

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**

DRAINAGE EASEMENT  
IN FAVOR OF LOT 2  
& RIGHT TO DRAIN

WETLAND

ROAD

HILL

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.

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 A FEE IN LIEU OF OPEN SPACE DEDICATION. A DOCUMENT STIPULATING THIS REQUIREMENT SHALL BE RECORDED IN THE BROOKLYN LAND RECORDS. ONE THIRD OF THE REQUIRED OPEN SPACE FEE SHALL BE PAID AT THE TIME OF THE INITIAL SALE OF EACH OF THE LOTS.

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
- EDGE OF WETLAND

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

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

8/26/2020

DATE

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

SUBDIVISION MAP

PREPARED FOR

**DAVID P. BELL**

AND

**NANCY M. BELL**

PRINCE HILL ROAD

BROOKLYN, CONNECTICUT

DATE: JUNE 2020

SCALE: 1" = 40'

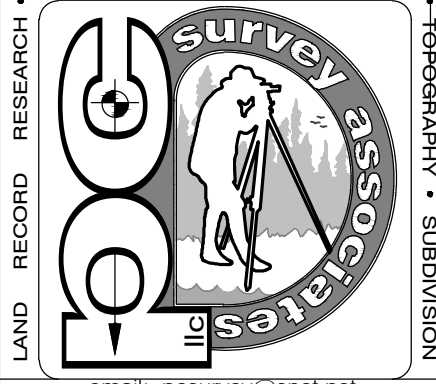
0 20' 40' 80' 120'

JOB NO: 18015

F.B. NO: N/A

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

SURVEYING • MAPPING • PLOT PLANS



small: pcsurvey@pcsnr.net

63 SNAKE MEADOW RD  
KILLINGLY, CT 06239  
860 774 6230

SHEET NO: 2 OF 4

REVISED:

7/6/2020 - OPEN SPACE

7/29/2020 - LOT LINES

8/26/2020 - TOWN COMMENTS



SEPTIC SYSTEM DESIGN CRITERIA

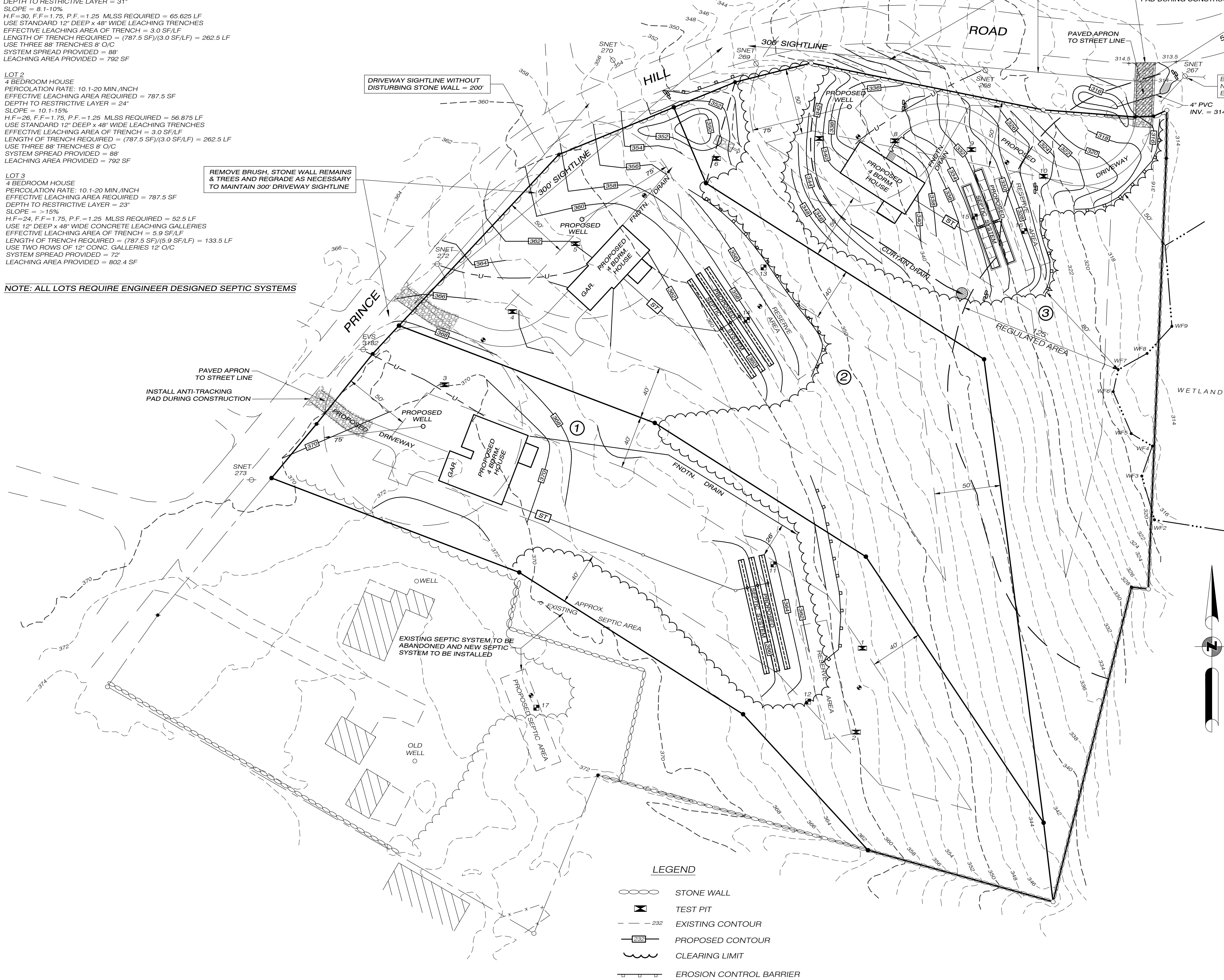
LOT 1  
4 BEDROOM HOUSE  
PERCOLATION RATE: 10.1-20 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 787.5 SF  
DEPTH TO RESTRICTIVE LAYER = 31'  
SLOPE = 8.1-10%  
H.F.=30, F.F.=1.75, P.F.=1.25 MLSS REQUIRED = 65.625 LF  
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES  
EFFECTIVE LEACHING AREA OF 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

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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 FINE 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

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.

TEST HOLE 3  
0-9" TOPSOIL  
9"-23" SANDY LOAM  
23"-42" FINE SANDY LOAM & SANDY LOAM, SOME FINE/MED. SAND  
WATER AT 61'  
MOTTLING AT 62"  
NO LEDGE

TEST HOLE 4  
0-9" TOPSOIL  
9"-21" SANDY LOAM  
21"-36" LOAMY SAND  
36"-100" MOD. COMPACT GRAVELLY LOAMY SAND & SANDY LOAM  
w/ COBBLES, POCKET LOAMY VERY FINE SAND  
WATER AT 60'  
MOTTLING AT 40"  
NO LEDGE

PERCOLATION RATE: 11.4 MIN./INCH

TEST HOLE 7  
0-8" TOPSOIL  
8"-22" FINE SANDY LOAM  
22"-66" MOD. COMPACT GRAVELLY FINE SANDY LOAM, SOME  
LOAMY FINE SAND w/ COBBLES  
WATER AT 24"  
MOTTLING AT 23"  
NO LEDGE

TEST HOLE 8  
0-8" TOPSOIL  
8"-24" SANDY LOAM & FINE SANDY LOAM  
24"-96" MOD. COMPACT GRAVELLY LOAMY FINE SAND, SOME  
FINE SANDY LOAM, SOME FINE/MED. SAND w/ COBBLES  
NO WATER  
NO MOTTLING  
NO LEDGE

PERCOLATION RATE: 16-20 MIN./INCH

TEST HOLE 11  
0-12" TOPSOIL  
12"-32" FINE SANDY LOAM  
32"-80" MOTTLED GRAVELLY SANDY LOAM  
80"-84" GROUNDWATER  
WATER AT 80"  
MOTTLING AT 32"  
NO LEDGE

TEST HOLE 12  
0-12" TOPSOIL  
12"-31" FINE SANDY LOAM  
31"-76" MOTTLED GRAVELLY SANDY LOAM  
76"-80" GROUNDWATER  
WATER AT 76"  
MOTTLING AT 31"  
NO LEDGE

TEST HOLE 15  
0-9" TOPSOIL  
9"-23" FINE SANDY LOAM  
23"-81" MOTTLED GRAVELLY LOAMY SAND  
NO WATER  
MOTTLING AT 23"  
NO LEDGE

TEST HOLE 16  
0-12" TOPSOIL  
12"-28" FINE SANDY LOAM  
28"-70" MOTTLED GRAVELLY LOAMY SAND  
NO WATER  
MOTTLING AT 28"  
NO LEDGE

TEST HOLE 17  
0-9" TOPSOIL  
9"-28" FINE SANDY LOAM  
28"-70" MOTTLED FINE SANDY LOAM w/ GRAVEL  
70"-78" GROUNDWATER  
WATER AT 70"  
MOTTLING AT 28"  
NO LEDGE

PERCOLATION RATE: 10 MIN./INCH

- 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

APPROVED BY THE BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION.

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

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

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

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

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'

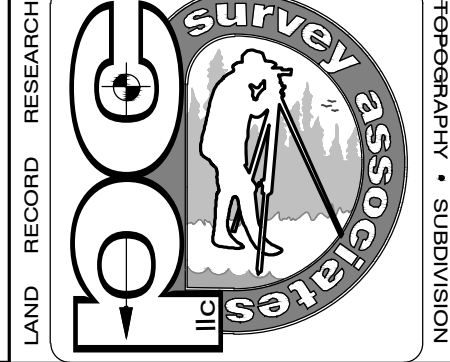
0 20' 40' 60' 120'

JOB NO: 18015

F.B. NO: N/A

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

SURVEYING • MAPPING • PLOT PLANS



email: pcsurvey@opt.net

63 SNAKE MEADOW RD

KILLINGLY, CT 06239

860 774 6230

SHEET NO: 3 OF 4

REVISED:

7/6/2020 - OPEN SPACE

7/29/2020 - LOT LINES/COMMENTS

8/26/2020 - TOWN 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.

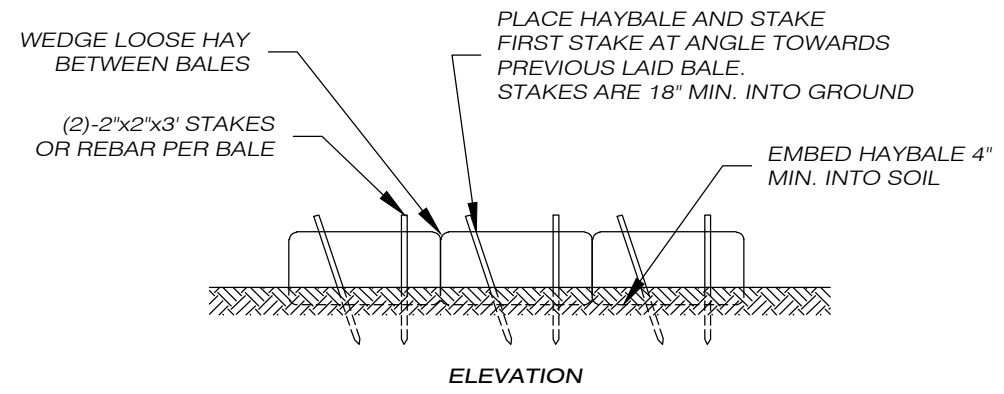
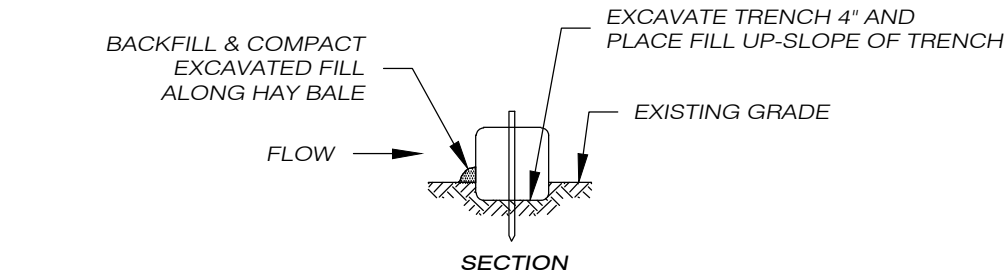
PERMANENT VEGETATIVE COVER

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:

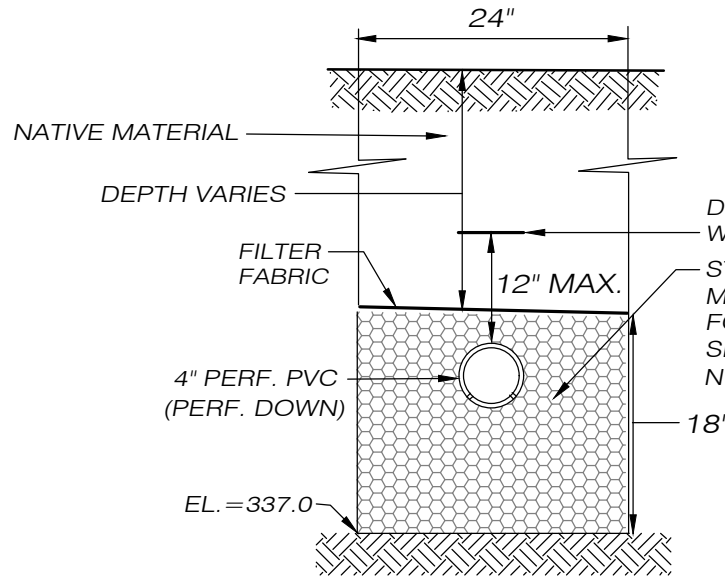
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

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

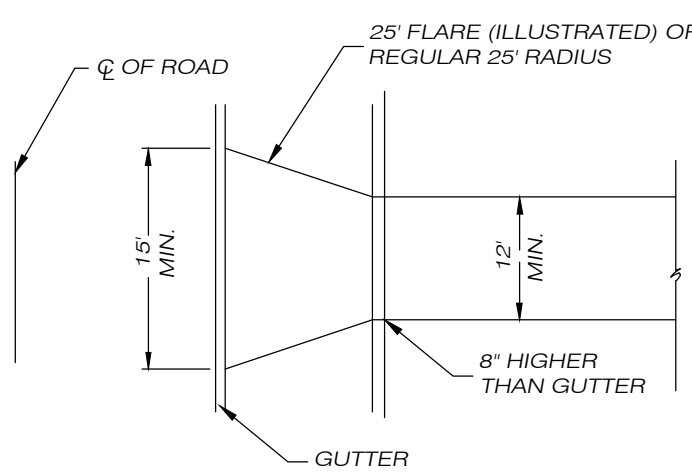
FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE



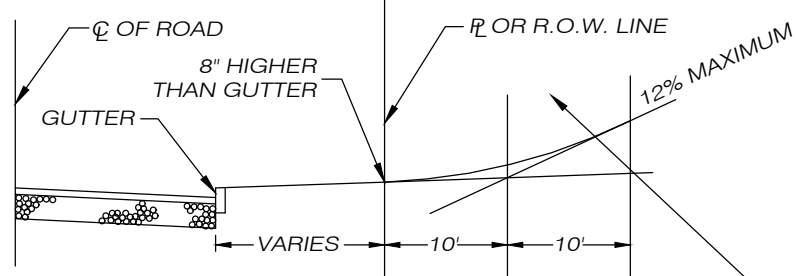
HAY BALE BARRIER DETAIL  
NOT TO SCALE



CURTAIN DRAIN - LOT 3  
NOT TO SCALE



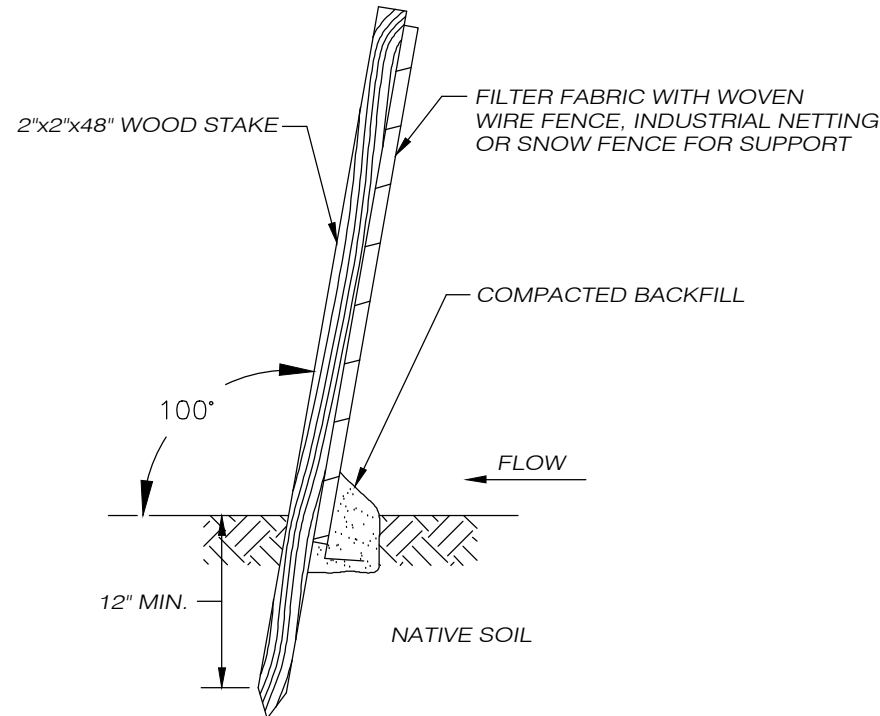
SAG CURVE IN DRIVE



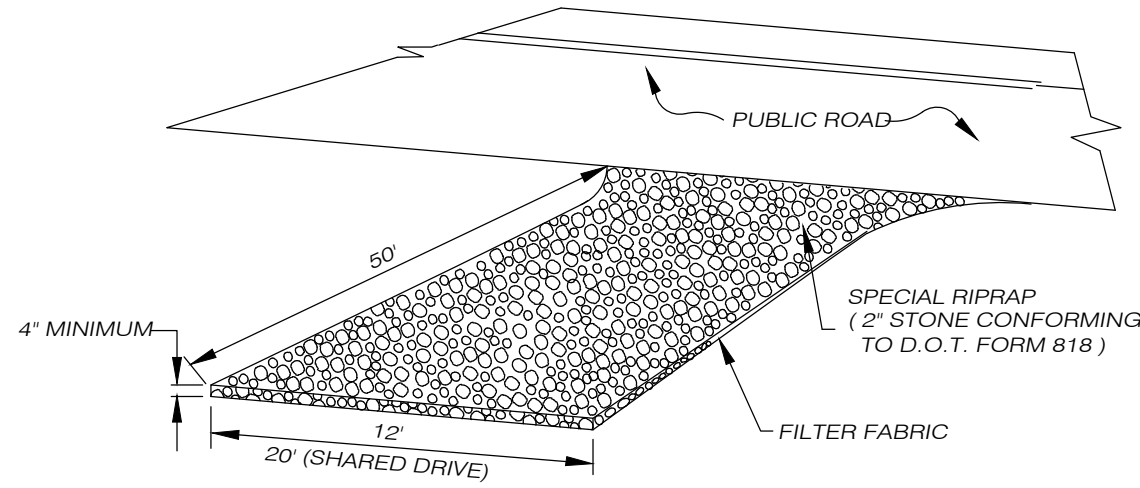
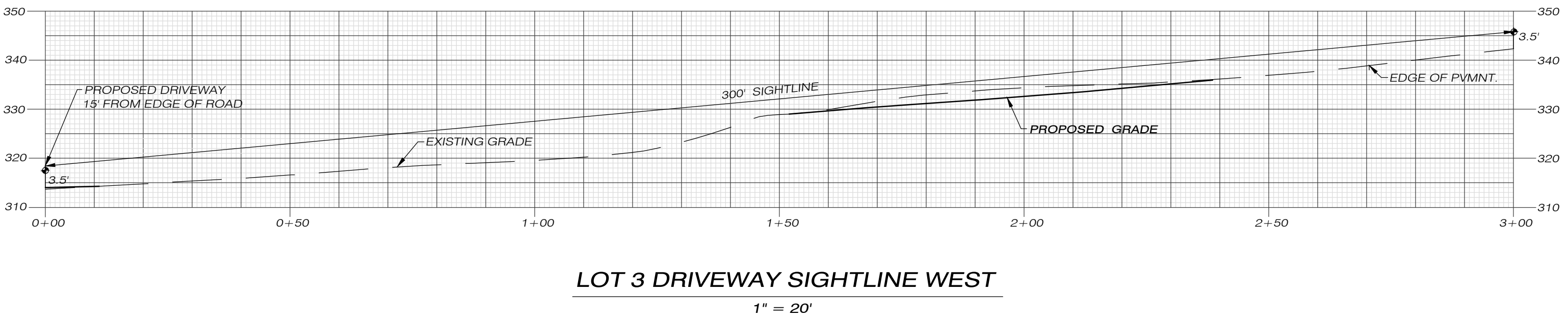
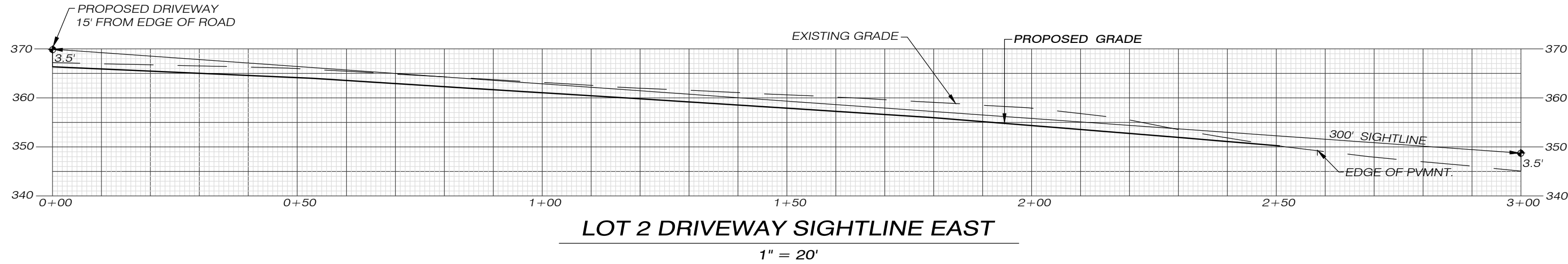
CREST CURVE IN DRIVE

REF: BROOKLYN PUBLIC IMPROVEMENT SPECIFICATIONS

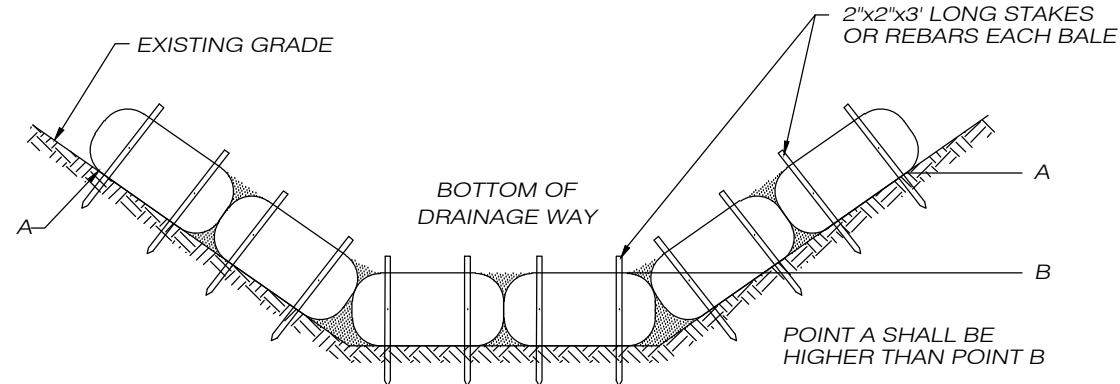
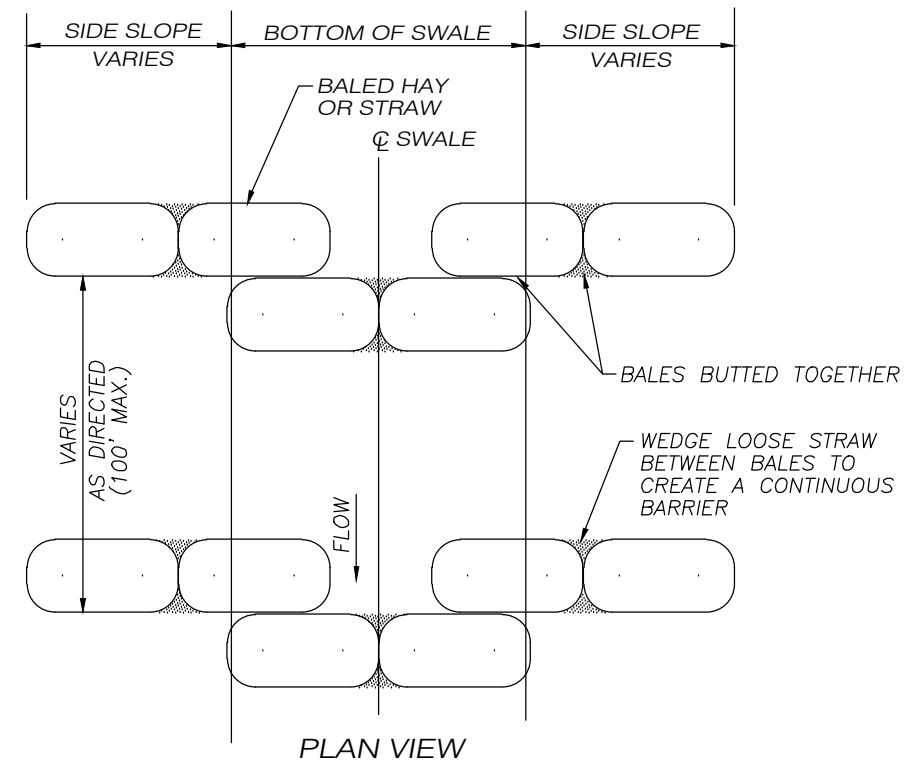
RESIDENTIAL DRIVEWAY DETAIL  
NOT TO SCALE



SILT FENCE SECTION  
NOT TO SCALE



ANTI-TRACKING PAD  
NOT TO SCALE



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



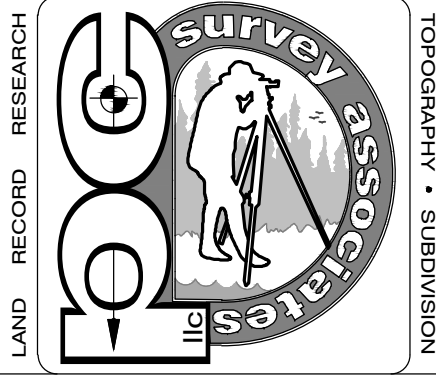
JOB NO: 18015

F.B. NO: N/A

DRAWN BY: P.A.T.

MAP NO:

SURVEYING • MAPPING • PLOT PLANS



LAND RECORD RESEARCH • SUBDIVISION

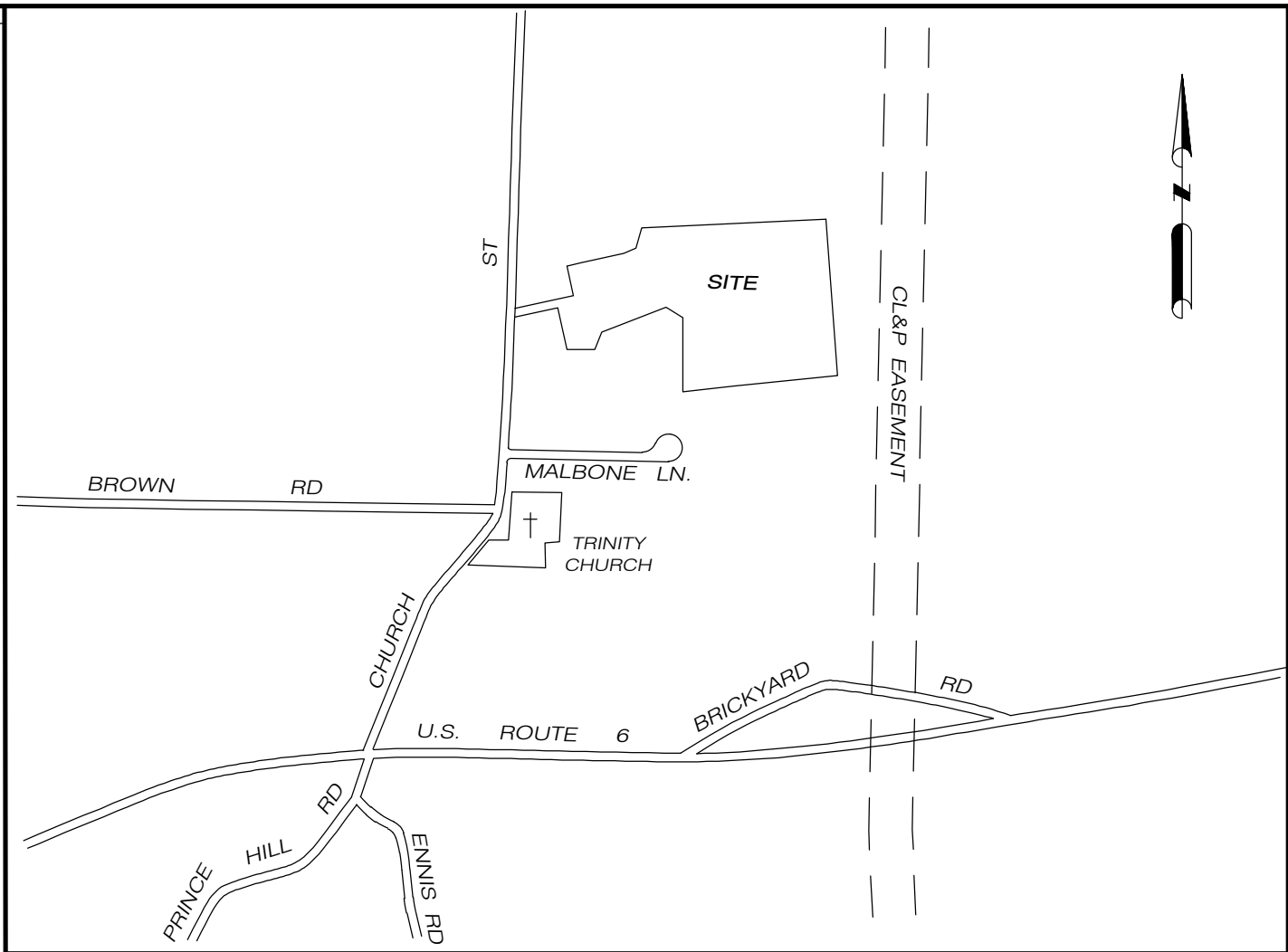
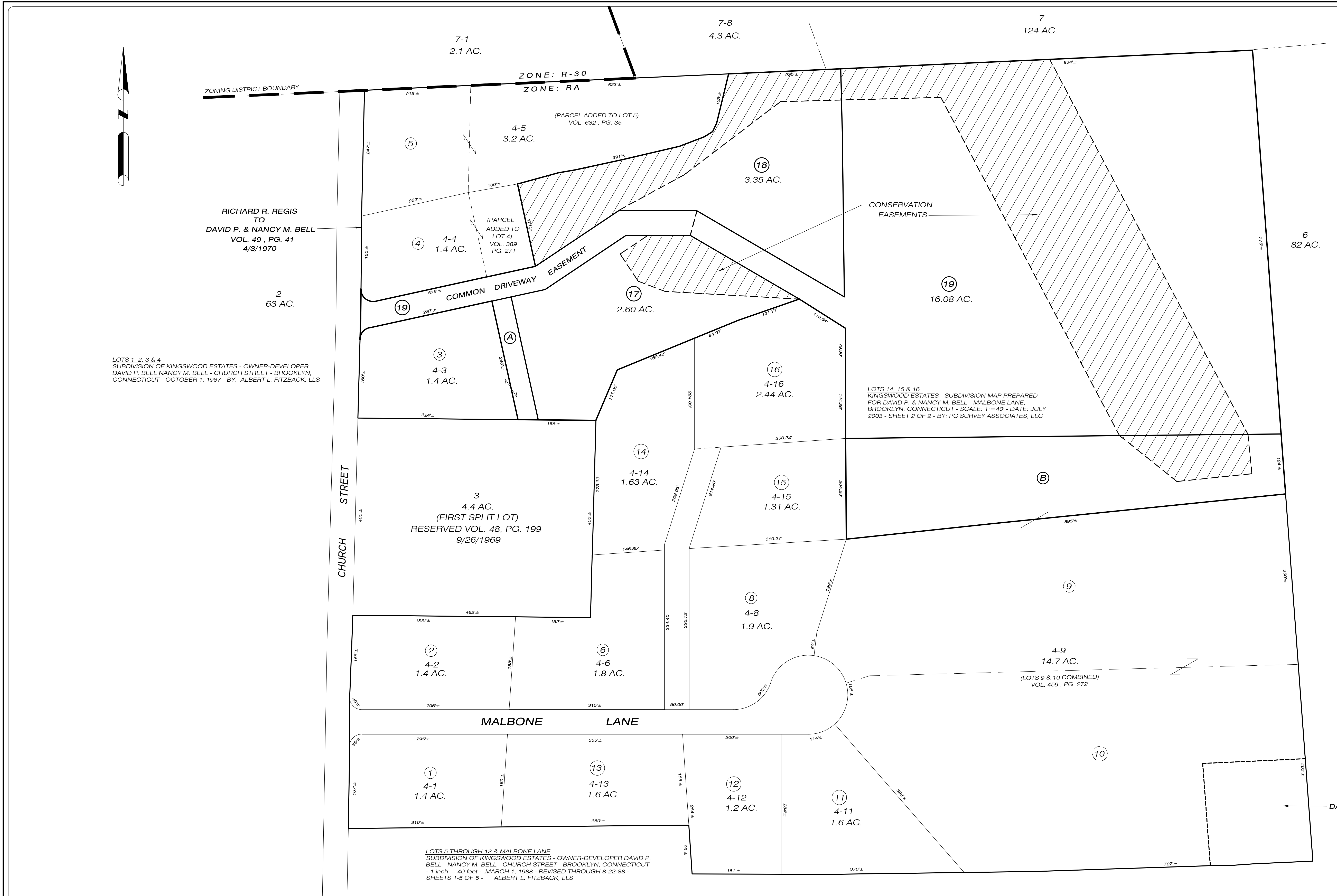
63 SNAKE MEADOW RD  
KILLINGLY, CT 06239  
860 774 6230

SHEET NO: 4 OF 4

REVISED: 7/13/2020

7/29/2020 - SIGHTLINE

8/26/2020 - TOWN COMMENTS



LOCATION MAP SCALE: 1" = 1000'

- 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 SUBDIVIDED AREA = 25.56± ACRES.
  - SUBDIVIDED PARCEL IS SHOWN AS MAP 35, LOT 4 OF THE TOWN OF BROOKLYN ASSESSOR'S MAPS.
  - KINGSWOOD ESTATES LOTS 1, 2, 3 & 4 WERE APPROVED 1/7/1988.
  - KINGSWOOD ESTATES LOTS 5, 6, 8, 9, 10, 11, 12 & 13 WERE APPROVED 10/20/1988.
  - KINGSWOOD ESTATES LOTS 14, 15 & 16 WERE APPROVED 8/3/2003.
  - REFERENCE DEEDS: VOL. 49, PG. 41 AND VOL. 68, PG. 473 OF THE BROOKLYN LAND RECORDS.

RICHARD R. REGIS  
TO  
DAVID P. & NANCY M. BELL  
VOL. 68, PG. 473  
4/3/1970

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

PARCEL HISTORY MAP

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, L.L.S. NO. 70155 DATE 7/6/2020

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

KINGSWOOD ESTATES

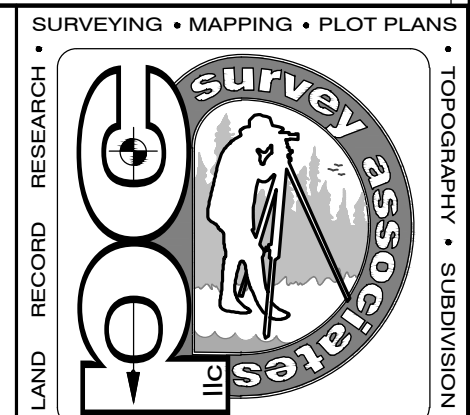
COMPILATION PLAN  
SUBDIVISION OF LAND  
PREPARED FOR  
**DAVID P. BELL  
&  
NANCY M. BELL**

CHURCH STREET  
BROOKLYN, CONNECTICUT

DATE: APRIL 2020  
SCALE: 1" = 100'



JOB NO: 18016 F.B. NO: 220, DRAWN BY: P.A.T. MAP NO:

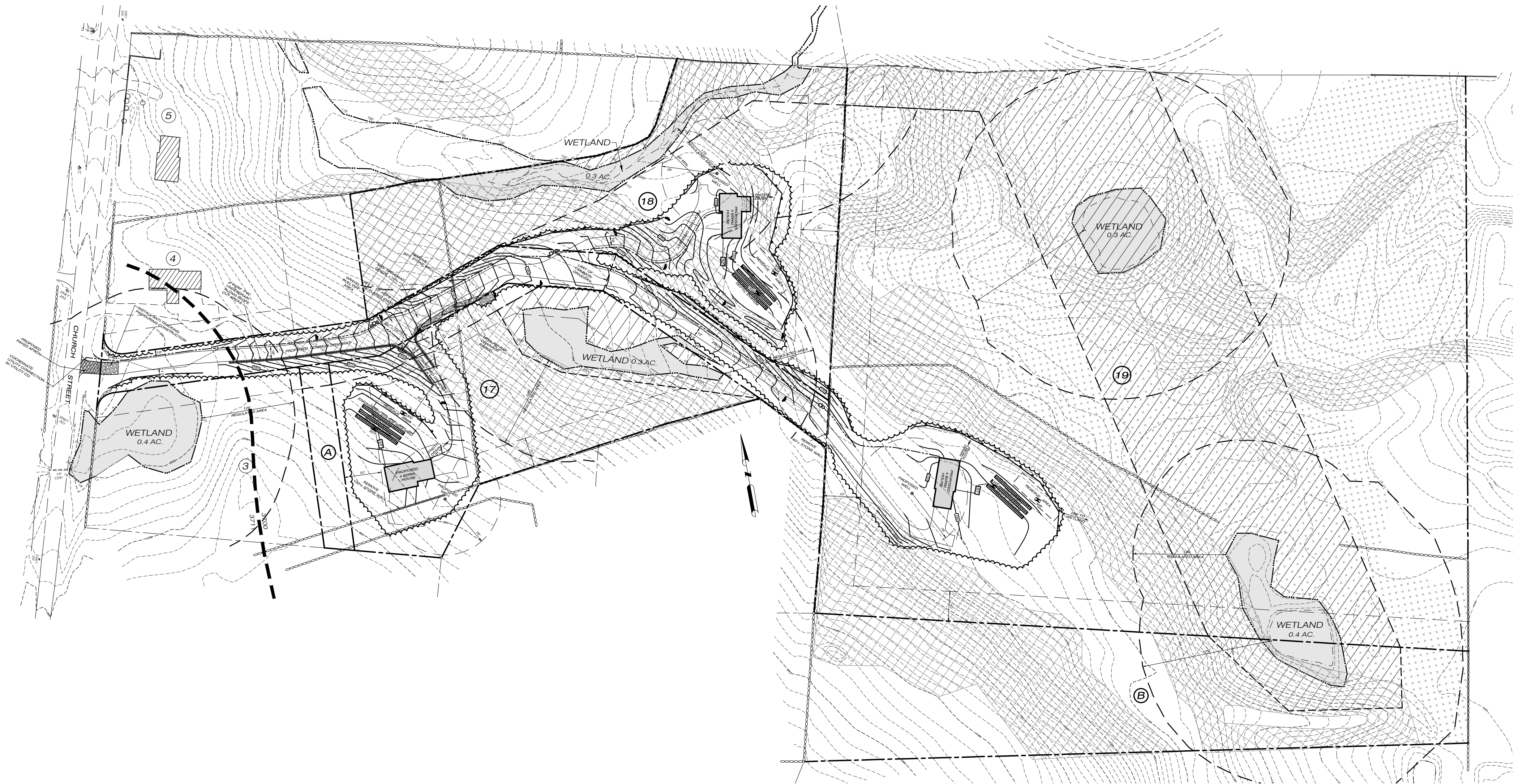


email: pcurvey@snct.net  
63 SNAKE MEADOW RD  
KILLINGLY, CT 06239  
860 774 6230  
SHEET NO: 1 OF 5  
REVISED:  
7/6/2020 - OPEN SPACE









- 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 COMPILATION MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". SEE SHEETS 2 & 4 FOR PROPERTY LINE & LOT DEVELOPMENT INFORMATION. TOPOGRAPHIC FEATURES DEPICTED HEREON WERE TAKEN FROM AERIAL PHOTOGRAMMETRY PROVIDED BY CHAS. H. SELLS, INC. DATED JUNE 2006 AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-3. VERTICAL DATUM IS NGVD88. 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.
  2. ZONING DISTRICT: RA
  3. PROPOSED IMPROVEMENTS ARE CONCEPTUAL LOCATIONS TO SHOW LOT SUITABILITY ONLY.
  4. SOLAR ACCESS WAS CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE HOUSE LOCATIONS DEPICTED ARE ONLY CONCEPTUAL IN NATURE AND IT IS UP TO THE LOT DEVELOPER TO TAKE ADVANTAGE OF THE PASSIVE SOLAR OPPORTUNITIES PRESENTED BY THESE LOTS AT THE TIME OF ACTUAL HOUSE CONSTRUCTION. THE DEVELOPER IS ENCOURAGED TO UTILIZE PASSIVE SOLAR TECHNIQUES AND IT IS RECOMMENDED THAT SUCH FACTORS AS HOUSE ORIENTATION, WINDOW LOCATION AND STYLE, CLEARING LIMITS AND POSITION ON THE LOT BE TAKEN INTO CONSIDERATION WHEN DEVELOPMENT OCCURS.
  5. THE INLAND WETLANDS & WATERCOURSES WERE FIELD DELINEATED BY MICHAEL G. SCHAEFER, SOIL SCIENTIST AND FIELD LOCATED BY PC SURVEY ASSOCIATES, LLC IN MAY AND JUNE 2006.
  6. MAXIMUM DRIVEWAY GRADE PERMITTED IS 12%. GRADES OF 10% OR GREATER ARE TO BE PAVED. PROPOSED DRIVEWAY GRADES DEPICTED ARE AT LESS THAN 10%.

**SOILS WITHIN DEVELOPMENT AREAS**

CHARTLTON-CHATFIELD COMPLEX, 0-15% SLOPES, VERY ROCKY  
FINE SANDY LOAM TO GRAVELLY FINE SANDY LOAM  
WELL DRAINED, WATER TABLE GREATER THAN 80", BEDROCK 20" - 80"

SUTTON, 0-8% SLOPES, VERY STONY  
FINE SANDY LOAM TO GRAVELLY SANDY LOAM  
MODERATELY WELL DRAINED, WATER TABLE 12-27"

**FARMLAND SOILS ON SUBDIVIDED PROPERTY**

NINIGRET FINE SANDY LOAM, 0-3% SLOPES  
CANTON & CHARLTON FINE SANDY LOAMS, 3-8% SLOPES  
HINKLEY LOAMY SAND, 3-15% SLOPES  
WALPOLE LOAMY SAND, 0-3% SLOPES  
AREA OF FARMLAND SOILS: 10± ACRES

**WETLAND SOILS ON SUBDIVIDED PROPERTY**

RIDGEBURY & LEICESTER  
WALPOLE

\* SOILS INFORMATION AS TAKEN FROM USDA NRCS WEBSITE

APPROVED BY THE BROOKLYN INLAND WETLANDS  
& 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, L.S. NO. 70155  
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE  
EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

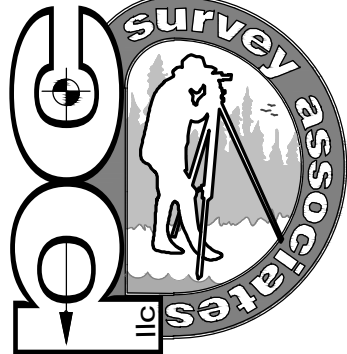

4/30/2020  
DATE

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

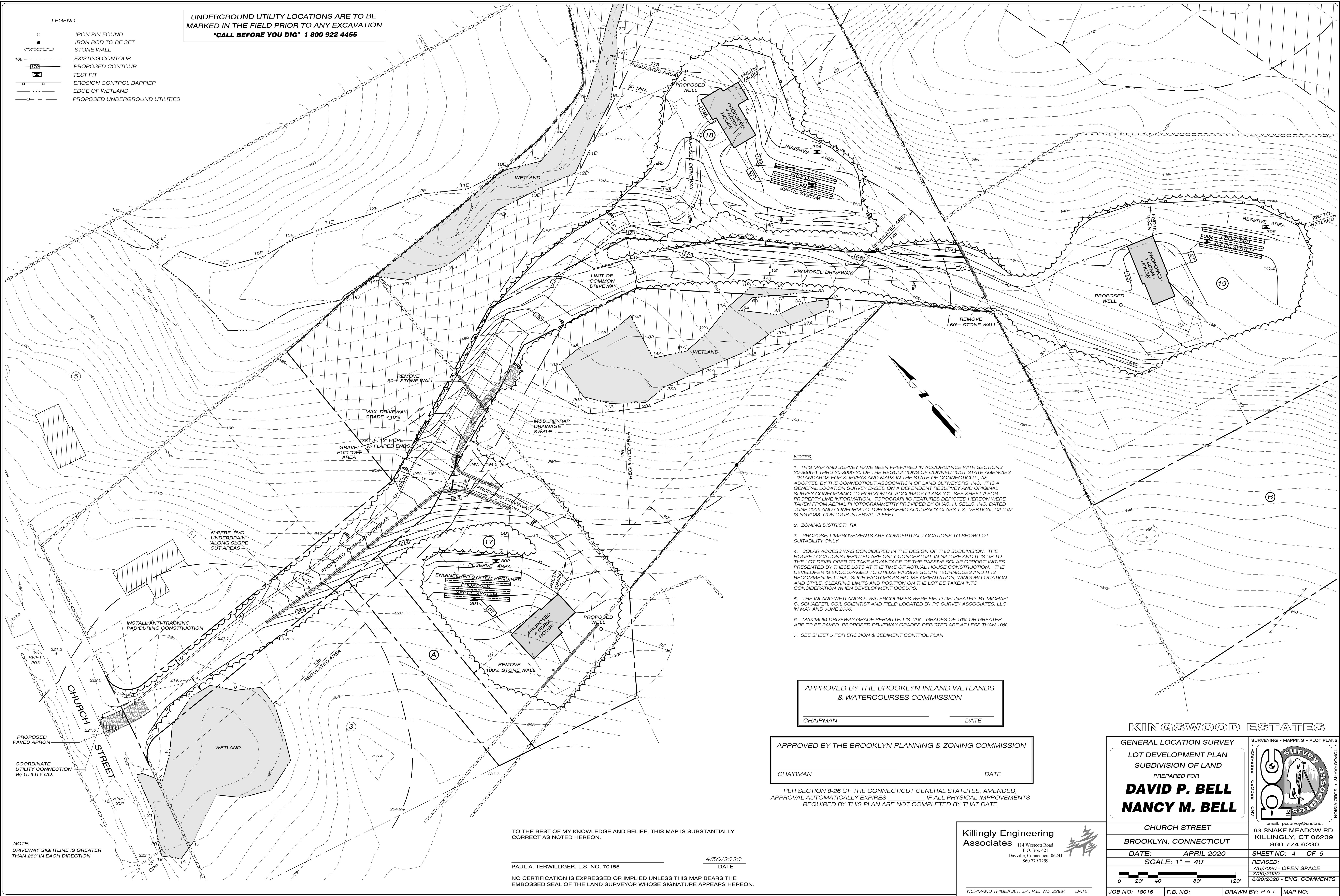


NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

## KINGSWOOD ESTATES

COMPILATION MAP		SURVEYING • MAPPING • PLOT PLANS	
LOT DEVELOPMENT AREAS SUBDIVISION OF LAND			
PREPARED FOR			
<b>DAVID P. BELL</b>			
<b>NANCY M. BELL</b>			
CHURCH STREET			
BROOKLYN, CONNECTICUT		email: pcisurvey@snet.net	
DATE: APRIL 2020		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230	
SCALE: 1" = 80'		SHEET NO: 3 OF 5	
		REVISED: 7/6/2020 - OPEN SPACE 7/29/2020 8/20/2020 - ENG. COMMENTS	
JOB NO: 18016	F.B. NO: N/A	DRAWN BY: P.A.T.	MAP NO:







ALL EROSION AND SEDIMENT CONTROL MEASURES AND PROCEDURES SHALL CONFORM TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.

DEVELOPMENT

PROPOSED DEVELOPMENT WILL CREATE 3 NEW BUILDING LOTS. ACTIVITIES TO INCLUDE CONSTRUCTION OF A COMMON AND INDIVIDUAL DRIVEWAYS, HOUSES, SEPTIC SYSTEMS, WELLS, AND SITE GRADING. THE PRIMARY CONCERN OF THIS EROSION & SEDIMENT CONTROL PLAN IS TO PREVENT EXCESSIVE EROSION AND KEEP ERODED SEDIMENT FROM RUNNING OFF SITE OF THE PROPOSED DEVELOPMENT OR INTO WETLAND AREAS. NO MATERIAL SHALL BE PLACED WITHIN A REGULATED WETLAND AREA EITHER ON OR OFF SITE.

CONSTRUCTION SEQUENCE: (INDIVIDUAL LOT DEVELOPMENT)

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES ALONG DOWN SLOPE SIDE OF THE PROPOSED LIMITS OF DISTURBANCE.
2. STRIP & STOCKPILE TOPSOIL.
3. PROVIDE ANTI TRACKING PAD AND TEMPORARY POWER TO THE SITE.
4. EXCAVATE FOUNDATION AND BEGIN CONSTRUCTION OF RESIDENCE.
5. INSTALL SEPTIC SYSTEM AND WELL.
6. PROVIDE DRIVEWAY AND UTILITIES TO THE RESIDENCE.
7. LOAM, SEED & MULCH DISTURBED AREAS.
8. REMOVE EROSION AND SEDIMENT CONTROL WHEN VEGETATIVE COVER HAS BEEN ESTABLISHED.

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 OR SILT FENCE 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 EACH 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:

1. DIG A 6" DEEP TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
2. POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POSTS 1.5 FEET INTO THE GROUND.
3. LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
4. INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
5. 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.
6. 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.
7. 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:

1. BALES SHALL BE PLACED AS SHOWN ON THE PLANS WITH THE ENDS OF THE BALES TIGHTLY ABUTTING EACH OTHER.
2. 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.
3. 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.
4. 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.
5. 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 LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

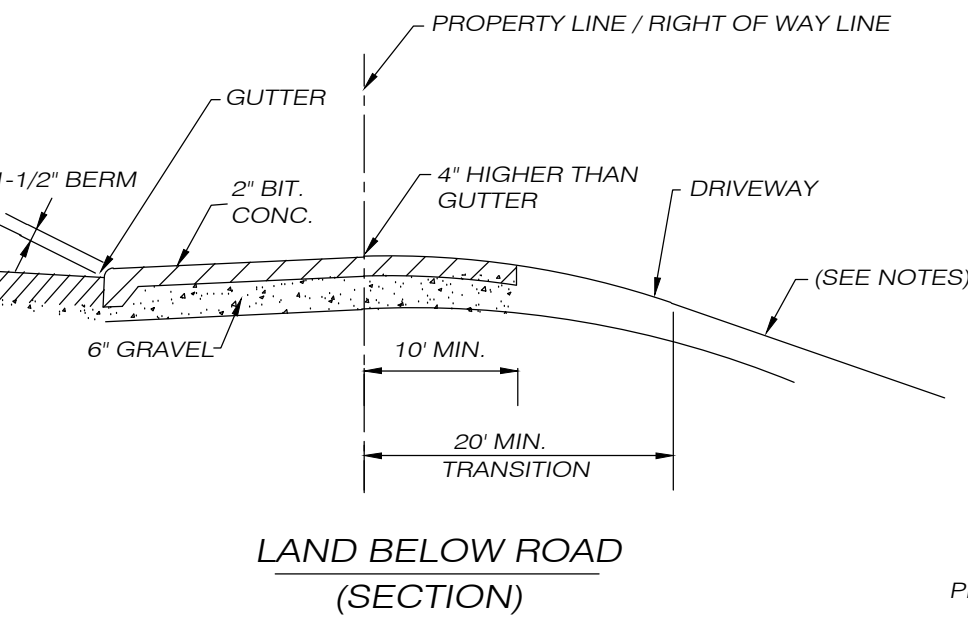
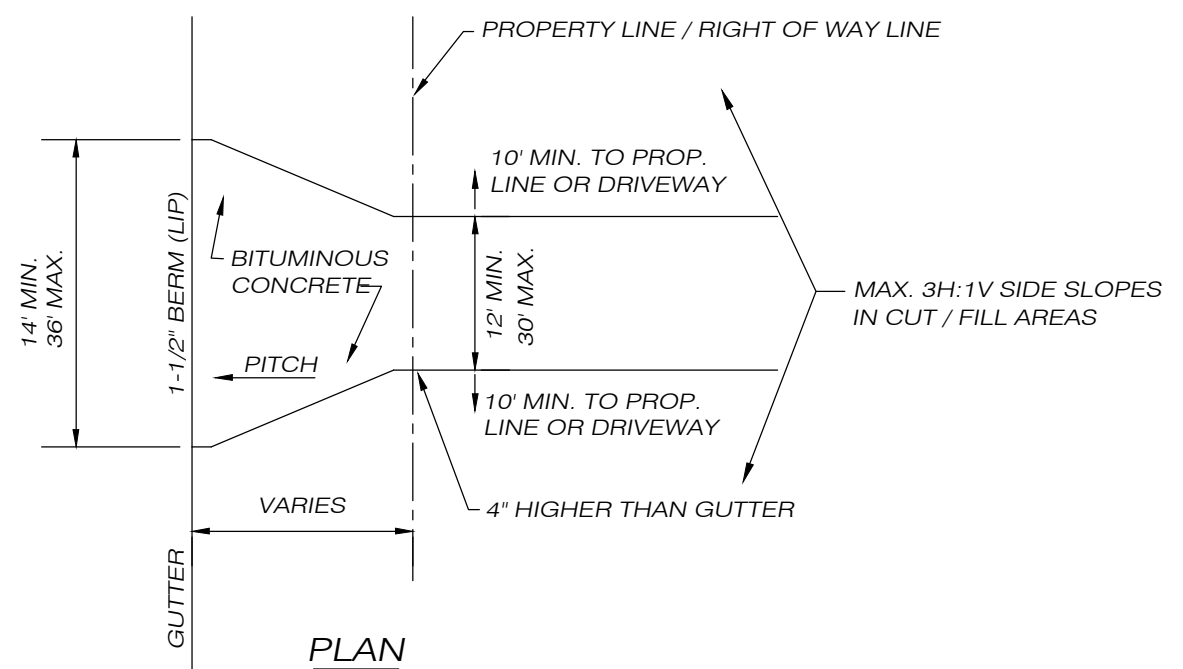
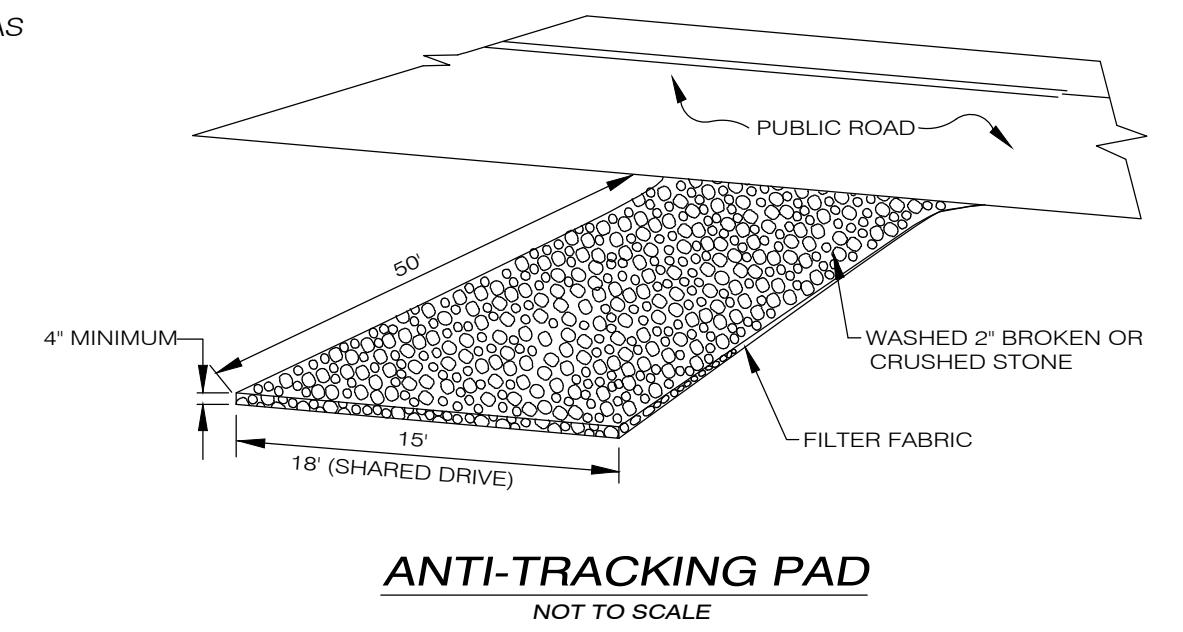
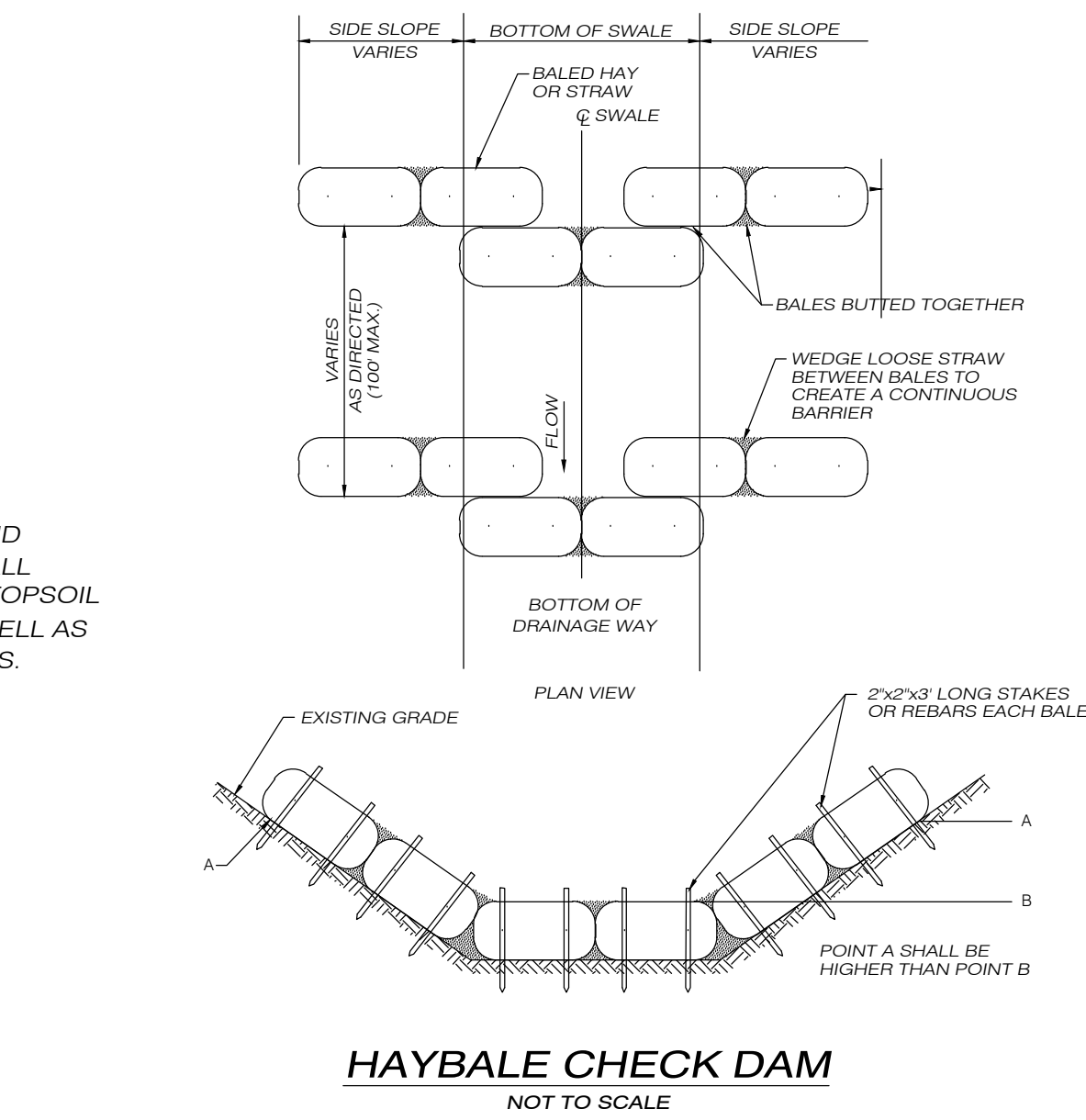
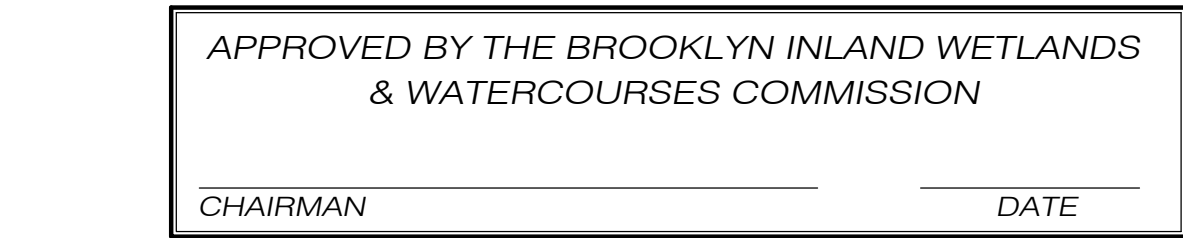
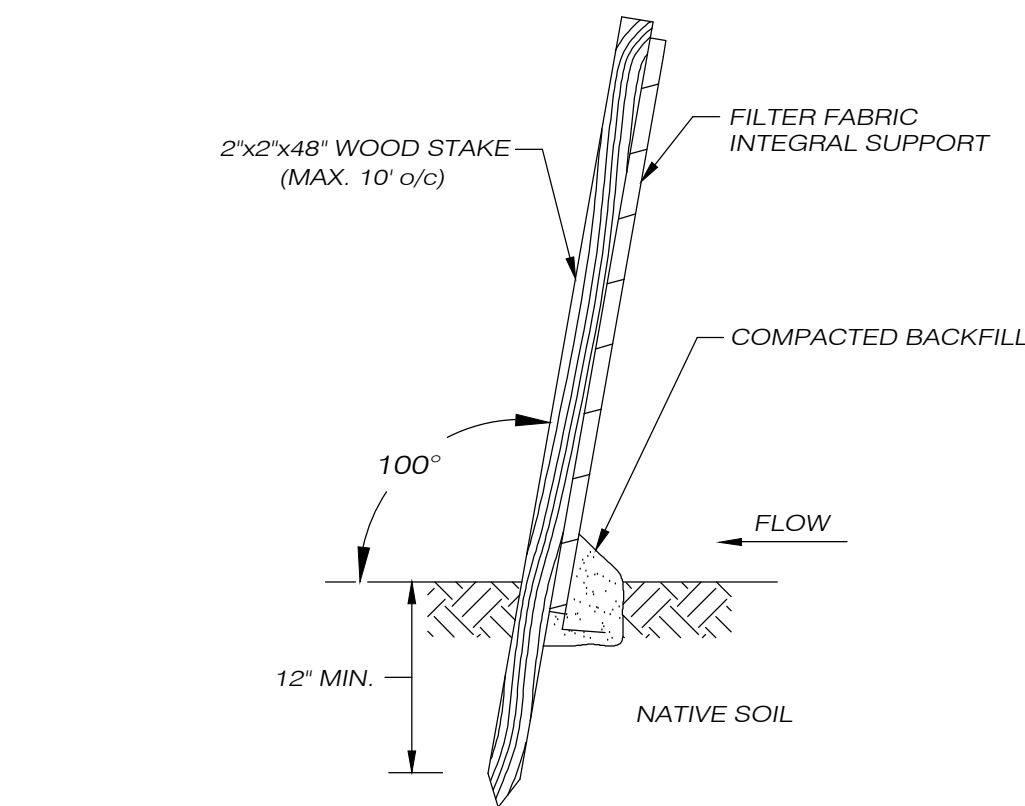
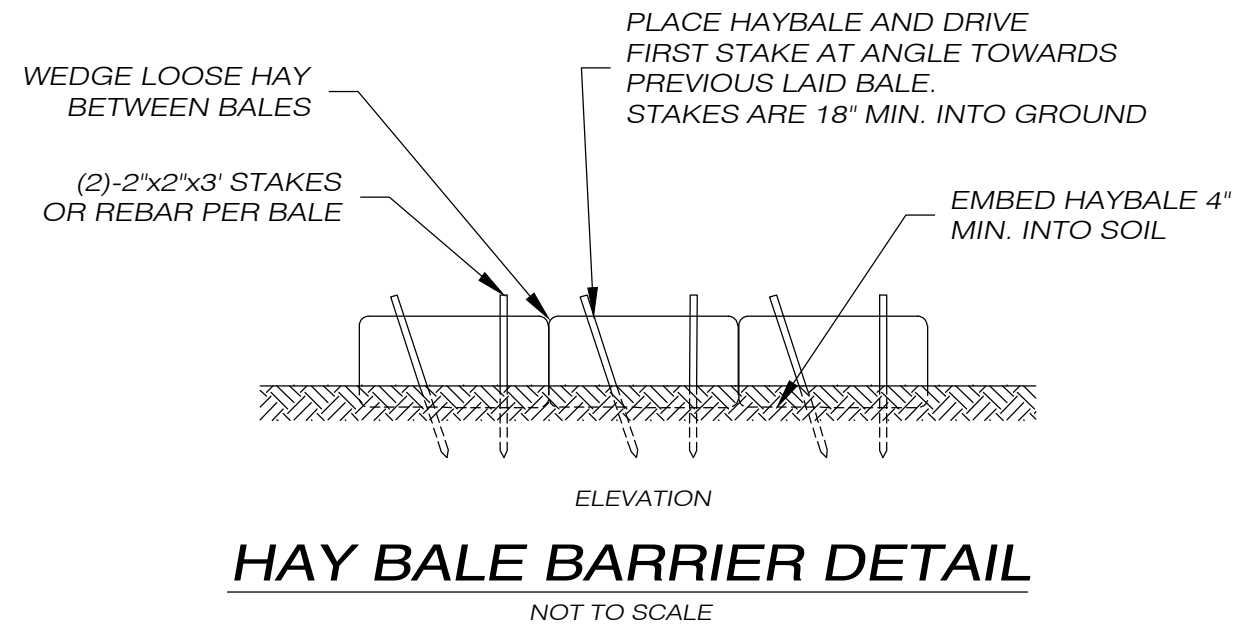
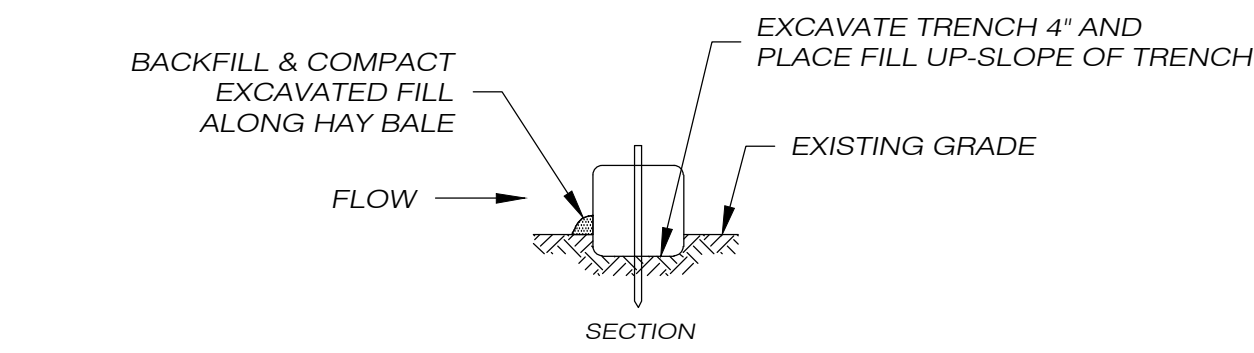
PERMANENT VEGETATIVE COVER

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



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

SOIL TEST DATA - LOT 17

TP 301	
0-12"	TOPSOIL
12-23"	FINE SANDY LOAM
23-57"	MOTTLED FINE SANDY LOAM
57-68"	GROUNDWATER

MOTTLING @ 23"  
WATER @ 57"  
NO LEDGE

TP 302	
0-12"	TOPSOIL
12-25"	FINE SANDY LOAM
25-71"	MOTTLED FINE SANDY LOAM w/ GRAVEL/COBBLES
71-78"	GROUNDWATER

MOTTLING @ 25"  
WATER @ 71"  
NO LEDGE

PERCOLATION RATE: 8 MIN./INCH AT 18" DEPTH

SOIL TEST DATA - LOT 18

TP 303	
0-11"	TOPSOIL
11-36"	LOAMY SAND
36-84"	GRAVELLY MED. LOAMY SAND w/ COBBLES/STONES

NO MOTTLING  
NO WATER  
NO LEDGE

TP 304	
0-9"	TOPSOIL
9-37"	LOAMY SAND
37-83"	GRAVELLY MED. LOAMY SAND w/ COBBLES/STONES

NO MOTTLING  
NO WATER  
NO LEDGE

PERCOLATION RATE: 2.35 MIN./INCH @ 18" DEPTH

SOIL TEST DATA - LOT 19

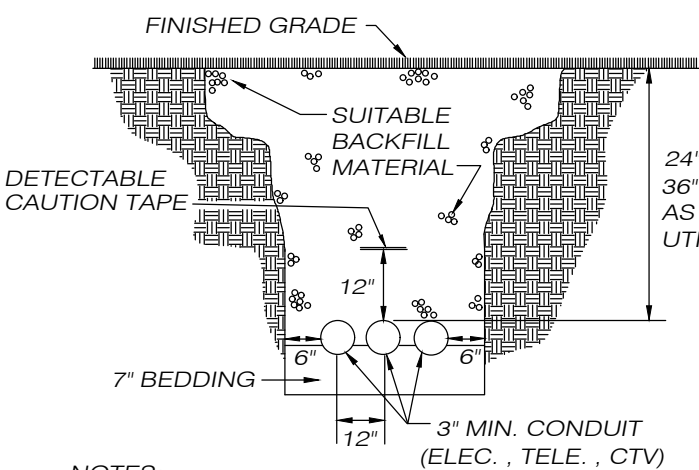
TP 305	
0-9"	TOPSOIL
9-39"	GRAVELLY FINE SANDY LOAM
39-85"	VERY GRAVELLY/COBBLY LOAMY MED. SAND w/ STONES/BOULDERS

NO MOTTLING  
NO WATER  
NO LEDGE

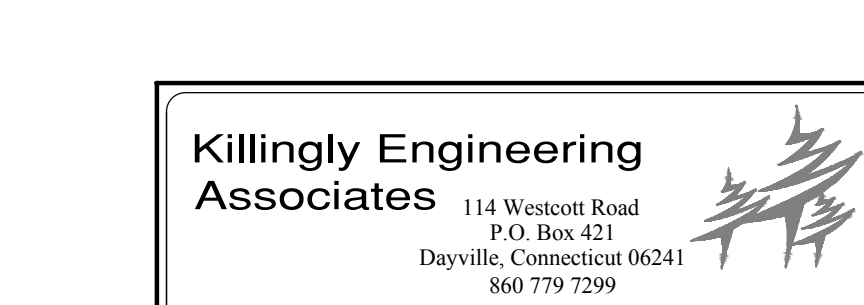
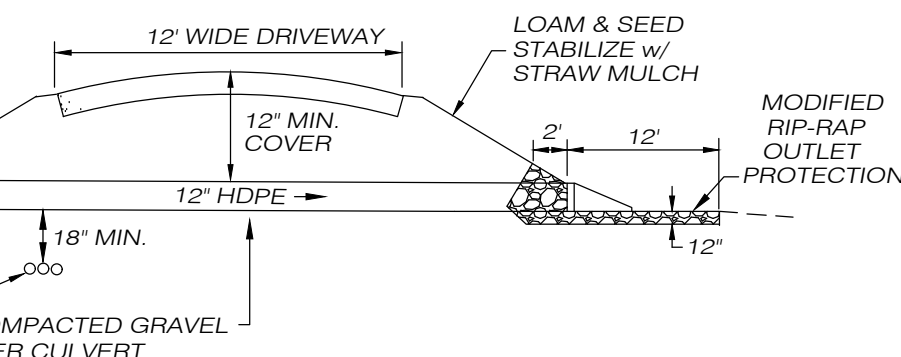
TP 306	
0-9"	TOPSOIL
9-25"	GRAVELLY FINE SANDY LOAM
25-93"	VERY GRAVELLY/COBBLY LOAMY MED. SAND w/ STONES/BOULDERS

NO MOTTLING  
NO WATER  
NO LEDGE

PERCOLATION RATE = 1.23 MIN./INCH AT 24" DEPTH



- NOTES:
1. OSHA STANDARDS REQUIRE THAT SPOILS BE PLACED 24" MIN. FROM EDGE OF TRENCH.
  2. SUITABLE BACKFILL SHALL NOT CONTAIN ASH, CINDER, SHELL, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" MAX. DIMENSION.
  3. FUEL OR WATER LINES SHALL BE NO CLOSER THAN 18" IN ANY DIRECTION.



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

SEPTIC SYSTEM NOTES - LOT 17

4 BEDROOM HOUSE  
PERCOLATION RATE: 8 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF  
DEPTH TO RESTRICTIVE LAYER = 23"  
MLSS: 26(HF) x 1.0(PF) x 1.75(FF) = 45.5' MLSS  
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES  
MAXIMUM DEPTH INTO GRADE: 5"  
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF  
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3.0 SF/LF) = 192.5 LF  
USE THREE 65' TRENCHES 8' O/C  
LSS PROVIDED = 65'  
LEACHING AREA PROVIDED = 585 SF  
SEPTIC TANK: 1500 GALLON  
ENGINEERED SYSTEM REQUIRED

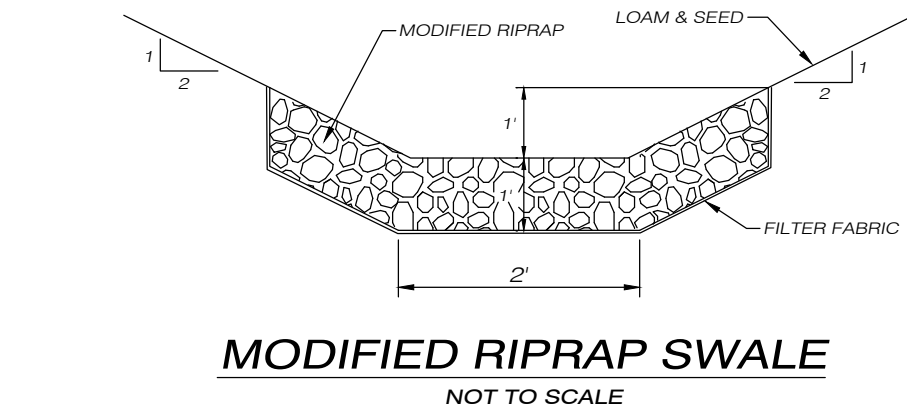
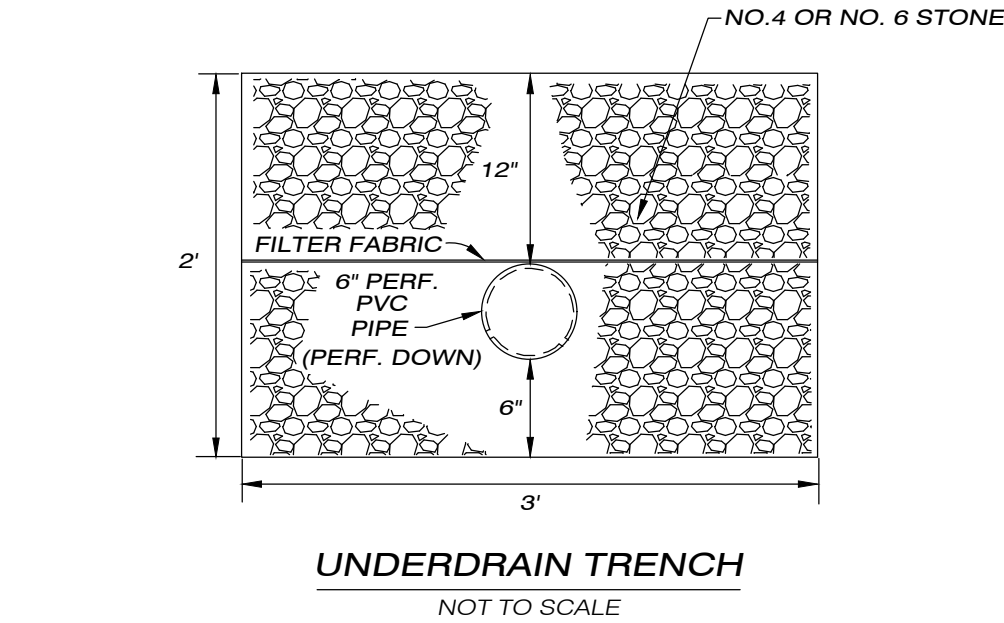
SEPTIC SYSTEM NOTES - LOT 18

4 BEDROOM HOUSE  
PERCOLATION RATE: 2.35 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF  
DEPTH TO RESTRICTIVE LAYER = N/A  
MLSS: N/A  
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES  
MAXIMUM DEPTH INTO GRADE: N/A  
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF  
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3.0 SF/LF) = 192.5 LF  
USE THREE 65' TRENCHES 8' O/C  
LEACHING AREA PROVIDED = 585 SF  
SEPTIC TANK: 1500 GALLON

SEPTIC SYSTEM NOTES - LOT 19

4 BEDROOM HOUSE  
PERCOLATION RATE: 1.23 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF  
DEPTH TO RESTRICTIVE LAYER = N/A  
MLSS: N/A  
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES  
MAXIMUM DEPTH INTO GRADE: N/A  
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF  
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3.0 SF/LF) = 192.5 LF  
USE THREE 65' TRENCHES 8' O/C  
LEACHING AREA PROVIDED = 585 SF  
SEPTIC TANK: 1500 GALLON

SOIL TESTING PERFORMED 1/17/2020 BY N.D.D.H.  
FILE NO. 20000155



KINGSWOOD ESTATES

SUBDIVISION OF LAND

EROSION CONTROL PLAN & CONSTRUCTION DETAILS

PREPARED FOR

DAVID P. BELL

NANCY M. BELL

CHURCH STREET

BROOKLYN, CONNECTICUT

DATE: APRIL 2020

SCALE: 1" = AS NOTED

0 0.5" 1" 2" 3"

JOB NO: 18016

F.B. NO:

DRAWN BY: P.A.T.

MAP NO:

email: pcsurvey@net.net

63 SNAKE MEADOW RD

KILLINGLY, CT 06239

860 774 6230

SHEET NO: 5 OF 5

REVISED: 7/13/2020

8/20/2020 - ENG. COMMENTS

email: pcsurvey@net.net

63 SNAKE MEADOW RD

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SHEET NO: 5 OF 5

REVISED: 7/13/2020

8/20/2020 - ENG. COMMENTS