

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

VERSION 3 ENGINEERING PLAN REVIEW

PERTAINING TO

5-LOT SUBDIVISION

(ASSESSOR'S MAP 38, LOT 22)

BEECHER ROAD

BROOKLYN, CT

(July 16, 2020)

The comments contained herein pertain to my review of the third version of plans, consisting of eight (8) sheets, entitled "Subdivision Application, 5 Lot Subdivision, Prepared for VBL Properties, LLC, Beecher Road, Brooklyn, Connecticut," prepared by Archer Surveying, LLC and CLA Engineers, Inc., dated June 4, 2020 with revisions as recent as July 8, 2020. Most recent Town of Brooklyn Zoning, Subdivision and Wetlands Regulations and Public Improvement Specifications were researched for this review.

Sheet 1 of 8 – Cover Sheet (Archer Sheet 1 of 8)

1. The "Index of Drawings" prepared by professionals should be revised to reflect titles on the respective plans in the plan set, as follows:

Cover Sheet	Sheet 1 of 8
Existing Condition Plan	Sheet 2 of 8
Subdivision Plan	Sheet 3 of 8
Grading & Septic Design Plan 1 of 2	Sheet 4 of 8
Grading & Septic Design Plan 2 of 2	Sheet 5 of 8
Driveway Sightline Plan & Profile	Sheet 6 of 8
Construction Details	Sheet 7 of 8
History Plan	Sheet 8 of 8

This suggestion is to avoid confusion and accurately describe what is in the plan set.

Sheet 2 of 8 – Existing Condition Plan

1. The plan's title block designates this plan as Sheet 2 of 9. This should be changed to Sheet 2 of 8.
2. Previous versions of this plan did not include contour lines, wetlands flagging, 100-year flood hazard boundaries, and expanded map references. Also, "Notes" was expanded from 3 to 12 notes, which are repetitious of those found on Sheet 3 of 8, "Subdivision Plan."
3. A 100-year flood hazard boundary is located at the northwest corner of the property opposite CL&P Utility Poles #300 & #301, however, the flood hazard zone is not shown on Sheet 4 of 8, "Grading & Septic Design Plan 1 of 1."

4. The 100-year flood hazard boundary symbol needs to be included in the plan "Legend."
5. The professional land surveyor's seal and signature is missing on this plan.
6. The soil scientists name and signature is missing on this plan.

Sheet 3 of 8 – Subdivision Plan

1. The scale of this plan is noted as 1" = 70'. However, when an engineer's scale ruler is used, the scale is actually 1" = 60', the same as that for Sheet 2 of 8, "Existing Condition Plan." The scale annotation should be changed to 1" = 60' along with the numbers on the graphic scale bar.
2. The front property line of proposed Lot 38-2, from its northwest corner to approximately 40'-50' easterly along said property line, does not appear to be in conformity with Subdivision Regulation 10.6. The first paragraph of this regulation states *"Existing Streets: Proposed subdivisions abutting an existing Town street shall provide for proper widening of the right-of-way of such street to the width appropriate for the classification give such street in accordance with the Town Plan of Development."* To conform to this regulation, the distance from the centerline of the actual road to the property line should be no more than 25' (see Public Improvement Specifications Figure No. 7, "Improvements to Existing Town Roads," on Page 29). The property line orientation in question should be checked by the Applicant's land surveyor and, if necessary, be brought into compliance with the regulation and the lot area recalculated to ensure compliance with minimum lot size.
3. The 100-year flood hazard boundaries associated with Blackwells Brook and across the majority of the frontage of Lot #38-2 is noted on this plan, however, the boundaries do not appear on Sheet 4 of 8, "Grading & Septic Design Plan 1 of 2" and Sheet 5 of 8, "Grading & Septic Design Plan 2 of 2." Neither plan has the 100-year flood hazard boundary symbol in the "Legend."
4. The professional land surveyor's seal and signature is missing on this plan.

Sheet 4 of 8 – Grading & Septic Design Plan 1 of 2

1. The 100-year flood hazard boundary is not shown along the frontage of Lot #38-2. Based upon the location of the boundary shown on Sheet 2 of 8, the depicted location of the well for this lot may be in or on the edge of the flood hazard zone. It is recommended that another location be considered for the well if the designer feels this has the potential for well contamination with an opinion stated in writing to the Commission.
2. The 100-year flood hazard boundary symbol is not included in the "Legend."

Sheet 5 of 8 – Grading & Septic Design Plan 2 of 2

1. Lot No. 38 on Sheet 5 of 8 is almost entirely contained within a regulated wetland upland area. No one can argue that Blackwells Brook is an important watercourse in the town of Brooklyn and as such any development or land disturbance close to it, especially within the wetland upland review area as shown, should be done with extreme care, if at all. The proposed lot, if approved as shown, is to be developed with a two-family house, paved driveway and significant clearing/regrading of the lot as close as 100' from the stream. Introducing habitation in this area provides no guarantees that the future residents will recognize the importance of protecting the water quality of this stream and not create further modification (e.g. cutting trees) of the upland area to, for example, increase more usable yard space,

provide more natural light in the yard or install a swimming pool, all of which can be detrimental to the wetland. Considering this, I believe very careful thought must be given as to whether or not this lot should be created at all—especially with a duplex dwelling—due to the potential negative impact to the Blackwells Brook wetland system.

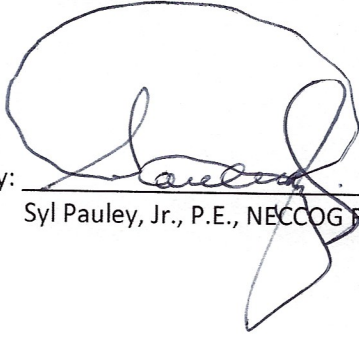
2. The 100-year flood hazard boundary is not shown along Blackwells Brook on Lot #38.
3. The 100-year flood hazard boundary symbol is not included in the "Legend."

Sheet 7 of 8 – Construction Details

1. A staked hay bale sediment control detail and stone check dam detail should be included on this plan as the use of the same is noted under "Erosion & Sediment Control Narrative" on this plan.
2. In Note No. 9 under the "Erosion & Sediment Control Narrative," it states that slopes steeper than 3H:1V should be constructed with erosion control matting. Slopes steeper than 3H:1V should be avoided to minimize soil erosion and sediment transport due to difficulty in reestablishing and maintaining vegetation on steeper slopes, especially in shady areas. Therefore, it is recommended that no regarded slope exceeds 3H:1V.
3. The professional engineer's seal and signature is missing on this plan.

General Comments

1. Under "Notes" on a few of the plan sheets there is a statement that there are no known endangered species or species of special concern, which is fine. However, seeing that a major stream —Blackwells Brook — is within the proposed subdivision, has the Applicant's consultant(s) contacted the State Historical Preservation Office (SHPO), in writing, as to whether or not there is suspicion or archaeological evidence found of any prehistoric people that lived on this land and was this confirmed in writing?
2. Also under "Notes," electrical services are stated to be installed underground. What about telephone, cable TV, etc.?
3. The plans do not indicate any land in the proposed subdivision to be dedicated to "open space." In Section 8, "Open Space," of the subdivision regulations, the proposed subdivision has the vast majority of the elements described in Section 8.0 as warrants for duly requiring the dedication of open space. It is my professional opinion that the area surrounding Blackwells Brook should be preserved and is important and significant enough to be deemed "open space" and not be part of any individual private lot ownership.

By:   7/14/2020
Syl Pauley, Jr., P.E., NECCOG Regional Engineer

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

VERSION 4 ENGINEERING PLAN REVIEW

PERTAINING TO

5-LOT SUBDIVISION

(ASSESSOR'S MAP 38, LOT 22)

BEECHER ROAD

BROOKLYN, CT

(August 27, 2020)

The comments contained herein pertain to my review of the revisions made to the third version of plans, consisting of eight (8) sheets, entitled "Subdivision Application, 5 Lot Subdivision, Prepared for VBL Properties, LLC, Beecher Road, Brooklyn, Connecticut," prepared by Archer Surveying, LLC and CLA Engineers, Inc., dated June 4, 2020 with revisions as recent as August 4, 2020, with respect to my published comments of July 16, 2020. The comments in this report continue to remain outstanding from the previous version 3 plan review and have not been addressed in writing why they weren't.

Sheet 1 of 8 – Cover Sheet (Archer Sheet 1 of 8)

1. The "Index of Drawings" prepared by professionals should be revised to reflect titles on the respective plans in the plan set, as follows:

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2. The soil scientists name and signature is missing on this plan.

Sheet 3 of 8 – Subdivision Plan

4. The professional land surveyor's seal and signature is missing on this plan.

Sheet 5 of 8 – Grading & Septic Design Plan 2 of 2

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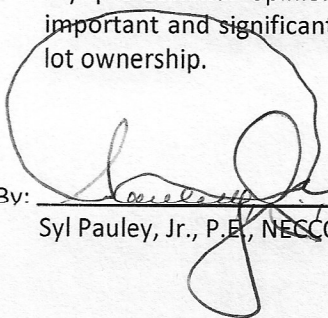
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By:

 8/27/2020
Syl Pauley, Jr., P.E., NECOG Regional Engineer

**INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT**

Date _____

Application # _____

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT David & Nancy Bell MAILING ADDRESS PO Box 358, Brooklyn, CT 06234
APPLICANT'S INTEREST IN PROPERTY owner PHONE 860 774 3838 EMAIL _____

PROPERTY OWNER IF DIFFERENT SAME PHONE _____
MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) pc survey associates, llc
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS 131 Prince Hill Road
MAP # 34 LOT # 52 ZONE RA TOTAL ACRES 6 ACRES OF WETLANDS ON PROPERTY 0.3

PURPOSE AND DESCRIPTION OF THE ACTIVITY 3 Lot Subdivision

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED n/a CUBIC YDS _____ SQ FT _____
EXCAVATION PROPOSED n/a CUBIC YDS _____ SQ FT _____
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE _____ OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ FT 0 ACRES 0

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): n/a

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY _____ SQFT _____ ACRES _____

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? no IF YES, WHICH TOWN(S) _____

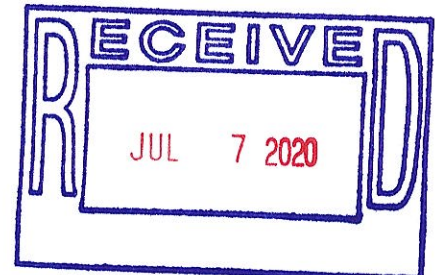
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? no

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: X David P. Bell DATE 7/6/20

OWNER: X David P. Bell DATE 7/6/20



REQUIREMENTS

_____ APPLICATION FEE \$ _____ STATE FEE (\$60.00) _____

_____ COMPLETION OF CT DEEP REPORTING FORM

_____ ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - **NUMBER TO BE DETERMINED BY STAFF**

_____ PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

_____ SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED **SOIL SCIENTIST IDENTIFY THE WETLANDS.**

_____ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

_____ IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP
INLAND WATER RESOURCES DIVISION
79 ELM ST.
HARTFORD, CT. 06106
1-860-424-3019
DEPARTMENT OF THE ARMY CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MA. 01742
1-860-343-4789

STAFF USE ONLY:

_____ DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

_____ PERMIT REQUIRED:

_____ AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ AUTHORIZED BY IWWC

_____ SIGNIFICANT ACTIVITY/PUBLIC HEARING

_____ NO PERMIT REQUIRED

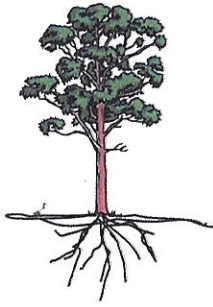
_____ OUTSIDE OF UPLAND REVIEW AREA

_____ NO IMPACT

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ TIMBER HARVEST



Joseph R. Theroux
~ Certified Forester/ Soil Scientist ~
Phone 860-428-7992~ Fax 860-376-6842
P.O. Box 32, Voluntown, CT. 06384
Forestry Services ~ Environmental Impact Assessments
Wetland Delineations and Permitting ~ E&S/Site Inspections
Wetland function and value Assessments

11/14/19

P.C. Survey Assoc. LLC.
63 Snake Meadow Hill Rd.
Killingly, CT. 06239

Attn: Mr. Paul Terwilliger

Re: Wetland delineation, 131 Prince Hill Rd. Brooklyn, CT.

Dear Mr. Terwilliger,

At your request I have delineated the inland wetlands and watercourses on the above referenced property.

These wetlands have been delineated in accordance with the standards of the National Cooperative Soil Survey and the definitions of wetlands as found in the Connecticut Statutes, Chapter 440, Sections 22A-38.

Flag numbers WF-1-1 thru WF-12 delineate the boundary of a palustrine forested wetland located along the eastern boundary of the property.

These wetland soils are characterized by thick organic "A" horizons, shallow redoximorphic features and low chroma colors within 20 inches of the soil surface.

I have examined the remainder of the property and found no other evidence of inland wetlands or watercourses.

In conclusion, if you have any questions concerning the delineation or this report, please feel free to contact me.

Thank you,

Joseph R. Theroux
Certified Soil Scientist
Member SSSSNE, NSCSS, SSSA.

ABUTTERS WITHIN 200' OF SUBDIVISION - BELL , PRINCE HILL ROAD

MAP 34, LOT 2
RZEZNIKIEWICZ RUDOLPH
12 GORMAN RD
BROOKLYN CT 06234-1804

MAP 34, LOT 2A
PERRY BRITTANY L
158 MAIN ST - PO BOX 682
PUTNAM CT 06260-0682

MAP 34, LOT 3A
SIMONZI MARK
25 TOWER HILL RD
BRIMFIELD MA 01010-9756

MAP 34, LOT 3B
148 PRINCE HILL LLC
59 SOUTH ST
BROOKLYN CT 6234

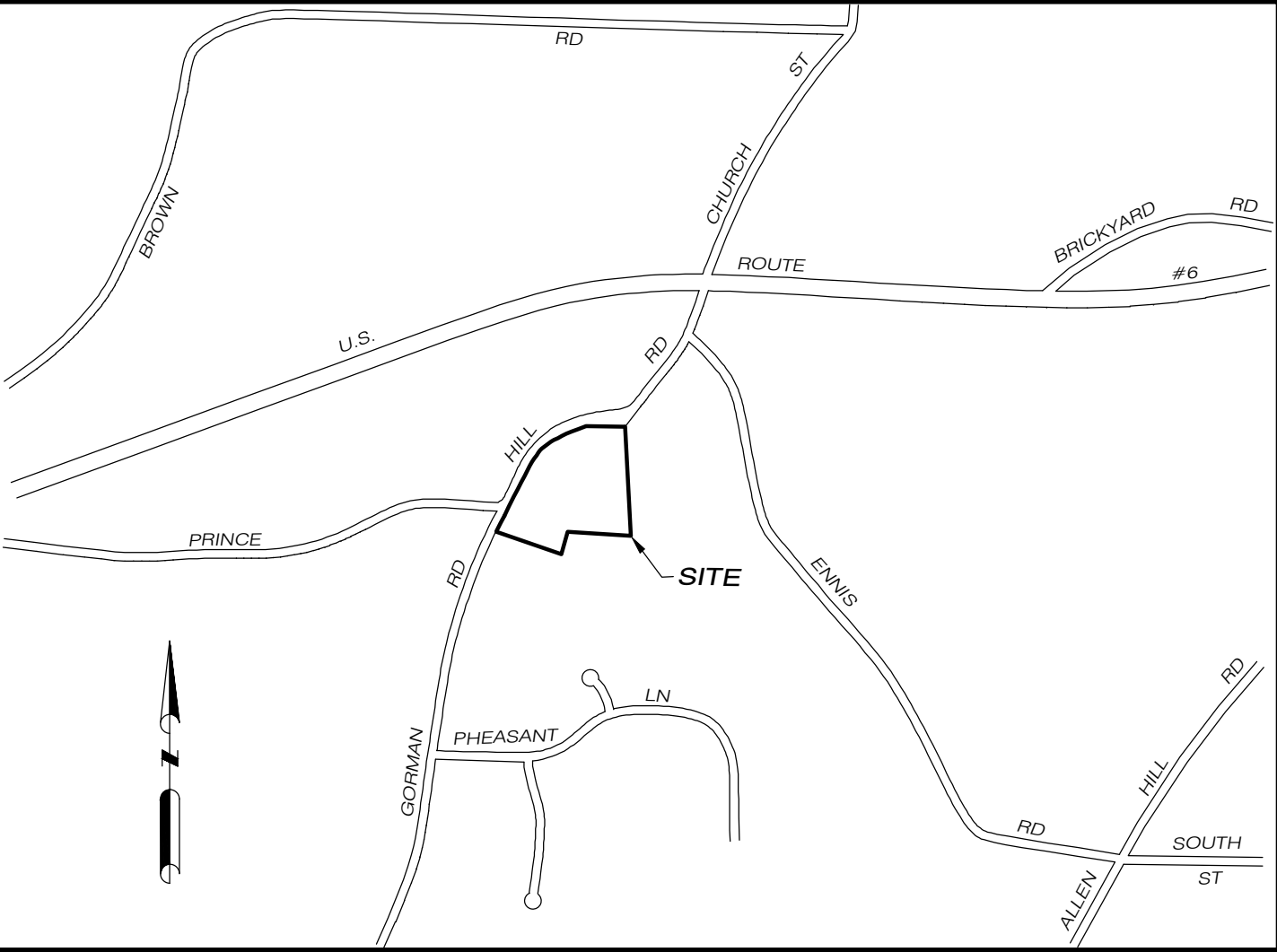
MAP 34, LOT 4
ENNIS JOHN F & EGGERS FREDERICK S
289 PROVIDENCE RD
BROOKLYN CT 06234-1818

SUBJECT PROPERTY MAP 34, LOT 52
BELL DAVID P & NANCY M
P.O. BOX 358
BROOKLYN CT 06234-1521

MAP 34, LOT 51
RZEZNIKIEWICZ RUDOLPH & RITA N (TIC)
12 GORMAN RD
BROOKLYN CT 06234-1804

MAP 34, LOT 53
ENNIS JOHN F & EGGERS FREDERICK S
289 PROVIDENCE RD
BROOKLYN CT 06234-1818

MAP 34, LOT 3
CIL REALTY INCORPORATED
157 CHARTER OAK AVE 3RD FLOOR
HARTFORD CT 6106



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS "D". THIS MAP HAS BEEN COMPILED FROM OTHER MAPS, DEED DIMENSIONS, AND OTHER SOURCES, IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 - PROPERTY LINES SHOWN BASED ON BROOKLYN ASSESSOR'S MAPPING.
 - ZONING DISTRICT: RA
 - TOTAL AREA OF SUBDIVISION = 6.00± ACRES.
 - SUBDIVIDED PARCEL IS SHOWN AS MAP 34, LOT 52 OF THE TOWN OF BROOKLYN ASSESSOR'S MAPS.

SURVEYOR: PAUL A. TERWILLIGER, L.S.
PC SURVEY ASSOCIATES, LLC
KILLINGLY, CT 06239

ENGINEER: NORMAND THIBEAULT, P.E.
KILLINGLY ENGINEERING ASSOCIATES
KILLINGLY, CT 06239

OWNER/APPLICANT: DAVID & NANCY BELL
PO BOX 358
BROOKLYN, CT 06234

APPROVED BY THE BROOKLYN INLAND WETLANDS
AND WATERCOURSES COMMISSION.

CHAIRMAN DATE

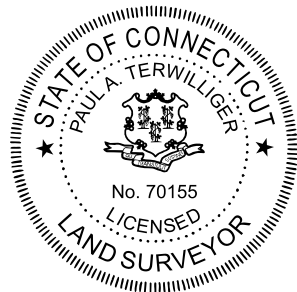
THE SUBDIVISION REGULATIONS OF THE TOWN OF BROOKLYN ARE A PART
OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF
THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ANY VARIANCE OR
MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR
MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN DATE

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

SHEET INDEX	
SHEET 1	SUBDIVISION COVER SHEET
SHEET 2	SUBDIVISION BOUNDARY MAP
SHEET 3	LOT DEVELOPMENT PLAN
SHEET 4	EROSION & SEDIMENT CONTROL PLAN & DETAILS



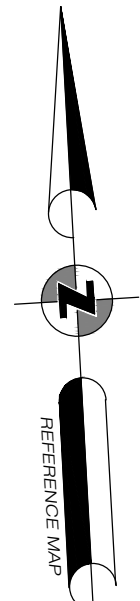
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

Paul A. Terwilliger, L.S. No. 70155

7/6/2020
DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE
EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

COMPILATION MAP		SURVEYING • MAPPING • PLOT PLANS	
SUBDIVISION OF LAND		LAND RECORD RESEARCH	
PREPARED FOR		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230	
DAVID P. BELL		SHEET NO: 1 OF 4	
AND		REVISED:	
NANCY M. BELL		7/6/2020 - OPEN SPACE 7/29/2020 - LOT LINES	
PRINCE HILL ROAD		JOB NO: 18015	
BROOKLYN, CONNECTICUT		F.B. NO: N/A	
DATE: JUNE 2020		DRAWN BY: P.A.T.	
SCALE: 1" = 100'		MAP NO:	
0 50' 100' 200' 300'			



N/F
148 PRINCE HILL, LLC
VOL. 566, PG. 112

N/F
JOHN F. ENNIS
FREDERICK S. EGGERS
VOL. 87, PG. 456

N/F
SPENCER GUDER
VOL. 366, PG. 216

N/F
MARK SIMONZI
VOL. 530, PG. 192

N/F
DAVID P. & NANCY M. BELL
VOL. 165, PG. 217
FIRST SPLIT LOT
AREA = 2.00± ACRES

N/F
RUDOLPH & RITA RZEZNIKIEWICZ
VOL. 453, PG. 278

N/F
JOHN F. ENNIS
FREDERICK S. EGGERS
VOL. 87, PG. 456

N/F
RUDOLPH & RITA RZEZNIKIEWICZ
VOL. 453, PG. 278

①
AREA = 2.00± ACRES
87,120± SQ. FT.
ENGINEERED SEPTIC SYSTEM REQUIRED

②
AREA = 2.00± ACRES
87,120± SQ. FT.
ENGINEERED SEPTIC SYSTEM REQUIRED

③
AREA = 2.00± ACRES
87,120± SQ. FT.
ENGINEERED SEPTIC SYSTEM REQUIRED

WETLAND
CONSERVATION
EASEMENT
AREA = 1.13± ACRES
49,355± SQ. FT.

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION MAP BASED ON A DEPENDENT RESURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. SUBDIVISION PLAN PREPARED FOR DAVID BELL - PRINCE HILL ROAD & GORMAN ROAD, BROOKLYN, CONNECTICUT - SCALE: 1"=40' - DATE: 1/15/1990 - REVISED 7/15/1991 - SHEET 1 OF 4 - BY: KWP ASSOCIATES
B. PERIMETER SURVEY PREPARED FOR DAVID P. BELL AND NANCY M. BELL - PRINCE HILL ROAD - BROOKLYN, CONNECTICUT - DATE: JANUARY 2020 - SCALE: 1"=40' - BY: PC SURVEY ASSOCIATES, LLC
3. TOTAL AREA OF SUBDIVISION = 6.00± ACRES.
4. ZONING DISTRICT: RA
5. THIS SUBDIVISION DOES NOT CONTAIN LAND AREAS WITHIN F.E.M.A.'s 100-YEAR FLOOD HAZARD ZONE.
6. ALL LOTS REQUIRE ENGINEER DESIGNED SEPTIC SYSTEMS.
7. WETLANDS SHOWN AS FIELD DELINEATED BY JOSEPH THEROUX, CPSS, NOVEMBER, 2019.
8. BEARING SYSTEM IS BASED ON REFERENCE MAP "A".
9. OPEN SPACE REQUIREMENTS ARE TO BE MET BY AN OPEN SPACE CONSERVATION EASEMENT COVENANT. AREA OF CONSERVATION EASEMENT = 19% OF SUBDIVIDED AREA.

THE SUBDIVISION REGULATIONS OF THE TOWN OF BROOKLYN ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ANY VARIANCE OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

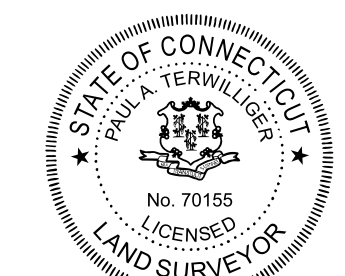
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

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

LEGEND

- IRON PIN FOUND
- ▲ ANGLE POINT
- IRON ROD TO BE SET
- STONE WALL
- WEDGE OF WETLAND



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

Paul A. Terwilliger
PAUL A. TERWILLIGER, L.S. NO. 70155

6/16/2020 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

SUBDIVISION MAP		SURVEYING • MAPPING • PLOT PLANS	
PREPARED FOR		LAND RECORD RESEARCH	
DAVID P. BELL			
AND		63 SNAKE MEADOW RD	
NANCY M. BELL		KILLINGLY, CT 06239	
PRINCE HILL ROAD		860 774 6230	
BROOKLYN, CONNECTICUT		SHEET NO: 2 OF 4	
DATE: JUNE 2020		REVISED:	
SCALE: 1" = 40'		7/6/2020 - OPEN SPACE	
		7/29/2020 - LOT LINES	
JOB NO: 18015	F.B. NO: N/A	DRAWN BY: P.A.T. MAP NO:	

SEPTIC SYSTEM DESIGN CRITERIA

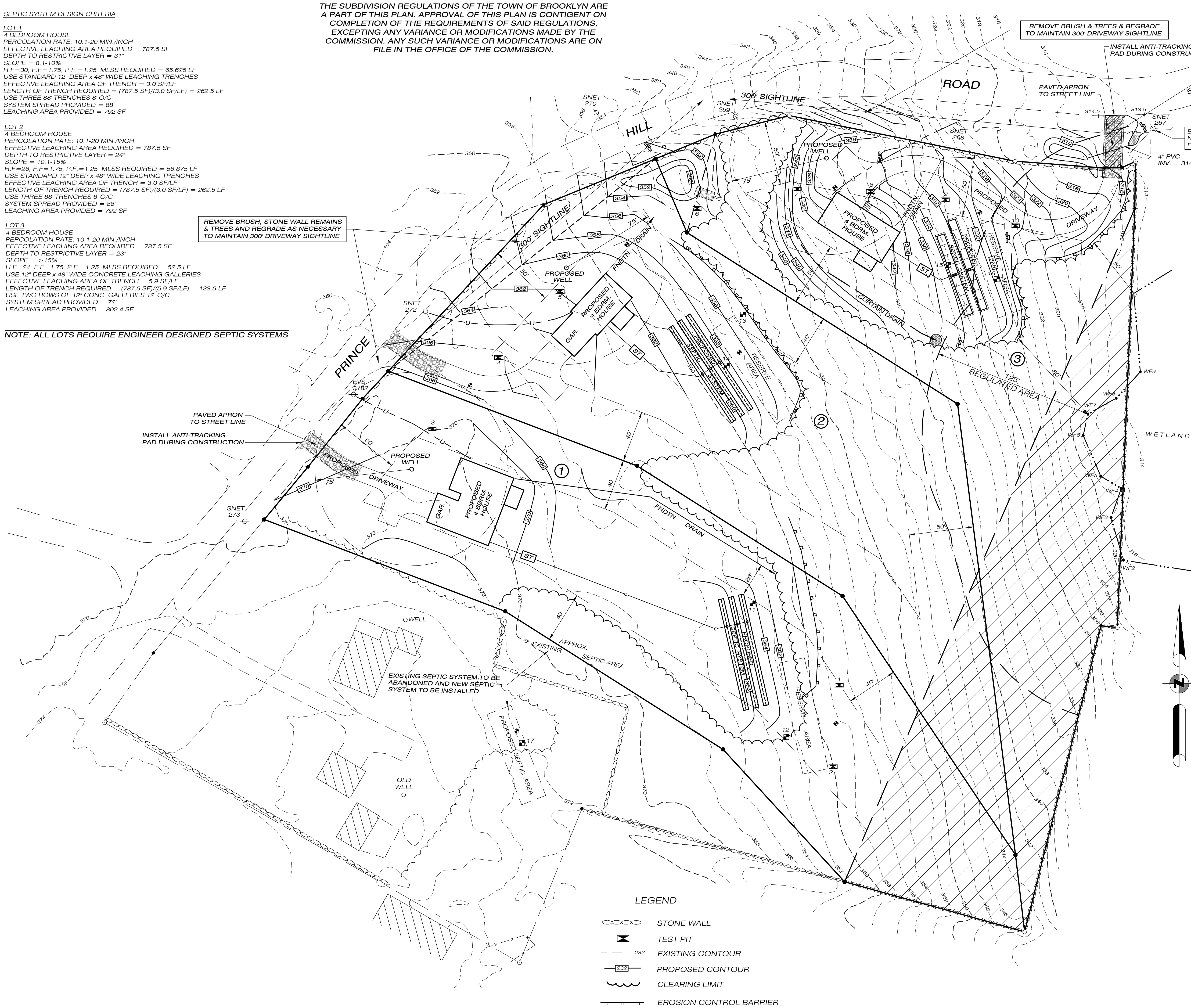
LOT 1
4 BEDROOM HOUSE
PERCOLATION RATE: 10.1-20 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 787.5 SF
DEPTH TO RESTRICTIVE LAYER = 31'
SLOPE = 8.1-10%
H.F.=30, F.F.=1.75, P.F.=1.25 MLSS REQUIRED = 65.625 LF
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF
LENGTH OF TRENCH REQUIRED = (787.5 SF)/(3.0 SF/LF) = 262.5 LF
USE THREE 88' TRENCHES 8' O/C
SYSTEM SPREAD PROVIDED = 88'
LEACHING AREA PROVIDED = 792 SF

LOT 2
4 BEDROOM HOUSE
PERCOLATION RATE: 10.1-20 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 787.5 SF
DEPTH TO RESTRICTIVE LAYER = 24'
SLOPE = 10.1-15%
H.F.=26, F.F.=1.75, P.F.=1.25 MLSS REQUIRED = 56.875 LF
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF
LENGTH OF TRENCH REQUIRED = (787.5 SF)/(3.0 SF/LF) = 262.5 LF
USE THREE 88' TRENCHES 8' O/C
SYSTEM SPREAD PROVIDED = 88'
LEACHING AREA PROVIDED = 792 SF

LOT 3
4 BEDROOM HOUSE
PERCOLATION RATE: 10.1-20 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 787.5 SF
DEPTH TO RESTRICTIVE LAYER = 23'
SLOPE = 10.1-15%
H.F.=24, F.F.=1.75, P.F.=1.25 MLSS REQUIRED = 52.5 LF
USE 12" DEEP x 48" WIDE CONCRETE LEACHING GALLERIES
EFFECTIVE LEACHING AREA OF TRENCH = 5.9 SF/LF
LENGTH OF TRENCH REQUIRED = (787.5 SF)/(5.9 SF/LF) = 133.5 LF
USE TWO ROWS OF 12" CONC. GALLERIES 12' O/C
SYSTEM SPREAD PROVIDED = 72'
LEACHING AREA PROVIDED = 802.4 SF

NOTE: ALL LOTS REQUIRE ENGINEER DESIGNED SEPTIC SYSTEMS

THE SUBDIVISION REGULATIONS OF THE TOWN OF BROOKLYN ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTIGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ANY VARIANCE OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.



LEGEND

- STONE WALL
- TEST PIT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CLEARING LIMIT
- EROSION CONTROL BARRIER

TEST HOLE 1
0-8" TOPSOIL
8"-27" FINE SANDY LOAM
27"-80" MOD. COMPACT GRAVELLY LOAMY SAND,
WATER AT 61'
MOTTLING AT 48"
NO LEDGE

TEST HOLE 2
0-8" TOPSOIL
8"-25" FINE SANDY LOAM
25"-84" MOD. COMPACT GRAVELLY LOAMY SAND & SANDY
LOAM w/ COBBLES, SOME STONES
WATER AT 54'
MOTTLING AT 50"
NO LEDGE

PERCOLATION RATE: 11.4 MIN./INCH

TEST HOLE 5
0-9" TOPSOIL
9"-24" SANDY LOAM
24"-30" GRAY LOAMY FINE SAND
30"-37" BROWN LOAMY FINE/MED. SAND
37"-96" MOD. COMPACT GRAVELLY LOAMY FINE SAND &
FINE SANDY LOAM w/ COBBLES
WATER AT 75'
MOTTLING AT 64"
NO LEDGE

TEST HOLE 6
0-9" TOPSOIL
9"-18" FINE SANDY LOAM
18"-36" FINE SANDY LOAM & SANDY LOAM
36"-69" MOD. COMPACT GRAVELLY LOAMY SAND & SANDY LOAM
w/ COBBLES, SOME FLAT ROCK
WATER AT 65'
MOTTLING AT 60"
NO LEDGE

PERCOLATION RATE: 8.9 MIN./INCH

TEST HOLE 9
0-8" TOPSOIL
8"-24" FINE SANDY LOAM
24"-38" FINE SANDY LOAM & LOAMY FINE SAND
38"-84" COMPACT GRAVELLY LOAMY FINE SAND
& SANDY LOAM w/ COBBLES
WATER AT 68'
MOTTLING AT 31"
NO LEDGE

TEST HOLE 10
0-21" TOPSOIL
21"-31" SANDY LOAM
31"-42" SANDY LOAM & FINE SANDY LOAM
42"-84" MOD. COMPACT FINE SANDY LOAM, SOME LOAMY SAND
MOTTLING AT 50"
NO LEDGE

PERCOLATION RATE: 16 MIN./INCH

TEST HOLE 13
0-11" TOPSOIL
11"-24" FINE SANDY LOAM
24"-69" MOTTLED GRAVELLY SANDY LOAM
69"-73" GROUNDWATER
WATER AT 69"
MOTTLING AT 24"
NO LEDGE

PERCOLATION RATE: 10 MIN./INCH

TEST HOLE 14
0-10" TOPSOIL
10"-26" FINE SANDY LOAM
26"-59" MOTTLED SANDY LOAM w/ GRAVEL
59"-70" GROUNDWATER
WATER AT 59"
MOTTLING AT 26"
NO LEDGE

PERCOLATION RATE: 10 MIN./INCH

NOTE:
ADDITIONAL PERCOLATION TESTS AT DEPTHS ABOVE RESTRICTIVE LAYER TO BE PERFORMED ON LOTS 1 AND 3 AT THE TIME OF LOT DEVELOPMENT.

NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A DEPENDENT RESURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS B. SEE SHEET 2 FOR PROPERTY LINE INFORMATION. TOPOGRAPHIC FEATURES DEPICTED HEREON WERE TAKEN FROM NOAA LIDAR DATA WITH FIELD VERIFICATION AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-3. VERTICAL DATUM IS NAVD88.
- ZONING DISTRICT: RA
- PROPOSED IMPROVEMENTS ARE CONCEPTUAL LOCATIONS TO SHOW LOT SUITABILITY ONLY.
- SOLAR ACCESS WAS CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
- THE INLAND WETLANDS AND WATERCOURSES WERE FIELD DELINEATED IN NOVEMBER 2019 BY JOSEPH R. THEROUX, CPSS.
- MAXIMUM DRIVEWAY GRADE PERMITTED IS 12%. GRADES OF 10% OR GREATER ARE TO BE PAVED.
- SEE SHEET 4 FOR EROSION & SEDIMENT CONTROL PLAN.
- THERE ARE NO APPARENT EXISTING OR PROPOSED WELLS WITHIN 75 FEET OF THE PROPOSED SEPTIC AREAS DEPICTED. THERE ARE NO APPARENT SEPTIC AREAS WITHIN 75 FEET OF THE PROPOSED WELL LOCATIONS DEPICTED.
- IF UNDERGROUND UTILITIES ARE INSTALLED, NO TRENCH SHALL BE LOCATED WITHIN 25' OF A SEPTIC SYSTEM OR WELL.

Killingly Engineering
Associates

114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

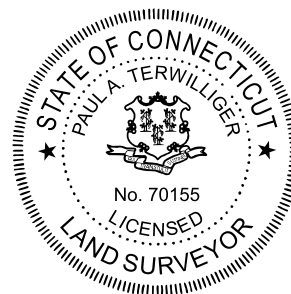
APPROVED BY THE BROOKLYN INLAND WETLANDS
AND WATERCOURSES COMMISSION.

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN DATE

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



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

Paul A. Terwilliger
PAUL A. TERWILLIGER, L.S. NO. 70155

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE
EMBOSSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

6/16/2020

DATE

GENERAL LOCATION SURVEY

LOT DEVELOPMENT PLAN
SUBDIVISION OF LAND

PREPARED FOR

DAVID P. BELL
AND

NANCY M. BELL

PRINCE HILL ROAD

BROOKLYN, CONNECTICUT

DATE: JUNE 2020

SCALE: 1" = 40'

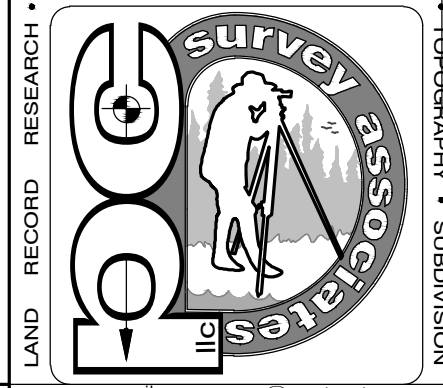
0 20' 40' 60' 120'

JOB NO: 18015

F.B. NO: N/A

DRAWN BY: P.A.T. MAP NO:

SURVEYING • MAPPING • PLOT PLANS



email: pcsurvey@optnet.net

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 3 OF 4

REVISED:

7/16/2020 - OPEN SPACE

7/29/2020 - LOT LINES/COMMENTS

REFERENCE IS MADE TO:

- CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.
- SOIL SURVEY OF WINDHAM COUNTY CONNECTICUT, U.S.D.A. SOIL CONSERVATION SERVICE 1983.

DEVELOPMENT

PROPOSED DEVELOPMENT WILL CREATE THREE 2 ACRE BUILDING LOTS.

CONSTRUCTION SEQUENCE:

- INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES ALONG THE PROPOSED LIMITS OF DISTURBANCE.
- PROVIDE ANTI TRACKING PAD AND TEMPORARY POWER TO THE SITE.
- REMOVE AND STOCKPILE TOPSOIL AND INSTALL SEDIMENT BARRIER.
- EXCAVATE FOUNDATION AND BEGIN HOUSE CONSTRUCTION.
- INSTALL SEPTIC SYSTEM AND WELL.
- INSTALL DRIVEWAY AND UTILITIES TO THE RESIDENCE.
- LOAM, SEED & MULCH DISTURBED AREAS.
- REMOVE EROSION AND SEDIMENT CONTROL.

GENERAL DEVELOPMENT PLAN

PRIOR TO THE COMMENCEMENT OF OPERATIONS IN ACCORDANCE WITH ANY PERMIT ISSUED BY THE TOWN OF BROOKLYN PLANNING AND ZONING COMMISSION, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES.

THE CONTRACTOR SHALL OBTAIN A SITE INSPECTION FROM THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER OR WETLANDS AGENT TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THIS NARRATIVE. UPON APPROVAL WITH RESPECT TO THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE CONTRACTOR MAY COMMENCE OPERATIONS PURSUANT TO THE PERMIT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE "SILT FENCE INSTALLATION & MAINTENANCE" AND "HAY BALE INSTALLATION & MAINTENANCE" SECTIONS OF THIS NARRATIVE.

ALL STRIPPING IS TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. TOPSOIL SHALL BE STOCKPILED SO THAT SLOPES DO NOT EXCEED 2 TO 1. THERE SHALL BE NO BURIAL OF STUMPS. A HAY BALE SEDIMENT BARRIER IS TO SURROUND EACH STOCKPILE AND A TEMPORARY VEGETATIVE COVER PROVIDED IF NECESSARY.

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

FINAL STABILIZATION OF THE SITE IS TO FOLLOW THE PROCEDURES OUTLINED IN PERMANENT VEGETATIVE COVER. IF NECESSARY A TEMPORARY VEGETATIVE COVER IS TO BE PROVIDED UNTIL A PERMANENT COVER CAN BE APPLIED.

DURING THE STABILIZATION PERIOD, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EROSION AND SEDIMENT CONTROL ON A TWICE-WEEKLY BASIS DURING THE STABILIZATION PERIOD AND AFTER EACH STORM EVENT. DURING THE STABILIZATION PERIOD WITH RESPECT TO THE SITE, ANY EROSION WHICH OCCURS WITHIN DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED, RESEEDED AND RE-ESTABLISHED.

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT BEFORE A CERTIFICATE OF COMPLIANCE WILL BE ISSUED.

ONCE STABILIZATION HAS BEEN COMPLETED AND APPROVED BY THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

SILT FENCE INSTALLATION AND MAINTENANCE:

- DIG A 6" DEEP TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
- POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POSTS 1.5 FEET INTO THE GROUND.
- LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
- INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
- INSPECTIONS WILL BE MADE AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS.
- SEDIMENT DEPOSITS ARE TO BE REMOVED WHEN THEY REACH A HEIGHT OF 1 FOOT BEHIND THE BARRIER OR HALF THE HEIGHT OF THE BARRIER AND ARE TO BE DEPOSITED IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
- REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE FENCE BECAUSE:
 - THE FENCE HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,
 - THE FENCE HAS BEEN MOVED OUT OF POSITION, OR
 - THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.

HAY BALE INSTALLATION AND MAINTENANCE:

- BALES SHALL BE PLACED AS SHOWN ON THE PLANS WITH THE ENDS OF THE BALES TIGHTLY ABUTTING EACH OTHER.
- EACH BALE SHALL BE SECURELY ANCHORED WITH AT LEAST 2 STAKES AND GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER FROM PASSING BETWEEN THE BALES.
- INSPECT BALES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
- REMOVE SEDIMENT BEHIND THE BALES WHEN IT REACHES HALF THE HEIGHT OF THE BALE AND DEPOSIT IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
- REPLACE OR REPAIR THE BARRIER WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE BARRIER HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE BARRIER BECAUSE:
 - THE BARRIER HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,
 - THE BARRIER HAS BEEN MOVED OUT OF POSITION, OR
 - THE HAY BALES HAVE DETERIORATED OR BEEN DAMAGED.

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENEED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

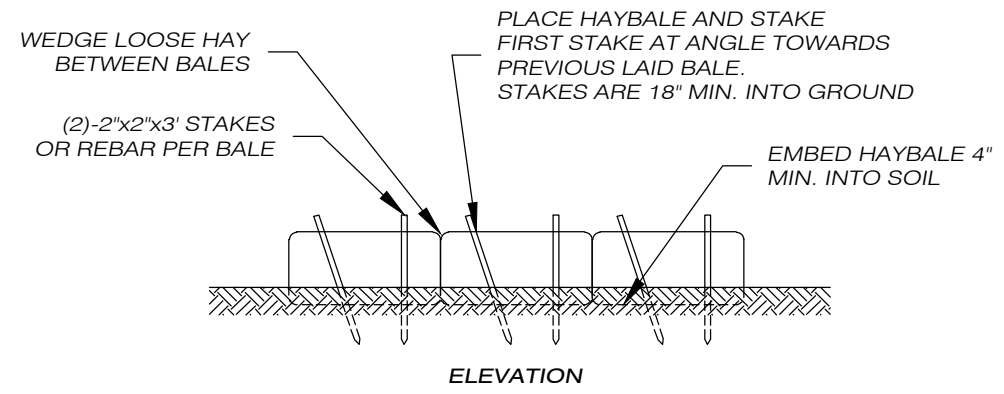
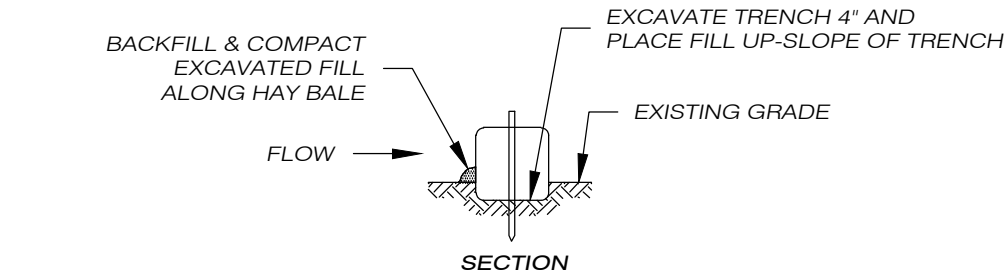
PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION AND FILL PLACEMENT HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2 TO 1. PROVIDE SLOPE PROTECTION ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS, APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F. APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

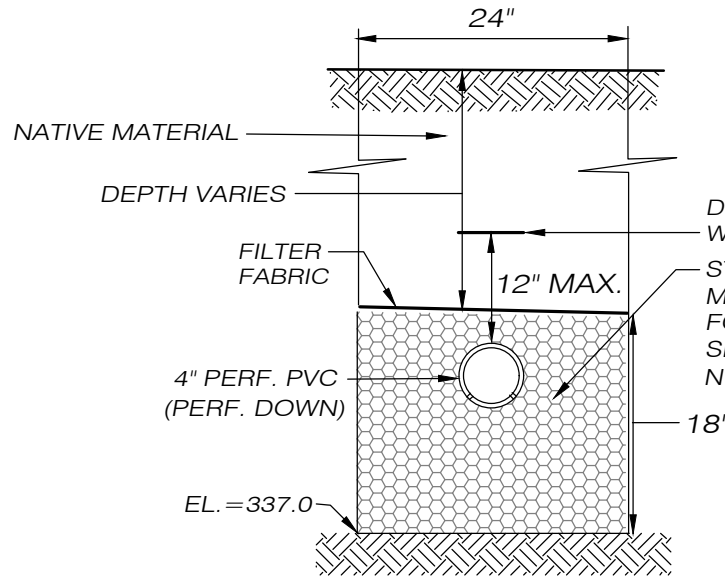
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

THE RECOMMENDED SEEDING DATES ARE: APRIL 1 - JUNE 15 AND AUGUST 1 - SEPTEMBER 15

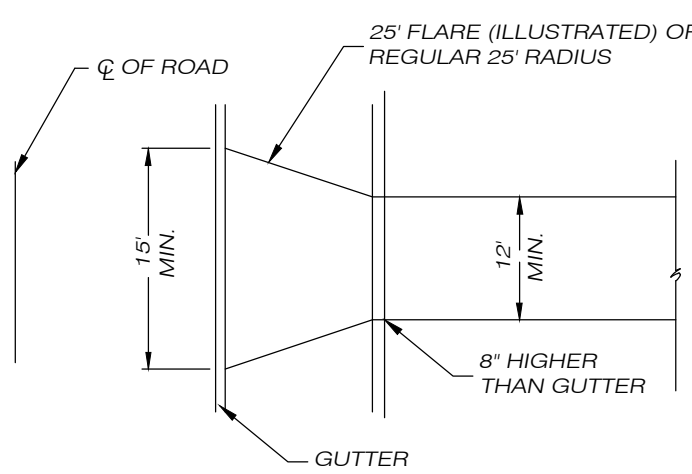
FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE



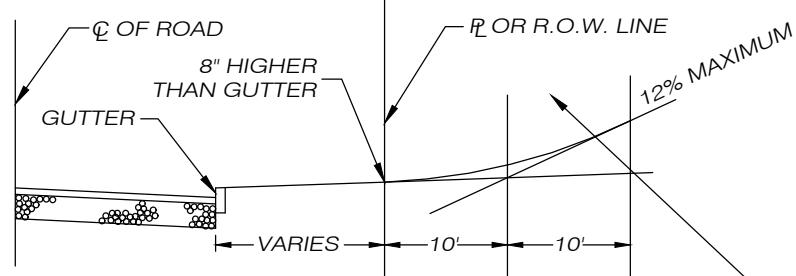
HAY BALE BARRIER DETAIL
NOT TO SCALE



CURTAIN DRAIN - LOT 3
NOT TO SCALE



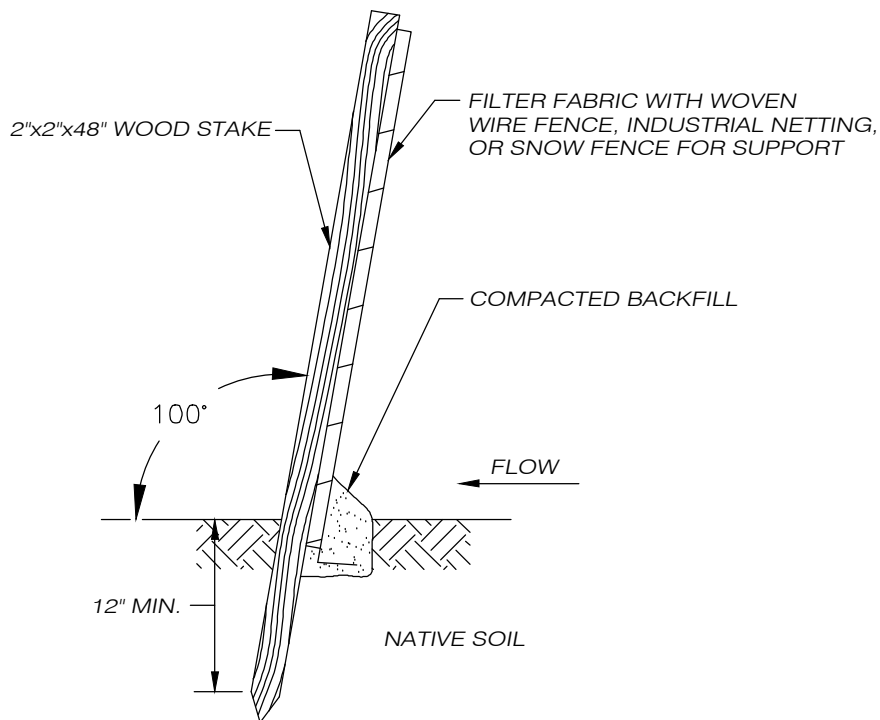
SAG CURVE IN DRIVE



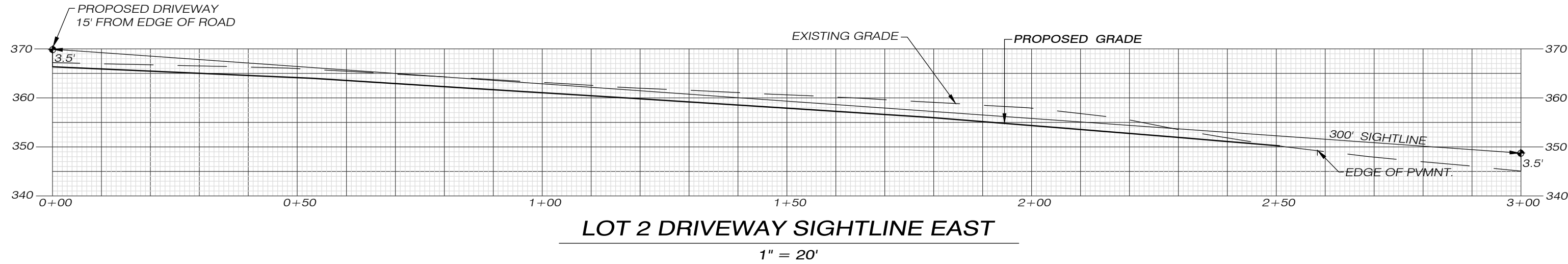
CREST CURVE IN DRIVE

REF: BROOKLYN PUBLIC IMPROVEMENT SPECIFICATIONS

RESIDENTIAL DRIVEWAY DETAIL
NOT TO SCALE

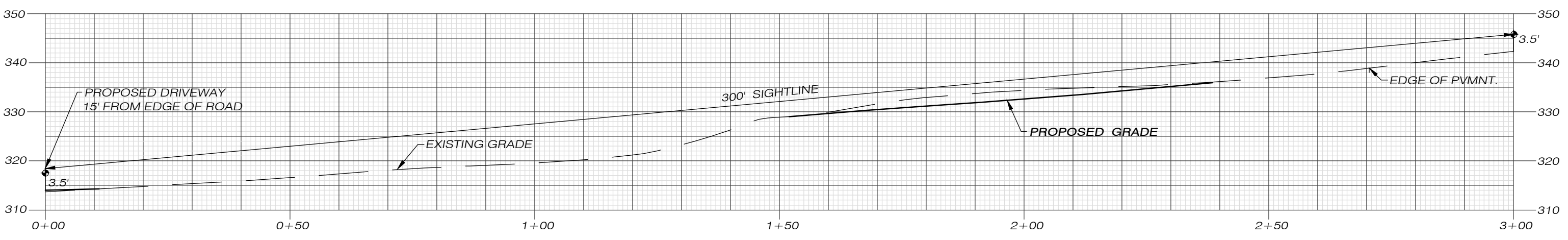


SILT FENCE SECTION
NOT TO SCALE



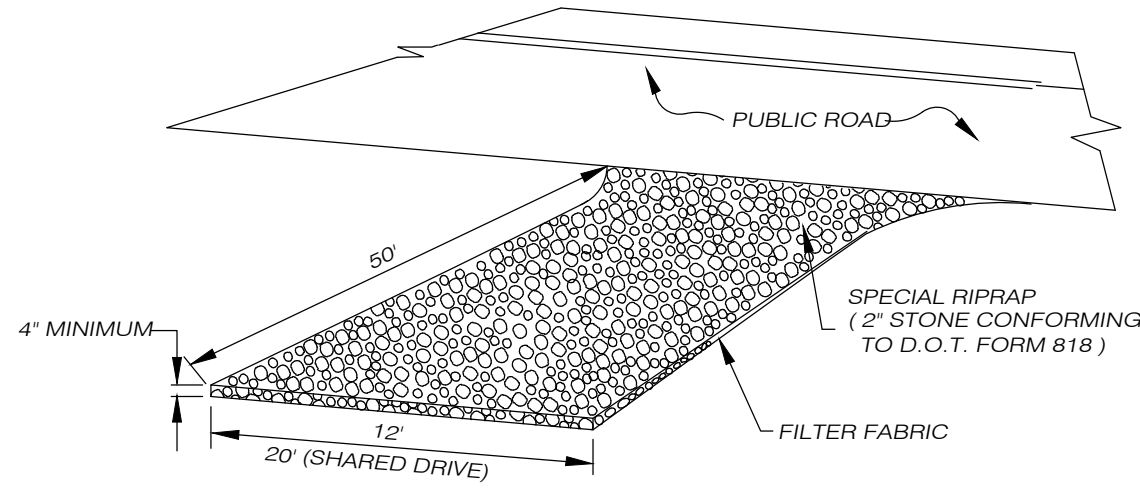
LOT 2 DRIVEWAY SIGHTLINE EAST

1" = 20'

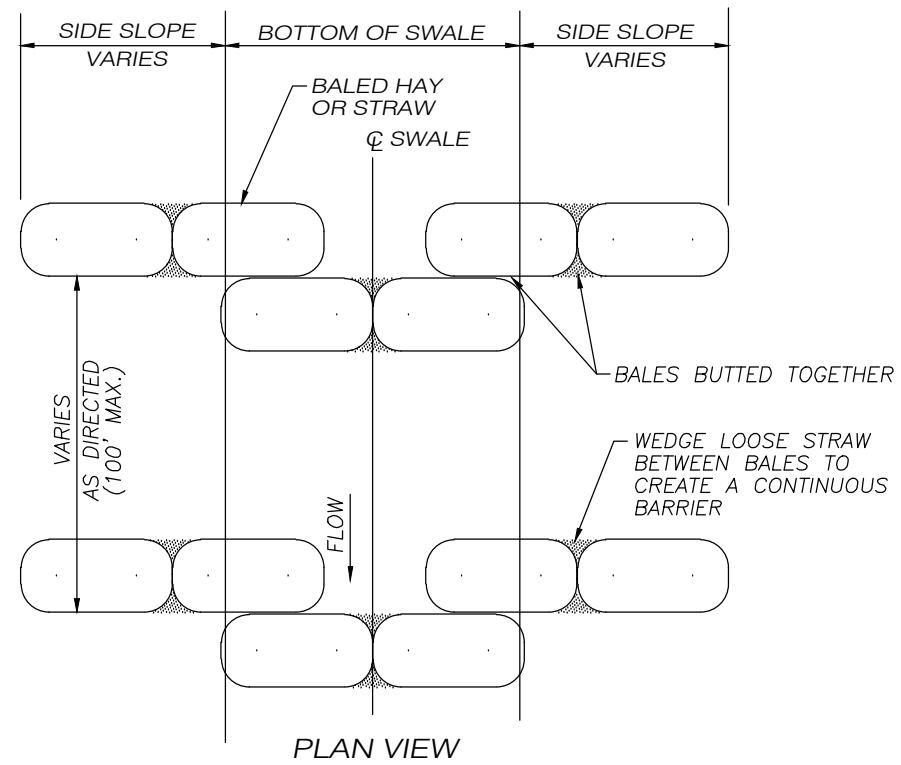


LOT 3 DRIVEWAY SIGHTLINE WEST

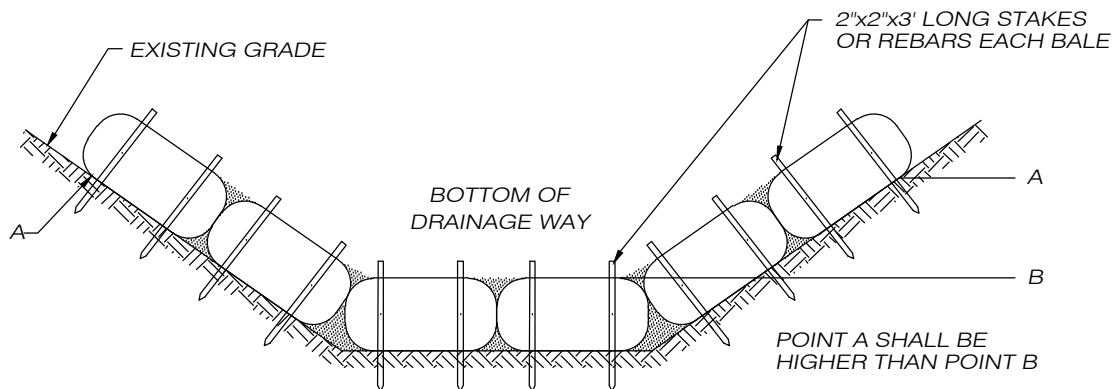
1" = 20'



ANTI-TRACKING PAD
NOT TO SCALE



PLAN VIEW



HAYBALE CHECK DAM
NOT TO SCALE

APPROVED BY THE BROOKLYN INLAND WETLANDS
AND WATERCOURSES COMMISSION.

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN

DATE

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

Killingly Engineering
Associates

114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299



NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

SUBDIVISION OF LAND

E&S CONTROL / DETAILS

PREPARED FOR

DAVID P. BELL

AND

NANCY M. BELL

PRINCE HILL ROAD

BROOKLYN, CONNECTICUT

DATE: JUNE 2020

SCALE: 1" = AS NOTED



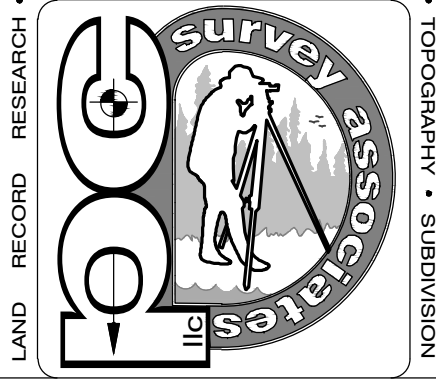
JOB NO: 18015

F.B. NO: N/A

DRAWN BY: P.A.T.

MAP NO:

SURVEYING • MAPPING • PLOT PLANS



114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

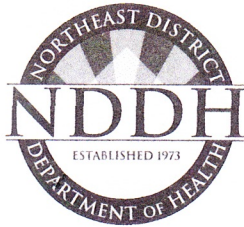
63 SNAKE MEADOW RD
KILLINGLY, CT 06239

860 774 6230

SHEET NO: 4 OF 4

REVISED: 7/13/2020

7/29/2020 - SIGHTLINE



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

July 20, 2020

David & Nancy Bell
PO Box 358
Brooklyn, CT 06234

SUBJECT: FILE #90001344 -- PRINCE HILL ROAD #131, MAP #34, LOT #52, BROOKLYN, CT

Dear David & Nancy Bell:

Upon review of the subdivision plan PC SURVEY ASSOCIATES, LLC., JOB# 18015, DRAWN JUNE 2020 submitted to this office on 06/22/2020 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots # 1, 2, 3 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Proposed lots are based on 4 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. If the proposed septic area is moved, additional testing may be required

Be advised you must receive approval from the appropriate commissions in the Town of Brooklyn prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Sherry McGann, RS
Registered Sanitarian-NDDH

cc: Town of Brooklyn; PC Survey Associates, LLC.

Hi Margaret,

I have reviewed the revised plans for the Bell's 3-lot subdivision on Prince Hill Road, which were prepared by PC Survey Associates. Here is what I found:

Sheet 2 of 4

Comment 1 was not addressed with respect to marking the conservation easement on the plans with post-mounted signs. I believe it is important to identify the easement with signs in the field, especially where the easement crosses property lines, to let future homeowners know that this is a "hands off" area as far as land disturbance goes. The detail sheet 3 of 4 did not contain any sign detail either.

Sheet 3 of 4

Even though a letter from NDDH to the Bells was submitted to you, PC Survey did not provide their explanation as requested. I believe it is important to know why this note was placed on the plan.

Sheet 4 of 4

Comments 1 thru 4 have been addressed with the construction details updated on the plan.

General Comment

The seal and signature of the professional engineer has not been affixed to the revised plans. And, the soil scientist's signature block has not been included either.

Considering the above, it is my professional opinion that the plans remain incomplete.

Syl

(email dated 8-20-2020)

Hi Margaret,

I have reviewed the revised plans for the Bell's 3-lot subdivision on Prince Hill Road, which were prepared by PC Survey Associates. Here is what I found:

Sheet 2 of 4

Comment 1 was not addressed with respect to marking the conservation easement on the plans with post-mounted signs. I believe it is important to identify the easement with signs in the field, especially where the easement crosses property lines, to let future homeowners know that this is a "hands off" area as far as land disturbance goes. The detail sheet 3 of 4 did not contain any sign detail either.

Sheet 3 of 4

Even though a letter from NDDH to the Bells was submitted to you, PC Survey did not provide their explanation as requested. I believe it is important to know why this note was placed on the plan.

Sheet 4 of 4

Comments 1 thru 4 have been addressed with the construction details updated on the plan.

General Comment

The seal and signature of the professional engineer has not been affixed to the revised plans. And, the soil scientist's signature block has not been included either.

Considering the above, it is my professional opinion that the plans remain incomplete.

Syl

(email dated 8-20-2020)