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Proposed Residential Conservation Subdivision
Roxbury Road (Map 16.1, Lot 43-1)

Design Report Summary

August 5, 2021

Natural & Cultural Resource Map

A natural & Cultural Resource map is included in the Subdivision Plan Set.

Archaeological Survey

The subdivision plans have been submitted to the State Archaeologist for review. A copy of the review letter will be provided.

Biological Survey

The subject property is not located within a CTDEEP Natural Diversity Database Area (June 2021 map), or critical habitat.

Soil Scientist Report

A wetland and site soils report by Robert Russo is attached that describes the existing onsite soil conditions, wetland characteristics and functions. The development has been approved by the Inland Wetland Agency on January 27, 2020.

Pesticide Report

The current owner has not used the property for farming activities, and has not used pesticides on the property. The owner has indicated that they have no knowledge of the property being used for farming in the past. A review of available historic aerial imagery does not indicate that the property was used for farming. Based on the soil conditions onsite, it is unlikely that the property was used for farming. It does not appear that the property was ever classified as farm land, and in our opinion the use of pesticide on the property is unlikely.

Yield Plan / Conventional Layout

A yield plan / conventional layout map is included in the Subdivision Plan Set.

Cluster/Conservation Design

The proposed subdivision is more than 4 lots and has been designed in accordance with the Conservation Design Development, as required by Section 23 of the Zoning Regulations.

Open Space Report Narrative

The proposed open space was located to help protect the inland wetland system bordering the property and the associated upland areas. The proposal is to leave the open space in its natural state. The location of the open space allows for direct access to Roxbury Road via an existing access strip that will remain with the open space parcel.

The proposed subdivision sets aside 2.94 acres of the total 8.61 acres as open space. The open space calculations and the land characteristic calculations are included in the subdivision plan set and are summarized as follows:

	Required	Provided
Open Space Area:	30%	34.1%
Max. Wetland or Steep Slopes:	50%	38.8%

The method of open space conveyance is to be determined.

Zoning Compliance Chart

A zoning compliance chart is included in the Subdivision Plan Set.

Sewage Disposal Report

The proposed lots will utilize onsite septic systems. Soils testing and site preparation work has been coordinated with the Ledge Light Health District. The subdivision plans have been submitted for review. A copy of the final review/site suitability letter will be provided.

Water Supply Report

The proposed lots will connect to the public water supply water main located within Roxbury Road. The subdivision plans will be submitted to the Town Water Department for review. A copy of the review letter will be provided.

Stormwater Management Plan / Hydrological Report

A drainage and stormwater management report is attached separately. As outlined in the report, there is no proposed increase in peak stormwater flow rates, or runoff volume from the site.

The report summarizes stormwater management requirements during construction and post construction, including operations and maintenance guidance.

An erosion and sedimentation control narrative, stormwater management plan and construction details are included on the subdivision plans. Erosion and sedimentation controls and construction activities will be in compliance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.