATE BUILDING CODE

ADA ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE

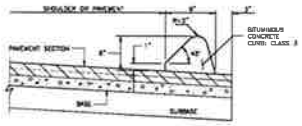


NOTES:
1. PROVIDE CONTINUOUS TACK COAT ALONG EDGE WHEN MATCHING EXISTING PAVEMENT
2. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL WHEN TESTED IN ACCORDANCE WITH ANSI-TIS T180, METHOD D

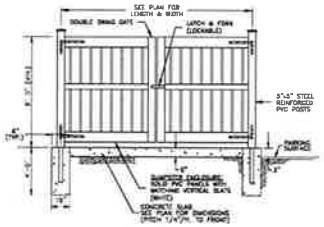
TYPICAL PAVEMENT SECTION DETAIL
NOT TO SCALE



ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

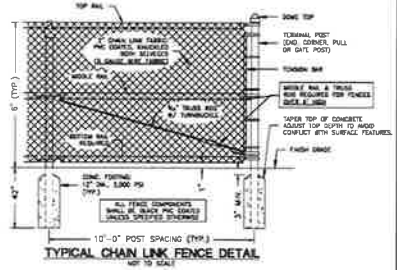


BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

SIZE DESIGNATION	O.D.	WEIGHT (LBS/FT)
LINE POSTS:	2⅜"	3.78
TERMINAL POSTS:	3"	4.000" 9.11
GATE POSTS:	3"	4.000" 9.11
TOP, CENTER, BOTTOM AND BRACE RAILS:	1⅝"	1.680" 2.27



TYPICAL CHAIN LINK FENCE DETAIL
NOT TO SCALE

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 885-8185

No.	DATE	REVISED GUIDANCE AND PER TOWN
1	9/11/2025	

33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

General Construction & Stormwater Details and Notes

Project No. CLA-8010
Proj. Engineer B.A.B.
Date: 7/15/2025
Sheet No. 8

CLA