

(21-000813)

Property within 500' of adjoining Town boundary? yes
If so, which town(s)? Putnam
Date the notice was sent by KIWWC to town clerk of adjoining municipality(ies) _____
Receipt date of copy of Applicants notice to adjoining municipality _____

Application #: 21-1527
Date Submitted: 7/9/21
Date of Receipt by Comm.: 7/12/21
Fee: 160.00
Staff Initials: GL

KILLINGLY INLAND WETLANDS & WATERCOURSES COMMISSION APPLICATION

A \$100.00 base fee (or, for a proposed subdivision, \$100.00 per lot, whichever is greater) plus \$20.00 state fee must accompany each application (**Total fee: \$160.00**). **THIS FEE IS NON-REFUNDABLE**. Checks or money orders should be made payable to the Town of Killingly. **Public hearing fee: \$225.00** required in addition to the above fees if a public hearing is required by the commission(s) and not already included.

TO BE COMPLETED BY THE APPLICANT - PLEASE PRINT

Applicant's Name: Brian Lejeune
Day Phone #: 401-441-8699 Evening Phone #: 401-441-8699
Mailing Address: 564 Cooper rd Chepachet RI 02814
Owner of Record: See above (self-prepared)
Mailing Address: _____ Phone #: _____

Applicant's interest in the land if the applicant is not the property owner: _____

Authorization of property owner: _____

LOCATION OF PROPERTY:

House # and Street: 88 Stone Rd
Tax Map Number: _____ Block: _____ Lot: 19-8
Zoning District: RD Lot Size: 16.71 acres Lot Frontage: 51.85'
Easements and/or deed restrictions: See attached

PURPOSE:

Provide the purpose and description of the proposed activity, including a list of all proposed regulated activities:
See attached document

ON-SITE WETLANDS AND WATERCOURSES:

Windham County wetland soil types and areas of each type: See attached Soil survey
From USDA, soil scientist report, and printed application

Watercourse(s) – type (pond, stream, marsh, bog, drainage ditch, etc.), manmade or natural, and area of each:

ALTERNATIVES:

List alternatives considered by the applicant and state why the proposal to alter wetlands as set forth in the application is necessary and was chosen:

See attached printed response

MATERIALS:

Provide the volume (cubic yard) and nature of materials to be deposited and/or extracted:

See attached printed response

MITIGATIVE MEASURES:

List measures to be taken to minimize or avoid any adverse impact on the regulated area:

See attached printed response and soil scientist report

BIOLOGICAL EVALUATION:

Describe the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed regulated activities on these communities and wetland functions:

See attached printed response and soil scientist report

SITE PLAN*:

Scale 1"=40' showing existing and proposed conditions in relation to wetlands and water courses to include, but not be limited to:

Contours

Buildings

Wells

Driveways

Septic Systems

Drainage Systems (Including Culverts, Footing and Curtain Drains)

Erosion and Sedimentation controls

Wetlands

Watercourses

Areas of Excavation and /or Material Deposit

**Refer to Section 6.0 – Application Information Requirements and Section 7.0 – Application Evaluation Criteria of the Killingly Inland Wetlands & Watercourses Commission Regulations for information the Commission may require. Professionally prepared plans (Licensed Land Surveyor/Professional Engineer registered in the State of Connecticut, Soil Scientist) may be required for significant activities.*

ADDITIONAL INFORMATION:

List additional information submitted by the applicant:

KWP Assessors map, soil scientist report, current driveway easement, deed restrictions, GIS maps, Abutters contact information, USDA Soil report

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Killingly, Killingly Inland Wetlands & Watercourses Commission, and its agent (s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

Applicant's Signature: Ben T. Lynam Date: 7/8/21

Owner of Record: Ben T. Lynam Date: 7/8/21

PROJECTS WITHIN A PUBLIC WATER SUPPLY WATERSHED OR AQUIFER AREA

“As required by Sections 8-3i and 22a-42f of the Connecticut General Statutes, ALL APPLICANTS, before a Town Board for any project within a public water supply aquifer and/or watershed area are required to notify a water company of any such proposed project by certified mail NO LATER THAN SEVEN (7) DAYS after the date of the application...”

For those within a Connecticut Water Company watershed, they need to file the attached updated Project Notification Form, which is required for applications for projects within their aquifer or watershed areas.

Said form is to be mailed, certified mail return receipt, to the following:

Jessica Demar, Environmental & Regulatory Compliance Coordinator
Connecticut Water Company
93 West Main Street
Clinton, CT 06413

(Office) 860.669.8636

(Fax) 860.669.9326

(Customer Service) 800.286.5700

Killingly Wetlands & Watercourses Commission Application

Applicant Name: Brian Lejeune and Katherine Zeigler (owners)

Day/Evening phone: 401-441-8699

Mailing Address: 564 Cooper Road Chepachet, RI 02814

Location of Property:

House number and street: 88 Stone Road Killingly, CT 06241

Tax map #: 7005

Block:

Lot: 19-8

Zoning District:

Lot Size: 16.71 Acres

Lot Frontage: 51.85'

Easements and/or deed restrictions: See attached

Purpose

The purpose of the proposed activity is for a permanent crossing of an intermittent watercourse, to allow access using an existing logging road to the rear of the property at 88 Stone Road for reforestation efforts, and preparation of the land for orchard and lumber tree planting in subsequent years. Eventually the goal is to have the land designated as an orchard or sustainable tree farm and remediate some of the damage done during previous logging. The proposed activity will include installing a stone-lined drainage ditch and two drainage pipes to allow for a stable crossing over a previously delineated intermittent watercourse on the property. The proposed crossing will be approximately 100 feet long and 12 feet wide to allow access for a farm truck and tractor. No additional clearing is needed beyond the extent of the existing logging road. No structures, wells, or sewage systems will be installed within 200' of the delineated intermittent watercourse or proposed crossing.

On-site wetlands and watercourses

Windham county wetland Soil types and areas of each type: (within 200' of the proposed activity).

Please refer to the attached USDA NRCS Web Soil Survey report. The area specified in the soil survey report encompasses the entire property and some of the adjacent properties. The soil types within 200' of the proposed wetlands crossing are 52C - Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony (coarse-loamy, mixed, superactive, mesic Aquic Dystrudepts) classified as moderately well drained and 73C - Carlton-Chatfield complex, 0 to 15 percent slopes, very rocky (Coarse loamy, mixed, superactive, mesic Typic Dystrudepts) classified as well drained.

Watercourse(s) - type (pond, stream, marsh, bog, drainage ditch, etc), manmade or natural, and area of each

- Natural intermittent watercourse within 100' wide wetlands boundary
- Proposed manmade stone-lined drainage ditch and 2 pipes for water flow

Alternatives

Since the intermittent watercourse designated as wetlands bisects the entire property there is no alternative to access the rear of the property but to cross it. The proposed crossing was chosen at a narrow point to minimize disturbing the wetlands area. Because of the length of the section of wetlands required to cross (100 feet) a bridge is not an economical solution and the potential need for heavy tractors and trucks to cross makes a bridge more challenging than the proposed solution.

Materials

1. **(26) Double-staked hay bales** will be used as a soil/silt retainer down-gradient of the proposed crossing to be removed only after final inspection
2. **(2) 12" diameter cement pipes** will be installed to provide for unrestricted flow and drainage of intermittent water
3. **(100 CY) Crushed stone** to surround pipes and to bring roadway grade 1' above pipe level. Stone will also be used within proposed drainage ditch

Mitigative Measures

- Work in the intermittent watercourse shall commence only under no-flow conditions.
- The work shall be completed within 48 hours after commencing.
- The weather forecast shall be checked prior to starting work. No work shall commence if any rain is predicted in the following 48 hours.
- Prior to commencing work, double-staked hay bales shall be installed down gradient of the proposed crossing as shown on the plan.
- All disturbed soils shall be seeded with a mix recommended by the United States Department of Agriculture (U.S.D.A.) Natural Resources Conservation Service (N.R.C.S.) and covered lightly with hay mulch.
- Sediment controls shall remain in place until permission to remove them has been obtained from the agent for the Killingly Inland Wetlands and Watercourses Commission.

Biological evaluation

The area of the proposed intermittent watercourse crossing is a forested palustrine zone consisting of mainly red maple, black birch, and northern red oak with lowbush and highbush blueberries and witch hazel. The understory consists of partridge berry, sedges, interrupted fern, upland ferns, dewberry, and mosses (but no sphagnum moss). The function of the intermittent watercourse is to provide seasonal and storm water drainage from the adjacent higher elevation property to the north down to the low lying areas in adjacent properties and beyond which lie to the south. The proposed intermittent watercourse crossing and installation of a culvert, (2) 12" pipes, and depositing of crushed stone is designed to minimize the potential impact by allowing water flow to remain unrestricted and for organisms to easily traverse the crossing. The choice to use crushed stone rather than fill or gravel will minimize contamination of flowing water with sediments and act as an additional erosion control measure.

A more detailed description of vegetation, the intermittent watercourse, its function and values, wetlands disturbance, and potential habitat disturbance are provided in the attached report prepared by Margaret Washburn, Registered Professional Soil Scientist.

Site Plan

See attached. Notes from site plan are listed below.

Notes:

¹Margaret Washburn, Registered Professional Soil Scientist (Washburn Wetland Consulting LLC), has made recommendations regarding the timing of the proposed site work as follows:

- The crossing is proposed at a narrow point on an intermittent watercourse that is not shown on the United States Geological Service (U.S.G.S.) topographic map for the subject property.
- Prior to commencing work, double-staked hay bales shall be installed down gradient of the proposed crossing as shown on the plan.
- Work in the intermittent watercourse shall commence only under no-flow conditions.
- The work shall be completed within 48 hours after commencing.
- The weather forecast shall be checked prior to starting work. No work shall commence if any rain is predicted in the following 48 hours.
- Sediment controls shall remain in place until permission to remove them has been obtained from the agent for the Killingly Inland Wetlands and Watercourses Commission.
- All disturbed soils shall be seeded with a mix recommended by the United States Department of Agriculture (U.S.D.A.) Natural Resources Conservation Service (N.R.C.S.) and covered lightly with hay mulch.

²Limits of clearing do not exceed 12' designated roadway which was previously cleared for logging

³No structures, wells, or sewage systems will be installed within 200' of the delineated intermittent watercourse or proposed crossing.

⁴Any changes within 200' of wetlands or watercourses must be resubmitted to Killingly Inland Wetlands and Watercourses Commission's agent after all erosion and sediment control measures are installed prior to any construction or excavation on the property

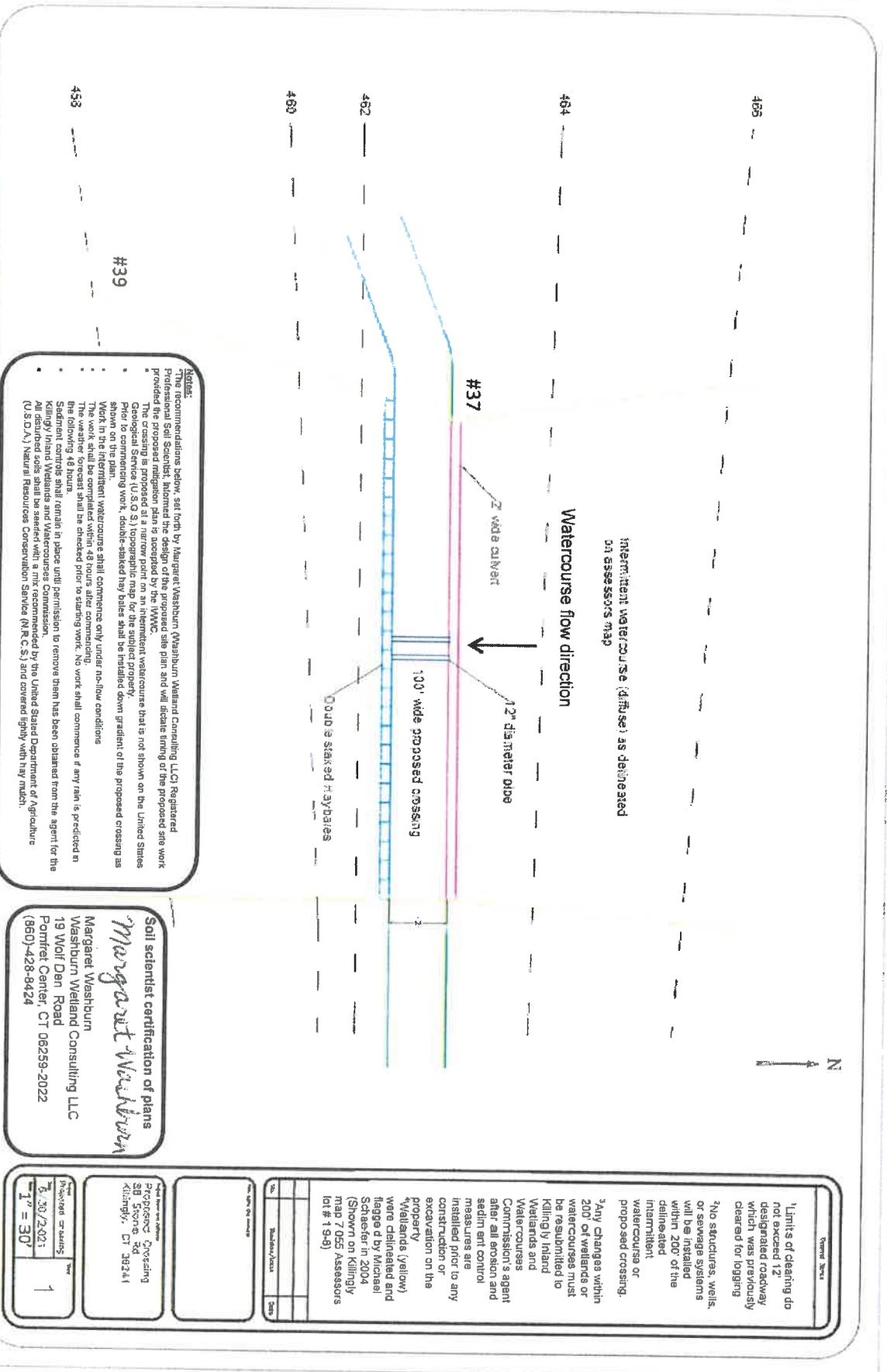
Additional information

The KWP assessors map, Soil Scientist report, current driveway easement, and deed restrictions are provided along with the IWWC application.









Intermittent watercourse (ditch) as delineated on assessors map

Watercourse flow direction

2' wide culvert

12' diameter pipe

#37

100' wide proposed crossing

Double stacked haybales

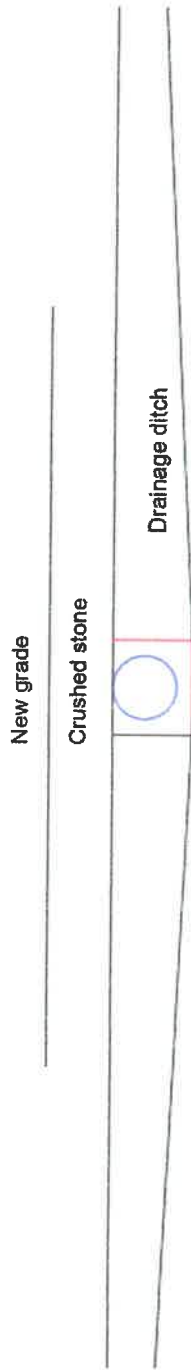
#39

- Notes:**
- The recommendations below, set forth by Margaret Washburn (Washburn Wetland Consulting LLC) Registered Professional Soil Scientist, honored the design of the site plan and will dictate timing of the proposed site work.
 - The crossing is proposed at a narrow point on an intermittent watercourse that is not shown on the United States Geological Service (USGS) topographic map for the subject property.
 - Prior to commencing work, double-staked hay bales shall be installed down gradient of the proposed crossing as shown on the plan.
 - When the intermittent watercourse shall commence only under no-flow conditions.
 - The work shall be completed within 48 hours of the start of the work.
 - The weather forecast shall be checked prior to starting work. No work shall commence if any rain is predicted in the following 48 hours.
 - Sediment controls shall remain in place until permission to remove them has been obtained from the agent for the Killingly Inland Wetlands and Watercourses Commission.
 - All disturbed soils shall be seeded with a mix recommended by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) and covered tightly with hay.

Soil scientist certification of plans
Margaret Washburn
 Margaret Washburn
 Washburn Wetland Consulting LLC
 19 Wolf Den Road
 Pomfret Center, CT 06259-2022
 (860)-428-9424

<p>1. Limits of clearing do not exceed 12' designated roadway which was previously cleared for logging.</p> <p>2. No structures, wells, or sewage systems will be installed within 200' of the delineated intermittent watercourse or proposed crossing.</p> <p>3. Any changes within 200' of wetlands or watercourses must be resubmitted to Killingly Inland Wetlands and Watercourses Commission's agent after all erosion and sediment control measures are installed prior to any construction or excavation on the property.</p> <p>4. Wetlands (yellow) were delineated and flagged by Michael Schaefer in 2004 (Shown on Killingly map 7 055 Assessors lot # 1 94)</p>	
<p>Project Name</p> <p>Project No.</p> <p>Scale</p> <p>Date</p>	<p>1</p>

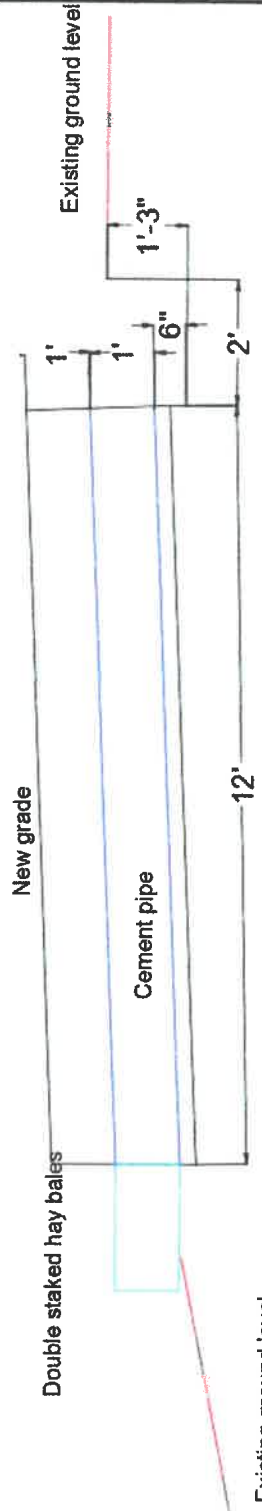
Cross section views of proposed crossing



Watercourse flow direction



Drainage ditch



General Notes

- Crushed stone will encase drainage pipes and cover cement 1' diameter pipes by 1'
- 6-8 inch riprap will fill the bottom of the drainage ditch (culvert) with at least a 10' curtain on each side of each pipe to an elevation several inches above the pipe opening to promote erosion control
- Cement pipe will be filled down grade 1/2 inch per foot of length to ensure proper flow of intermittent watercourse
- Drainage ditch will be tapered toward pipe openings
- No work will commence on proposed crossing until approval has been granted by IWWC

No.	Revisions/Notes	Date

Proposed Crossing
88 Stone Rd
Middletown, CT 06241

Proposed grading
6/30/2021
1" = 30'

2

Notes:

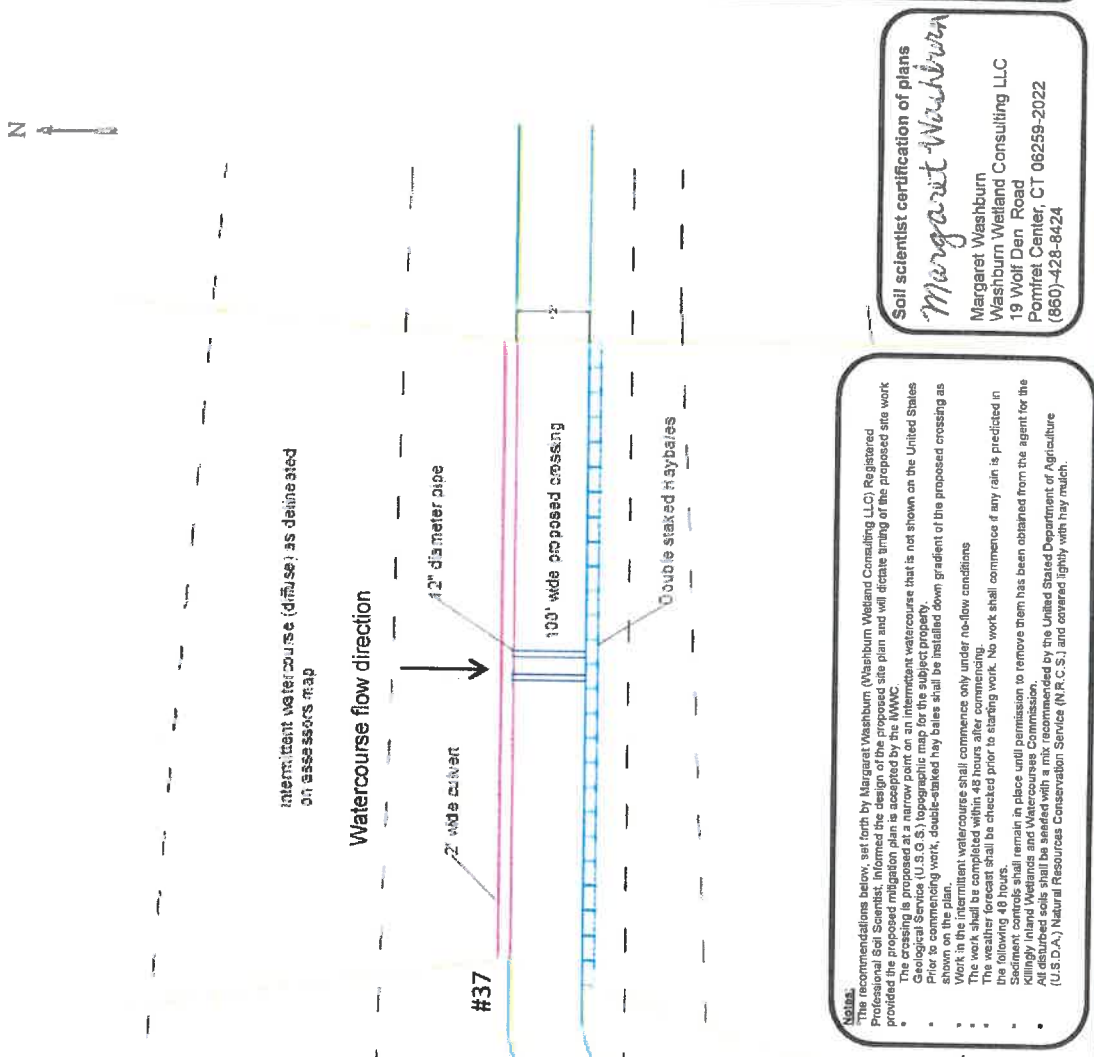
- Limits of clearing do not exceed 12' designated roadway which was previously cleared for logging
- No structures, wells, or sewage systems will be installed within 200' of the delineated intermittent watercourse or proposed crossing.
- Any changes within 200' of wetlands or watercourses must be resubmitted to Killingly Inland Wetlands and Watercourses Commission's agent after all erosion and sediment control measures are installed prior to any construction or excavation on the property.
- Wetlands (yellow) were delineated and pegged by Michael Schaefer in 2004 (Shown on Killingly map 7 055 Assessors lot # 18-8)

No.	Revisions/Notes	Date

Project Name: Proposed Crossing
 88 Stone Rd
 Killingly, CT 06241

Scale: 1" = 30'

Sheet: 1



Soil scientist certification of plans

Margaret Washburn

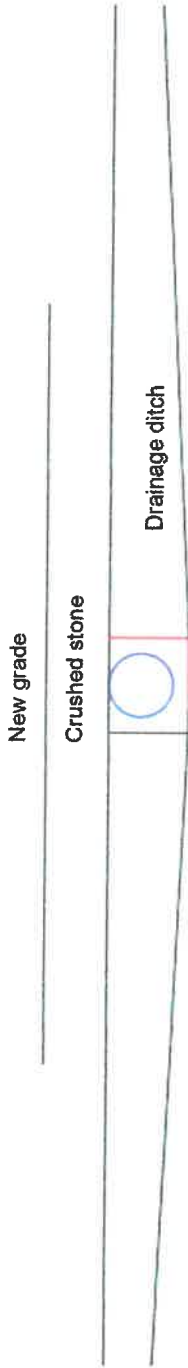
Margaret Washburn
 Washburn Wetland Consulting LLC
 19 Wolf Den Road
 Pomfret Center, CT 06259-2022
 (860)-428-8424

Notes:

The recommendations below, set forth by Margaret Washburn (Washburn Wetland Consulting LLC), Registered Professional Soil Scientist, informed the design of the proposed site plan and will dictate timing of the proposed site work provided the Soil Scientist is satisfied with the proposed design and the proposed watercourse that is not shown on the United States Geological Service (U.S.G.S.) topographic map for the subject property.

- Prior to commencing work, double-staked hay bales shall be installed down gradient of the proposed crossing as shown on the plan.
- Work in the intermittent watercourse shall commence only under no-flow conditions.
- The work shall be completed within 48 hours after commencing.
- The crossing shall be checked prior to starting work. No work shall commence if any rain is predicted in the following 48 hours.
- Sediment controls shall remain in place until permission to remove them has been obtained from the agent for the Killingly Inland Wetlands and Watercourses Commission.
- All disturbed soils shall be seeded with a mix recommended by the United States Department of Agriculture (U.S.D.A.) Natural Resources Conservation Service (N.R.C.S.) and covered lightly with hay mulch.

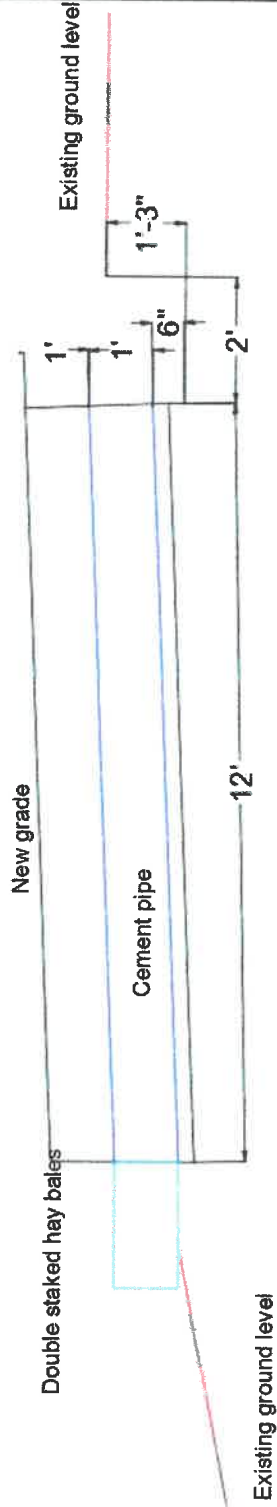
Cross section views of proposed crossing



Watercourse flow direction



Drainage ditch



General Notes

- ¹Crushed stone will encase drainage pipes and cover cement 1' diameter pipes by 1'
- ²6-8 inch riprap will fill the bottom of the drainage ditch (culvert) with at least a 10' curtain on each side of each pipe to an elevation several inches above the pipe opening to promote erosion control
- ³ Cement pipe will be filled down grade ½ inch per foot of length to ensure proper flow of intermittent watercourse
- ⁴Drainage ditch will be tapered toward pipes openings
- ⁵No work will commence on proposed crossing until approval has been granted by IWWC

No.	Revisions/Notes	Date

Prepared by: [Blank]

Prepared Crossing
68 Stone Rd
Hartford, CT 06241

Prepared drawing
6/30/2021
1" = 30'

2

WASHBURN WETLAND CONSULTING LLC

19 Wolf Den Road • Pomfret Center, Connecticut 06259-2022

Telephone (860) 428-8424 • washburnwetland@gmail.com

Brian Lejeune
564 Cooper Road
Chepachet, RI 02814

July 4, 2021

Dear Brian,

At your request, on June 11 and July 2, 2021, I conducted a site investigation at 88 Stone Road (Assessors Map ID: Map 9/Lot 116) in Killingly, CT. The purposes of the site investigations were to advise you on mitigation for your proposed wetlands crossing and evaluate the wetlands functions and values, potential wetlands disturbance and potential habitat disturbance. At your request, I did not delineate any wetlands on the subject property.

The subject property is located on an area of gently sloping to sloping (3 to 15 percent slopes) soils formed in glacial till uplands. References used in the soil identification process included *Soil Survey of Windham County Connecticut* (USDA Soil Conservation Service, December 1981), the U.S.G.S. topographic map for the subject property, the Survey Plan prepared for River Investment Company & Richard J. Schad, Stone Road, Killingly, Connecticut, dated 3/22/2004 and stamped by Bruce Woodis, Land Surveyor, as well as Northeast CT Connecticut Council of Governments (NECCOG) GIS maps. The wetlands in the area of the proposed wetlands crossing were delineated by Michael G. Schaefer in 2004. Please refer to the KWP Survey Plan for further details regarding the wetlands delineation.

Soils

According to Map 27 of the *Soil Survey*, in the area of the wetlands delineation, the upland soils consist of Canton and Charlton extremely stony fine sandy loams. The *Soil Survey* shows no wetlands soils in the area of the proposed crossing. Although I did not delineate the wetlands soils shown on the survey plan, from interpreting the data in the *Soil Survey*, including Figure 1 on page 4, it is likely that they consist of a complex of Ridgebury, Leicester and Whitman extremely stony fine sandy loams.

The area where the wetlands crossing is proposed has already been disturbed when small logs (corduroy) were placed across the driveway in the wetlands to allow equipment to cross the wetlands while minimizing soil disturbance. Therefore, my description of the wetland functions and values and potential habitat disturbance are based on the adjacent undisturbed wetlands upstream and downstream of the existing corduroy wetlands crossing. It should also be noted that the subject property was logged in recent years, a temporary disturbance that appears to have followed appropriate best management practices for the renewable resource of timber.

Vegetation

The wetlands in the adjacent undisturbed wetlands upstream and downstream of the existing corduroy crossing consist of an intermittent watercourse draining through a wooded

swamp. Whether due to recent logging practices or heavy browse by deer, the shrub layer is scanty, consisting of highbush blueberry, lowbush blueberry and witch hazel. An herbaceous layer consisting of partridge berry, sedges, interrupted fern, upland ferns, dewberry, and mosses (but no sphagnum moss) was observed. Saplings and trees consisting of red maple, black birch and northern red oak were observed.

The Intermittent Watercourse

The intermittent watercourse in the adjacent undisturbed wetlands upstream and downstream of the corduroy crossing consists of a series of braided channels running through extremely stony, wooded terrain. Due to the 3 to 15 percent slopes on the subject property, the water flowing through during stream events is highly oxygenated, important for native brook trout and other fish species in larger downstream watercourses. The water in the braided channels is cooled by the shade from the overhanging hardwood canopy, also important for native brook trout and other fish species in larger downstream watercourses. The braided channels range from two to eight inches in width, and average one to three inches in depth. Small ponded areas occur during storm events. Scouring and the deposition of detritus were observed in the braided channels.

Functions and Values

The following functions and values may be attributed to the wetlands in the adjacent undisturbed wetlands upstream and downstream of the corduroy crossing:

- Protection of public and private water supply
- Protection of groundwater supply
- Flood control
- Storm damage prevention
- Prevention of pollution
- Water quality improvement
- Aquatic Productivity
- Erosion control
- Harvesting of natural products
- Protection of land containing shellfish and fisheries (the nearby Five Mile River)
- Protection of wildlife habitat
- Recreation and aesthetics

Wetlands Disturbance

Approximately 1,200 square feet of wetlands disturbance will result from the proposed wetlands crossing. The existing corduroy crossing will not be suitable long-term for the proposed agricultural pursuits on the subject property. It is advisable to construct a crossing that will hold up to farm vehicle traffic while minimizing soil disturbance. The following mitigation plan will minimize wetlands impacts during construction of the proposed crossing.

Potential Habitat Disturbance

Approximately 1,200 square feet of wildlife habitat disturbance will result from the proposed wetlands crossing. Because the wetlands are wooded, wildlife such as birds and squirrels will still be able to use the canopy over the crossing for nesting, cover and food. Small terrestrial organisms such as rodents, snails and toads will be able to crawl or hop over the driveway crossing. Invertebrates and insects will be able to pass through the pipes under the driveway, or cross over the driveway surface. The following mitigation plan will help to minimize siltation of the downstream wetlands during construction of the proposed crossing.

Mitigation Plan

The crossing is proposed at a narrow point on an intermittent watercourse that is not shown on the United States Geological Service (U.S.G.S.) topographic map for the subject property.

Work in the intermittent watercourse shall commence only under no-flow conditions.

The work shall be completed within 48 hours after commencing.

The weather forecast shall be checked prior to starting work. No work shall commence if any rain is predicted in the following 48 hours.

Prior to commencing work, double-staked hay bales shall be installed down gradient of the proposed crossing as shown on the plan.

All disturbed soils shall be seeded with a mix recommended by the United States Department of Agriculture (U.S.D.A.) Natural Resources Conservation Service (N.R.C.S.) and covered lightly with hay mulch.

Sediment controls shall remain in place until permission to remove them has been obtained from the agent for the Killingly Inland Wetlands and Watercourses Commission.

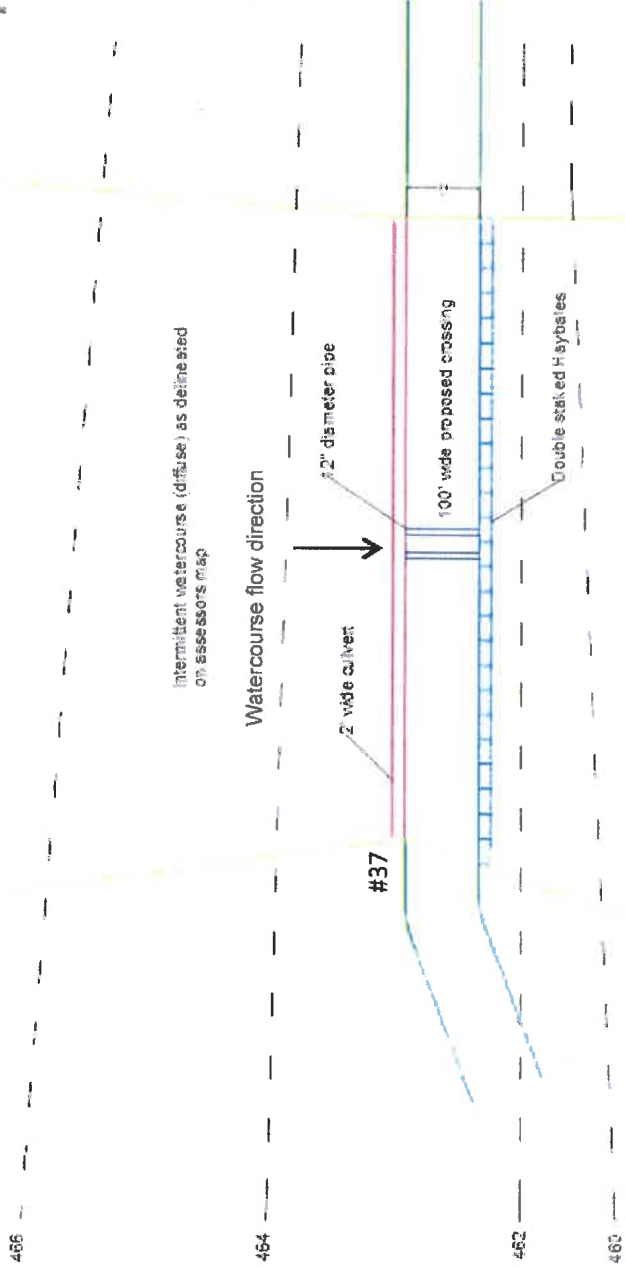
Conclusion

It has been a pleasure working for you on this site. Please feel free to call me if I may be of further assistance.

Sincerely,

Margaret Washburn, M.S.

Margaret Washburn, M.S.
Registered Professional Soil Scientist



General Notes:

- Limits of clearing do not exceed 12' designated roadway which was previously cleared for logging
- No structures, wells, or sewage systems will be installed within 200' of the delineated intermittent watercourse or proposed crossing.
- Any changes within 200' of wetlands or watercourses must be resubmitted to Killingly Inland Wetlands and Watercourses Commission's agent after soil erosion and sediment control measures are installed prior to any construction or excavation on the property.
- Wetlands (yellow) were delineated and flagged by Michael Scheffer in 2004 (Shown on Killingly Inland Wetlands Assessors lot # 19-8)

DATE	DESCRIPTION	BY

PROJECT CROSSING
 55 Spring Rd
 Killingly, CT 06241

PROJECT CROSSING
 5/26/2022
 1

Scale: 1" = 30'

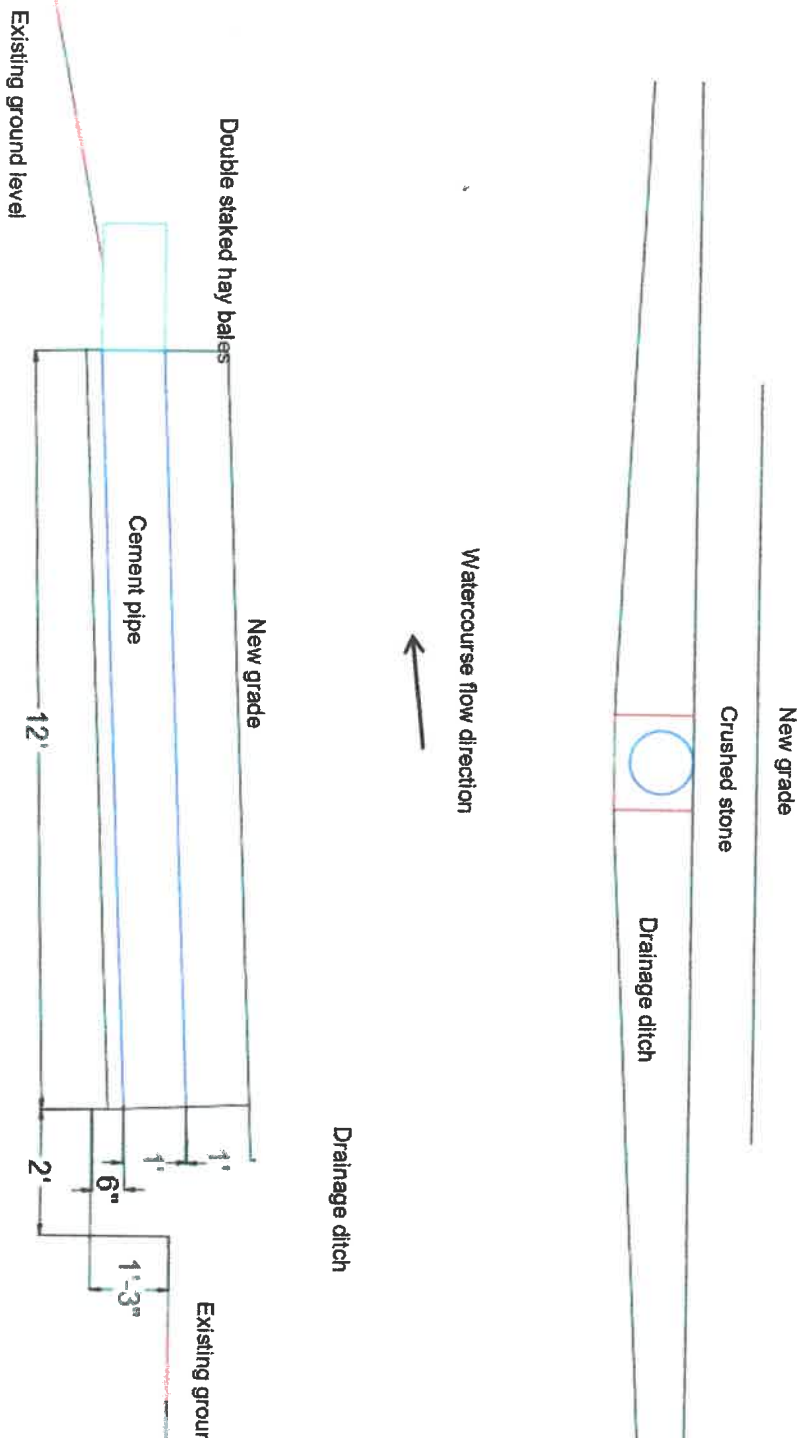
Soil scientist certification of plans

Margaret Washburn
 Margaret Washburn
 Washburn Wetland Consulting LLC
 19 Wolf Den Road
 Pomfret Center, CT 06259-2022
 (860) 428-8424

NOTES:

- The recommendations below, set forth by Margaret Washburn (Washburn Wetland Consulting LLC) Registered Professional Soil Scientist, informed the design of the proposed site plan and will dictate timing of the proposed site work provided the proposed mitigation plan is accepted by the IWWC.
- The crossing is proposed at a narrow point on an intermittent watercourse that is not shown on the United States Department of Agriculture (USDA) National Resources Conservation Service (NRCS) National Wetlands Inventory (NWI) map. Prior to commencing work, double-staked hay bales shall be installed down gradient of the proposed crossing as shown on the plan.
- Work in the intermittent watercourse shall commence only under no-flow conditions.
- The work shall be completed within 48 hours after commencing.
- The weather forecast shall be checked prior to starting work. No work shall commence if any rain is predicted in the following 48 hours.
- Hay bales shall remain in place until permission to remove them has been obtained from the agent for the Killingly Inland Wetlands and Watercourses Commission.
- All disturbed soils shall be seeded with a mix recommended by the United States Department of Agriculture (U.S.D.A.) Natural Resources Conservation Service (NRCS) and covered lightly with hay mulch.

Cross section views of proposed crossing



¹ Crushed stone will encase drainage pipes and cover cement 1' diameter pipes by 1'

² 6-8 inch riprap will fill the bottom of the drainage ditch

³ (curtain) with at least a 10' curtain on each side of each pipe to an elevation several inches above the pipe opening to promote erosion control

⁴ Cement pipe will be filled down grade 1/2 inch per foot of length to ensure proper flow of intermittent watercourse

⁵ Drainage ditch will be tapered toward pipes openings

⁶ No work will commence on proposed crossing until approval has been granted by MWMC

Prepared: Crossing
6/30/2021
6/30/2021
1" = 30'

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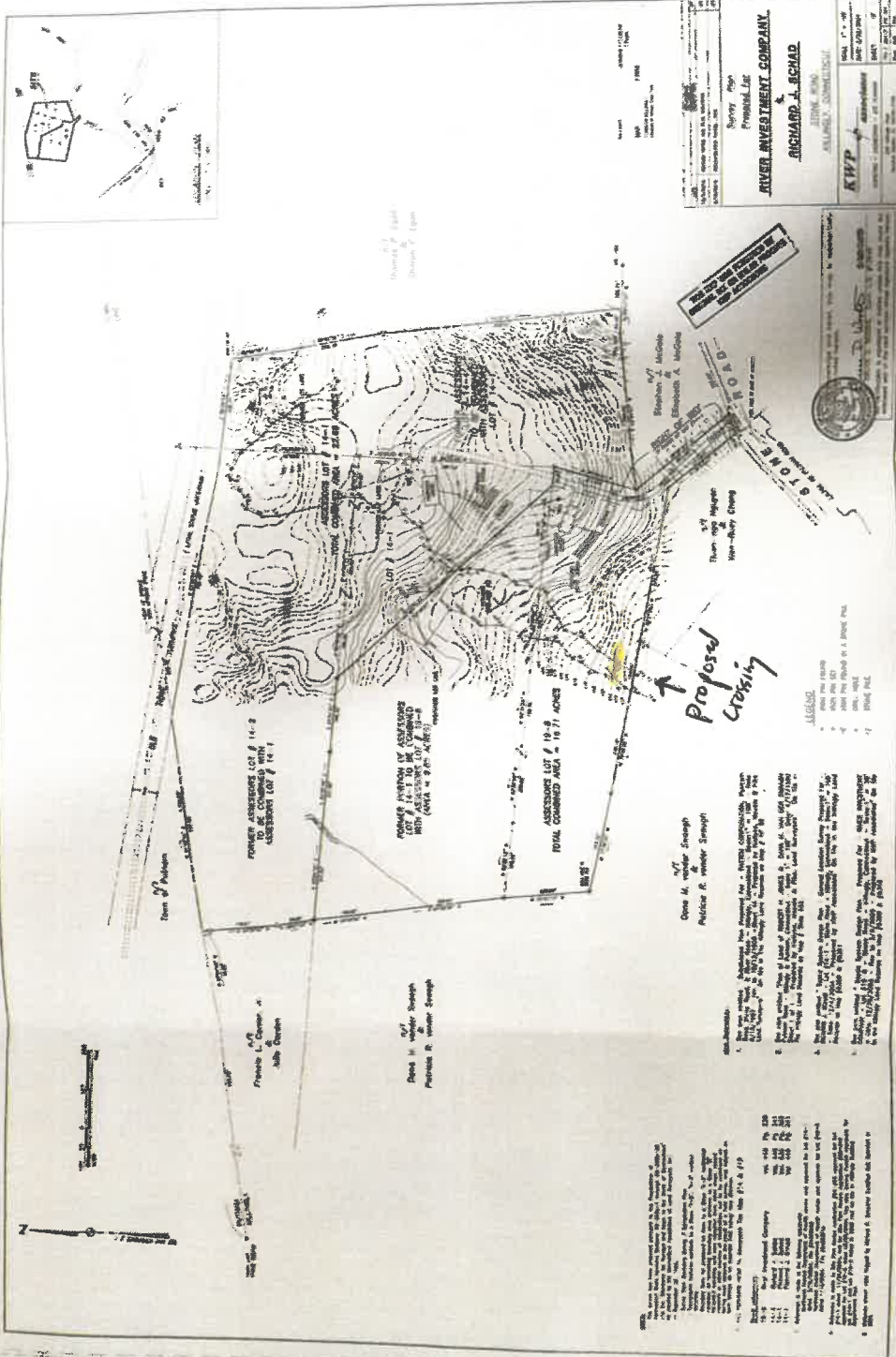
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Survey
 Project No. 1055
 Date of Survey 1955
 Surveyed by RICHARD J. SCHAD
 ALLANBY, CONNECTICUT
 RICHARD J. SCHAD
 ALLANBY, CONNECTICUT
 KIPP
 1055
 1055

TO THE PUBLIC
 NOTICE OF THE
 RECORDING OF THIS
 MAP

Proposed Crossing

ONE H. W. STRENGTH
 PUTNAM, CONNECTICUT

THESE ARE THE TERMS AND CONDITIONS OF THE SALE OF THE LAND DESCRIBED IN THE MAP ABOVE RECORDED IN THE PUBLIC RECORDS OF THE TOWN OF PUTNAM, CONNECTICUT, ON THE 12TH DAY OF MARCH, 1955.

1. The land described in the map above is to be sold to the highest bidder for cash at public auction on the 12th day of March, 1955, at 10 o'clock in the forenoon of that day, at the office of the Town Clerk of Putnam, Connecticut.

2. The land is to be sold in lots as shown on the map above, and the bidder must deposit with the Town Clerk, at the time of the sale, a sum of money equal to 10% of the purchase price of the lot or lots which he bids to purchase.

3. The balance of the purchase price of the lot or lots which the bidder bids to purchase is to be paid to the Town Clerk within 30 days after the date of the sale.

4. The Town Clerk is authorized to execute a deed of conveyance for the land sold to the highest bidder, and the deed is to be recorded in the Public Records of the Town of Putnam, Connecticut.

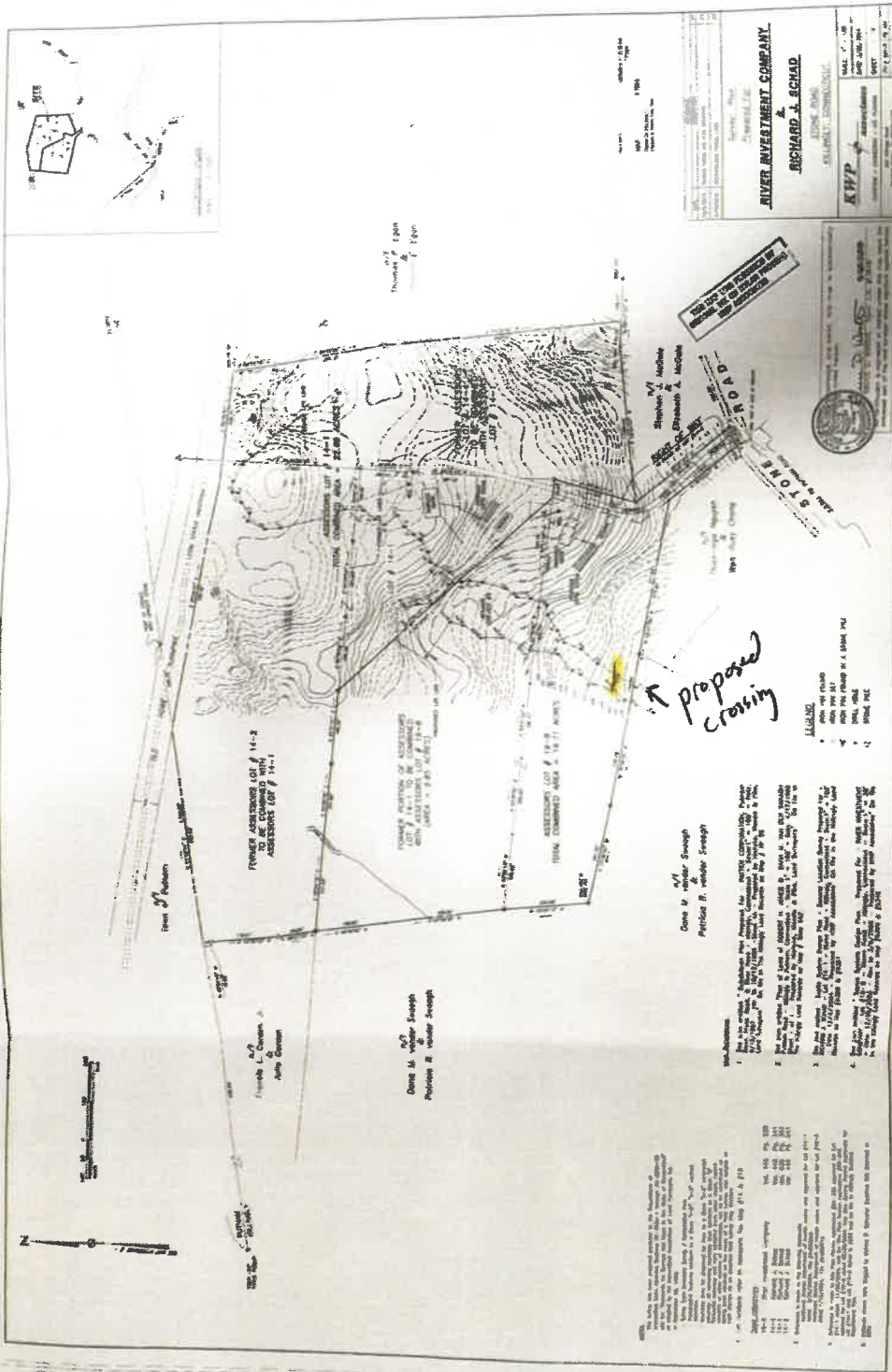
5. The Town Clerk is authorized to execute a deed of conveyance for the land sold to the highest bidder, and the deed is to be recorded in the Public Records of the Town of Putnam, Connecticut.

Scale 1:10000

1055

1055

1055



RIVER INVESTMENT COMPANY,
 RICHARD A. SCHAD,
 ATTORNEY AT LAW,
 ST. LOUIS, MO.

KWP
 KENNETH W. PETERSON
 CIVIL ENGINEER
 ST. LOUIS, MO.

Proposed crossing

Done by
 Particular of

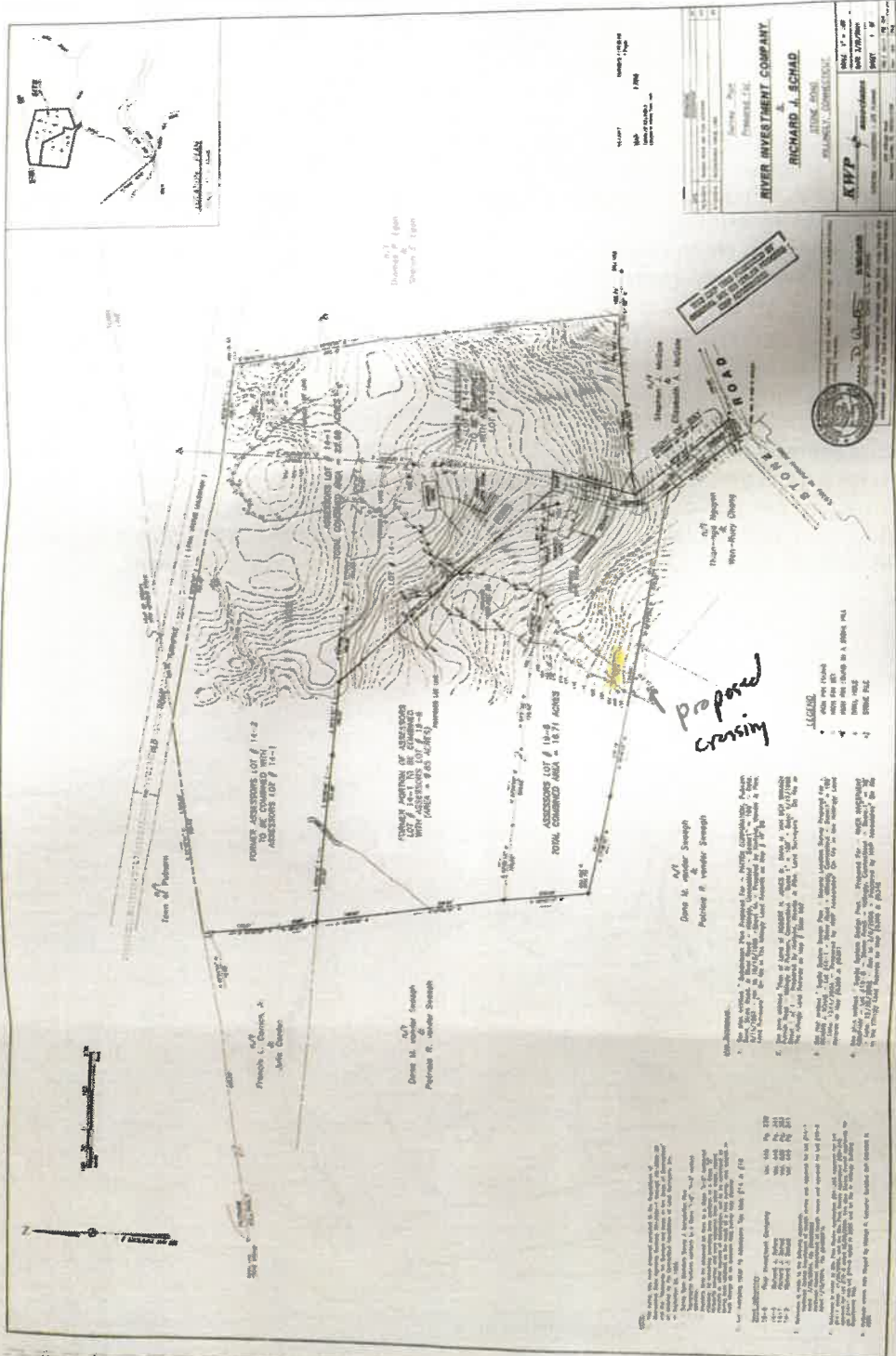
1. This map shows the proposed...
 2. The proposed crossing...
 3. The proposed crossing...
 4. The proposed crossing...

Smith
 Surveying
 St. Louis, Mo.

7055
 Surveying
 St. Louis, Mo.

Smith
 Surveying
 St. Louis, Mo.

7055
 Surveying
 St. Louis, Mo.



RIVER INVESTMENT COMPANY,
 RICHARD J. SCHAD,
 RICHMOND, VIRGINIA

PROPOSED CROSSING

LEGEND

- PROPOSED CROSSING
- EXISTING CROSSING
- EXISTING ROAD
- EXISTING RAILROAD
- EXISTING UTILITY
- EXISTING FENCE
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING WOOD
- EXISTING METAL
- EXISTING OTHER

NOTES

1. This map was prepared by the undersigned on the basis of a field inspection of the property on the 15th day of August, 1955.
2. The area shown on this map is the same as that shown on the map of the same property filed for record in the office of the Clerk of the Circuit Court of the County of Loudoun, Virginia, on the 15th day of August, 1955.
3. The area shown on this map is the same as that shown on the map of the same property filed for record in the office of the Clerk of the Circuit Court of the County of Loudoun, Virginia, on the 15th day of August, 1955.
4. The area shown on this map is the same as that shown on the map of the same property filed for record in the office of the Clerk of the Circuit Court of the County of Loudoun, Virginia, on the 15th day of August, 1955.
5. The area shown on this map is the same as that shown on the map of the same property filed for record in the office of the Clerk of the Circuit Court of the County of Loudoun, Virginia, on the 15th day of August, 1955.

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3. Charlton-Canton-Leicester

Nearly level to steep, well drained and poorly drained, loamy soils on broad ridges and hillsides of glacial till uplands

This map unit makes up about 32 percent of the survey area. The unit is about 25 percent Charlton soils, 20 percent Canton soils, 10 percent Leicester soils, and 45 percent soils of minor extent (fig. 1).

The unit consists of broad, steep ridges and hills that extend mostly in a north-south direction. Slopes range from 3 to 35 percent.

The Charlton soils are well drained. They are mostly on broad hills and ridges. Typically, the surface layer of the soils is fine sandy loam, the subsoil is fine sandy loam and sandy loam, and the substratum is sandy loam.

The Canton soils are well drained. They are mostly on broad hills and ridges. Typically, the surface layer of the soils is fine sandy loam, the subsoil is fine sandy loam, gravelly fine sandy loam, and gravelly sandy loam, and the substratum is gravelly loamy sand.

The Leicester soils are poorly drained. They are in narrow drainageways and small depressions. Typically, the surface layer of the soils is fine sandy loam, the subsoil is fine sandy loam, and the substratum is sandy loam.

The soils of minor extent mainly are excessively drained Gloucester soils and somewhat excessively drained Hollis soils on steep side slopes of hills, well drained Paxton soils and moderately well drained Woodbridge soils on rounded hills, moderately well drained Sutton soils on concave slopes and in slight depressions, poorly drained Ridgebury soils and very poorly drained Whitman soils along narrow drainageways, and very poorly drained Adrian, Palms, and Carlisle soils in depressions.

Most areas of this unit are in woodland. Some areas, mainly the gently sloping to moderately steep areas that have been cleared of stones, are used for farming or community development. A seasonal high water table in some areas is the major limitation. The steep areas of the unit are better suited to trees and wildlife habitat than to most other uses.

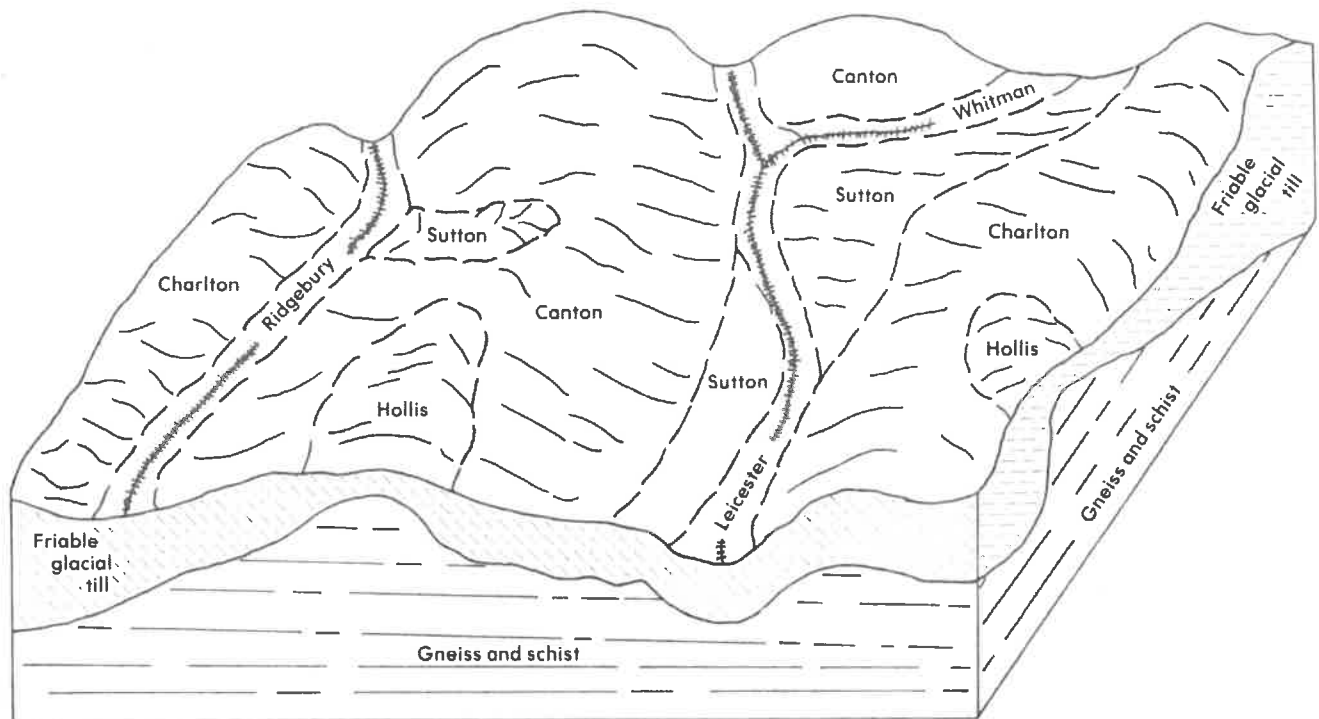
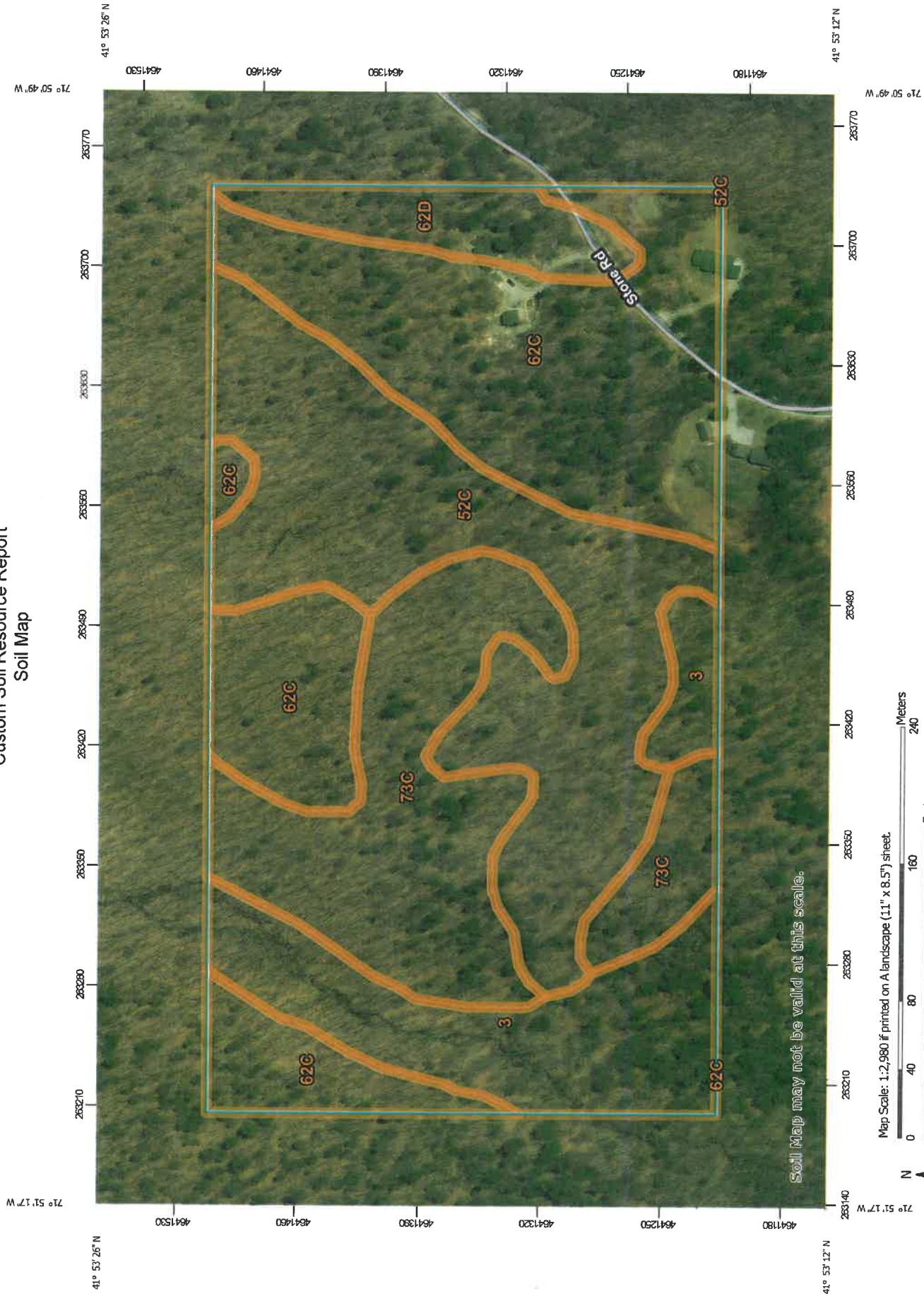


Figure 1.—Typical pattern of soils and underlying material in the Charlton-Canton-Leicester association.

Custom Soil Resource Report Soil Map

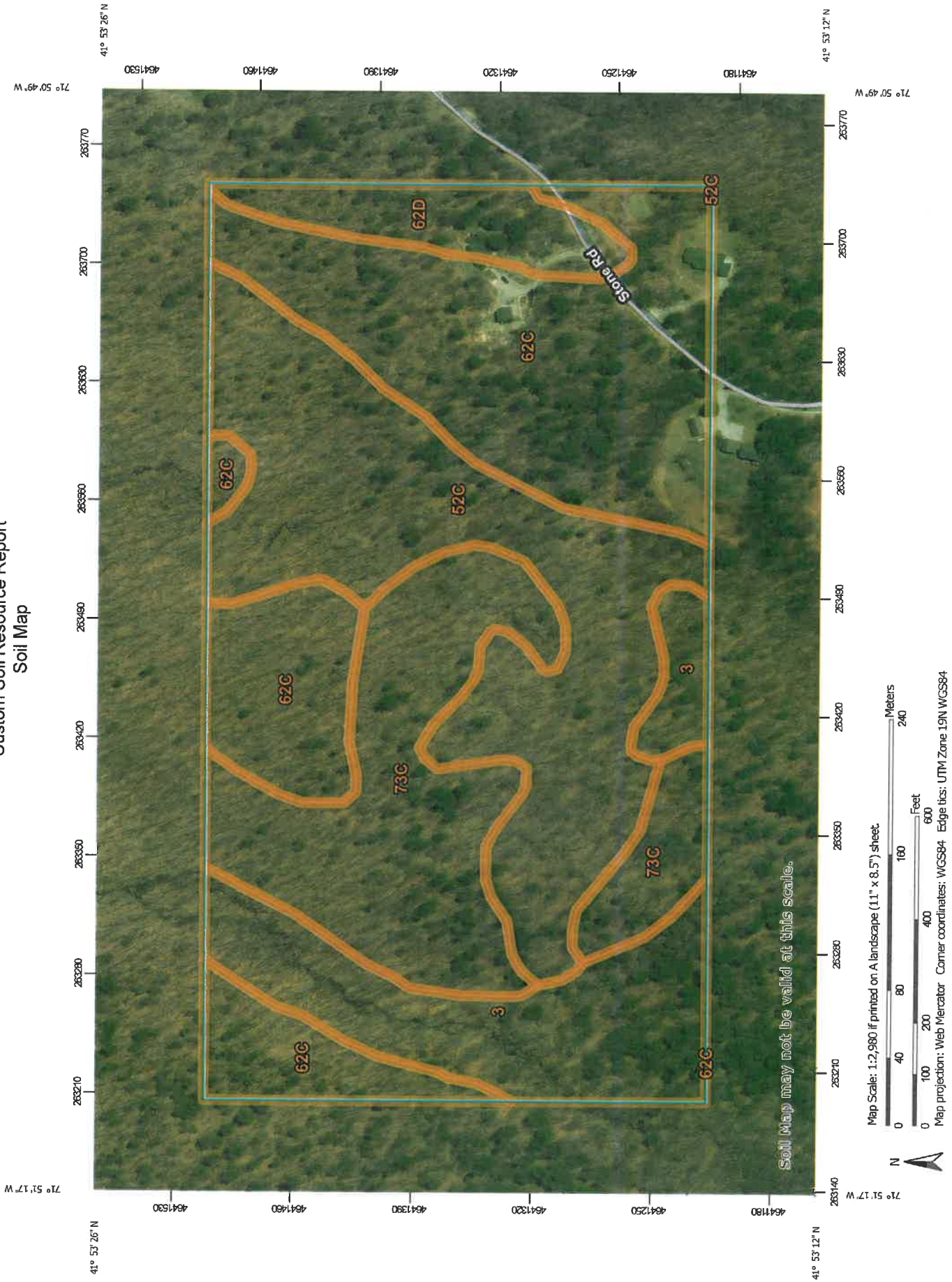


Map Scale: 1:2,980 if printed on A landscape (11" x 8.5") sheet



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

Custom Soil Resource Report Soil Map





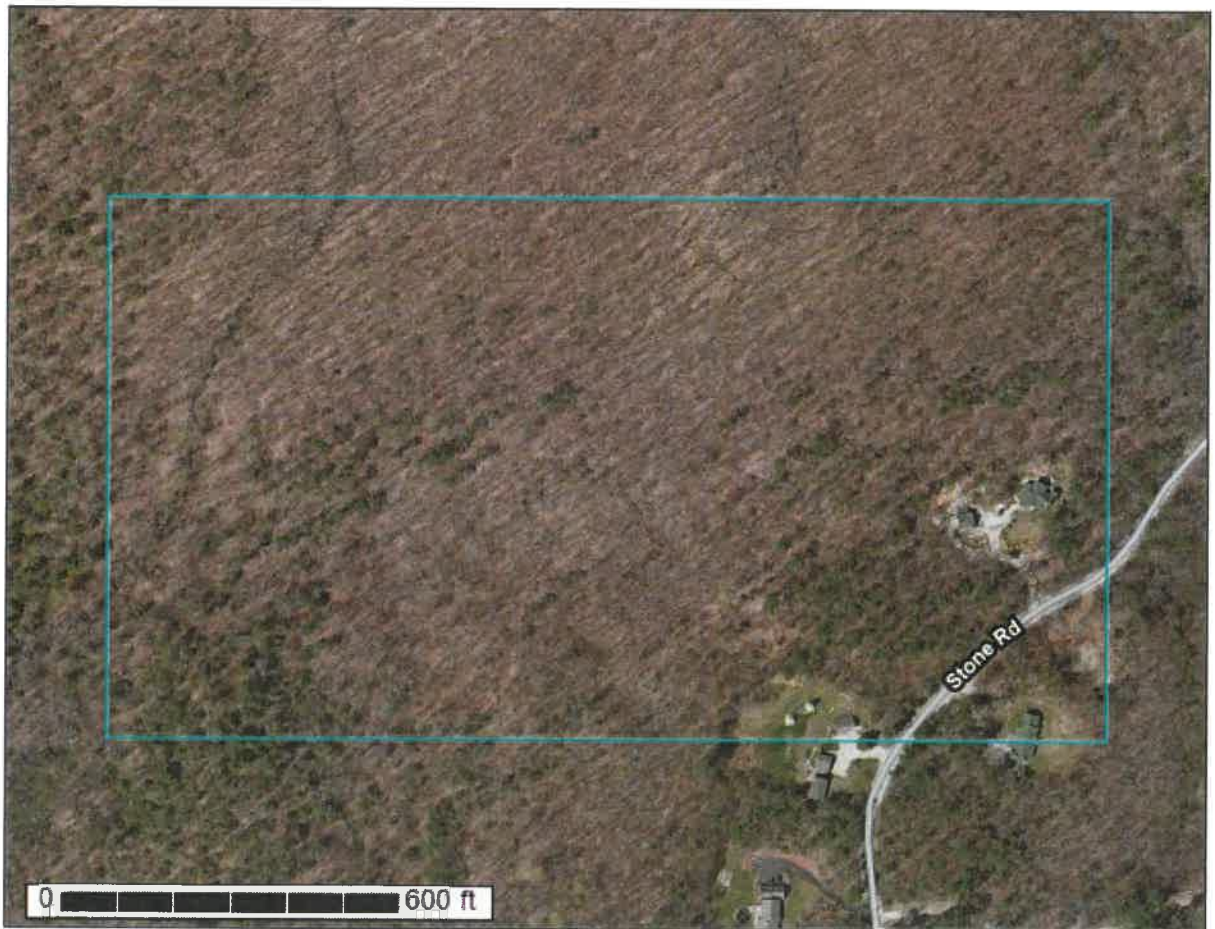
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for State of Connecticut



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

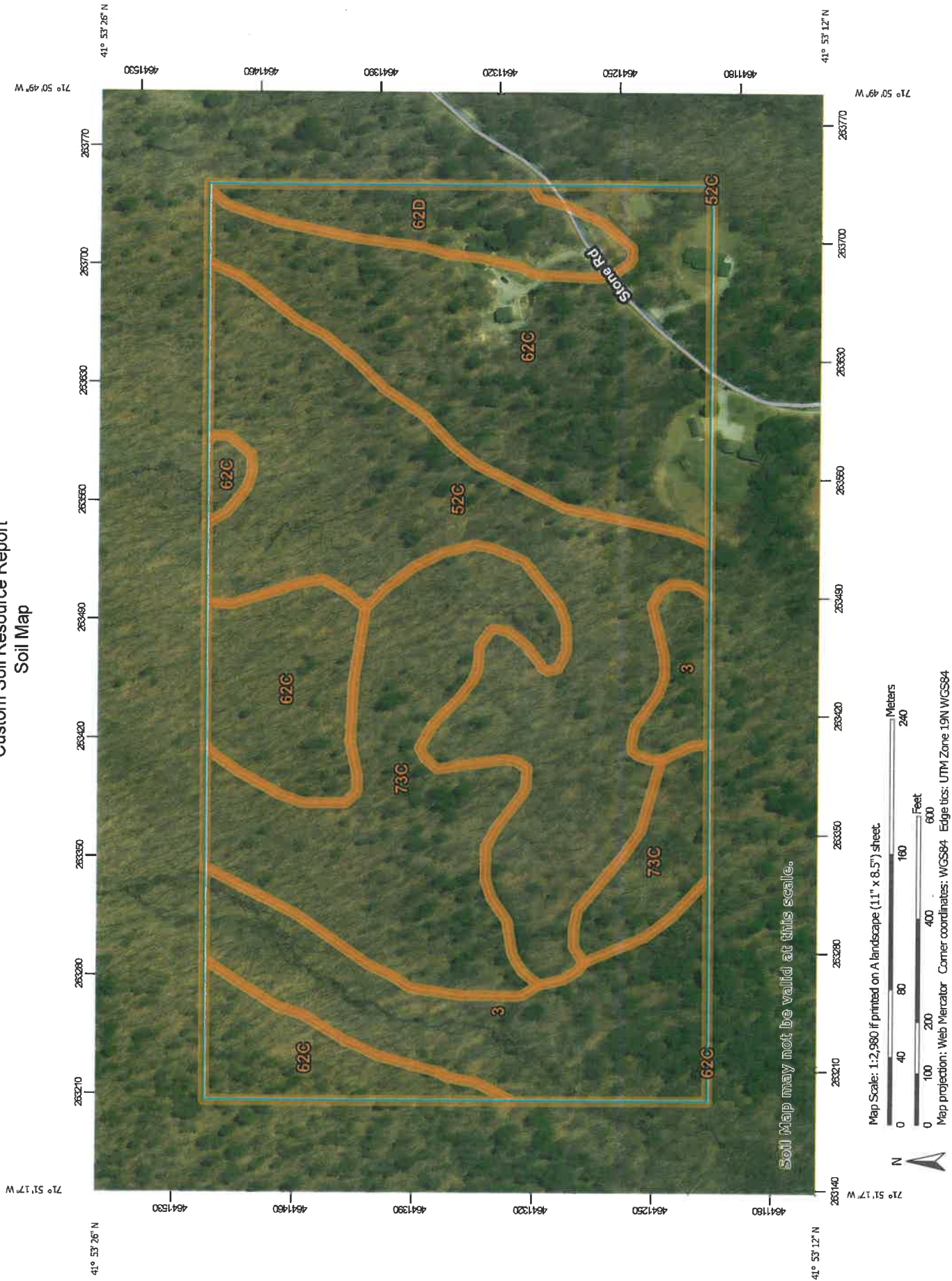
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

MAP INFORMATION

- 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
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography

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
 Survey Area Data: Version 20, Jun 9, 2020

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

Date(s) aerial images were photographed: Apr 14, 2011—Aug 27, 2016

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	14.5%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	10.8	27.4%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	12.8	32.5%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	2.0	5.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	8.1	20.5%
Totals for Area of Interest		39.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor

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components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

State of Connecticut

3—Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: 2t2qt
Elevation: 0 to 1,480 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Ridgebury, extremely stony, and similar soils: 40 percent
Leicester, extremely stony, and similar soils: 35 percent
Whitman, extremely stony, and similar soils: 17 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ridgebury, Extremely Stony

Setting

Landform: Drumlins, depressions, drainageways, hills, ground moraines
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope, head slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 6 inches: fine sandy loam
Bw - 6 to 10 inches: sandy loam
Bg - 10 to 19 inches: gravelly sandy loam
Cd - 19 to 66 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 15 to 35 inches to densic material
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s

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Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Description of Leicester, Extremely Stony

Setting

Landform: Ground moraines, depressions, drainageways, hills
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Parent material: Coarse-loamy melt-out till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 7 inches: fine sandy loam
Bg - 7 to 18 inches: fine sandy loam
BC - 18 to 24 inches: fine sandy loam
C1 - 24 to 39 inches: gravelly fine sandy loam
C2 - 39 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: High (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B/D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Description of Whitman, Extremely Stony

Setting

Landform: Depressions, drainageways, hills, ground moraines, drumlins
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oi - 0 to 1 inches: peat

Custom Soil Resource Report

A - 1 to 10 inches: fine sandy loam
Bg - 10 to 17 inches: gravelly fine sandy loam
Cdg - 17 to 61 inches: fine sandy loam

Properties and qualities

Slope: 0 to 3 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 7 to 38 inches to densic material
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Minor Components

Woodbridge, extremely stony

Percent of map unit: 6 percent
Landform: Ground moraines, drumlins, hills
Landform position (two-dimensional): Backslope, footslope, summit
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Swansea

Percent of map unit: 2 percent
Landform: Swamps, bogs
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

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

Map Unit Setting

National map unit symbol: 2xfj
Elevation: 10 to 760 feet

Custom Soil Resource Report

Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Sutton, extremely stony, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sutton, Extremely Stony

Setting

Landform: Hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy melt-out till derived from gneiss, granite, and/or schist

Typical profile

O_i - 0 to 2 inches: slightly decomposed plant material
A - 2 to 7 inches: fine sandy loam
B_{w1} - 7 to 19 inches: fine sandy loam
B_{w2} - 19 to 27 inches: sandy loam
C₁ - 27 to 41 inches: gravelly sandy loam
C₂ - 41 to 62 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 15 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (K_{sat}): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 12 to 27 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B/D
Ecological site: F144AY008CT - Moist Till Uplands
Hydric soil rating: No

Minor Components

Woodbridge, extremely stony

Percent of map unit: 7 percent
Landform: Drumlins, hills, ground moraines
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope

Custom Soil Resource Report

Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Charlton, extremely stony

Percent of map unit: 5 percent
Landform: Hills, ground moraines, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydric soil rating: No

Canton, extremely stony

Percent of map unit: 5 percent
Landform: Hills, moraines, ridges
Landform position (two-dimensional): Shoulder, summit, backslope
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydric soil rating: No

Leicester, extremely stony

Percent of map unit: 3 percent
Landform: Depressions, hills, drainageways, ground moraines
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Concave
Hydric soil rating: Yes

62C—Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: 2wks7
Elevation: 0 to 1,310 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Canton, extremely stony, and similar soils: 50 percent
Charlton, extremely stony, and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Custom Soil Resource Report

Description of Canton, Extremely Stony

Setting

Landform: Ridges, hills, moraines

Landform position (two-dimensional): Shoulder, backslope, summit

Landform position (three-dimensional): Side slope, crest, nose slope

Down-slope shape: Convex, linear

Across-slope shape: Convex

Parent material: Coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist

Typical profile

O_i - 0 to 2 inches: slightly decomposed plant material

A - 2 to 5 inches: fine sandy loam

B_{w1} - 5 to 16 inches: fine sandy loam

B_{w2} - 16 to 22 inches: gravelly fine sandy loam

2C - 22 to 67 inches: gravelly loamy sand

Properties and qualities

Slope: 3 to 15 percent

Surface area covered with cobbles, stones or boulders: 9.0 percent

Depth to restrictive feature: 19 to 39 inches to strongly contrasting textural stratification

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (K_{sat}): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water capacity: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Charlton, Extremely Stony

Setting

Landform: Hills, ground moraines, ridges

Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Crest, side slope

Down-slope shape: Linear, convex

Across-slope shape: Convex

Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

O_e - 0 to 2 inches: moderately decomposed plant material

A - 2 to 4 inches: fine sandy loam

B_w - 4 to 27 inches: gravelly fine sandy loam

C - 27 to 65 inches: gravelly fine sandy loam

Custom Soil Resource Report

Properties and qualities

Slope: 3 to 15 percent

Surface area covered with cobbles, stones or boulders: 9.0 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water capacity: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Minor Components

Leicester, extremely stony

Percent of map unit: 5 percent

Landform: Depressions, drainageways, hills, ground moraines

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Concave

Hydric soil rating: Yes

Sutton, extremely stony

Percent of map unit: 5 percent

Landform: Ground moraines, hills

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Chatfield, extremely stony

Percent of map unit: 5 percent

Landform: Hills, ridges

Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Crest, side slope, nose slope

Down-slope shape: Convex

Across-slope shape: Linear, convex

Hydric soil rating: No

62D—Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: 2w81r
Elevation: 0 to 1,640 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Canton, extremely stony, and similar soils: 55 percent
Charlton, extremely stony, and similar soils: 30 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canton, Extremely Stony

Setting

Landform: Ridges, hills, moraines
Landform position (two-dimensional): Backslope, summit, shoulder
Landform position (three-dimensional): Side slope, crest, nose slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist

Typical profile

O_i - 0 to 2 inches: slightly decomposed plant material
A - 2 to 5 inches: fine sandy loam
Bw₁ - 5 to 16 inches: fine sandy loam
Bw₂ - 16 to 22 inches: gravelly fine sandy loam
2C - 22 to 67 inches: gravelly loamy sand

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 19 to 39 inches to strongly contrasting textural stratification
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (K_{sat}): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Custom Soil Resource Report

Available water capacity: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Charlton, Extremely Stony

Setting

Landform: Hills, ground moraines, ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear, convex

Across-slope shape: Convex

Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

O_e - 0 to 2 inches: moderately decomposed plant material

A - 2 to 4 inches: fine sandy loam

B_w - 4 to 27 inches: gravelly fine sandy loam

C - 27 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 15 to 35 percent

Surface area covered with cobbles, stones or boulders: 9.0 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (K_{sat}): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water capacity: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Minor Components

Chatfield, extremely stony

Percent of map unit: 5 percent

Landform: Hills, ridges

Landform position (two-dimensional): Summit, backslope, shoulder

Landform position (three-dimensional): Crest, side slope, nose slope

Down-slope shape: Convex

Across-slope shape: Linear, convex

Hydric soil rating: No

Custom Soil Resource Report

Hollis, extremely stony

Percent of map unit: 5 percent
Landform: Hills, ridges
Landform position (two-dimensional): Shoulder, backslope, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Sutton, extremely stony

Percent of map unit: 5 percent
Landform: Hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

73C—Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky

Map Unit Setting

National map unit symbol: 2w698
Elevation: 0 to 1,550 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Charlton, very stony, and similar soils: 50 percent
Chatfield, very stony, and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton, Very Stony

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 4 inches: fine sandy loam
Bw - 4 to 27 inches: gravelly fine sandy loam

Custom Soil Resource Report

C - 27 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water capacity: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Chatfield, Very Stony

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Crest, side slope, nose slope

Down-slope shape: Convex

Across-slope shape: Linear, convex

Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material

A - 1 to 2 inches: fine sandy loam

B_w - 2 to 30 inches: gravelly fine sandy loam

2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 3 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 20 to 41 inches to lithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water capacity: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Custom Soil Resource Report

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Minor Components

Sutton, very stony

Percent of map unit: 5 percent

Landform: Ground moraines, hills

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent

Hydric soil rating: No

Hollis, very stony

Percent of map unit: 5 percent

Landform: Ridges, hills

Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Crest, side slope, nose slope

Down-slope shape: Convex

Across-slope shape: Linear, convex

Hydric soil rating: No

Leicester, very stony

Percent of map unit: 5 percent

Landform: Drainageways, depressions

Down-slope shape: Linear

Across-slope shape: Concave

Hydric soil rating: Yes

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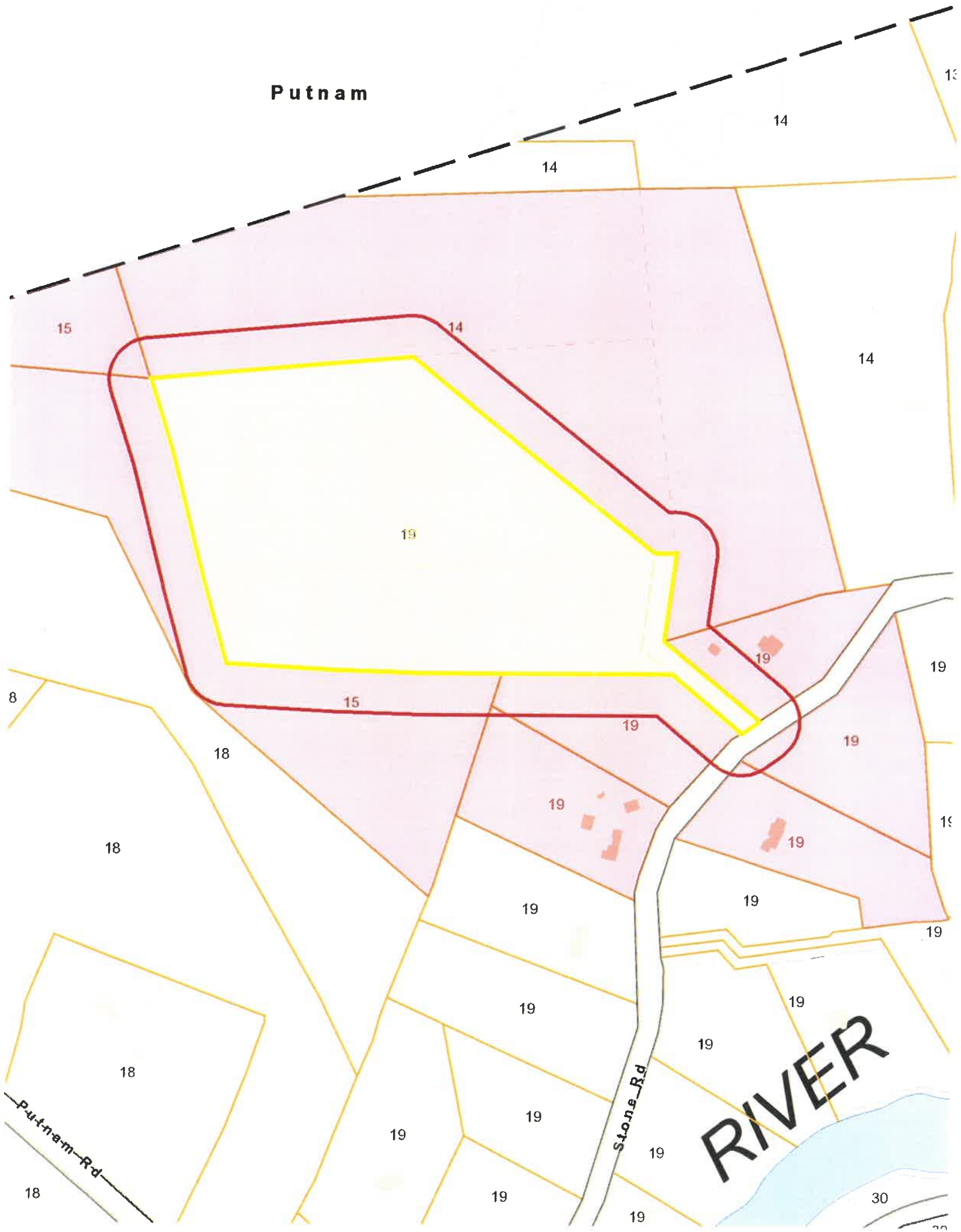
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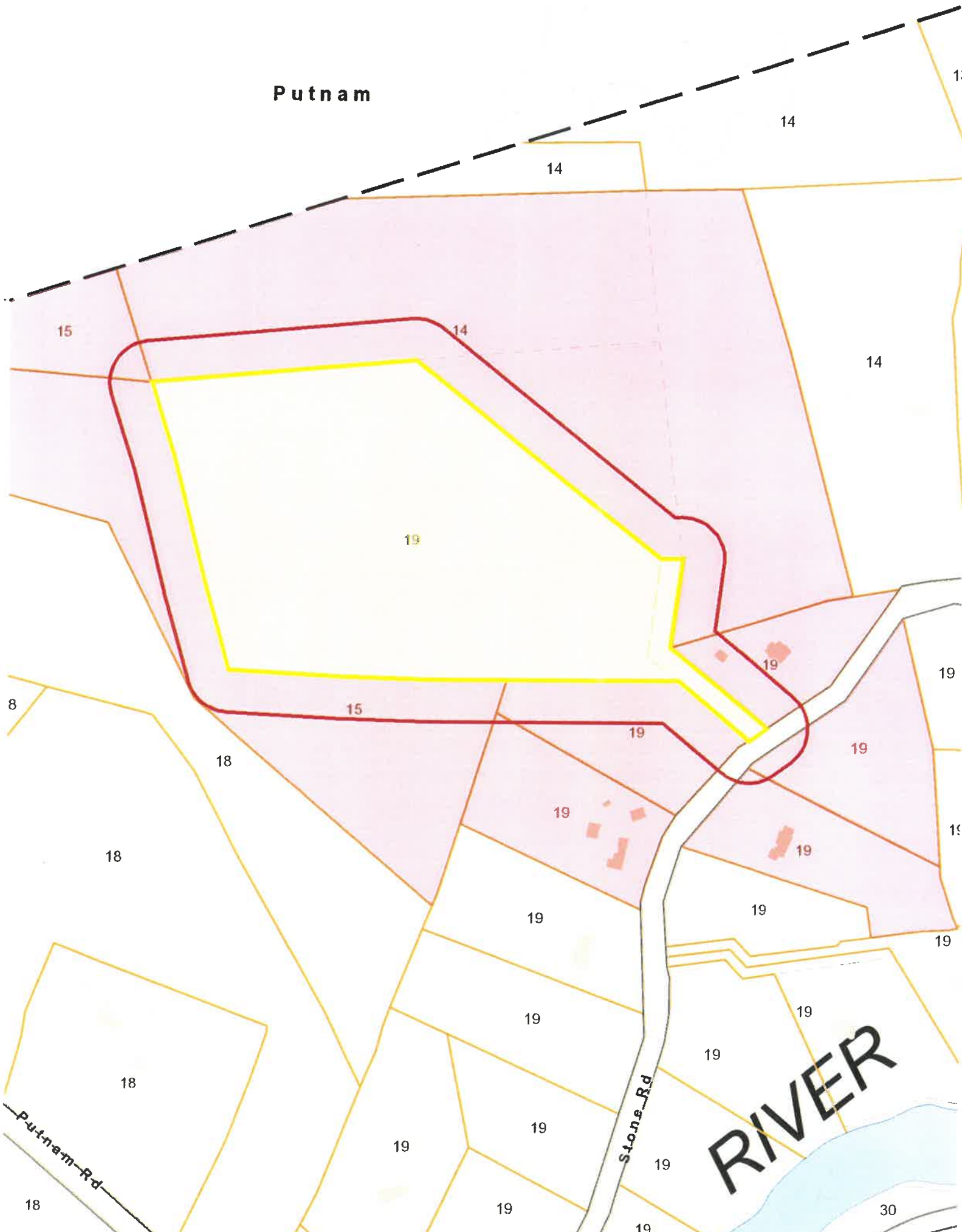
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Putnam



Putnam

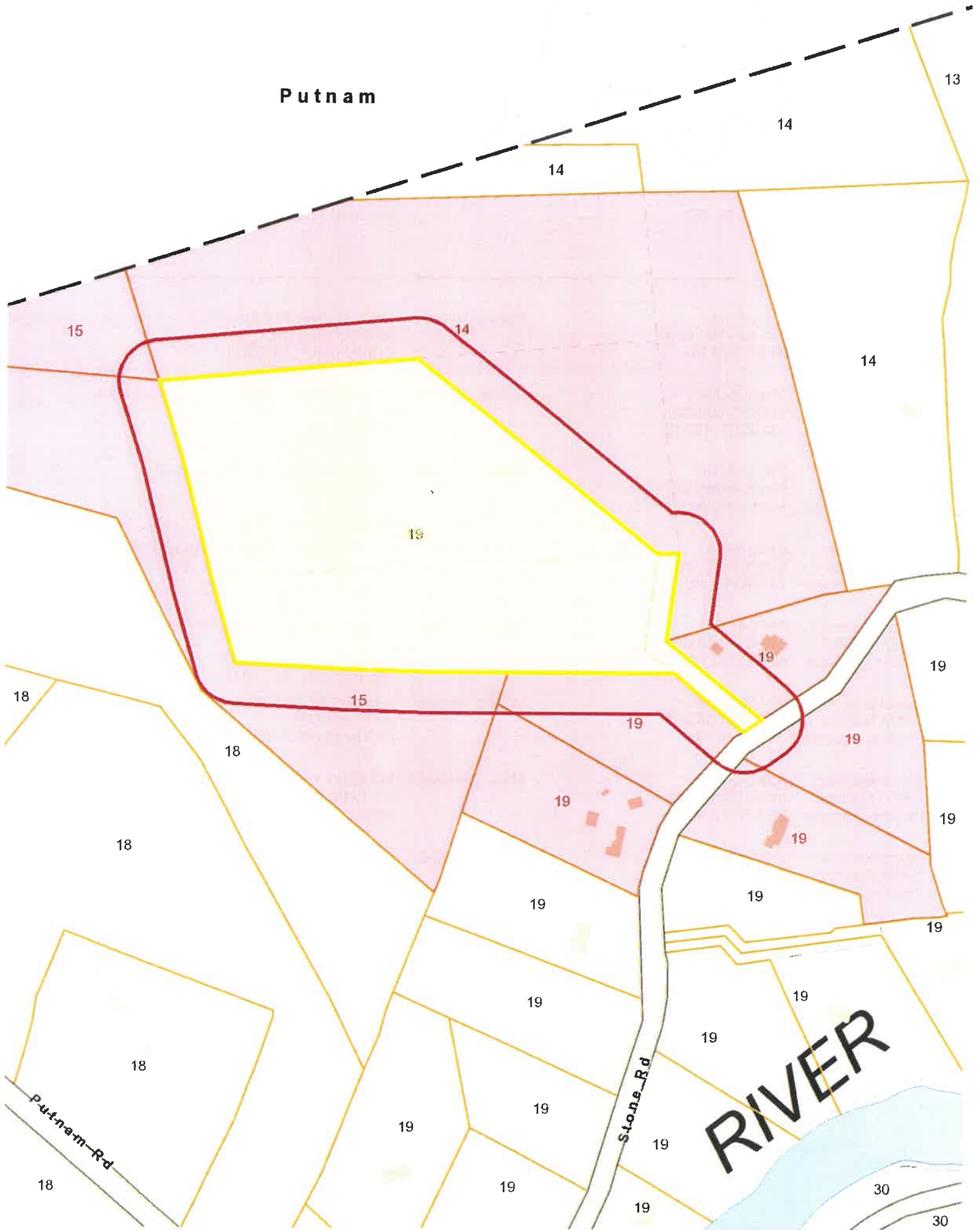


RIVER

Stone Rd

Putnam Rd

Putnam



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Putnam Rd

Stones Rd

RIVER

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100 foot Abutters List Report

Killingly, CT
June 28, 2021

Subject Property:

Parcel Number: 019-008-000
CAMA Number: 019-008-000-000
Property Address: 88 STONE RD

Mailing Address: ROBIN STEPHEN E & ALEXANDRA L
22 MAYHEW DR
KILLINGLY, CT 06241

Abutters:

Parcel Number: 014-001-000
CAMA Number: 014-001-000-000
Property Address: 90 STONE RD

Mailing Address: OKEEFE DAVID & SUSAN
61 GOLOSKIE RD
CHEPACHET, RI 02814

Parcel Number: 015-003-000
CAMA Number: 015-003-000-000
Property Address: 134 PUTNAM RD

Mailing Address: VAN DER SWAAGH DANA M & PATRICIA
R
PO BOX 388
KILLINGLY, CT 06241

Parcel Number: 015-004-000
CAMA Number: 015-004-000-000
Property Address: 140 PUTNAM RD

Mailing Address: CORDEN FRANCIS L JR & JULIE
DAGOSTINO
4 SHORE DR
WOODSTOCK, CT 06281

Parcel Number: 019-006-000
CAMA Number: 019-006-000-000
Property Address: 74 STONE RD

Mailing Address: ELLIOTT BURT W & GARCIA MARCEL
74 STONE RD
KILLINGLY, CT 06241

Parcel Number: 019-007-000
CAMA Number: 019-007-000-000
Property Address: 82 STONE RD

Mailing Address: NGUYEN THIEN-NGA & CHANG WEN-
RUEY
406 NO LIVINGSTON ST
ARLINGTON, VA 22203

Parcel Number: 019-009-000
CAMA Number: 019-009-000-000
Property Address: 94 STONE RD

Mailing Address: MORRIS ROBERT M & LAURA J
94 STONE RD
KILLINGLY, CT 06241

Parcel Number: 019-012-000
CAMA Number: 019-012-000-000
Property Address: 95 STONE RD

Mailing Address: WEBER LYNN S
PO BOX 4767
VINEYARD HAVEN, MA 02568

Parcel Number: 019-013-000
CAMA Number: 019-013-000-000
Property Address: 79 STONE RD

Mailing Address: WANDYES WAYNE & SUSAN
79 STONE RD
KILLINGLY, CT 06241



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DECLARATION OF COMMON DRIVEWAY AND UTILITY EASEMENT

WHEREAS, RIVER INVESTMENT COMPANY, INC., a Connecticut corporation having an office in Pomfret, Connecticut, and acting herein by its duly authorized President, Richard J. Schad, (hereinafter the "Declarant") is the owner of two (2) certain pieces or parcels of land located on the northerly side of Stone Road, in the Town of Killingly, Connecticut, which certain pieces or parcels of land are known as combined Lots 19-8, and 14-1, on a certain plan to be filed herewith in the Killingly Town Clerk's Office entitled, "Survey Plan Prepared for RIVER INVESTMENT COMPANY & RICHARD SCHAD, Stone Road, Killingly, Connecticut, Scale: 1" = 100', Dated: 3/22/2004, Revised to: 9/10/2015, KWP Associates, Surveying and Engineering Site Planning ", (the "Plan") and to which further reference may be had; and

WHEREAS, the Declarant wishes to establish certain common driveway access and maintenance easement rights and obligations for the future owners of said Lots 19-8, and 14-1 (the "Property Owners"), and certain easement rights for the placement and maintenance of utilities, with the Areas as depicted as a fifty (50') foot wide 'Right of Way' on said Plan, (the "Easement Area"),

NOW, THEREFORE, the Declarant hereby declares the following Easements:

1. **Common Driveway Easement**. There is hereby created a perpetual easement over the Easement Area, as shown on said Plan, in favor of, and for the benefit of the Property Owner of Lot 14-1 for the use, maintenance, and enjoyment; in common with the Property Owner of Lot 19-8; of the driveway to be constructed across Lot 19-8 within said Easement Area, for purposes of ingress and egress from Stone Road. This easement shall bind the Property Owners, and their respective successors and assigns in title. Construction of the Common Driveway, and installation of utilities within said Easement Area shall be in conformance with the applicable provisions of the Town of Killingly Subdivision Regulations.
2. **Use and Maintenance of the Common Driveway**. Said Easement Area shall not be used by the Property Owners in a manner that will obstruct or interfere with the mutual use thereof for ingress and egress. No vehicles or equipment shall be parked or stored in the driveway area to be established within the Easement Area. The Property Owners shall be equally responsible for the costs of improvement, maintenance and repair of said driveway within the Easement Area, including snow removal. The costs for the installation of the common driveway in said Easement Area shall be shared equally by the owners of Lot 14-1 and Lot 19-8, and shall take place when either Property Owner commences home construction. The first Property Owner to begin home construction shall be solely responsible for snow removal until such time as the other Property Owner begins home construction. All improvements, repairs and maintenance of the common driveway within the Easement Areas shall be decided upon mutually by the Property Owners, provided, however, that the owners of both parcels shall be obligated at all times to:
 - a. Maintain the surface of the common driveway reasonably flat and smooth; and
 - b. Keep the common driveway cleared of dangerous accumulations of ice and snow (which, for purposes of this agreement, shall be considered to be 3 inches or more of accumulation) by plowing and/or sanding as is necessary; and
 - c. Keep the common driveway free from all kinds of obstacles so that persons legally entitled to use it, including emergency vehicles, are free to do so.

3. **Utility Easement.** The Property Owner of Lot 14-1 shall also have easement rights, within the Easement Area, to install and maintain all necessary and desirable utilities to serve any residence constructed on Lot 14-1. These easement rights shall be perpetual and non-exclusive and any utilities installed shall be generally located in an area outside of the location of any established driveway within the Easement Area. Included within these utility easement rights, is the right, in favor of the Property Owner of Lot 14-1, to convey and grant such utility easements to third party utility service providers, and any third party mortgages granted by the Property Owner of Lot 19-8 will be subordinate and subject to these easement rights in favor of the Property Owner of Lot 14-1. **The Property Owner of Lot 19-8 shall sign any and all documents necessary to grant utility easements to third party utility providers. Both Property Owners of Lot 14-1 and Lot 19-8 shall install the underground utilities before, or at the same time as, installation of the common driveway, at their sole cost, respectively.**

4. **Indemnification.** The Property Owners shall be deemed to hold one another free and harmless from any claim for loss or injury to person or property suffered or incurred in connection with the use of the driveway within the Easement Area, or any of their agents or invitees on the respective parcels, save for any such loss or injury resulting from the wanton or willful misconduct on the part of either Property Owner. A Property Owner incurring the costs or expenses of any improvement, maintenance or repair of the common driveway in accordance with this Declaration in excess of their respective share shall be entitled to prompt reimbursement from the non-contributing Property Owner, including, but not limited to, attorney's fees and costs incurred in any civil proceedings instituted to recover the same, plus interest at the statutory rate, from such non-contributing Property Owner.

4. **Enforceability.** The rights, privileges and easements herein set forth shall run with the land, and shall inure the benefit of, and be binding upon and be enforceable by, the Property Owners and their respective heirs, successors and assigns.

If either Property Owner fails to carry out its obligations under this Declaration of Common Driveway and Utility Easement, that Property Owner shall be considered in "default", and the defaulting Property Owner shall be subject to enforcement action by the non-defaulting Property Owner, including a right to reimbursement for all attorney fees and costs relating to said enforcement action.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of October, 2018.

River Investment Company, Inc.

Edwin C. Higgins, III

By: _____
Richard J. Schad, President

STATE OF CONNECTICUT)

) ss Putnam

COUNTY OF WINDHAM)

On this the day of October 2018, before me, Edwin C. Higgins, III, the undersigned officer, personally appeared Richard J. Schad, who acknowledged himself to be the President of River Investment Company, Inc., and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such Officer

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Edwin C. Higgins, III
Commissioner of the Superior Court







June 16, 2021

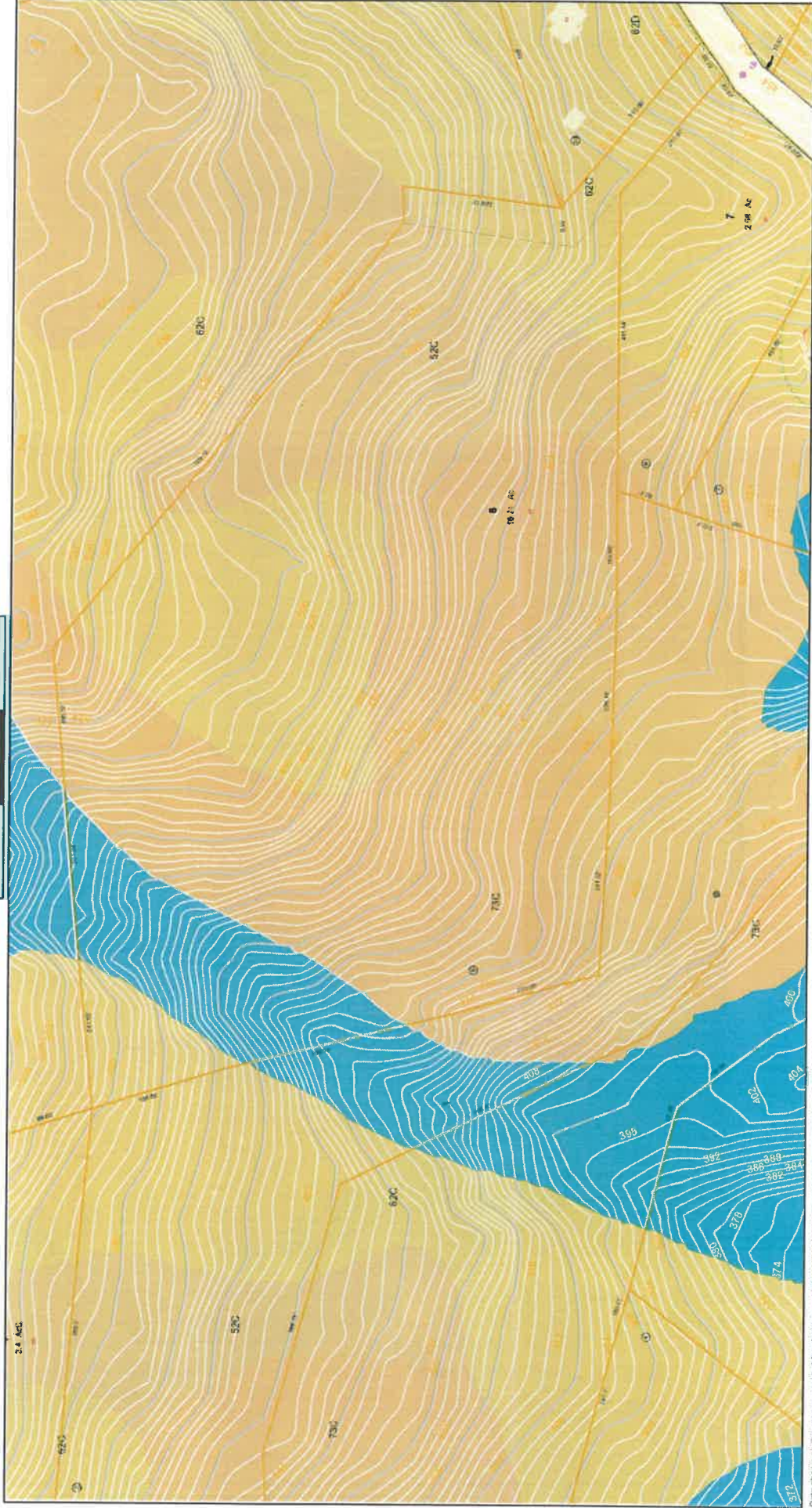
Killingly, CT

1 inch = 130 Feet



CAI Technologies

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June 16, 2021



Killingly, CT

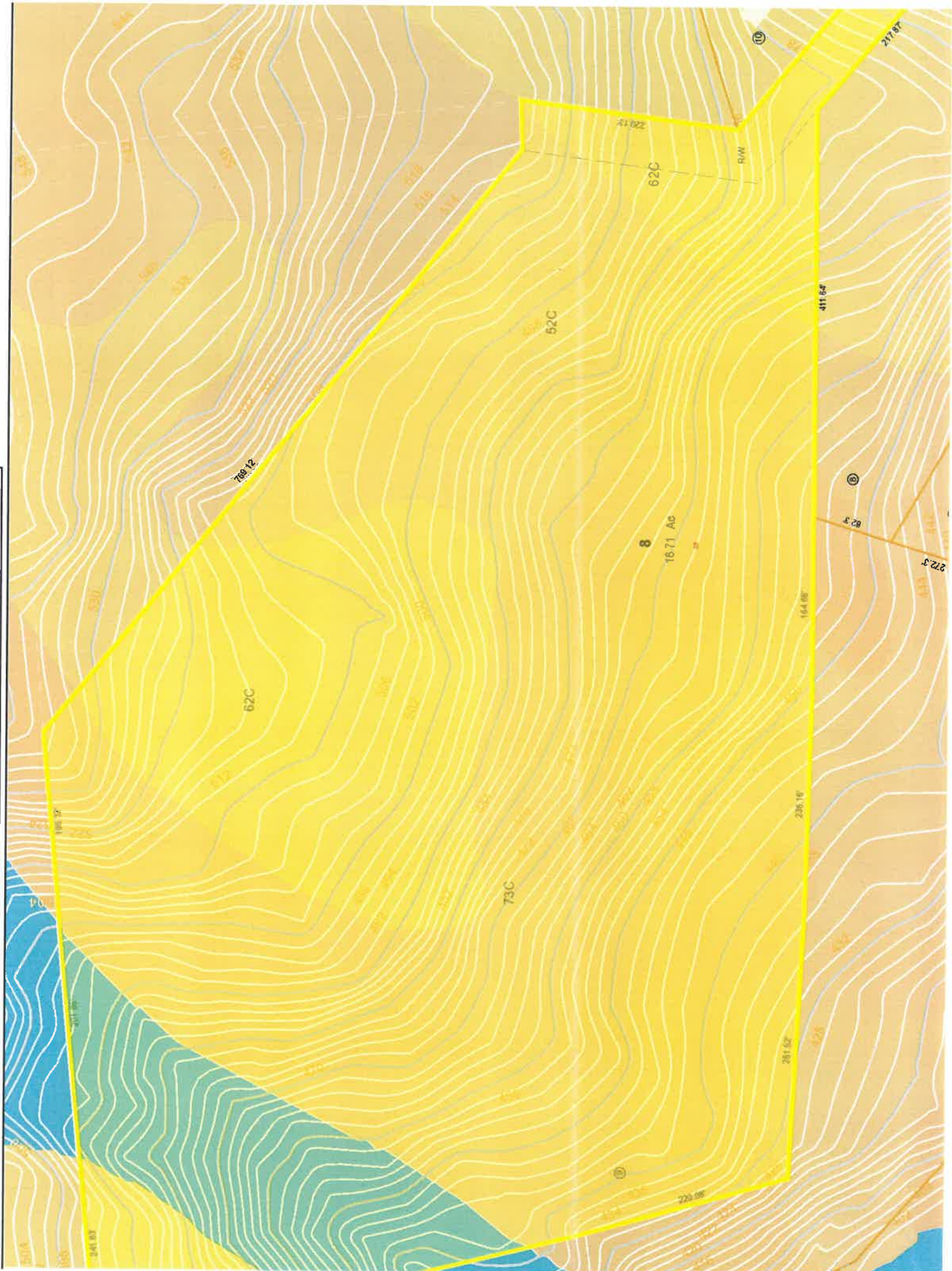
1 inch = 120 Feet



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05218

DECLARATION OF RESTRICTIONS AND COVENANT

PART A PREAMBLE

WHEREAS, Patten Auction and Land Corporation, a Massachusetts Corporation with its principal place of business in the Town of Brooklyn, County of Windham, and State of Connecticut, is the owner of lots Nos. "N/F Howard", 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, C, D, inclusive, on a map entitled "Subdivision Plan Prepared for Patten Corporation-Putnam Road, Stone Road & River road-Killingly, Connecticut-Scale 1"=100'-8/18/87, Revised to 10/12/1988-Kieltyka, Woodis & Pike, Land Surveyors", which maps are on file in the Killingly Town Clerk's Office, to which maps reference is hereby made and may be had for a more particular description and location of said premises; and

PART B. AREA OF APPLICATION

The residential area covenants in Part C shall apply in their entirety to lots Nos. "N/F Howard", 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, C, D, inclusive, as shown on said map.

PART C. RESIDENTIAL AREA COVENANTS

C-1 All of said parcels shall be known and described as residential lots. One (1) single-family dwelling is permitted per parcel. Such dwelling shall be constructed of wood, brick or stone and shall be of either an unrefined, earthy color or white. Construction with man-made synthetic material is prohibited.

C-2 No dwelling shall be permitted on any parcel unless its living area is One Thousand Eight Hundred (1,800) square feet or larger.

C-3 No noxious or offensive trade or activity shall be carried out upon any parcel nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

C-4 Without limiting the generality thereof, no mobile homes or structures in the nature thereof shall be allowed to be placed or remain on any of the lots.

C-5 No poultry of any kind shall be raised, bred or kept on any parcel, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. No farm animals shall be permitted to be kept on any parcel.

