

LOCATION MAP
SCALE: 1"=800'

SITE STATISTICS		
SINGLE FAMILY DWELLING		
ZONING DISTRICT "R-2AC"	REQUIRED	PROPOSED
BULK STATISTICS		
MIN. LOT AREA	2.00 ACRES (87,120 SF)	2.35 ACRES (102,447 SF)
MIN. BUILDING SETBACK (FRONT)	50'	66.4'
MIN. BUILDING SETBACK (SIDE)	30'	41.3'
MIN. BUILDING SETBACK (REAR)	35'	>30'
MAX. HEIGHT	35'	(SEE ARCH. PLANS)
MAX. BUILDING COVERAGE	15% = 15,367 SF	DWELLING: 3,261 SF TOTAL: 3,261 SF (3.2%)

- GENERAL NOTES**
- PROPERTY IS ALSO KNOWN AS TOWN OF WESTON ON ASSESSORS MAP 1130, 1626, 1669, 2318, 2775.
 - TOTAL AREA = 102,477 SQ.FT. OR 2.35 ACRES
 - PROPERTY LIES IN ZONING DISTRICT "R-2AC".
 - CONTOURS AND ELEVATIONS SHOWN HEREON REFER TO A RELATIVE DATUM.
 - PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
 - PROPOSED FOOTPRINTS ARE BASED OFF OF DRAWINGS OBTAINED FROM THE OWNER AND/OR ARCHITECT. CONTRACTOR SHOULD REFER TO ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS & ACTUAL LOCATIONS OF UTILITY ENTRANCES.
 - LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS ARE REQUIRED BY STATE REGULATIONS TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND STAKEOUT OF UTILITIES PRIOR TO ANY EXCAVATION.
 - IF THERE ARE ANY VARIATIONS ON THIS MAP WITH WHAT IS FOUND OR DESIRED IN THE FIELD, THE CONTRACTOR SHALL CONTACT AND NOTIFY THE SITE ENGINEER IMMEDIATELY PRIOR TO COMMENCING THE RELATED WORK TO DETERMINE THE CORRECT COURSE OF ACTION.
 - B&B ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS B&B INSPECTS ALL ASPECTS OF CONSTRUCTION.
 - MAP REFERENCES
 - a. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A MAP ENTITLED "TOPOGRAPHY SURVEY OF 48&50 KETTLE CREEK, WESTON, PREPARED FOR TOWNE BUILDERS, DATED 6/12/2020, REVISED ON 7/8/2020", PREPARED BY BRAUTIGAM LAND SURVEYORS, P.C., NEWTON, CT
 - b. EXISTING SOIL TEST DATA OBTAINED FROM MAPS ENTITLED "PROPOSED SITE SKETCH, DANIEL OFFUT FARM, #48 KETTLE CREEK ROAD, WESTON, CONNECTICUT" AND "PROPOSED SITE SKETCH, DANIEL OFFUT FARM, #50 KETTLE CREEK ROAD, WESTON, CONNECTICUT", DATED 1/7/2016, PREPARED BY FORCE ENGINEERING & CONSTRUCTION LLC, EASTON, CT 06612.

N/F
ALLEN S. CHANNING
AMANDA GINSBURG

LEGEND

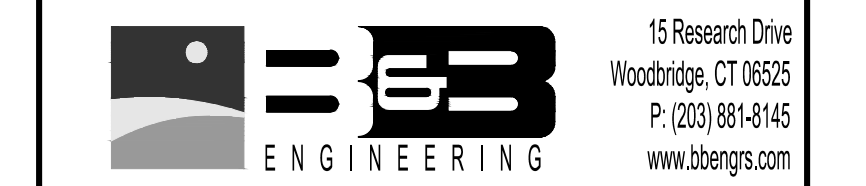
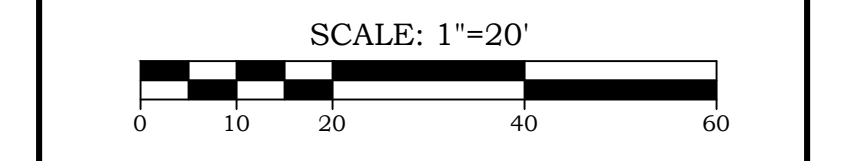
<ul style="list-style-type: none"> ■ C.H.D. ● Mon. ● Iron Pin to be Set ● Conc. Monument to be Set ● Iron Pipe ● I.P. ● O.D.H. ● File of Stones ● F.P. ● Fnd. ● n/f — Now or Formerly — Property Line — Property Line (adjoining) — Building Setback Line — Easement Line — Centerline — Ledge or Boulders — Earth or gravel fill — Existing Spot Elevation — Proposed Spot Elevation — Invert Elevation of Pipe 	<ul style="list-style-type: none"> — W.G.V. — O.G.C. — W — WS — G — SS — S — Stone Wall — Barbed Wire Fence — Fence — Utility Pole — Existing Manhole — Proposed Manhole — Existing Catch Basin/Pipe — Proposed Storm Pipe — Proposed Catch Basin — Building (existing) 	<ul style="list-style-type: none"> — Evergreen Tree — Deciduous Tree — Swamp or Wetlands — Watercourse — Hydrant — Existing Contours — Proposed Contours — R.C.P. — C.M.P. — OPT A — TP 100 — Stone Retaining Wall — Retaining Wall — Wetland Limit — Wetland Flag Number — Wetland Setback — Wetland — Well (existing) — Well (proposed) — Anti-Mud Tracking Pad
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AVERAGE GRADE

POINT	EX. GRADE	PRO. GRADE
A	316.6	317.5
B	315.8	317.2
C	315.0	315.6
D	315.0	318.0
E	315.0	318.5
F	317.3	318.5
G	318.1	318.0
H	317.3	317.6
AVERAGE:	316.4	317.6

NOTE: 1. ALL POINTS TAKEN 10' FROM PROPOSED HOUSE LOCATION.

No.	Date	REVISION DESCRIPTION



Land Surveying, Professional Engineering & Land Use Consultants

PROPOSED SITE DEVELOPMENT PLAN
OF
48 KETTLE CREEK ROAD
WESTON, CONNECTICUT

PREPARED FOR
TOM KELLEY
TOWNE BUILDING & DEVELOPMENT
28 HERMIT LANE
WESTPORT, CONNECTICUT

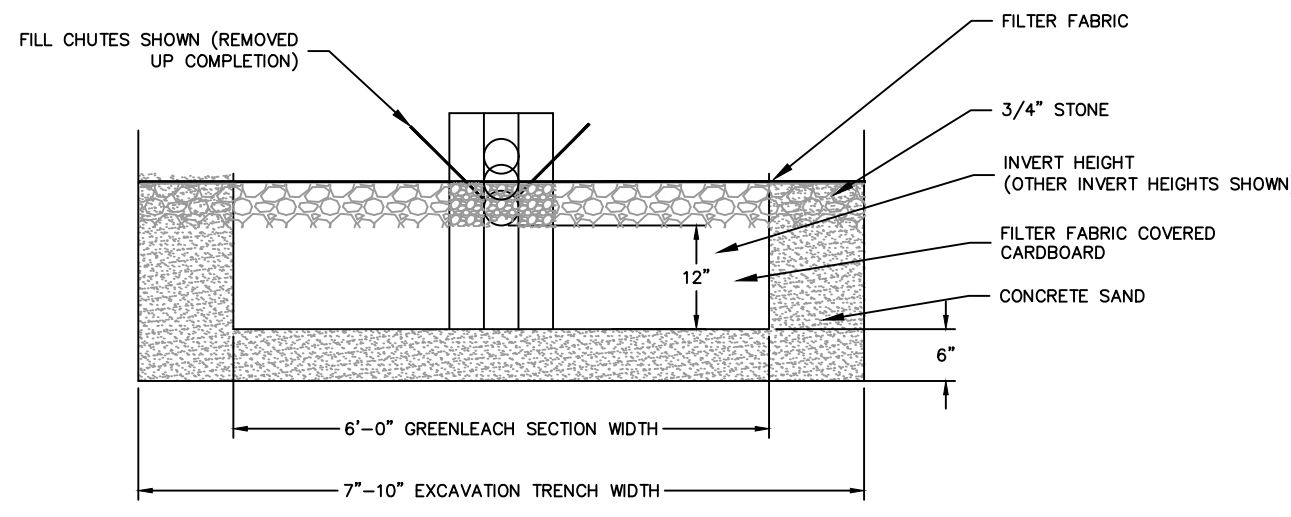
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Date: 4/2/2024
Scale: 1"=20'
Job No.: 1097
Drawing No.: 1 of 2

BRYAN P. NESTERIAK, CT, P.E., L.S., 23556

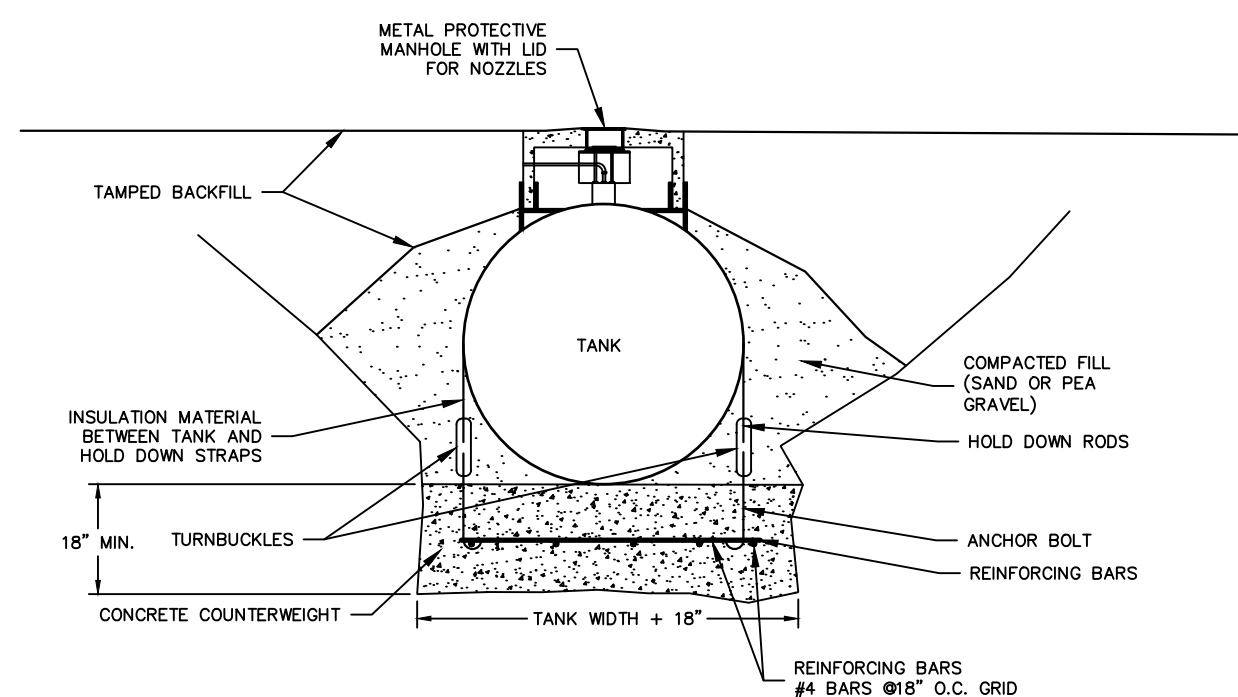
THIS DOCUMENT, THE IDEAS AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF B&B ENGINEERING, LLC AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF B&B ENGINEERING, LLC. THE DRAWING IS NOT A FINAL AND VALID DOCUMENT WITHOUT A SIGNATURE OF THE CERTIFYING PROFESSIONAL AND A LIVE WET STAMP OR EMBOSSED SEAL.

GREENLEACH FILTER GLF 12-72



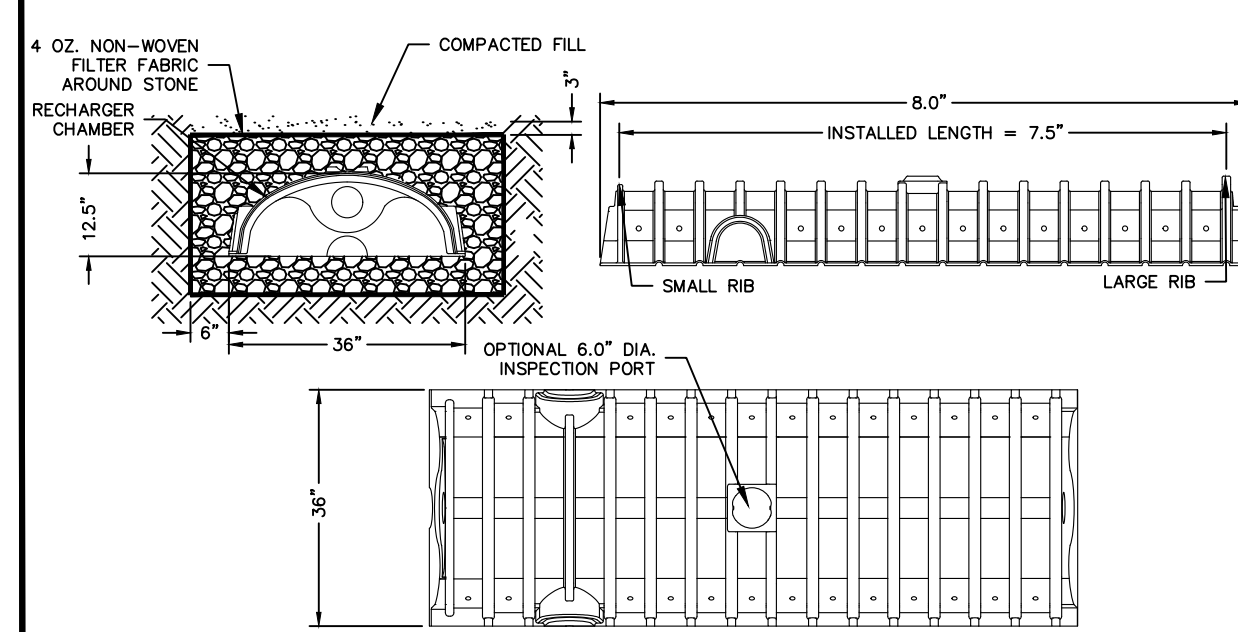
GREENLEACH SYSTEM SECTION - END VIEW

UNDERGROUND PROPANE TANK



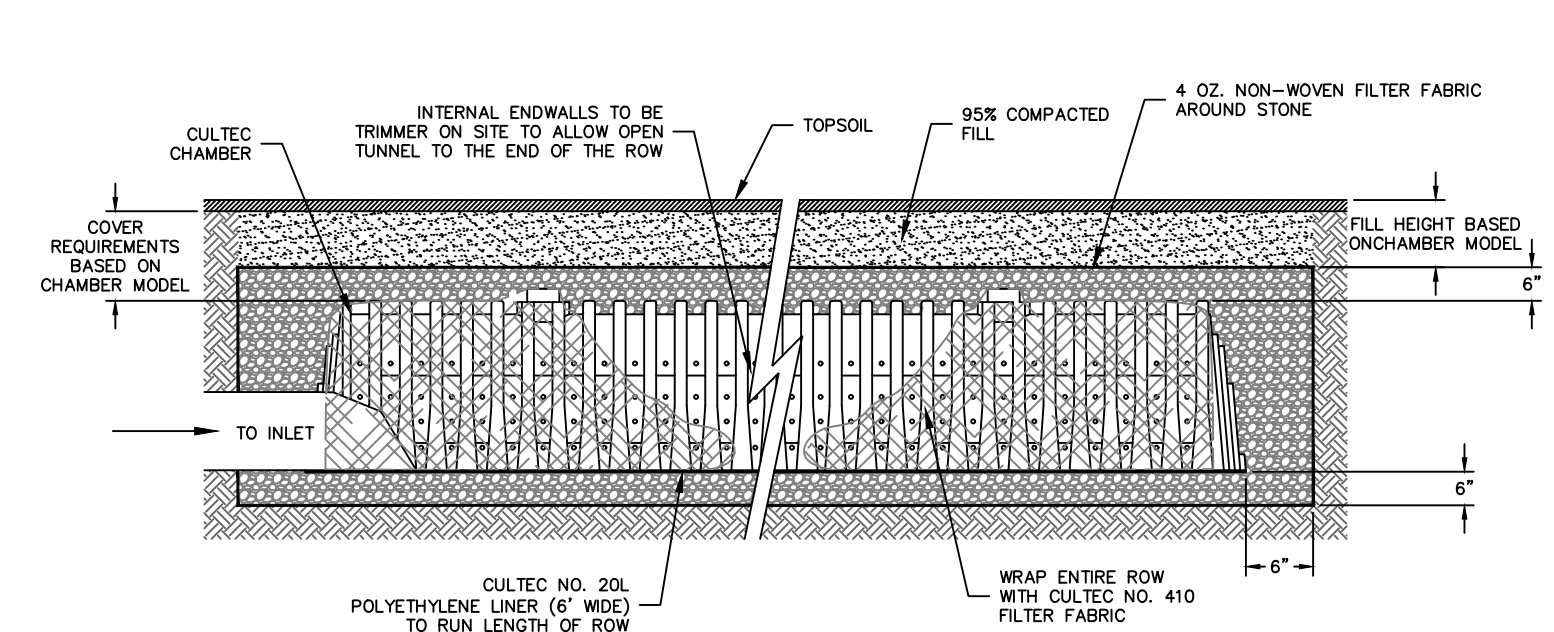
NOTES
1. CHECK WITH UTILITY COMPANIES FOR LOCATIONS OF UNDERGROUND LINES. VERIFY LOCATIONS OF UNDERGROUND LINES, SPRINKLER LINES, SEPTIC TANKS, AND DRAIN FIELD LATERAL LINES BEFORE AUGURING GROUND ANCHORS. MAINTAIN PROPER SEPARATION IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.

CULTEC RECHARGER 100HD



GENERAL NOTES
1. RECHARGER CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT.
2. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
3. USE RECHARGER CHAMBERS HEAVY DUTY FOR TRAFFIC AND/OR H2O APPLICATIONS.
4. ALL RECHARGER HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
5. ALL RECHARGER CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STORM DETENTION ISOLATOR ROW



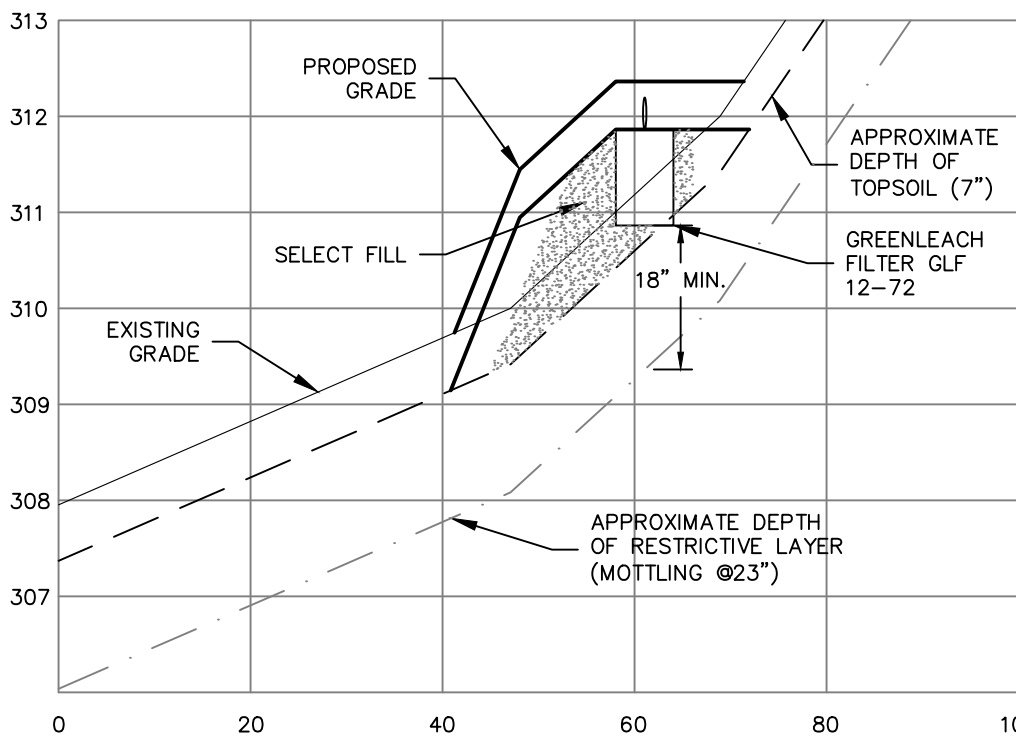
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5. ALL RECHARGER CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
6. IF THE SYSTEM IS COMPRISED OF A SINGLE ROW, THEN THAT ROW SHALL BE TREATED AS THE ISOLATOR ROW.

GENERAL SEPTIC NOTES

- 1. THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENING SYSTEM OR THE OUTFLOW FROM A GARBAGE DISPOSAL OR TUB IN EXCESS OF 100 GALLONS.
- 2. THIS SYSTEM IS TO BE CONSTRUCTED IN ACCORDANCE WITH ALL STATE AND LOCAL HEALTH REGULATIONS.
- 3. THE INSTALLATION OF THE SEPTIC SYSTEM SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.
- 4. IT IS THE RESPONSIBILITY OF THE INSTALLER TO KEEP LOCAL HEALTH DEPARTMENT AND THE ENGINEER OF RECORD INFORMED OF CONSTRUCTION PROGRESS.
- 5. ALL PIPING BETWEEN HOUSE AND SEPTIC TANK SHALL BE FOUR INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1/4\"/>

PROPOSED SEPTIC SYSTEM

Table with columns for DESIGN DATA, ELEVATIONS, and M.L.S.S. (Restrictive Layer, Hydraulic Factor, Percolation Factor, Flow Factor, Minimum Leaching System Spread).



CROSS - SECTION 'A - A'

SCALE: HORIZ: 1\"/>

GRADING & DRAINAGE NOTES

- 1. ABBREVIATIONS
PVC = POLYVINYL CHLORIDE PIPE (SDR-35)
HDPE = HIGH DENSITY POLYETHYLENE PIPE
RCP = REINFORCED CONCRETE PIPE
MH = MANHOLE
CB = CATCH BASIN
INV = INVERT
LF = LINEAR FEET
ACOMP = ASPHALT COATED CORRUGATED METAL PIPE
HEPCP = HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
- 2. THE CONTRACTOR SHALL FLUSH AND CLEAN ALL EXISTING ON-SITE STORM PIPING AND STRUCTURES THAT ARE TO BE MAINTAINED.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE DRAINAGE STRUCTURES FOR THE INDICATED PIPE CONNECTIONS.
- 4. THE PIPE LENGTHS SHOWN ARE APPROXIMATE.
- 5. ALL PROPOSED CATCH BASINS SHALL HAVE A 2\"/>

"SELECT FILL" SPECIFICATIONS

- 1. FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES.
 - 2. UP TO 45% OF THE DRY WEIGHT OF THE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
 - 3. OF THE MATERIAL THAT PASSES THE #4 SIEVE, IT MUST PASS THE FOLLOWING CRITERIA:
- | SIEVE SIZE | PERCENT PASSING WET SIEVE | PERCENT PASSING DRY SIEVE |
|------------|---------------------------|---------------------------|
| #4 | 100 | 100 |
| #10 | 70-100 | 70-100 |
| #40 | 10-50 | 10-75 |
| #100 | 0-20 | 0-5 |
| #200 | 0-5 | 0-2.5 |

- NOTES
1. PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- 2. SIEVE ANALYSIS TO BE SUBMITTED TO THE DESIGN ENGINEER AND THE HEALTH DEPARTMENT BEFORE THE START OF CONSTRUCTION.

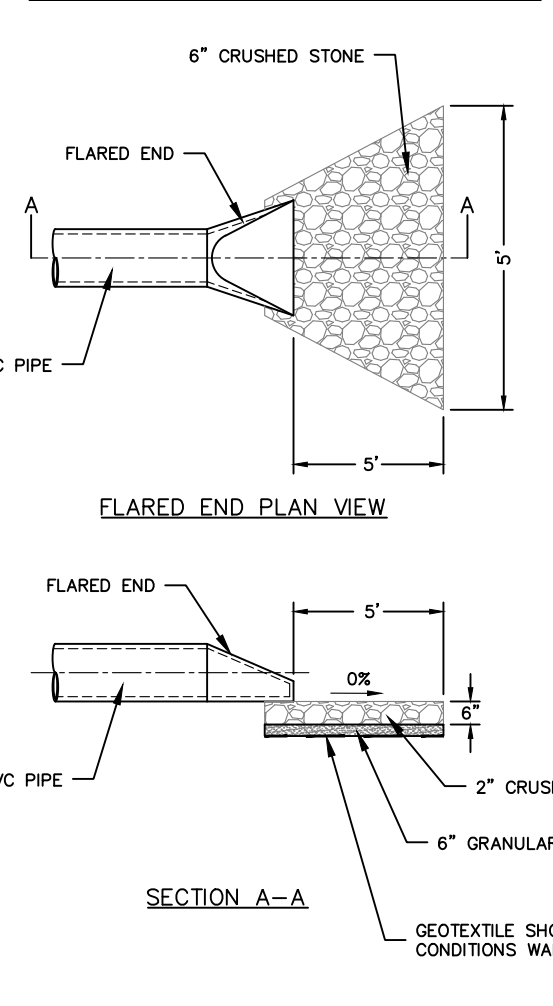
SEDIMENTATION & SOIL EROSION SPECIFICATIONS

- 1. THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.
- 2. ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND/OR CONDUIT CARRYING WATER, ETC. DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE EROSION ON THE SITE.
- 3. CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

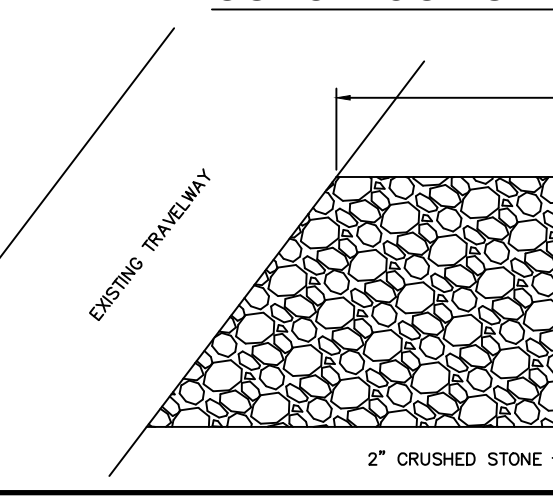
IMPLEMENTATION NOTES

- 1. THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.
- 2. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.
- 3. POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUTS AND FILL SLOPES. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED WHEN SOIL HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- 4. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- 5. SEDIMENT TRAPS, IF APPLICABLE, MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2\"/>
- 6. SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN AND IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- 7. FILL MATERIAL SHALL BE FREE FROM DEBRIS PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN 6 INCHES IN MAXIMUM DIMENSION. FILL SHALL BE PLACED IN MAXIMUM 12 INCH LOOSE LIFTS AND COMPACTED TO WITHIN 90% OF THE MOISTURE PROCTOR TEST RESULT.
- 8. PAVEMENT BASE COURSE MUST BE PLACED IN ALL PROPOSED PAVEMENT AREAS UPON COMPLETION OF FINE GRADING.
- 9. PERMANENT LANDSCAPED AREAS SHALL BE SEED OR SOODED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZER PRIOR TO PERMANENT SEEDING.
9.1. TOPSOIL PREPARATION:
9.1.1. TOPSOIL SHOULD BE A MINIMUM OF FOUR INCHES DEEP (COMPACTED) BEFORE SEEDING.
9.1.2. HAVE TOPSOIL TESTED FOR PH, AND LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
9.1.3. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR HEAVY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
9.1.4. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMP, OR OTHER UNSUITABLE MATERIAL.
9.1.5. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RE-TILLED AND COMPACTED AS ABOVE.
9.2. SEED MIXTURE (APPLY AT A RATE OF 200 POUNDS/ACRE):
9.2.1. 10% KENTUCKY BLUEGRASS - BARNON MIX
9.2.2. 20% PERENNIAL RYEGRASS
9.2.3. 70% TURF TYPE TALL FESCUE
- 10. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.
- 11. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
- 12. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL PROVIDING SUFFICIENT PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.
- 13. THE RESPONSIBILITY FOR: IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL CONCERNED OF THE REQUIREMENT OF THE PLAN; NOTIFYING THE PLANNING AND ZONING COMMISSION, ITS DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND SEEING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.
- 14. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION, WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

CRUSHED STONE APRON



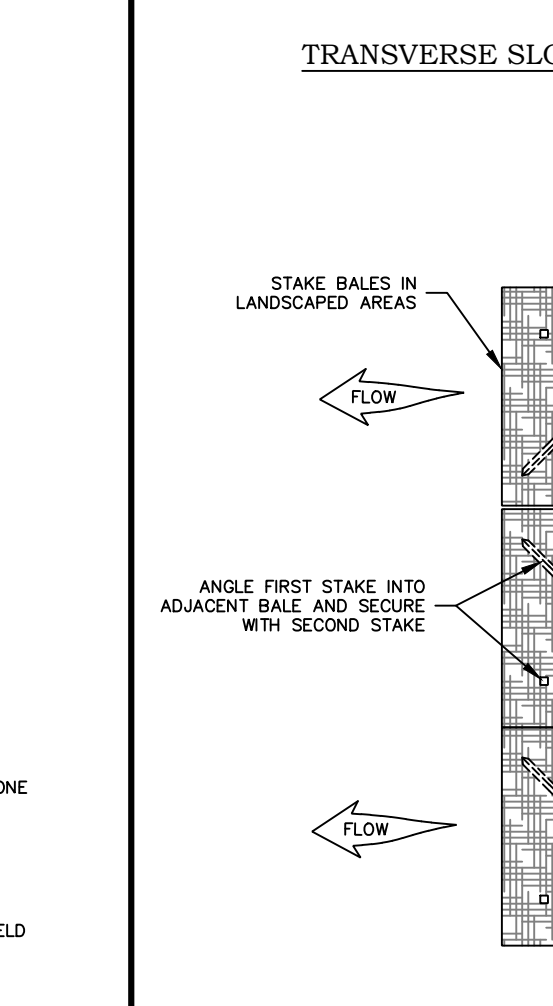
CONSTRUCTION ENTRANCE



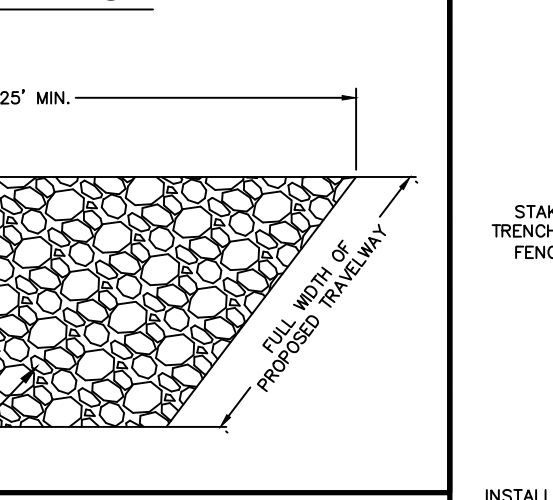
DEEP TESTS

TEST HOLES DONE BY OTHERS ON 1/3/2019
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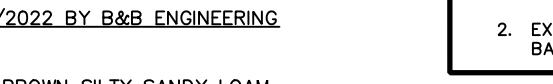
HAY BALE EROSION PROTECTION



DOUBLE SILT FENCE



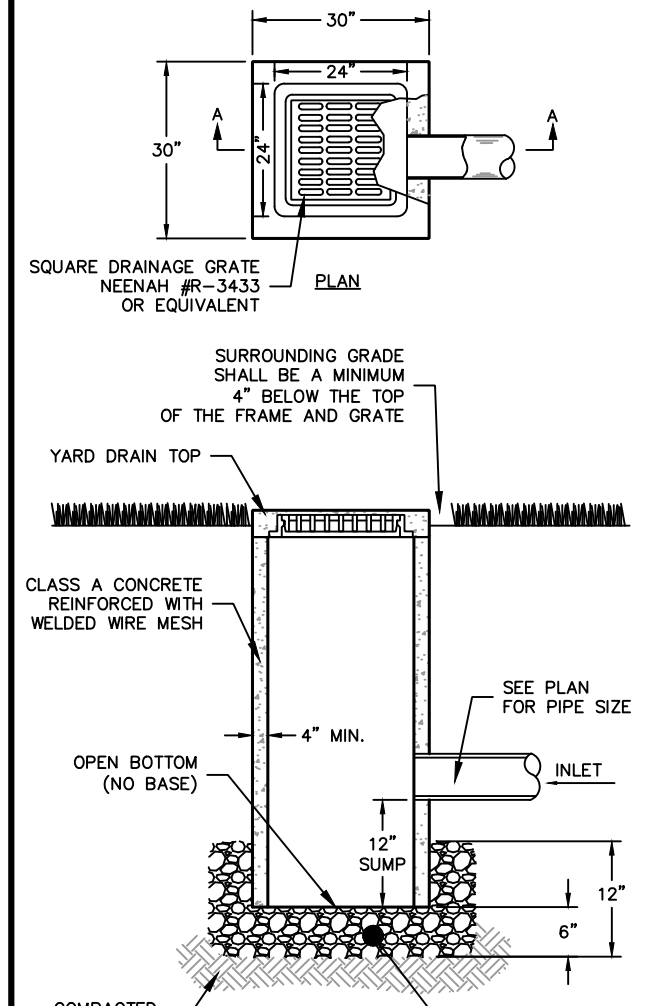
SILT FENCE



PERCOLATION TESTS

Table with columns for TEST STARTED, P-E, READING, RATE (MIN./IN.). Includes data for tests started at 20.5\"/>

30\"/>



NOTES

- 1. YARD DRAIN OVERFLOW IS NOT DESIGNED TO BE IN VEHICULAR TRAFFIC AREAS.
- 2. YARD DRAIN IS DESIGNED TO EXCEL WATER RATHER THAN ACCEPT WATER. THEREFORE, IT IS IMPERATIVE THAT THE SURROUNDING AREAS ARE GRADED TO NOT ALLOW SURFACE WATER FLOW TO ENTER.

INSTALLATION NOTES

- 1. EXCAVATE AND SECURE BOTTOM 8\"/>
- 2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 10 FT. O. C.

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REVISION DESCRIPTION

Table with columns for No., Date, REVISION DESCRIPTION.

PROPOSED SITE DEVELOPMENT PLAN

OF
48 KETTLE CREEK ROAD
WESTON, CONNECTICUT

PREPARED FOR
TOM KELLEY
TOWNE BUILDING & DEVELOPMENT
28 HERMIT LANE
WESTPORT, CONNECTICUT

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

Date 4/2/2024
Scale AS NOTED
Job No. 1097
Drawing No. 2 of 2

THESE NOTES, THE SEAL, AND DESIGN INCORPORATED HEREIN ARE AN INTEGRAL PART OF PROFESSIONAL SERVICE AND THE PROPERTY OF B&B ENGINEERING, LLC AND IS NOT TO BE REPRODUCED OR USED IN PART OR IN FULL FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF B&B ENGINEERING, LLC. THIS DRAWING IS NOT A FINAL AND VALID DOCUMENT WITHOUT A SIGNATURE OF THE CERTIFYING PROFESSIONAL, AND A LIVE NET STAMP OR EMBOSSED SEAL.

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