

New Plans INLAND WETLANDS & WATERCOURSES COMMISSION

RECEIVED

MAR 01 2021

TOWN OF BROOKLYN  
CONNECTICUT

Date \_\_\_\_\_

020921A  
Application # W \_\_\_\_\_  
Check # None

APPLICATION FOR INLAND WETLANDS PERMIT

Name of Applicant SHANE J. POLLOCK & ERIN F. MANCUSO Phone 860-888-3129  
Mailing Address 101 MACKIN DRIVE, GROSWEED, CT 06351  
Applicants Interest in the Property OWNER

Property Owner Same Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Name of Engineer/Surveyor KILLINGLY ENGINEERING ASSOCIATES, LLC  
Address P.O. Box 421, KILLINGLY, CT 06241  
Contact Person NORMAND TIMORANT JIL Phone 860-778-7299 Fax \_\_\_\_\_

Name of Attorney NICHOLAS MANCUSO  
Address 116 PARUL ROAD, COLCHESTER, CT 06415  
Phone 860-603-2258 Fax \_\_\_\_\_

Property location/Address LOUISE BRADY DRIVE  
Map # 33 Lot # 19 Zone R30 Total Acres 3.497 Acres of Wetlands 2.33

Purpose and Description of the Activity CONSTRUCTION OF 51 SINGLE FAMILY CONDOMINIUM UNITS

Wetlands Excavation and Fill:

Fill Proposed 0 Cubic Yds 0 Sq ft 0

Excavation Proposed 0 Cubic Yds 0 Sq ft 0

Location where material will be placed: On Site N/A Off Site N/A

Total Regulated Area altered: Sq ft 90200 Acres 2.07

Explain any alternatives that were considered PREVIOUS DESIGN PROPOSED A SIGNIFICANT LARGER NUMBER OF RESIDENTIAL UNITS. APPLICANT REDUCED SCOPE OF THE PROJECT TO LESSEN DENSITY & LAND DISTURBANCE.

Mitigation Measures if Required:

Wetlands or watercourses created: Cubic Yds 0 Sq ft 0 Acres 0

Is parcel located within 500ft of an adjoining Town? No

Is the activity located within the watershed of a water company as defined in CT General Statutes 25-32a?

N/A

## REQUIREMENTS

Previously PAID

- Application Fee \$ 0 State Fee (\$60.00) \_\_\_\_\_
- Completion of DEP Reporting Form
- Compliance with the Inland Wetlands & Watercourses Regulations
- Three (30) copies of all materials required shall be submitted
- Pre application meeting with the Wetlands Agent is recommended to examine the scope of the activity
- Site Plan showing location of the wetlands (Commission may require a soil scientist to identify the wetlands), existing and proposed conditions
- Compliance with the 2002 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 Article 6.17

Other applications if required:

Application to State of Connecticut DEP  
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

The owner and applicant hereby grant the Brooklyn Inland Wetlands and Watercourses Commission, the Board of Selectman, Authorized Agents of the Inland Wetlands and Watercourses Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Inland Wetlands and Watercourses Regulations of the Town of Brooklyn.

Applicant: [Signature] Date 2/25/2021  
Owner: [Signature] Date 2/25/2021

\*Note: All consulting fees shall be paid by the applicant

# Killingly Engineering Associates

## Civil Engineering & Surveying

P.O. Box 421 Killingly, CT 06241  
Phone: 860-779-7299  
www.killinglyengineering.com



March 31, 2021

Ms. Margaret Washburn, ZEO, WEO  
Town of Brooklyn  
Clifford B. Green Memorial Center  
69 South Main Street  
Brooklyn, CT 06234

**RE: Proposed Multi-Family Development  
Louise Berry Drive**

Dear Ms. Washburn:

In response to your review comments on the referenced project dated March 9, 2021, we offer the following:

- All straw wattles have been removed from the plans and replaced with compost filter socks as requested. The detail on sheet 8 of the plans has been updated as well.
- Perimeter sediment controls in the upland review area have been modified to depict staked haybales backed with wire backed silt fence as requested (sheet 6). A detail for wire backed silt fence has been added to sheet 8 of the plans.
- Additional jute netted has been added to the E&S controls on sheet 6 between the wetlands and units 1-3 and 4-8 as requested.
- A note regarding only clearing of vegetation and no grubbing prior to the installation of erosion controls and approval by the Agent has been added to sheet 8 of the plans (see development schedule/sequence of operations).
- Notation has been added to sheet 6 of the plans stating that the swale and temporary sediment rap shall be stabilized prior to discharge into them.
- Notation regarding the mowing of the basins has been added to the operations and maintenance plan, Detail Sheet 4.
- The Detention Basin O&M Plan, Detail sheet 4 has been revised to state that the Condominium Association will be responsible for maintenance for perpetuity.
- A note regarding construction dates for the temporary sediment trap and swale has been added below the Temporary Sediment Trap detail.

In response to review NECCOG comments on the referenced project dated March 5, 2021 we offer the following; please note that previous items addressed are shown in red, new responses are provided only to the remaining items of question.

**Revised Sheet 5 of 9 (now 6 of 11)**

Comment #13 - We have spoken with the Brooklyn Fire Marshal and sent plans for his review and comment.

**Revised Sheet 8 of 9 (now sheet 9 of 11)**

Comment #5 - The cut sheet for an HDPE flared end section as manufactured by ADS Pipe has been added to the plan.

Comment #9 ó We respect Mr. Pauley's opinion that hooded outlets should be installed on every stormwater basin. Since this will be a stormwater system that will be maintained by a condominium owners association, the Commission felt it would be simpler to maintain the system with a single hood at the termination basin and a single hood, 90-degree fitting or tee connection would be sufficient. Since this will be a private community, the propensity for disposal of trash or floatables or contaminants from the property will be minimal as the grounds will be part of the common ownership. With this discussion, the Commission felt that a single hood on the final structure would be sufficient.

#### **Revised Sheet 9 of 9 (now sheet 10 of 11)**

Comment #12 ó The concrete sidewalk depth has been modified to 5" to the BPIS.

#### **General Comments**

Comment #4 ó Per the Zoning regulations, 2 spaces per unit are required. Each unit will be constructed with two interior parking spaces and one driveway space so even without additional parking along roadways the parking exceeds the zoning requirement by 50%. We have added a total of 15 additional "pull in" parking spaces along the main drive and side drives. No parallel parking will be permitted.

Comment #5 ó With regard to wetlands impacts, as previously stated we stand by the wetlands impact report prepared by Joseph Theroux who has over 20 years of experience in assessing wetlands impacts from land development projects.

Comment #11 ó The applicant is currently developing floor plan layout for the condominium units that will be provided for the submission to P&Z as required. The units will not have basements and garage elevations at grade will be the lowest level.

#### **Additional Comments January 6<sup>th</sup> & March 5<sup>th</sup>**

Comment #3 ó We acknowledge that Mr. Pauley considers the plans incomplete until all staff comments have been addressed. We do not concur with this comment but have every intention of resolving all items.

Comment #4 ó 3 test pits were excavated on November 25<sup>th</sup> and a percolation test was conducted on November 27<sup>th</sup>. These were not witnessed by the Brooklyn Wetlands Enforcement Officer but we have conducted soil testing in the past for projects in Brooklyn without the observance of the BWEO (Vachon Chevrolet most recently). As a result of the soil testing, we have incorporated an underdrain around the perimeter of the stormwater basin to ensure that it empties completely at the termination of each storm event. Access to this area of the site is very difficult as the slopes are steep and there is significant woody debris on site from the property being previously logged; we would have concerns for the safety of the WEO.

Note #7 ó Notation regarding registration of the project under the CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities has been added to sheet 8 of the plans.

Note #8 ó As built plans of utilities locations will be provided as required by CT Water, Eversource and the Brooklyn WPCA.

Please feel free to call if there are any questions or clarifications required.

Sincerely:

*Normand Thibeault, Jr.*

Normand Thibeault, Jr., P.E.

# PROPOSED MULTI-FAMILY CONDOMINIUM DEVELOPMENT

LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT

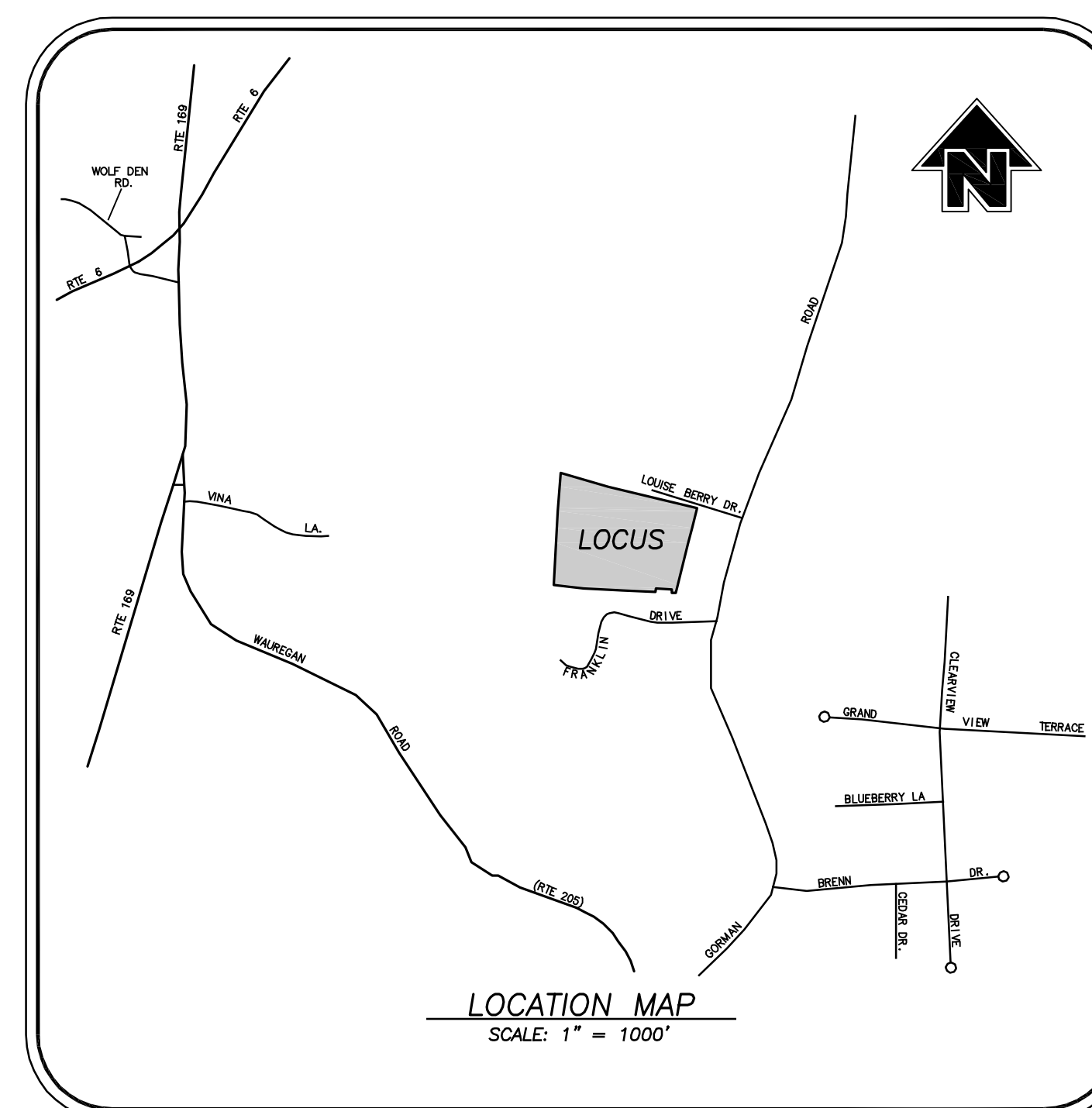
PREPARED FOR:  
SHANE POLLOCK

| TABLE OF ZONING REQUIREMENTS  |             |              |
|---|-------------|--------------|
| ZONE = R-30*  |             |              |
|   | REQUIRED    | PROVIDED     |
| Lot Area  | 30,000 s.f. | 13.497 Acres |
| Front Yard Setback  | 50'         | 53.4'        |
| Side Yard Setback   | 30'         | 48'          |
| Rear Yard Setback   | 50'         | 257'         |
| Building Height   | 35' Max.    | <35'         |
| Lot Frontage  | 110'        | 948'         |
| Building Separation   | 40' min     | 40'-115'     |
| <u>DENSITY:</u> 1 unit per every 5,000 s.f.<br>13,497 ac = 587,929 s/f - 117 units max<br>51 units proposed   |             |              |
| <u>PARKING:</u> 2 spaces per unit required - 102 required<br>2 garage spaces + 1 drive per unit proposed<br>+ 2 additional spaces - 155 spaces provided |             |              |

\*Multi-family development in accordance with Section 6.E.  
ZONE = RA\*

LEGEND


|               |                              |
|---------------|------------------------------|
| ●             | IRON PIN TO BE SET           |
| ○             | IRON PIN FOUND               |
| ○ DH          | DRILL HOLE FOUND             |
| □ CB          | CATCH BASIN                  |
| □             | UTILITY POLE                 |
| ○ SMH         | SANITARY SEWER MANHOLE       |
| --- 100 ---   | EXISTING CONTOURS            |
| --- 100 ---   | PROPOSED CONTOURS            |
| --- # ---     | INLAND WETLANDS FLAG         |
| --- B ---     | BUILDING SETBACK LINE        |
| --- S ---     | EXISTING SANITARY SEWER LINE |
| --- W ---     | EXISTING WATER LINE          |
| ○ ○ ○ ○ ○ ○   | STONE WALL                   |
| ○ ○ ○ ○ ○ ○   | STONE WALL REMAINS           |
| --- ■ ---     | SILT FENCE                   |
| --- ■ ■ ■ --- | 175' WATERCOURSE SETBACK     |
| --- ■ ■ ■ --- | 125' UPLAND REVIEW           |



## INDEX TO DRAWINGS

| <u>TITLE</u>                       | <u>SHEET No.</u> |
|------------------------------------|------------------|
| COVER SHEET                        | 1 OF 11          |
| PROPERTY SURVEY                    | 2 OF 11          |
| EASEMENT MAP                       | 3 OF 11          |
| SITE PLAN                          | 4 OF 11          |
| LAYOUT & LANDSCAPING PLAN          | 5 OF 11          |
| EROSION CONTROL AND UTILITIES PLAN | 6 OF 11          |
| ROAD PROFILE                       | 7 OF 11          |
| DETAIL SHEET 1                     | 8 OF 11          |
| DETAIL SHEET 2                     | 9 OF 11          |
| DETAIL SHEET 3                     | 10 OF 11         |
| DETAIL SHEET 4                     | 11 OF 11         |

PREPARED BY:

| REVISONS   |                                     |  <div> <b>Killingly Engineering Associates</b><br/> <i>Civil Engineering &amp; Surveying</i><br/> <br/> 114 Westcott Road<br/> P.O. Box 421<br/> Killingly, Connecticut 06241<br/> (860) 779-7299<br/> <a href="http://www.killinglyengineering.com">www.killinglyengineering.com</a> </div> |
|------------|-------------------------------------|---|
| DATE       | DESCRIPTION                         |   |
| 8/24/2020  | PER TOWN REVIEW                     |   |
| 11/13/2020 | TOWN & ENGINEERING REVIEW           |   |
| 12/07/2020 | ADDED TEST HOLE DATA                |   |
| 01/04/2021 | TOWN & ENGINEERING REVIEW           |   |
| 01/27/2021 | PER BWPQA REVIEW                    |   |
| 02/10/2021 | EASE, ADDED, ZONE/CT WATER COMMENTS |   |
| 03/30/2021 | TOWN & ENGINEERING REVIEW           |   |
|            |                                     |   |

**April 23, 2020**

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

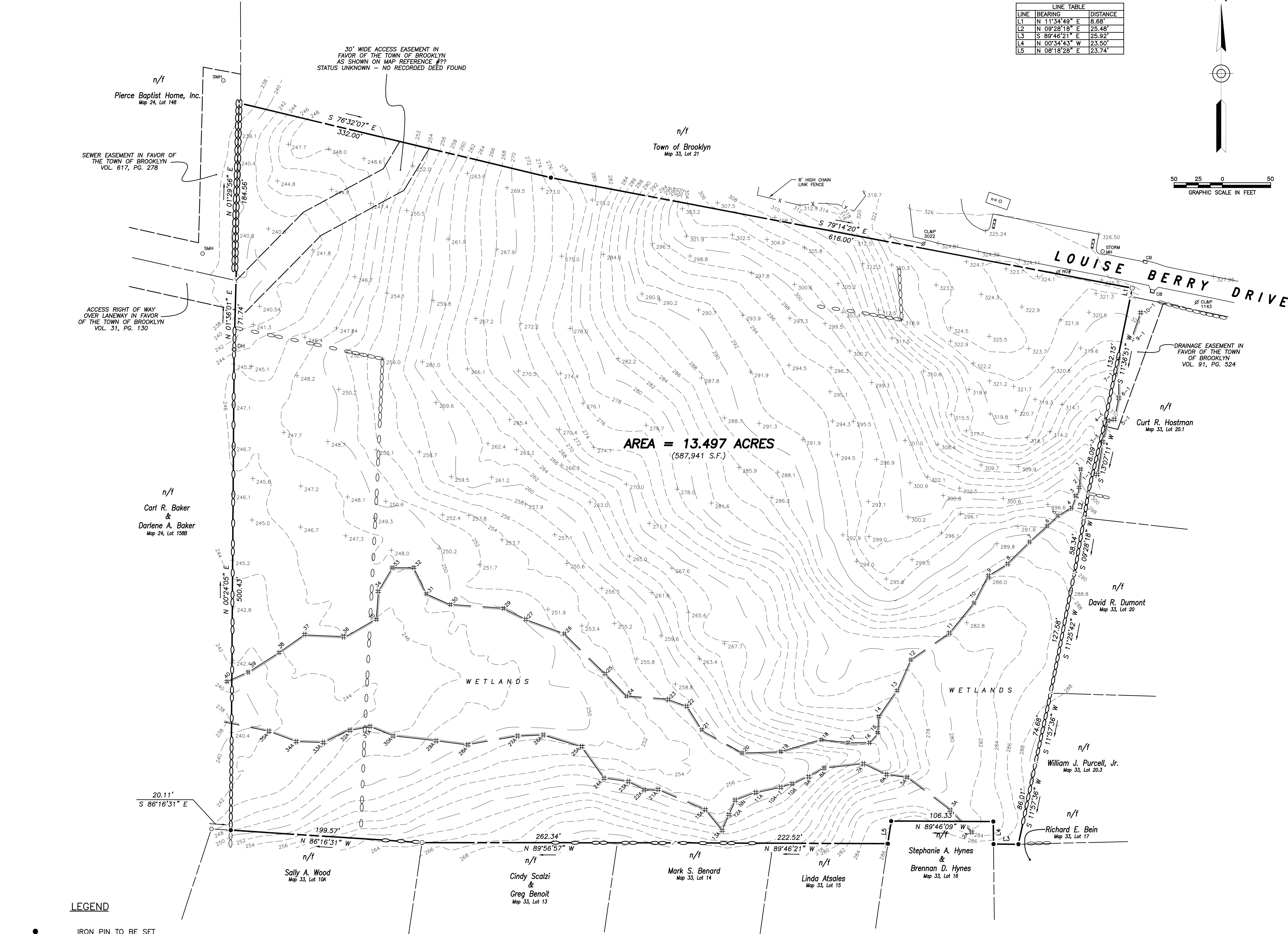
|  |             |
|--|-------------|
| <b>APPROVED BY THE BROOKLYN<br/>PLANNING AND ZONING COMMISSION</b> |             |
| FINAL APPROVAL DATE _____  |             |
| CHAIRMAN _____   | DATE: _____ |
| EXPIRATION DATE: _____   |             |

ENDORSED BY THE BROOKLYN INLAND  
WETLANDS COMMISSION

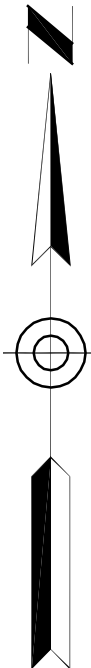
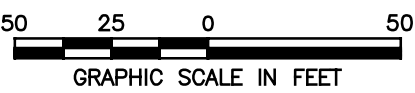
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CHAIRMAN DATE

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



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 11°34'49" E | 8.88'    |
| L2         | N 09°28'18" E | 25.48'   |
| L3         | S 89°46'21" E | 25.92'   |
| L4         | N 00°34'43" W | 23.50'   |
| L5         | N 08°18'28" E | 23.74'   |



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
  - This survey conforms to a Class "A-2" horizontal accuracy.
  - Topographic features conform to a Class "T-2", "V-2" vertical
- Survey Type: Property Survey
- Boundary Determination Category: Resurvey.
- Zone = R-30.
- Owner of record: Shane J. Pollock & Erin F. Mancuso  
101 Mackin Drive  
Griswold, CT 06351  
See Volume 659, Page 151
- Parcel is shown as Lot 19 on Assessors Map 33.
- North orientation is based on North American Datum of 1982 (NAD 82) and is taken from GPS observations.
- Elevations shown are based on an North American Vertical Datum of 1988 (NAVD 88). Contours taken from actual field survey. Contour interval = 2'.
- Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map # 090164 Panel 0005A Effective Date: Jan. 3, 1985.
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in 2019.

MAP REFERENCES:

- "Plan of site for new school in the Town of Brooklyn, Conn. - Scale: 1" = 100' Date: June 9, 1952 - Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
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- "Property Survey and inland wetland field location - Pierce Memorial Baptist Home Inc. - Route 169 - Brooklyn, Connecticut - Date: Mar. 6, 1989 - Revised to: 7/25/1989 - Scale: 1" = 50' - Sheet 6 of 6 - Prepared by: Hallisey & Herbert, Civil Engineers & Surveyors." On file in the Brooklyn Land Records.
- "Easement Plan prepared for Town of Brooklyn - Brooklyn Elementary School & Brooklyn Junior High School - Route 205 (Wauregan Road) - Brooklyn, Connecticut Date: 4/5/1999 - Scale: 1" = 40' - Sheet 2 of 2. Prepared by: KWP Associates." On File in the Brooklyn land records.
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- "Property survey showing portion of land of pierce Memorial Baptist Home, Inc. 44 Canterbury Road and Vina Lane - Brooklyn, Connecticut - Date: November 26, 2007 - Scale: 1" = 100' - Sheet 1 of 2 - Prepared by Dicesare Bentley." On file in the Brooklyn land records.
- "Perimeter Survey prepared for Eggs Inc. - Gorman Road / Franklin Drive / Wauregan Road - Brooklyn, Connecticut - Date: Oct. 2014 - Scale: 1" = 125' - Sheet 1 of 1 - Prepared by Archer Surveying, LLC." On file in the Brooklyn land records.
- "Boundary Line Agreement prepared for Brooklyn Center Complex, BLB, LLC and Vina Land, LLC - Wauregan Road & Vina Lane - Brooklyn, Connecticut - Date: December 11, 2019 - Scale: 1" = 125' - Sheet 1 of 1 - Prepared by Archer Surveying, LLC." Not on file.

| 03/30/2021 PER TOWN & ENGINEERING REVIEW |  |
|--|--|
| 02/10/2021                               | EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS |
| 01/27/2021                               | PER BWPCA REVIEW                                     |
| 01/04/2021                               | PER TOWN & ENGINEERING REVIEW                        |
| 12/07/2020                               | ADDED TEST PIT DATA                                  |
| 11/13/2020                               | PER TOWN & ENGINEERING REVIEW                        |
| DATE                                     | DESCRIPTION  |
| REVISIONS                                |  |

PROPERTY SURVEY

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT



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|                      |               |
|----------------------|---------------|
| DATE: 4/23/2020      | DRAWN: DNE    |
| SCALE: 1" = 50'      | DESIGN: NET   |
| SHEET: 2 OF 11       | CHK BY: ---   |
| DWG. No: CLIENT FILE | JOB No: 20014 |

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
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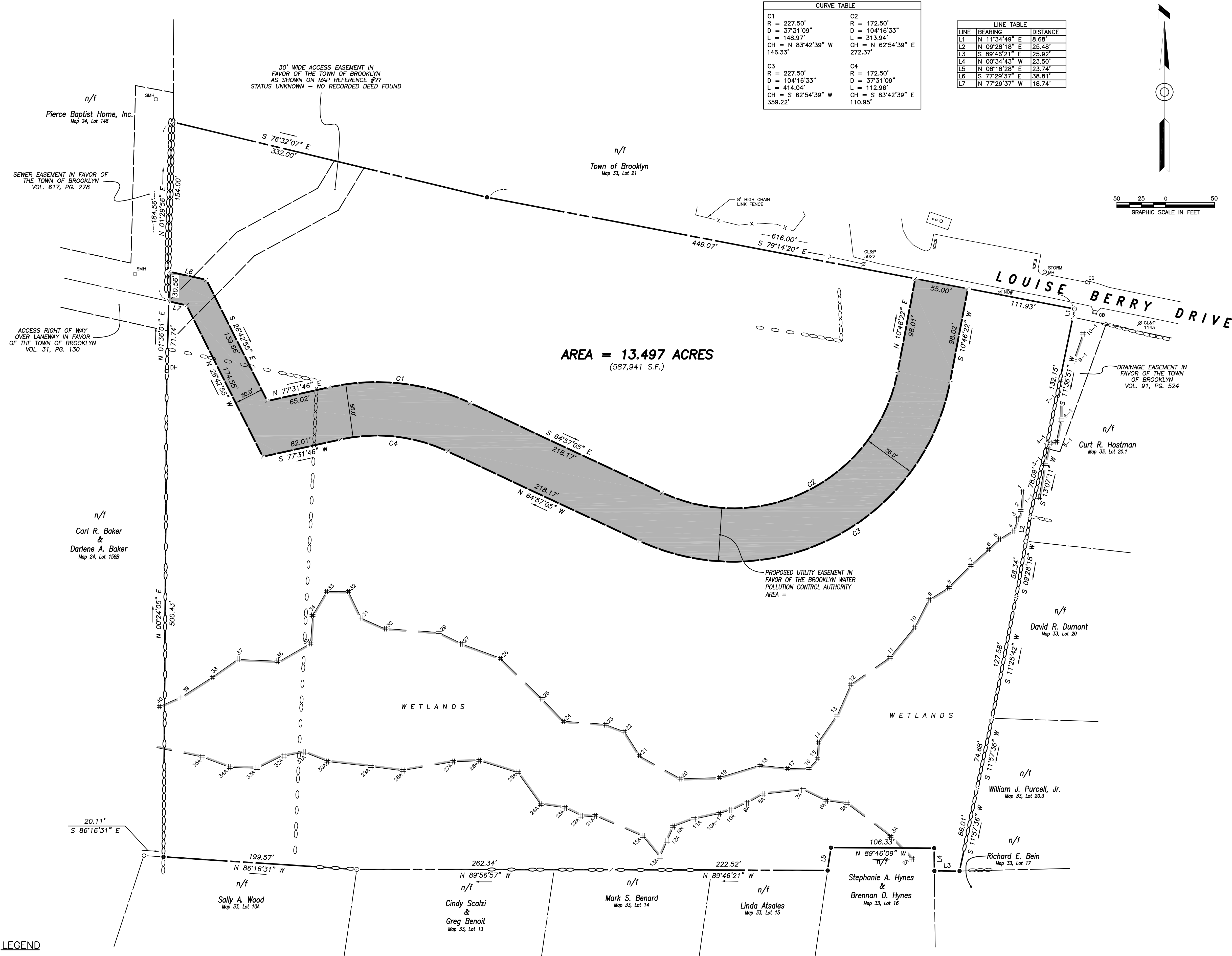
I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist Date

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

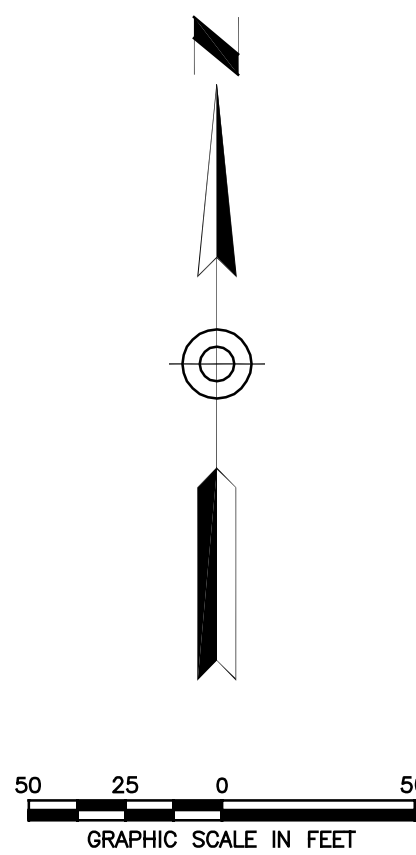
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



| CURVE TABLE   |   |
|---|---|
| C1<br>R = 227.50'<br>D = 373°1'09"<br>L = 148.97'<br>CH = N 83°42'39" W<br>146.33'  | C2<br>R = 172.50'<br>D = 104°16'33"<br>L = 313.94'<br>CH = N 62°54'39" E<br>272.37' |
| C3<br>R = 227.50'<br>D = 104°16'33"<br>L = 148.97'<br>CH = S 62°54'39" W<br>359.22' | C4<br>R = 172.50'<br>D = 373°1'09"<br>L = 112.96'<br>CH = S 83°42'39" E<br>110.95'  |

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| L6         | S 77°29'37" E | 38.81'   |
| L7         | N 77°29'37" W | 16.74'   |



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| DATE                                     | DESCRIPTION  |
| REVISIONS                                |  |

EASEMENT AMP  
PREPARED FOR

**SHANE POLLOCK**

LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT

**Killingly Engineering Associates**  
Civil Engineering & Surveying

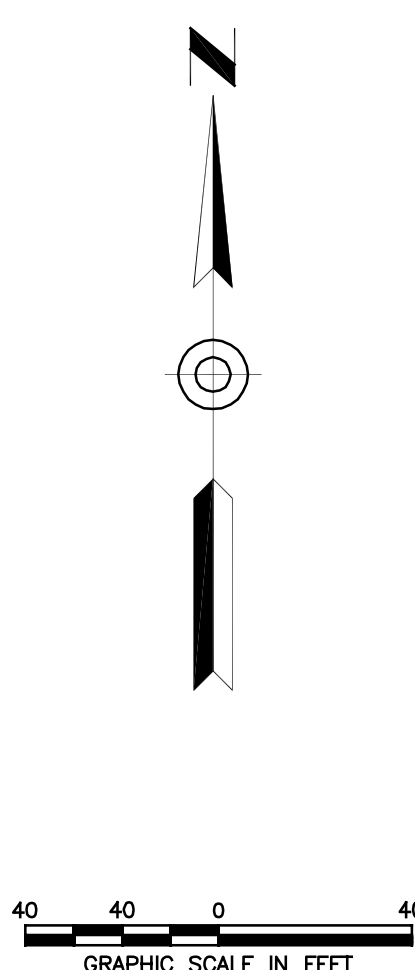
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|                      |               |
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  - EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - STONE WALL
  - STONE WALL REMAINS
  - SILT FENCE
  - 175' WATERCOURSE SETBACK
  - 125' UPLAND REVIEW

| PER TOWN & ENGINEERING REVIEW |  |
|-------------------------------|--|
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| 11/13/2020                    | DESCRIPTION  |
| DATE                          | REVISIONS  |

**SITE PLAN**  
PREPARED FOR  
**SHANE POLLOCK**  
LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT

**Killingly Engineering Associates**  
Civil Engineering & Surveying  
114 Westcott Road  
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(860) 779-7299  
www.killinglyengineering.com

DATE: 4/23/2020  
SCALE: 1" = 40'  
SHEET: 4 OF 11  
DWG. No: CLIENT FILE

DRAWN: DNE  
DESIGN: NET  
CHK BY: ---  
JOB No: 20014

n/f  
Pierce Baptist Home, Inc.  
Map 24, Lot 148

30' WIDE ACCESS EASEMENT IN  
FAVOR OF THE TOWN OF BROOKLYN  
AS SHOWN ON MAP REFERENCE #??  
STATUS UNKNOWN - NO RECORDED DEED FOUND

n/f  
Town of Brooklyn  
Map 33, Lot 21

LOUISE BERRY DRIVE

40 40 0 40  
GRAPHIC SCALE IN FEET

ACCESS RIGHT OF WAY  
OVER LANEWAY IN FAVOR  
OF THE TOWN OF BROOKLYN  
VOL. 31, PG. 130

n/f  
Carl R. Baker  
&  
Darlene A. Baker  
Map 24, Lot 158B

DRAINAGE EASEMENT IN  
FAVOR OF THE TOWN  
OF BROOKLYN  
VOL. 91, PG. 524

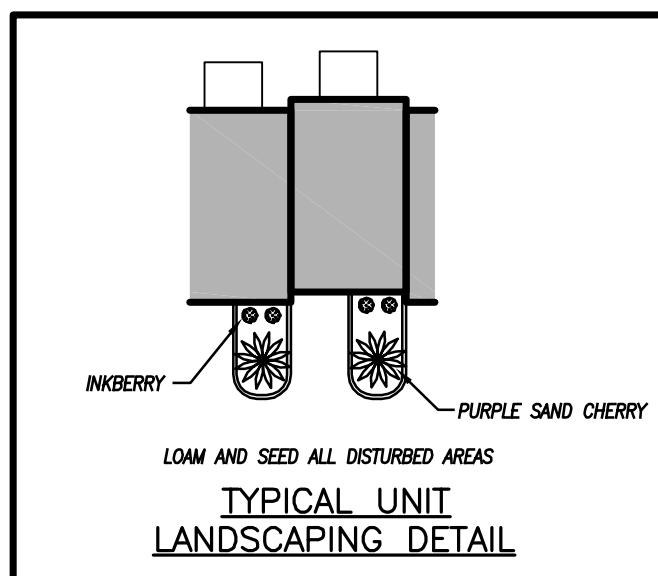
n/f  
Curt R. Hostman  
Map 33, Lot 20.1

n/f  
David R. Dumont  
Map 33, Lot 20

AREA = 13.497 ACRES  
(587,941 S.F.)

| LANDSCAPE SCHEDULE      |                                   |           |
|-------------------------|-----------------------------------|-----------|
| BOTANICAL NAME          | COMMON NAME                       | SIZE      |
| Cornus kousa            | Korean Flowering Dogwood<br>Pink  | 2.5" cal. |
| Cornus kousa chinensis  | Korean Flowering Dogwood<br>White | 2.5" cal. |
| Ilex glabra             | Inkberry 'Shamrock'               | 1 gal.    |
| Prunus x cistena        | Purple Sand Cherry                | 1 gal.    |
| Viburnum rhytidophyllum | Leatherleaf Viburnum              | 4'        |

NOTE: Alternate pink & white dogwood trees along street



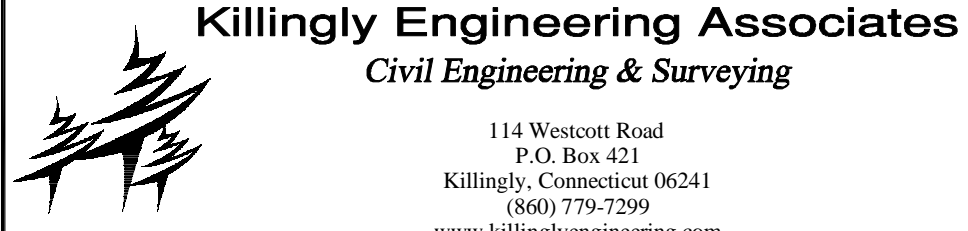
| REVISIONS  |  |
|------------|--|
| DATE       | DESCRIPTION  |
| 03/30/2021 | PER TOWN & ENGINEERING REVIEW                        |
| 02/10/2021 | EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS |
| 01/27/2021 | PER BMPCA REVIEW                                     |
| 01/04/2021 | PER TOWN & ENGINEERING REVIEW                        |
| 12/07/2020 | ADDED TEST PPT DATA                                  |
| 11/13/2020 | PER TOWN & ENGINEERING REVIEW                        |

LAYOUT & LANDSCAPING PLAN

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT



|                      |               |
|----------------------|---------------|
| DATE: 4/23/2020      | DRAWN: DNE    |
| SCALE: 1" = 40'      | DESIGN: NET   |
| SHEET: 5 OF 11       | CHK BY: ---   |
| DWG. No: CLIENT FILE | JOB No: 20014 |

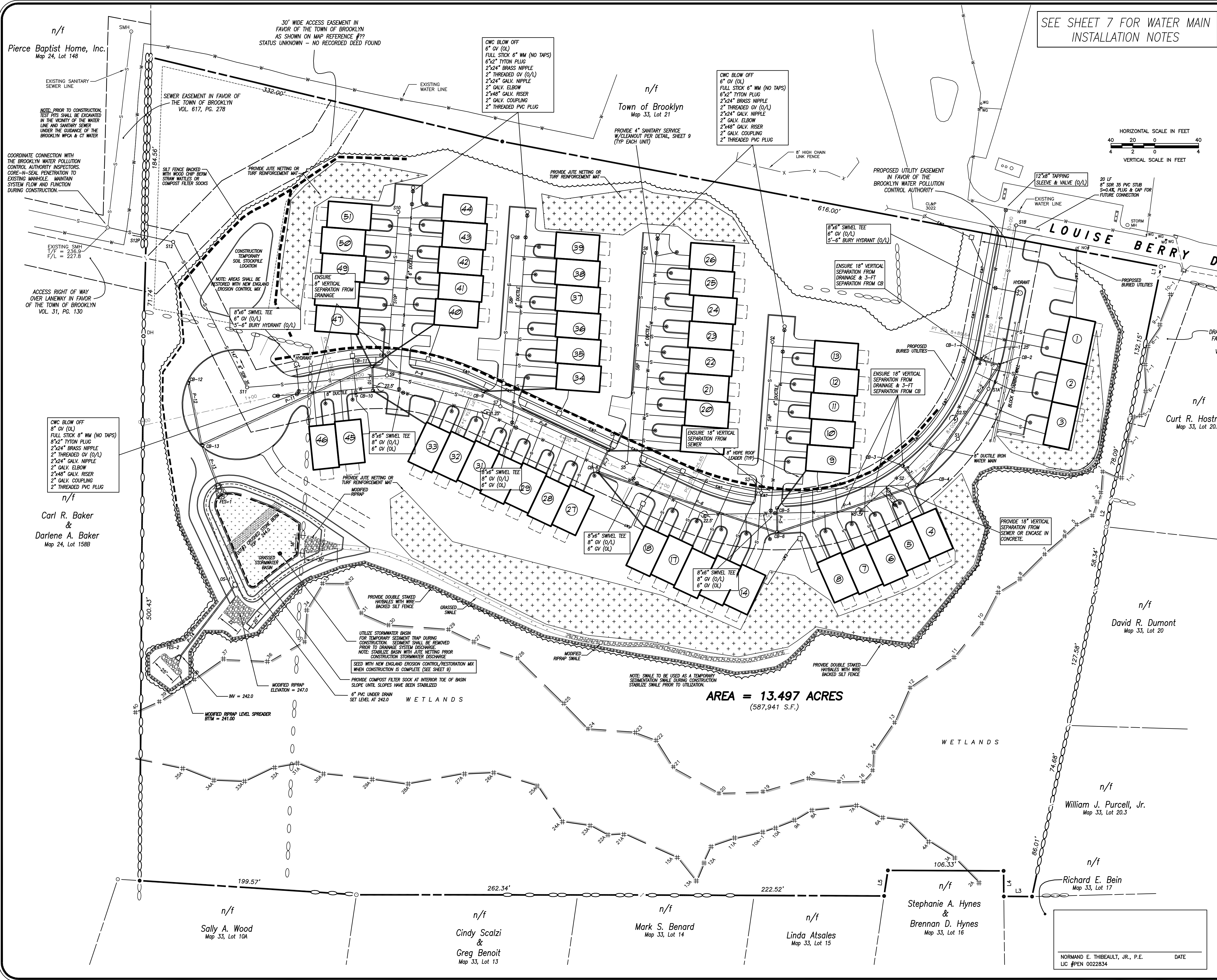
NORMAND E. THIBEAULT, JR., P.E.  
LIC #PEN 0022834

TREE ON SLOPE DETAIL  
NOT TO SCALE

PLANTING CROSS SECTION  
FOR TREES UNDER 20'  
NOT TO SCALE

LIGHT POLE DETAIL  
NOT TO SCALE

K:\2014\Drawings\05\_20014\_LP.dwg Apr 01, 2021 8:45 AM



SEE SHEET 7 FOR WATER MAIN  
INSTALLATION NOTES

- DRAINAGE GENERAL NOTES:**
1. ALL DRAINAGE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), SMOOTH INTERIOR AS MANUFACTURED BY ADVANCED DRAINAGE SOLUTIONS OR APPROVED EQUAL.
  2. CATCH BASIN TOPS SHALL BE TYPE "C" UNLESS OTHERWISE NOTED.
  3. ALL BASINS SHALL BE INSTALLED WITH 4" SUMPS.
  4. PROVIDE 4" SUMP AND HOODED OUTLET AT TERMINATION CATCH BASIN PRIOR TO DISCHARGE INTO STORMWATER BASIN.

- SANITARY SEWER GENERAL NOTES:**
1. ALL SANITARY SEWER MAINS SHALL BE 8" SDR 35 PVC.
  2. SANITARY SEWER LATERALS TO RESIDENCES SHALL BE 4" SDR 35 PVC AND SHALL BE INSTALLED WITH A MINIMUM 42" OF COVER AND A SLOPE OF 2%.
  3. LATERALS SHALL NOT BE INSTALLED DIRECTLY TO OR WITHIN 5' OF A SANITARY MANHOLE.
  4. SANITARY SEWER SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE BROOKLYN WPCA. THE CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE BROOKLYN WPCA AND NOTIFY THE BROOKLYN WPCA A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
  5. AS-BUILT DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO PROJECT ACCEPTANCE.

- WATER MAIN & SERVICES:**
1. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE IN ACCORDANCE WITH CT WATER REQUIREMENTS.
  2. TAPS INTO EXISTING MAINS SHALL BE UNDER THE SUPERVISION OF CT WATER REPRESENTATIVES.
  3. WATER SERVICE CONNECTIONS TO THE WATER MAIN SHALL BE PER CT WATER REQUIREMENTS. SERVICES FROM SHUT OFF VALVES TO RESIDENCES SHALL BE 1" HDPE.
  4. HYDRANT REQUIREMENTS AND LOCATIONS SHALL BE DETERMINED BY THE TOWN OF BROOKLYN FIRE MARSHAL.

- TOWN OF BROOKLYN WATER POLLUTION CONTROL AUTHORITY (BWPCA) NOTES:**
1. PRIOR TO ANY WORK BEING CONDUCTED SANITARY SEWER, CONTRACTOR SHALL CONTACT ALAN CARPENTER, P.E., REPRESENTATIVE FOR THE BROOKLYN WPCA. PHONE: 860-208-3394 OR 508-659-7020. EMAIL: ALAN@CARPENTERENGINEERING.COM
  2. THE MAIN TRUNK LINE THROUGH THE SITE BE DEDICATED TO THE BWPCA UNDER A 30 FOOT WIDE EASEMENT (15 FEET EACH SIDE OF THE LINE) FOR OWNERSHIP, CONTROL AND MAINTENANCE RESPONSIBILITY. THE PERMANENT EASEMENT OVER THE MAIN TRUNK LINE WILL NEED TO BE CREATED, APPROVED BY BWPCA AND RECORDED IN THE TOWN OF BROOKLYN LAND RECORDS PRIOR TO ANY CONNECTIONS TO THE SYSTEM.
  3. THE EASTERN TERMINUS MANHOLE IN LOUISE BERRY DRIVE BE A MINIMUM OF 8 FEET DEEP FROM TOP OF FRAME TO INVERT AND AN 8 INCH SDR 35 STUB BE INSTALLED A MINIMUM OF 1 PIPE LENGTH (20 FEET) AT 0.4 FT/FT SLOPE AND CAPPED IN THE EAST FACING INVERT.
  4. THE ENTIRE SYSTEM BE CONSTRUCTED/INSTALLED IN ACCORDANCE WITH THE TOWN OF BROOKLYN WPCA CONSTRUCTION STANDARDS BY THE DEVELOPER. THE SYSTEM TO BE INSPECTED BY BWPCA REPRESENTATIVES DURING CONSTRUCTION, TESTED BY THE DEVELOPER AND CERTIFIED BY HIS ENGINEER AND "CLEARED FOR USE" BY BWPCA REPRESENTATIVES BEFORE THE SYSTEM CAN BE USED.
  5. UNLESS PROVIDED WITH DOCUMENTED PROOF OF ANTICIPATED USAGE, THE BWPCA IS CALCULATING THE ANTICIPATED USAGE AT 22,950 GALLONS PER DAY (51 UNITS X 450 GPD/PER UNIT).
  6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE SEWER SYSTEM, THE BWPCA REQUIRES A PRE-CONSTRUCTION MEETING BE SCHEDULED BY THE DEVELOPER, TO INCLUDE AT A MINIMUM, AN INVITE TO THE BWPCA 72 HOURS MINIMUM IN ADVANCE OF THE MEETING AND ATTENDANCE BY THE DEVELOPER, HIS ENGINEER, THE GENERAL CONTRACTOR AND UTILITY CONTRACTOR (IF DIFFERENT ENTITIES).
  7. IT IS UNDERSTOOD THAT ALL COSTS RELATING TO THE CREATION OF THIS UTILITY EXTENSION, AND THE LEGAL CONTROL AND DOCUMENTATION OF IT SHALL BE BORNE ENTIRELY BY THE DEVELOPER.
  8. IT IS EXPECTED THAT CONNECTION FEES PER UNIT, BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE ONLY GUARANTEE OF SYSTEM CAPACITY AVAILABILITY IS RECEIPT OF THE CONNECTION FEES BY THE BWPCA.

- GENERAL NOTES:**
1. Ownership of the stormwater basin and drainage system shall be the Homeowner's Association. The Town of Brooklyn will not assume responsibility as such.
  2. There shall be no parking along the main access roadway or side drives. Appropriate signage shall be installed accordingly.

| 03/30/2021 PER TOWN & ENGINEERING REVIEW |  |
|--|--|
| 02/10/2021                               | EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS |
| 01/27/2021                               | PER BWPCA REVIEW                                     |
| 01/04/2021                               | PER TOWN & ENGINEERING REVIEW                        |
| 12/07/2020                               | ADDED TEST PPT DATA                                  |
| 11/13/2020                               | PER TOWN & ENGINEERING REVIEW                        |
| DATE                                     | DESCRIPTION  |
| REVISIONS                                |  |

EROSION CONTROL AND UTILITIES PLAN

PREPARED FOR

**SHANE POLLOCK**

LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT

**Killingly Engineering Associates**  
Civil Engineering & Surveying

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|                      |               |
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| DATE: 4/23/2020      | DRAWN: DNE    |
| SCALE: 1" = 40'      | DESIGN: NET   |
| SHEET: 6 OF 11       | CHK BY: ---   |
| DWG. No: CLIENT FILE | JOB No: 20014 |

AREA = 13.497 ACRES  
(587,941 S.F.)

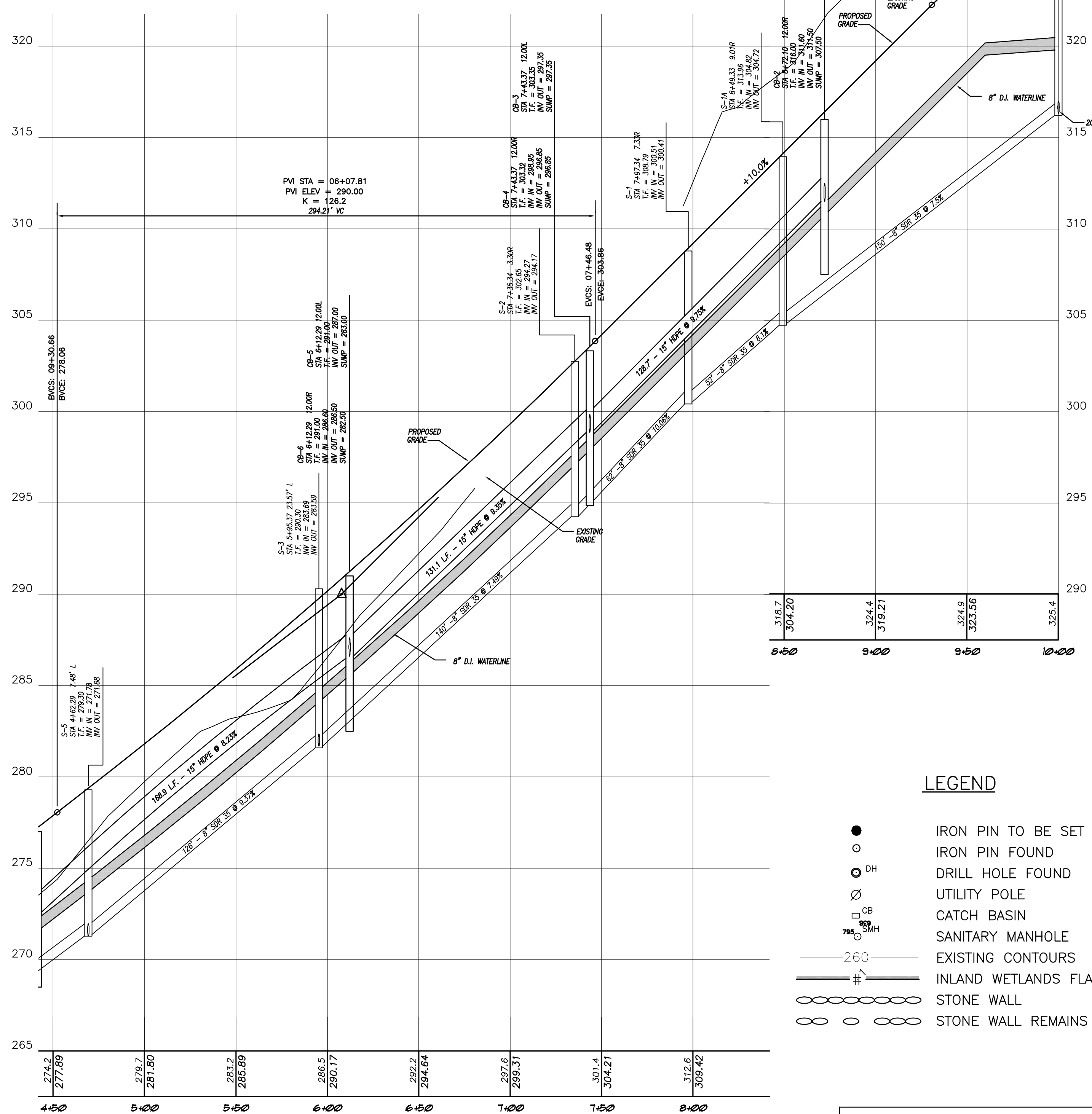
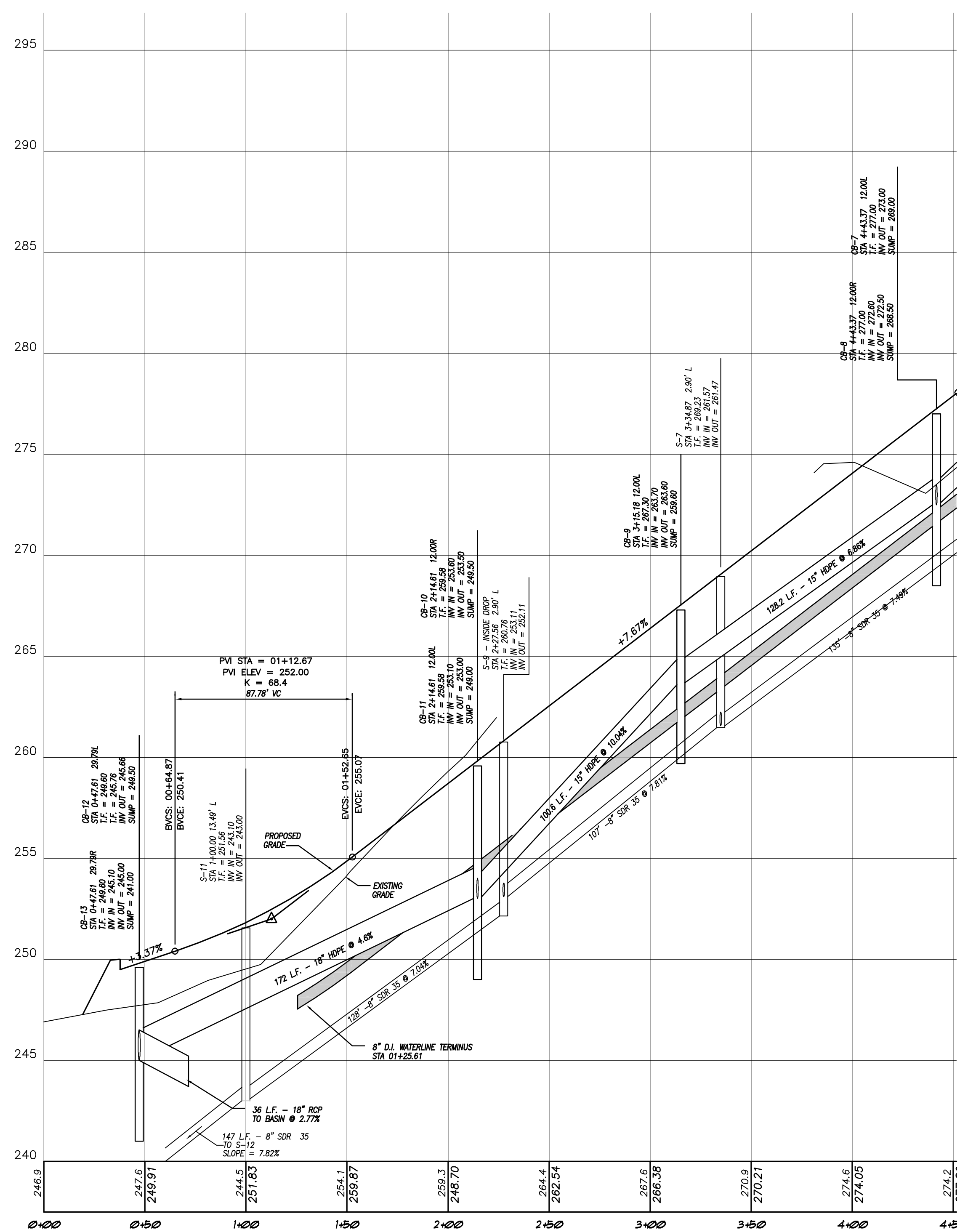
| DRAINAGE PIPE SCHEDULE |        |       |          |          |
|------------------------|--------|-------|----------|----------|
| LABEL                  | LENGTH | SLOPE | DIAMETER | MATERIAL |
| P1                     | 20'    | 2.0%  | 12"      | HDPE     |
| P2                     | 128.7' | 9.75% | 15"      | HDPE     |
| P3                     | 20'    | 2.0%  | 12"      | HDPE     |
| P4                     | 131.1' | 9.35% | 15"      | HDPE     |
| P5                     | 20'    | 2.0%  | 12"      | HDPE     |
| P6                     | 168.9' | 8.23% | 15"      | HDPE     |
| P7                     | 20'    | 2.0%  | 15"      | HDPE     |
| P8                     | 128.2' | 2.96% | 15"      | HDPE     |
| P9                     | 20'    | 2.0%  | 15"      | HDPE     |
| P10                    | 20'    | 1.0%  | 12"      | HDPE     |
| P11                    | 172'   | 4.6%  | 18"      | HDPE     |
| P12                    | 58'    | 1.1%  | 15"      | HDPE     |
| P13                    | 36'    | 2.77% | 18"      | RCP      |
| P14                    | 80'    | 0.63% | 15"      | RCP      |

| SANITARY STRUCTURE SCHEDULE |        |        |
|-----------------------------|--------|--------|
| LABEL                       | T.F    | F/Lout |
| S4                          | 296.50 | 292.50 |
| S6                          | 289.20 | 285.20 |
| S8                          | 277.50 | 273.50 |
| S10                         | 267.80 | 263.80 |
| S12                         | 240.00 | 231.40 |

| SANITARY PIPE SCHEDULE |        |       |
|------------------------|--------|-------|
| LABEL                  | LENGTH | SLOPE |
| S4P                    | 137'   | 5.68% |
| S6P                    | 190'   | 6.42% |
| S8P                    | 154'   | 7.06% |
| S10P                   | 148'   | 5.07% |
| S12P                   | 60'    | 6.00% |

| FLARED END SECTIONS |              |         |
|---------------------|--------------|---------|
| FES-1               | INV = 244.00 | 18" RCP |
| FES-2               | INV = 242.00 | 15" RCP |

| OUTLET STRUCTURE (OS-1) |  |  |
|-------------------------|--|--|
|-------------------------|--|--|



- IRON PIN TO BE SET  
○ IRON PIN FOUND  
○ DH DRILL HOLE FOUND  
○ UTILITY POLE  
□ CB CATCH BASIN  
○ SMH SANITARY MANHOLE  
— 260 — EXISTING CONTOURS  
# INLAND WETLANDS FLAG  
○ ○ ○ ○ ○ STONE WALL  
○ ○ ○ ○ ○ STONE WALL REMAINS

NORMAND E. THIBEAULT, JR., P.E.  
LIC #PEN 0022834

- WATER MAIN INSTALLATION NOTES:
- PROJECT MUST BE BUILT TO CONNECT/UT WATER COMPANY SPECIFICATIONS.
  - CLASS 52 DUCTILE IRON PIPE REQUIRED.
  - COPPER AND/OR DUCTILE IRON SERVICE LATERAL MATERIAL REQUIRED.
  - GATE VALVES OPEN LEFT.
  - FIRE HYDRANTS OPEN LEFT. HYDRANTS ARE 5.5' BURY DEPTH. CT WATER COMPANY WILL FURNISH MATERIALS INCLUDING TEE, VALVE, PIPE, HYDRANT AND ACCESSORIES. FIRE HYDRANTS TO BE INSTALLED WITH FACE OF HYDRANT 3- FEET OFF FACE OF CURB. HYDRANTS ARE NOT TO BE INSTALLED IN SIDEWALKS. WHERE 3- FEET CANNOT BE OBTAINED, INSTALL HYDRANT BEHIND SIDEWALK UNLESS OTHERWISE NOTED OR AS DIRECTED BY A CT WATER COMPANY PROJECT MANAGER. 10- FEET HORIZONTAL SEPARATION REQUIRED BETWEEN HYDRANTS, SEWER MANHOLES AND STORM DRAINS. \*\*WHERE HYDRANTS TO BE INSTALLED WITH FINISH GRADE AT THE BURY LINE CAST INTO THE LOWER BARREL, CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF WATER MAIN AND LATERAL ELEVATION TO ACHIEVE PROPER BURY DEPTH. ANY COSTS RELATED TO ADJUSTMENTS REQUIRED BY CT WATER COMPANY WILL BE THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR AND/OR APPLICANT OF RECORD.
  - ALL WATER MAIN PIPING AND APPURTENANCES MUST BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA ANSI-AWWA C105/A21.5-99(10). POLYETHYLENE ENCASEMENT SHALL BE V-BIO ENHANCED POLYETHYLENE ENCASEMENT ONLY AND CONSIST OF THREE CO-EXTRUDED LAYERS OF LINEAR LOW-DENSITY POLYETHYLENE (LLDPE) FILM THAT ARE FUSED INTO ONE.
  - MEGALUG RESTRAINTS REQUIRED ON ALL FITTINGS, BENDS, OFFSETS, TEES, GATE VALVES AND HYDRANTS.
  - FIELD LOK (U.S. PIPE) OR SURE STOP 350 (MCWANE) RESTRAINING GASKETS ARE REQUIRED 2 PIPE JOINTS BEFORE AND AFTER EACH FITTING AND ON THE LAST 3 PIPE LENGTHS ON DEAD ENDS.
  - THRUST BLOCKING IS REQUIRED ON ALL BENDS, TEES, OFFSETS, HYDRANTS AND DEAD ENDS.
  - ALL WATER MAINS SHALL BE INSTALLED TO A DEPTH OF 4- FEET OF COVER BASED ON THE ROADWAY GRADE, EXCEPT AS NOTED.
  - 3- FT MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER AND ANY OTHER UTILITY/UNDERGROUND STRUCTURE. 10- FT MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER AND SEWER/SEPTIC ("SEWER")\*\* SLEEVE REQUIRED WHERE WATER CROSSES SEWER IF WATER IS BELOW SEPTIC AND/OR WHEN 18" VERTICAL SEPARATION CANNOT BE ACHIEVED WHEN WATER IS ABOVE SEWER. 4- FEET MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER MAIN AND DRAINAGE WHEN AT LIKE ELEVATIONS.
  - WATER MAINS TO BE DEFLECTED UNDER ALL STORM DRAINS UNLESS OTHERWISE NOTED OR AS DIRECTED BY A CT WATER COMPANY PROJECT MANAGER. A VERTICAL CLEARANCE OF 18" TO BE MAINTAINED BETWEEN STORM DRAIN AND WATER MAINS. THE CONTRACTOR IS RESPONSIBLE FOR PROPER COMPACTION AROUND AND UNDER EXISTING DRAINAGE FACILITIES WHICH MAY INCLUDE REMOVAL AND RESETTling TO PROPER GRADE.
  - ANGLE OF BENDS TO BE FIELD DETERMINED.
  - MAXIMUM ALLOWABLE DEFLECTION PER FULL LENGTH PUSH-ON JOINT FOR 4" TO 12" IS FIVE (5) DEGREES AND THREE (3) DEGREES FOR 14" AND GREATER DUCTILE IRON PIPE.
  - EXISTING SERVICES TO SITE THAT WILL NO LONGER BE USED MUST BE TERMINATED AT THE WATER MAIN BY EXPOSING AND SHUTTING OFF THE CORPORATION VALVE. THE LINE MUST BE SEVERED IMMEDIATELY AFTER THE CORPORATION VALVE. SAID SERVICES MUST BE SHOWN ON PLANS.
  - WHERE A WATER SUPPLY WELL FOR ANY PURPOSE EXISTS OR IS APPROVED WITHIN THE LIMITS OF THIS PROJECT, ALL SERVICE LINES CONNECTED TO THE PUBLIC WATER SUPPLY REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPD), AND MUST MEET THE REQUIREMENTS OF SEC.19A-208A OF THE CONNECTICUT GENERAL STATUTES ("CGS"), AND SEC. 19-13-B38A OF THE PUBLIC HEALTH CODE.
  - WHERE AN AIR RELIEF IS REQUIRED, CT WATER COMPANY WILL PERFORM TAP AND INSTALL WHILE THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION AND RESTORATION UNLESS OTHERWISE NOTED. LABOR AND MATERIALS FOR THE INSTALLATION(S) WILL BE CHARGED TO THE PROJECT.
  - WHEN THE INSTALLATION OF UNDERGROUND INFRASTRUCTURE DEVIATES FROM THE CT WATER COMPANY APPROVED PLANS(S), THE APPLICANT, AT HIS/HER COST, WILL BE HELD LIABLE FOR THE RELOCATION OF INFRASTRUCTURE AS REQUIRED TO THE SATISFACTION OF THE CT WATER COMPANY. FAILURE TO CORRECT ANY DEVIATION DEEMED UNACCEPTABLE TO THE CT WATER COMPANY WILL RESULT IN LITIGATION.

| 03/30/2021 PER TOWN & ENGINEERING REVIEW |  |
|--|--|
| 02/10/2021                               | EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS |
| 01/27/2021                               | PER BWP/CA REVIEW                                    |
| 01/04/2021                               | PER TOWN & ENGINEERING REVIEW                        |
| 12/07/2020                               | ADDED TEST PIT DATA                                  |
| 11/13/2020                               | PER TOWN & ENGINEERING REVIEW                        |
| DATE                                     | DESCRIPTION  |
| REVISIONS                                |  |

ROAD PROFILE

PREPARED FOR

**SHANE POLLOCK**

LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT

**Killingly Engineering Associates**  
Civil Engineering & Surveying

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| DWG. No: CLIENT FILE | JOB No: 20014 |

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

- Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
- U.S.D.A. N.R.C.S. Web Soil Survey.

The project will require registration under the "GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DOWNSIDE WASTEWATERS ASSOCIATED WITH CONSTRUCTION ACTIVITIES" with the CTDEEP. 60 days prior to any activity on site, the developer or his representative shall submit the registration to the CTDEEP. The Town of Brooklyn Agent will be given a copy of the registration approval.

DEVELOPMENT CONTROL PLAN:

- Development of the site will be performed by the Contractor, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
- The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Brooklyn will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
- All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
- Dust control will be accomplished by spraying with water. The application of calcium chloride is not permitted adjacent to wetland resource areas or within 100' of these areas.
- The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
- 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.

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 (knocked over), 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:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, disking, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

- Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
- Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
- Apply agricultural ground limestone at a rate of 2 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 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
- Inspect seedbed before seeding. If traffic has compacted the soil, retille compacted areas.
- Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
- Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS:

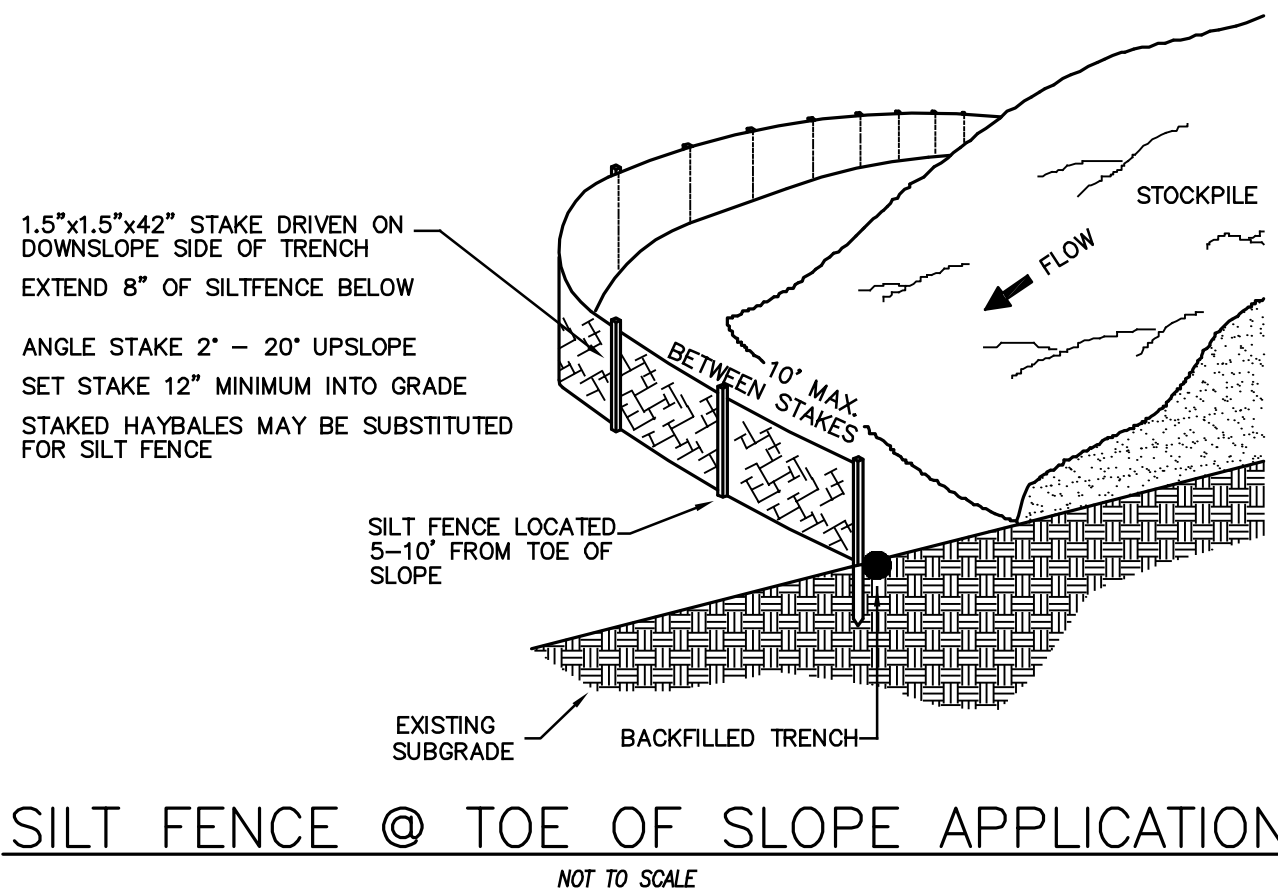
- Flag the limits of disturbance and schedule pre-construction meeting with Town of Brooklyn wetlands Agent.
- The only work that shall be permitted prior to installation of perimeter erosion controls shall be clearing of vegetation. No grubbing shall be conducted until the perimeter erosion and sediment controls have been installed per the plan and inspected by the Town of Brooklyn Agent. Written approval for installation of the erosion and sedimentation controls shall be obtained from the Town of Brooklyn WMC Agent prior to commencing with any other work.
- Contact utility companies for scheduling installation of utilities and connections
- Install the anti-tracking construction entrance.
- Cut trees within the defined clearing limits and remove the cut wood.
- Install perimeter erosion and sedimentation controls in accordance with the site development plan.
- Chip brush and slash, stockpile chips for use on site or remove off site.
- Box out driveway and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpile and apply temporary seeding.
- Contact utility companies (CT Water and the Brooklyn WPCA) to coordinate water main and sanitary sewer connections. Install water and sanitary sewer lines beginning from the lowest elevation.
- Excavate stormwater basin to be utilized as a temporary sedimentation basin during construction. Install drainage structures and pipe and provide inlet protection at catch basins.
- Install and compact processed gravel for roadway base.
- Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
- Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or stacked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
- Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
- Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
- Install utilities to in the locations shown on the plans.
- Prepare sub-base for roadway for final grading.
- Excavate for building footings, stockpile soil and pour footings & slab. Begin phased building construction.
- Place topsoil where required and install any proposed landscaping upon completion of each building.
- Install first course of pavement to each building as they are completed and required landscaping.
- When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment.
- Install final course of pavement upon the completion of the final structure.
- Fine grade, rake, seed and mulch to within 2' of the pavement.
- Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:

Shane Pollock  
101 Mackin Drive  
Griswold, CT 06351  
(860) 888-3129

CONSTRUCTION NOTES/GENERAL PROVISIONS

- The locations of existing utilities are based upon visible field observations, record mapping and interviews with the property owner and abutting property owners. They are shown for informational purposes only. Contractor shall coordinate exploratory test hole excavation with the Engineer if necessary to verify and/or determine actual locations of some utilities & structures. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.
- All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
- All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 818", and supplements thereto.
- The Contractor shall obtain copies of all regulatory agency permits from the Owner prior to any site disturbance.
- Unless otherwise noted on the plans, the contractor shall use the geometry provided on the construction plans. Benchmark information shall be provided to the contractor by the Owner or the Owner's surveyor. Any discrepancies between field measurements and construction plan information shall be brought to the attention of the Engineer or Surveyor immediately.
- The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.
- The Contractor shall protect benchmarks, property corners, and other survey monuments from damage or displacement. If a marker needs to be removed, it shall be referenced by a licensed land surveyor and replaced as necessary by the same.
- The Contractor shall be responsible for preparing and compacting base for proposed pavement. Owner shall provide general fill to establish subgrade - contractor shall spread and compact. Contractor shall provide, spread and compact required processed aggregate
- The entire project site shall be thoroughly cleaned at the completion of the work. Clean all installed paved areas, accumulated silt and sediment shall be removed from the stormwater system, silt fence removed and disposed of, excess construction materials removed, plus all adjacent areas affected by the construction activities as directed by the Owner or the Owner's jurisdictional Agency. Any material removed from the site shall be relocated to an approved off-site disposal area.
- Upon completion of construction, accumulated sediment and other deleterious materials shall be thoroughly removed catch basins, manholes, pipes and swales and disposed of off site. Additionally, the stormwater detention basin bottom and structures shall be cleaned and restored to "like new" condition.



SILT FENCE @ TOE OF SLOPE APPLICATION

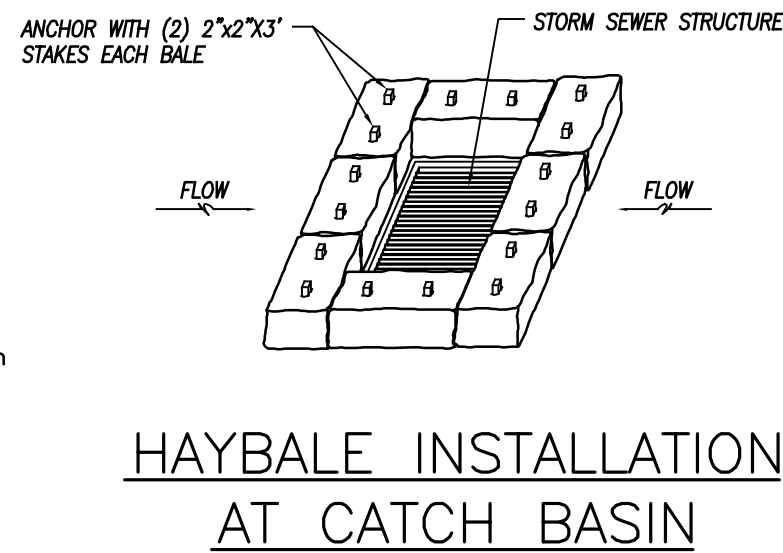
DEEP TEST HOLE EVALUATION - November 25, 2020  
Normand Thibeault, Jr., P.E., Killingly Engineering Associates

| TEST PIT | DEPTH    | PROFILE                           |
|----------|----------|-----------------------------------|
| 1        | 0'- 0"   | Topsoil                           |
|          | 10'- 18" | Orange-brown fine sandy loam      |
|          | 18'- 44" | Gray fine silty sand w/rocks      |
|          | 44'- 72" | Gray rocky gravel - compact       |
|          | Ledge    | N/A                               |
| 2        | 0'- 9"   | Topsoil                           |
|          | 9'- 21"  | Orange-brown fine sandy loam      |
|          | 21'- 41" | Gray fine silty sand/rocks        |
|          | 41'- 74" | Gray rocky sandy gravel - compact |
|          | Ledge    | N/A                               |
| 3        | 0'- 10"  | Topsoil                           |
|          | 10'- 24" | Orange-brown fine sandy loam      |
|          | 24'- 41" | Gray fine silty sand/rocks        |
|          | 41'- 71" | Hardpan                           |
|          | Ledge    | N/A                               |
|          | GWT      | N/A                               |
|          | Mottling | 41"                               |

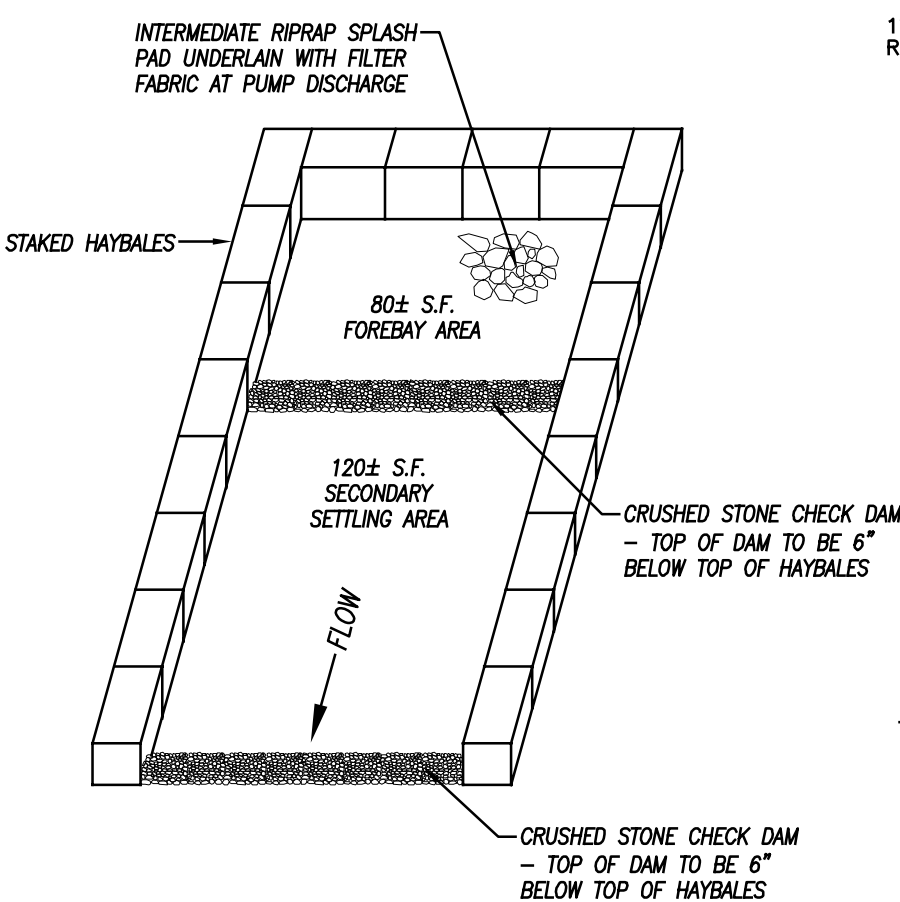
PERCOLATION TEST RESULT - November 27, 2020  
Killingly Engineering Associates - Normand Thibeault, P.E.

Depth = 24" Rate = 6.7 min./in.

| Time | Reading |
|------|---------|
| 1:30 | 4.5"    |
| 1:35 | 7.5"    |
| 1:40 | 11"     |
| 1:45 | 12.5"   |
| 1:50 | 14"     |
| 2:00 | 15.5"   |
| 2:05 | 16.75"  |
| 2:10 | 17.5"   |
| 2:15 | 18.25"  |
| 2:20 | 19"     |

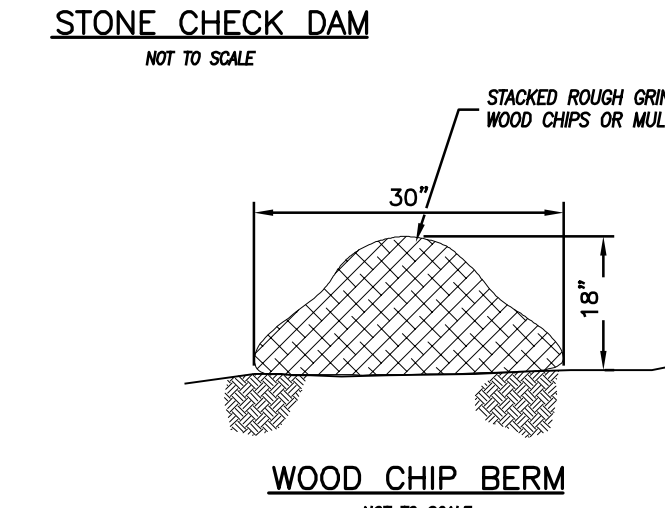
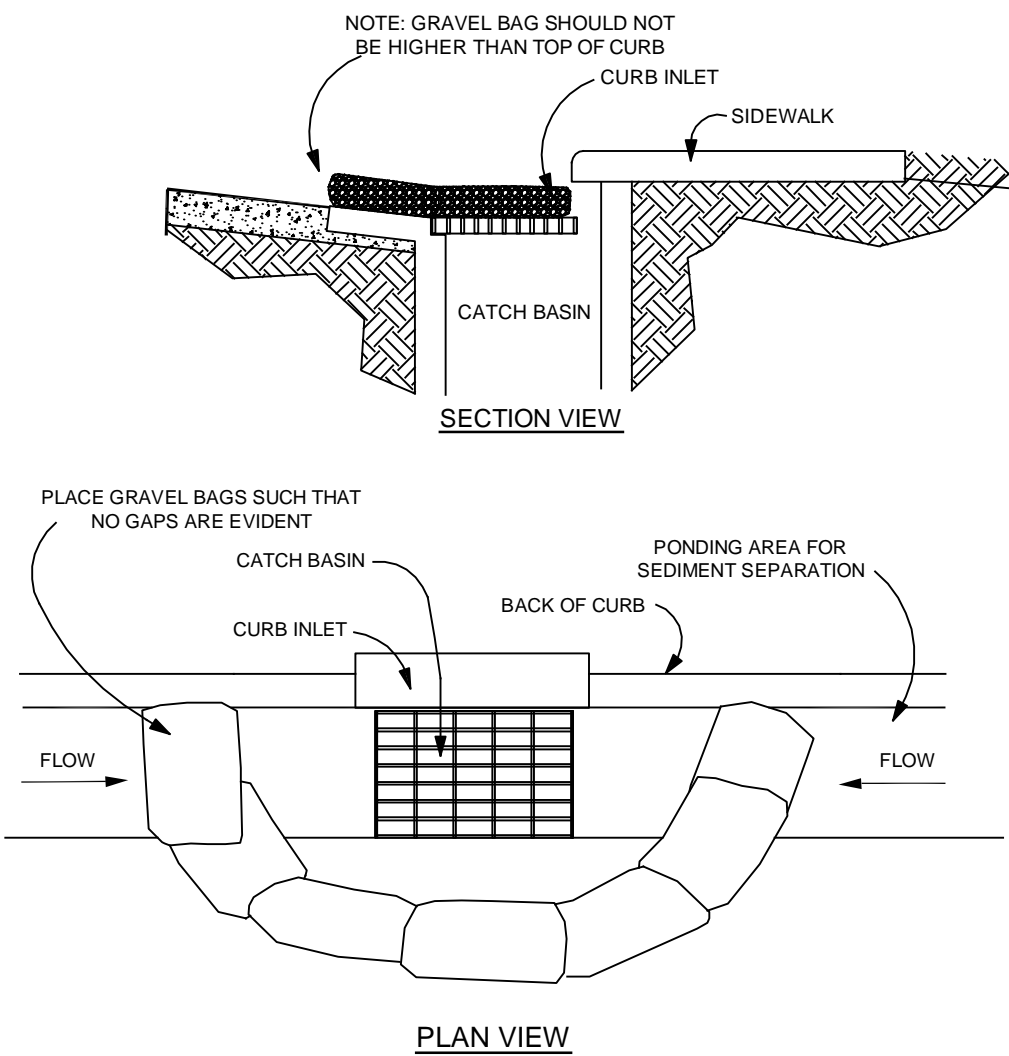


HAYBALE INSTALLATION AT CATCH BASIN



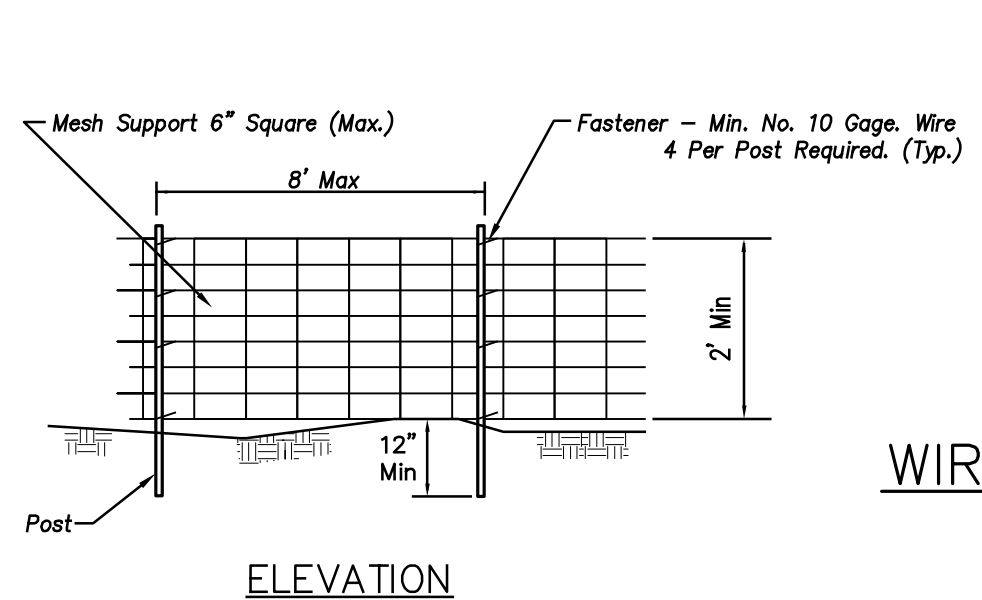
PUMPING OUTLET BASIN

- NOTES:
- 1) TO BE USED IN THE EVENT THAT DOWNSIDE WASTEWATER IS REQUIRED
  - 2) LOCATE BASINS OUTSIDE OF WETLANDS UPLAND REVIEW AREAS

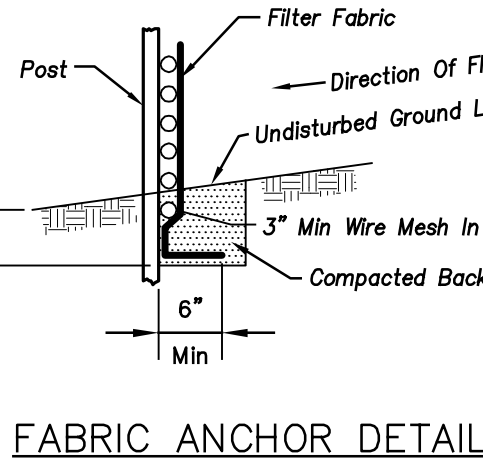


- NOTES:
1. PLACE GRAVEL BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. USE SAND BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH 1/2 INCH (OR SMALLER) GRAVEL. BAGS MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
  3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
  4. WHEN INSTALLING CURB INLET PROTECTION DEVICES, NEVER BLOCK THE CURB INLET.

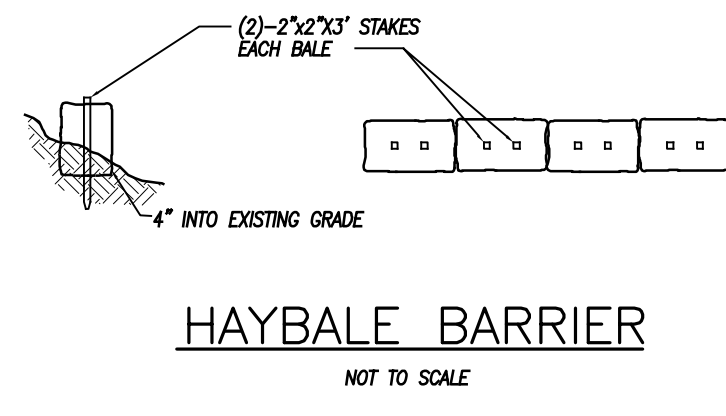
STANDARD GRAVEL BAG CURB INLET PROTECTION



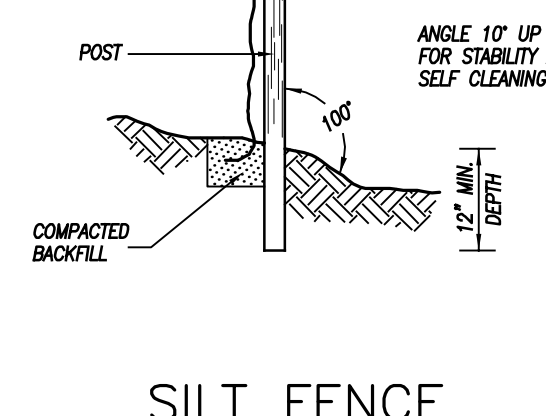
WIRE BACKED SILT FENCE



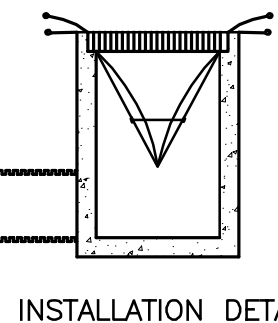
FABRIC ANCHOR DETAIL



HAYBALE BARRIER



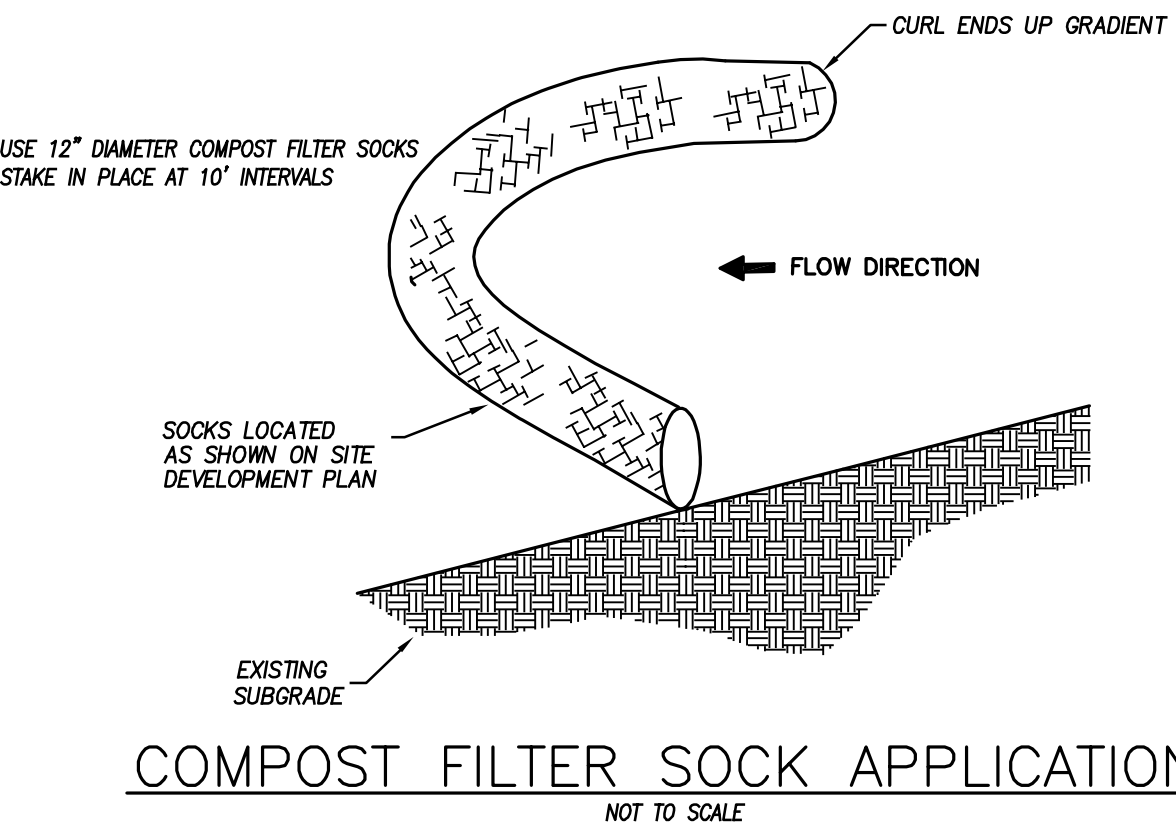
SILT FENCE



INLET SEDIMENT CONTROL DEVICE

INSTALLATION & MAINTENANCE

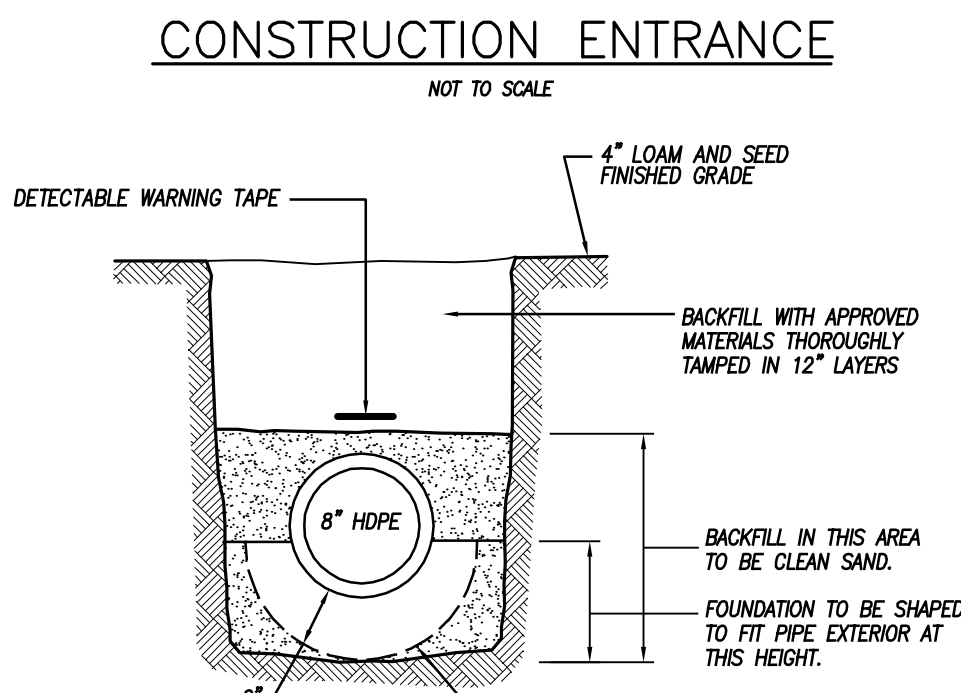
1. Install as directed by manufacturer.
2. Inspect the catch basin sediment device at least once a week (preferably twice) and after rainfall events of 0.5" or greater.
3. Remove sediment when the siltsack is 1/2 full. Sediment shall be deposited in an area which is not regulated by the Inland Wetlands Commission.
4. Replace or repair within 24-hours of observed failure. Failure may include:
  - Overtopping, or bypassed by runoff water.
  - The geotextile has decomposed or has been damaged.



COMPOST FILTER SOCK APPLICATION

- NOTES:
- MAY BE USED AS A STRUCTURAL BACKING FOR SILT FENCE
  - WHEN USED SINGLY, REMOVE SEDIMENT WHEN HALF THE HEIGHT OF THE SOCK HAS BEEN REACHED
  - PROVIDE SOCK AS MANUFACTURED BY "FILTRIX" OR ENGINEER APPROVED EQUAL.

NORMAND E. THIBEAULT, JR., P.E.  
LIC #PEN 0022834



ROOF LEADER PIPE IN TRENCH DETAIL

NOTE: MINIMUM SLOPE OF ROOF LEADERS SHALL BE 2%

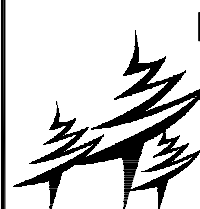
| DATE       | DESCRIPTION  |
|------------|--|
| 03/30/2021 | PER TOWN & ENGINEERING REVIEW                        |
| 02/10/2021 | EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS |
| 01/27/2021 | PER BWPCA REVIEW                                     |
| 01/04/2021 | PER TOWN & ENGINEERING REVIEW                        |
| 12/07/2020 | ADDED TEST PIT DATA                                  |
| 11/13/2020 | PER TOWN & ENGINEERING REVIEW                        |
| DATE       | DESCRIPTION  |
|            | REVISIONS  |

DETAIL SHEET

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT

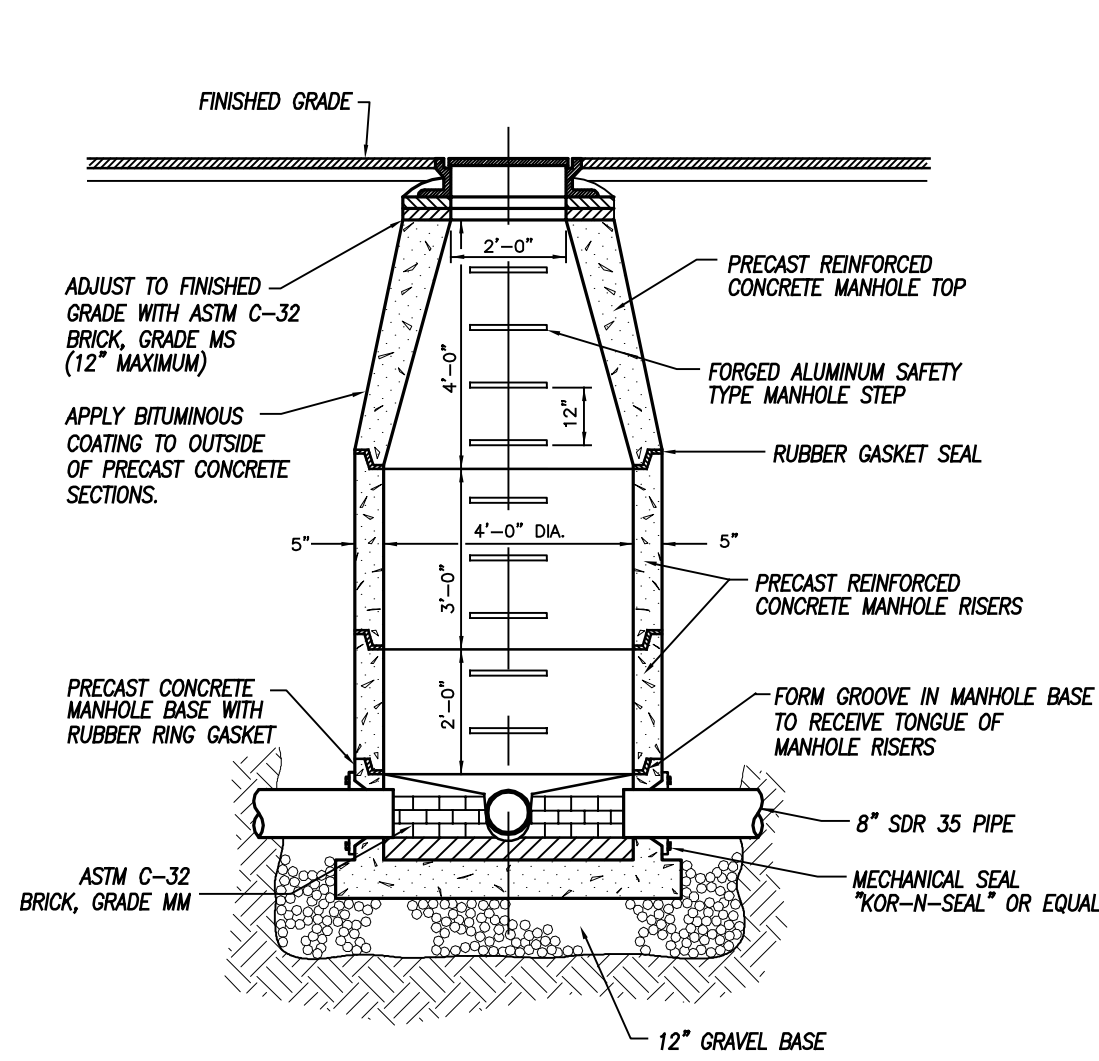


Killingly Engineering Associates  
Civil Engineering & Surveying

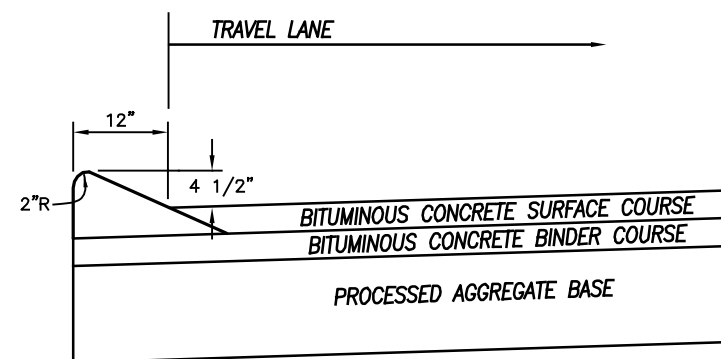
114 Westcott Road  
P.O. Box 421  
Killingly, Connecticut 06241  
(860) 779-7299  
www.killinglyengineering.com

|                      |               |
|----------------------|---------------|
| DATE: 4/23/2020      | DRAWN: DNE    |
| SCALE: NOT TO SCALE  | DESIGN: NET   |
| SHEET: 8 OF 11       | CHK BY: ---   |
| DWG. No: CLIENT FILE | JOB No: 20014 |

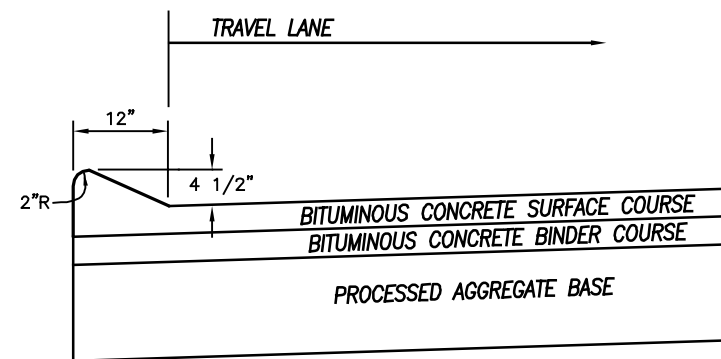




TYPICAL SANITARY MANHOLE  
CROSS SECTION  
NOT TO SCALE

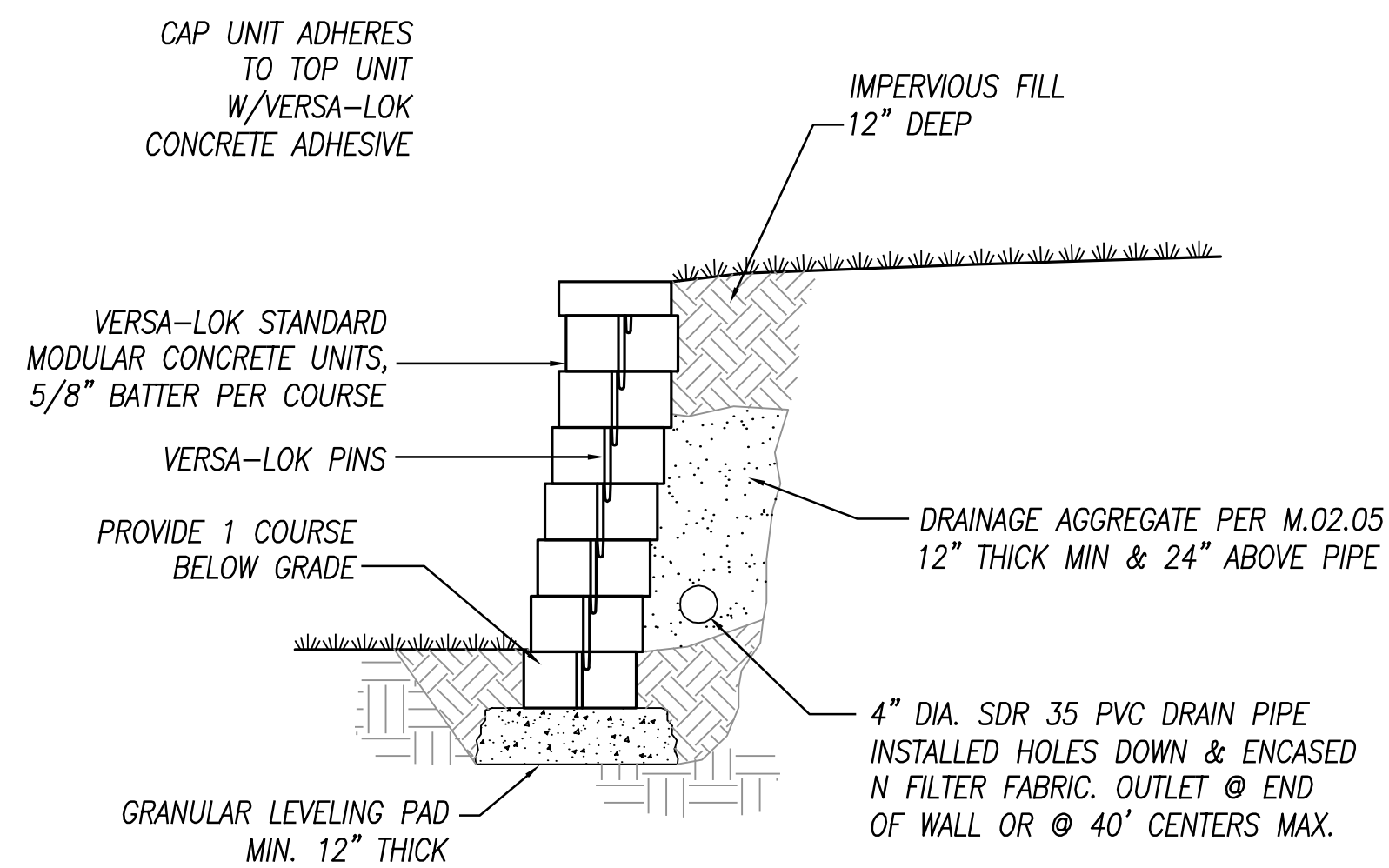


ALTERNATE 1 - CURB ON BINDER

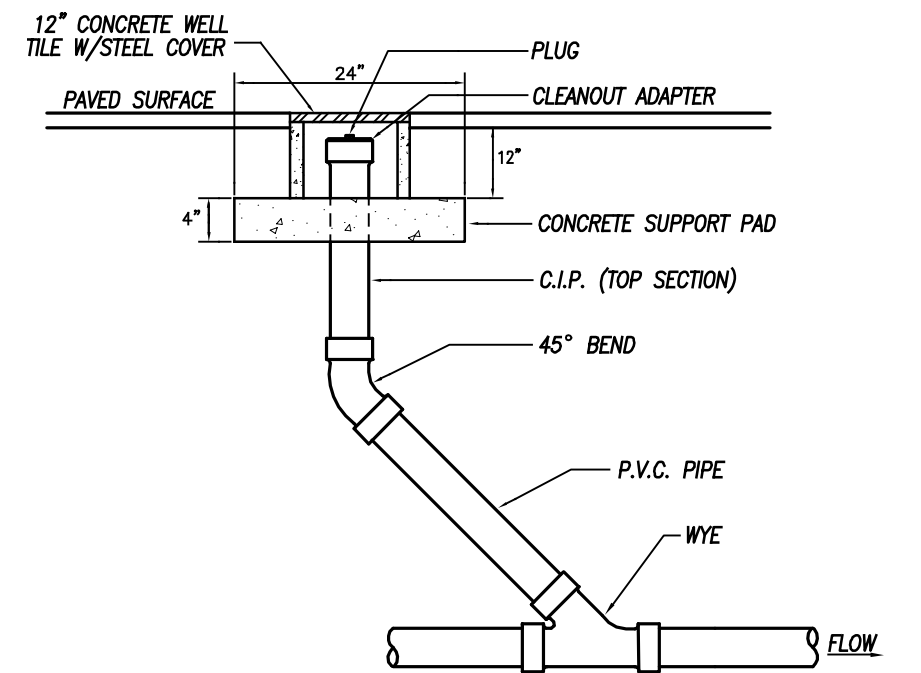


ALTERNATE 2 - MONOLITHIC CONSTRUCTION

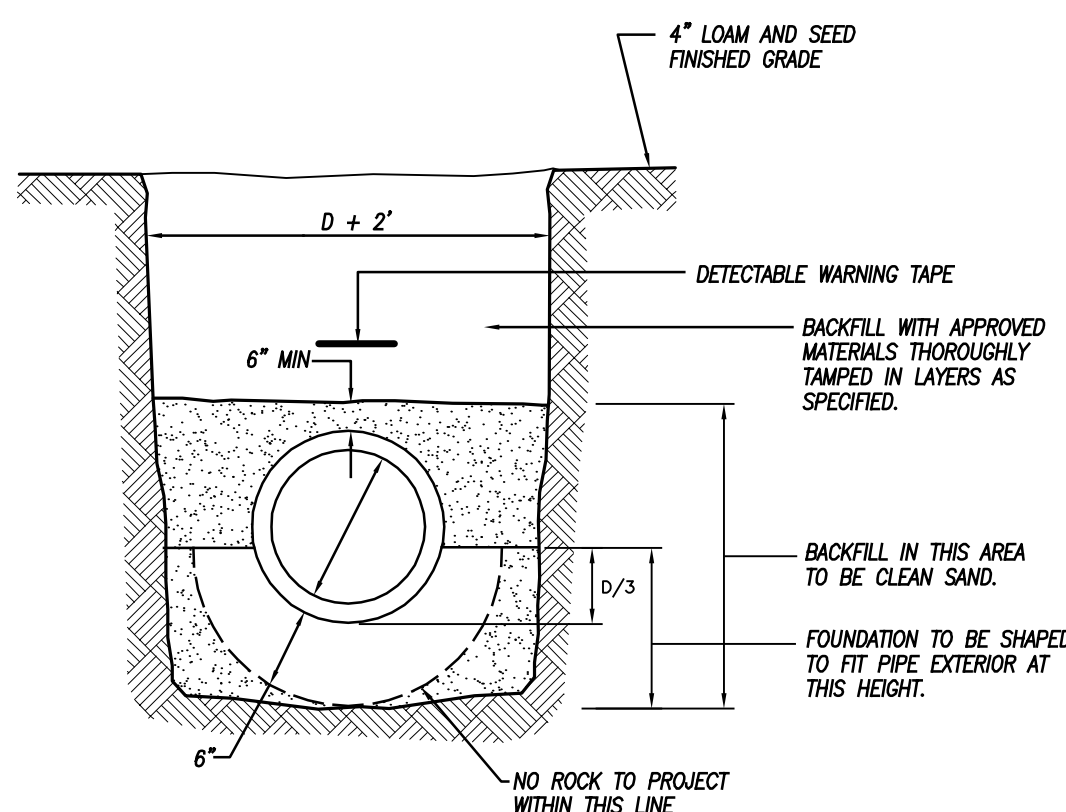
CAPE COD CURBING  
NOT TO SCALE



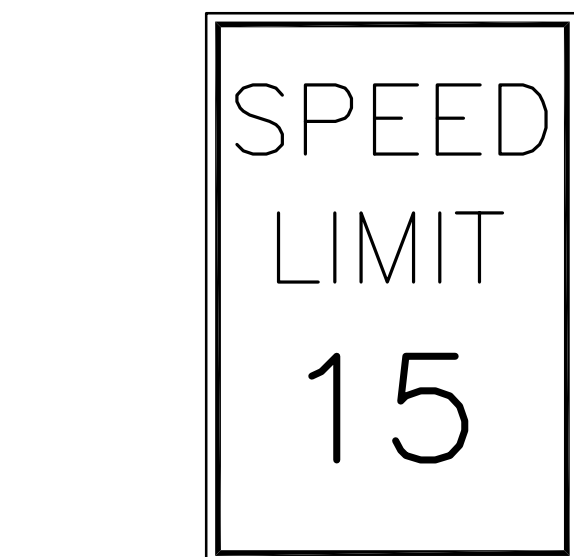
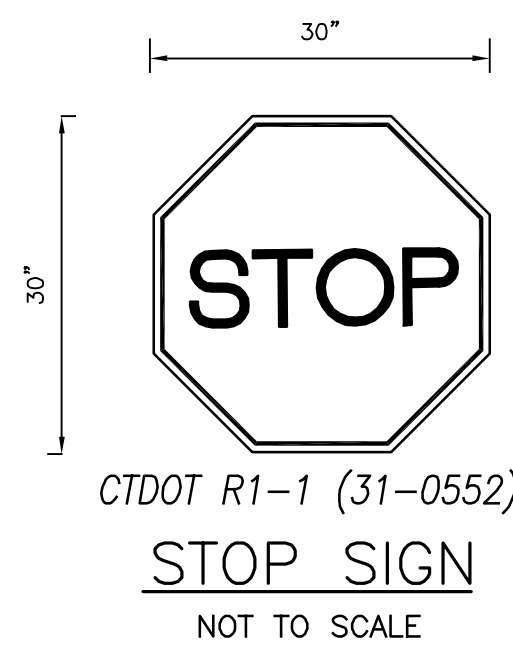
TYPICAL SECTION-UNREINFORCED RETAINING WALL  
VERSA-LOK OR APPROVED EQUAL



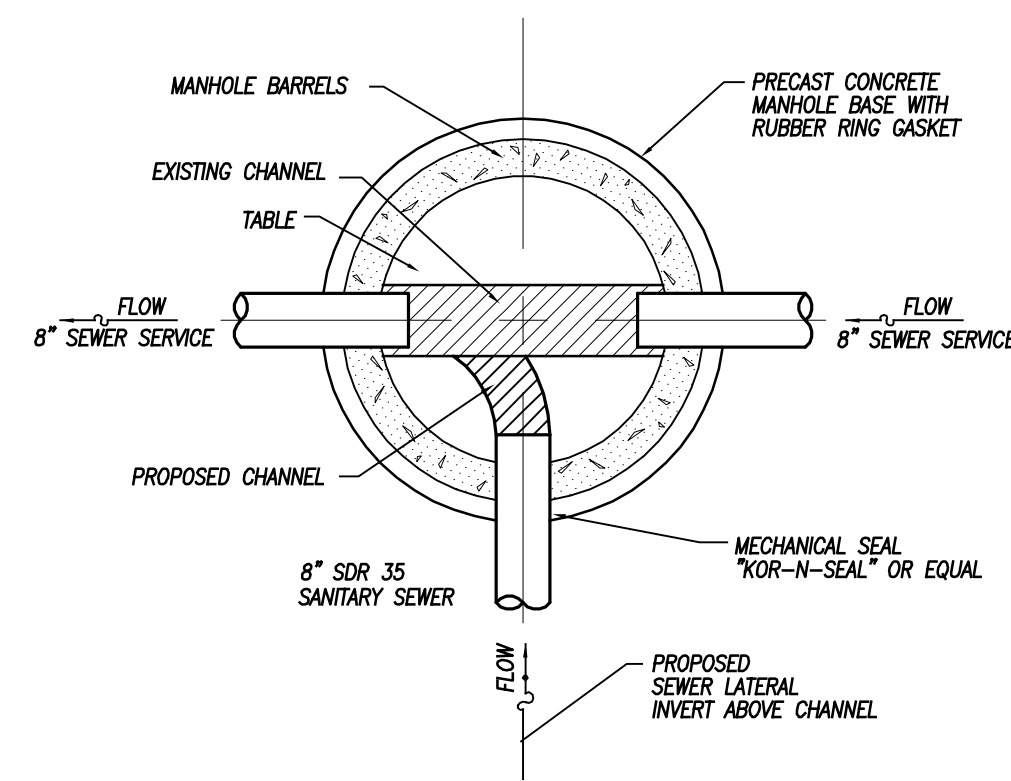
SANITARY CLEANOUT DETAIL  
NOT TO SCALE



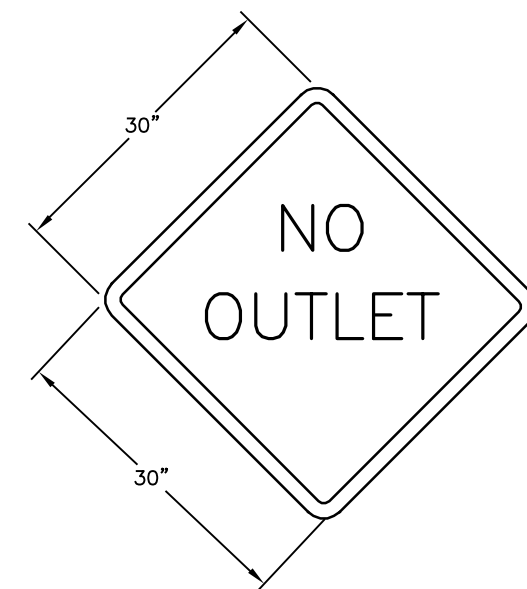
SANITARY SEWER  
PIPE IN TRENCH DETAIL  
NOT TO SCALE



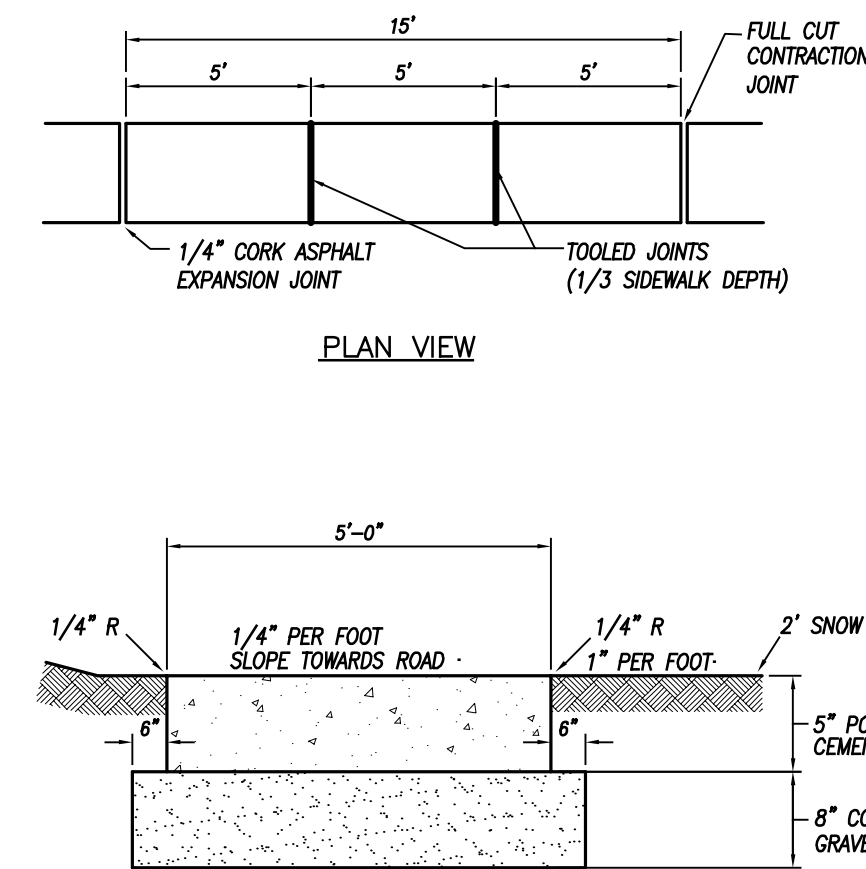
SPEED LIMIT SIGN DETAIL  
NOT TO SCALE



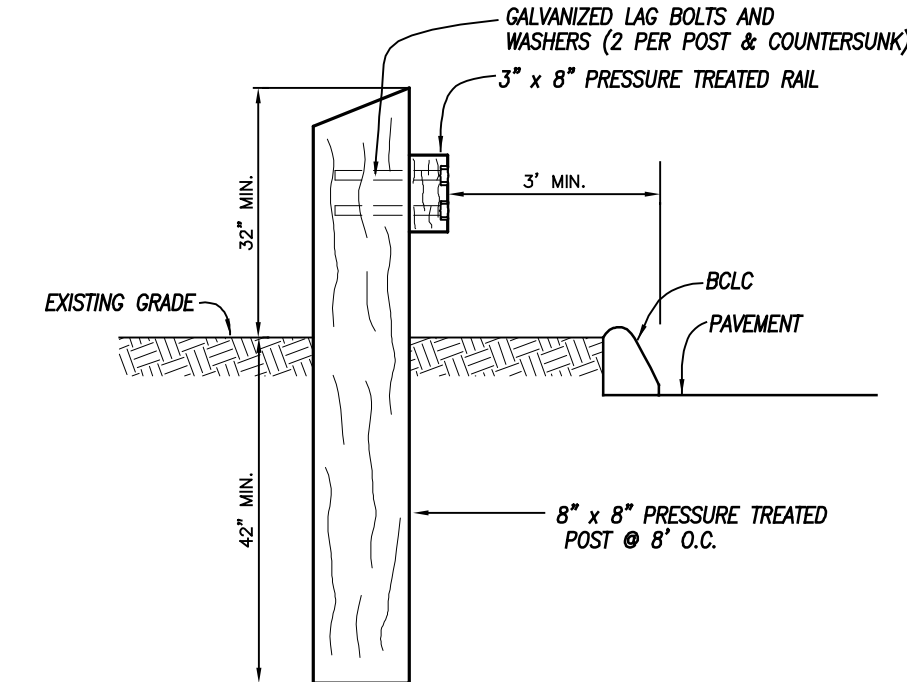
SEWER CONNECTION  
AT MANHOLE  
NOT TO SCALE



NO OUTLET SIGN DETAIL  
NOT TO SCALE  
CTDOT W14-2 (41-4605)  
SETON #44851

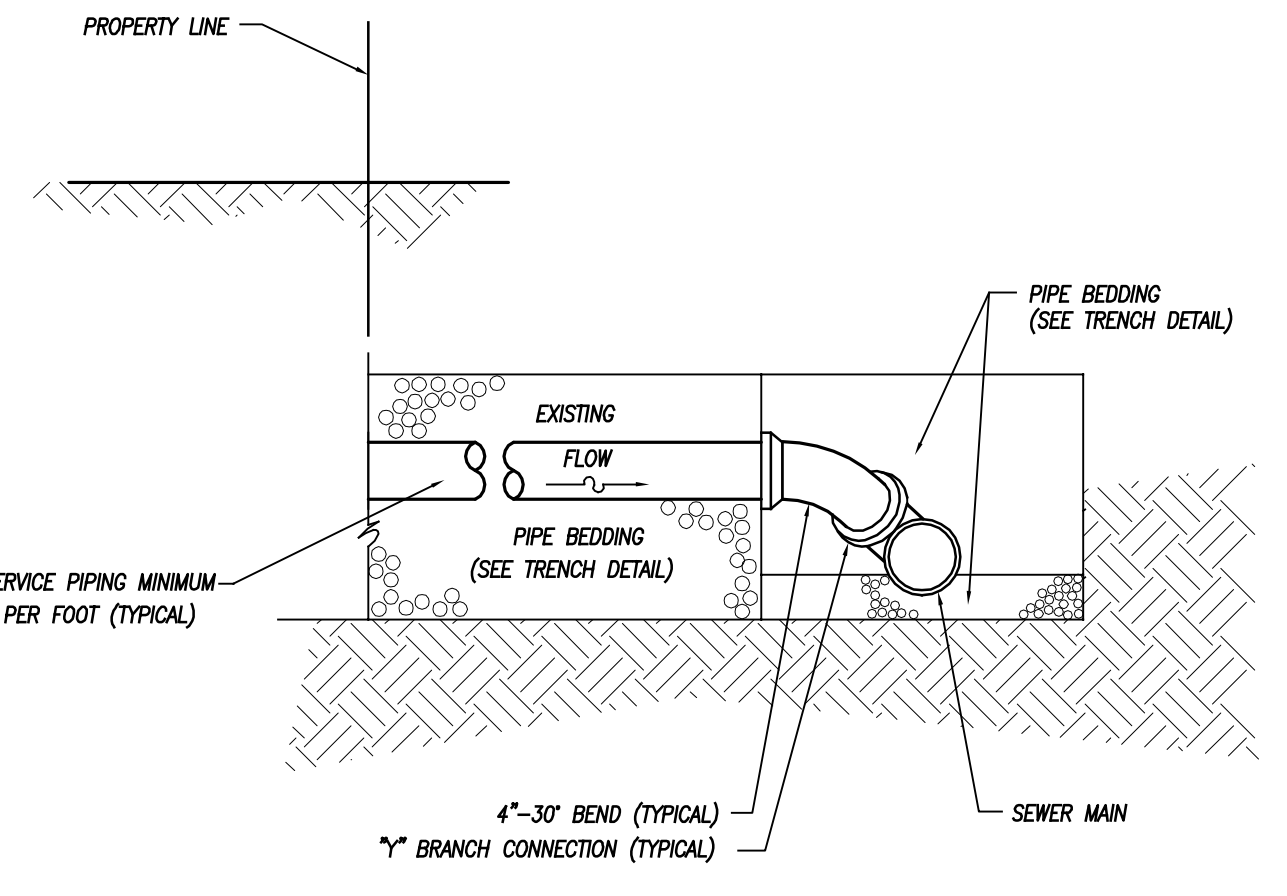


CONCRETE SIDEWALK DETAIL  
NOT TO SCALE

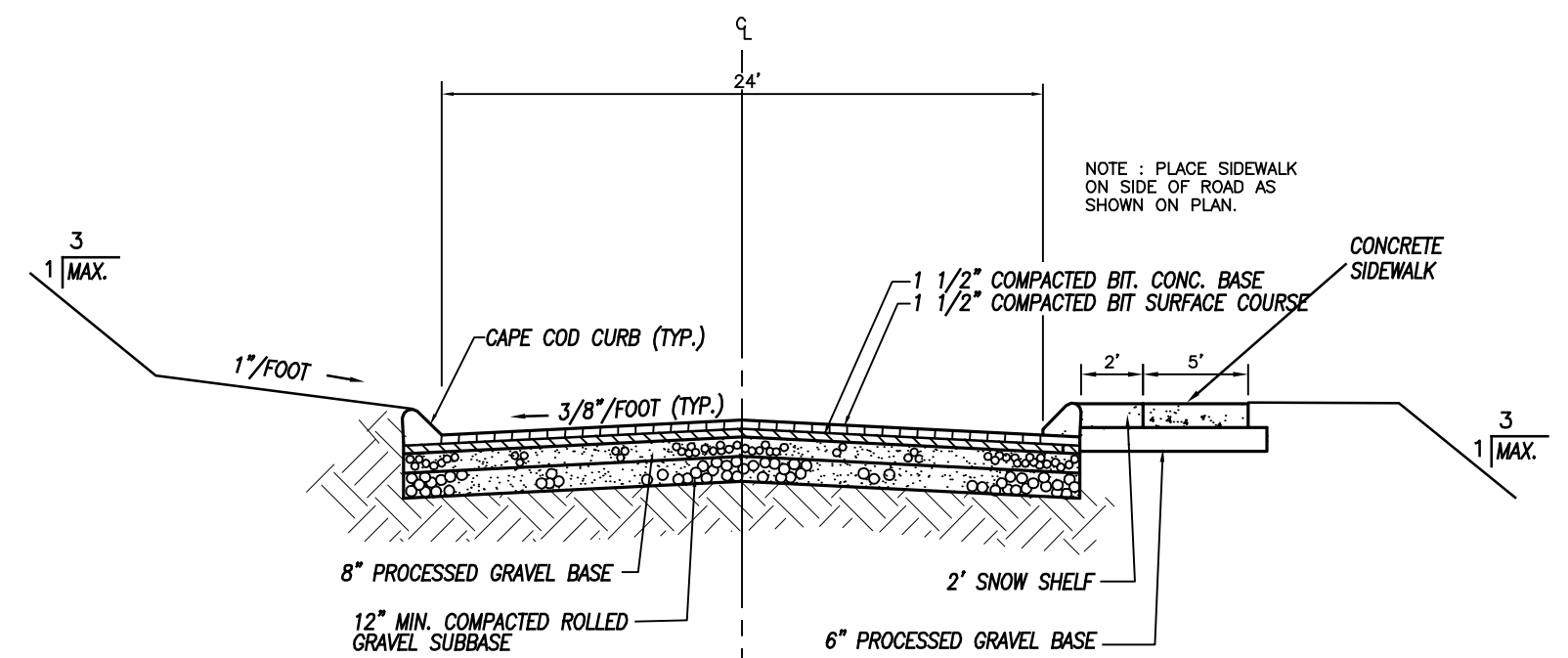


WOOD GUIDE RAIL  
NOT TO SCALE

1. WOOD POST COMPONENTS SHALL BE SPRUCE OR HEMLOCK, GRADE #2 PRIME OR BETTER.
2. POST SHALL BE CERTIFIED 0.6 CCF PRESERVATIVE RETENTION RATE, ANPPA CATEGORY UC4C.
3. PRESERVATIVE SHALL BE WATER BASED AND CONSIST OF COPPER AZOLE TYPE B OR C.



SEWER CONNECTION DETAIL  
NOT TO SCALE

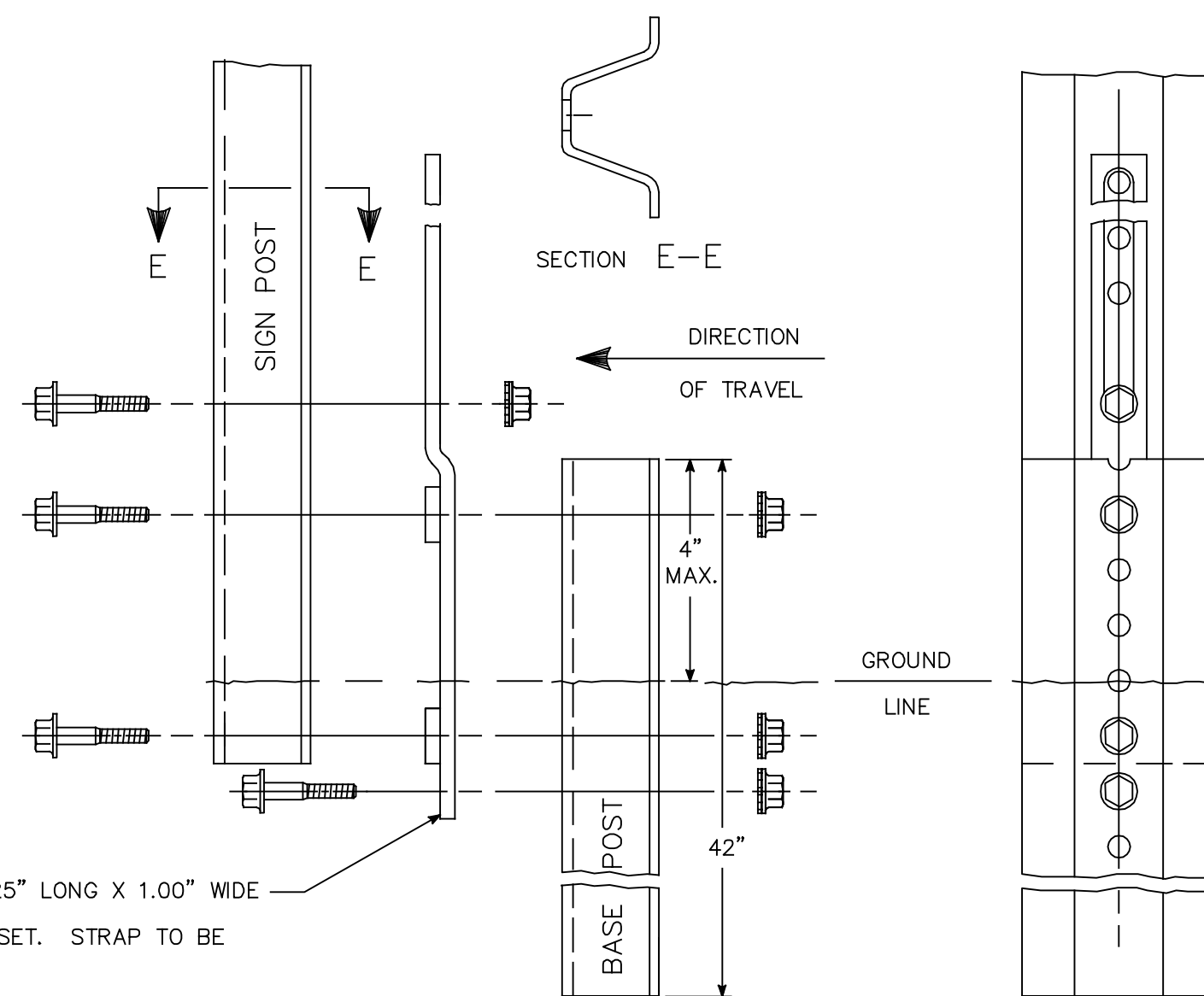


ROADWAY CROSS SECTION  
NOT TO SCALE

BOLTS - HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A354. -18 UNC X 1.75", GRADE BC FOR 3.00 LBS./FT. POSTS -18 UNC X 2.0", GRADE BD FOR 4.00 LB./FT. POSTS.

NUTS -18 UNC HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A563, GRADE DH.

LOCKWASHERS - HEAVY DUTY EXTERNAL TYPE.



BREAKAWAY TYPE I INSTALLATION - FOR 3 & 4 LB. POSTS

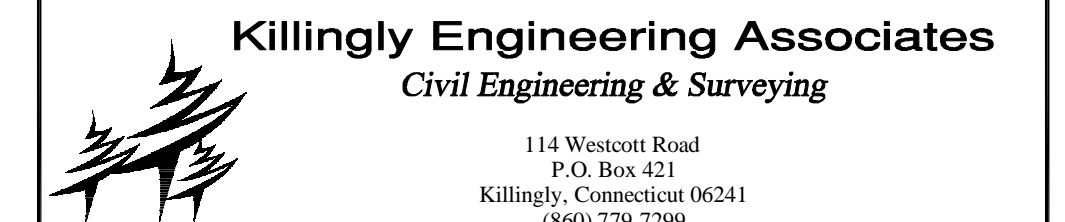
| 03/30/2021 | PER TOWN & ENGINEERING REVIEW                        |
|------------|--|
| 02/10/2021 | EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS |
| 01/27/2021 | PER BMPCA REVIEW                                     |
| 01/04/2021 | PER TOWN & ENGINEERING REVIEW                        |
| 12/07/2020 | ADDED TEST PIT DATA                                  |
| 11/13/2020 | PER TOWN & ENGINEERING REVIEW                        |
| DATE       | DESCRIPTION  |
| REVISIONS  |  |

DETAIL SHEET 3

PREPARED FOR

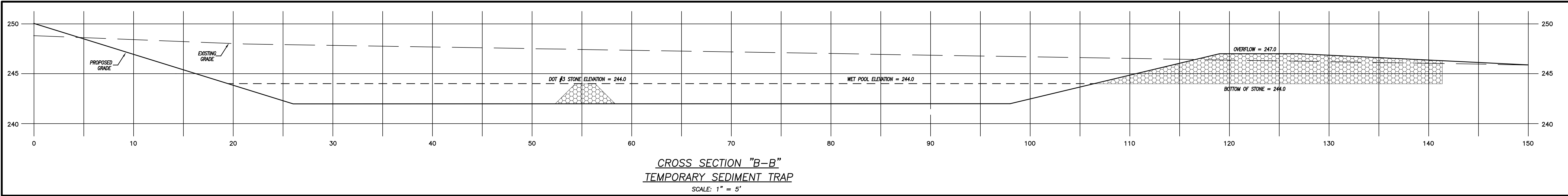
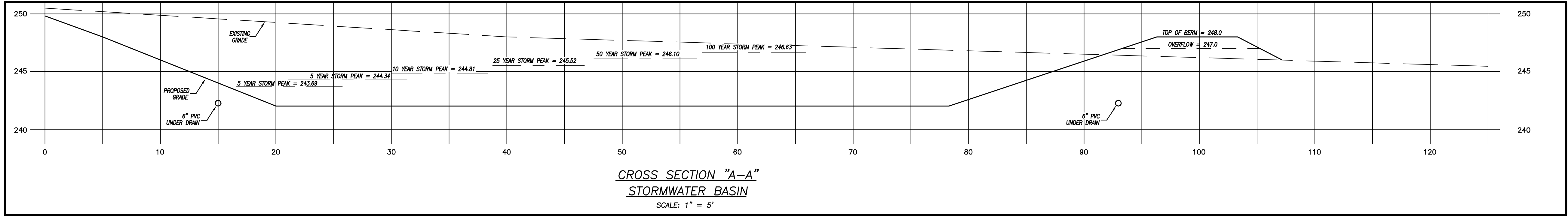
SHANE POLLOCK

LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT

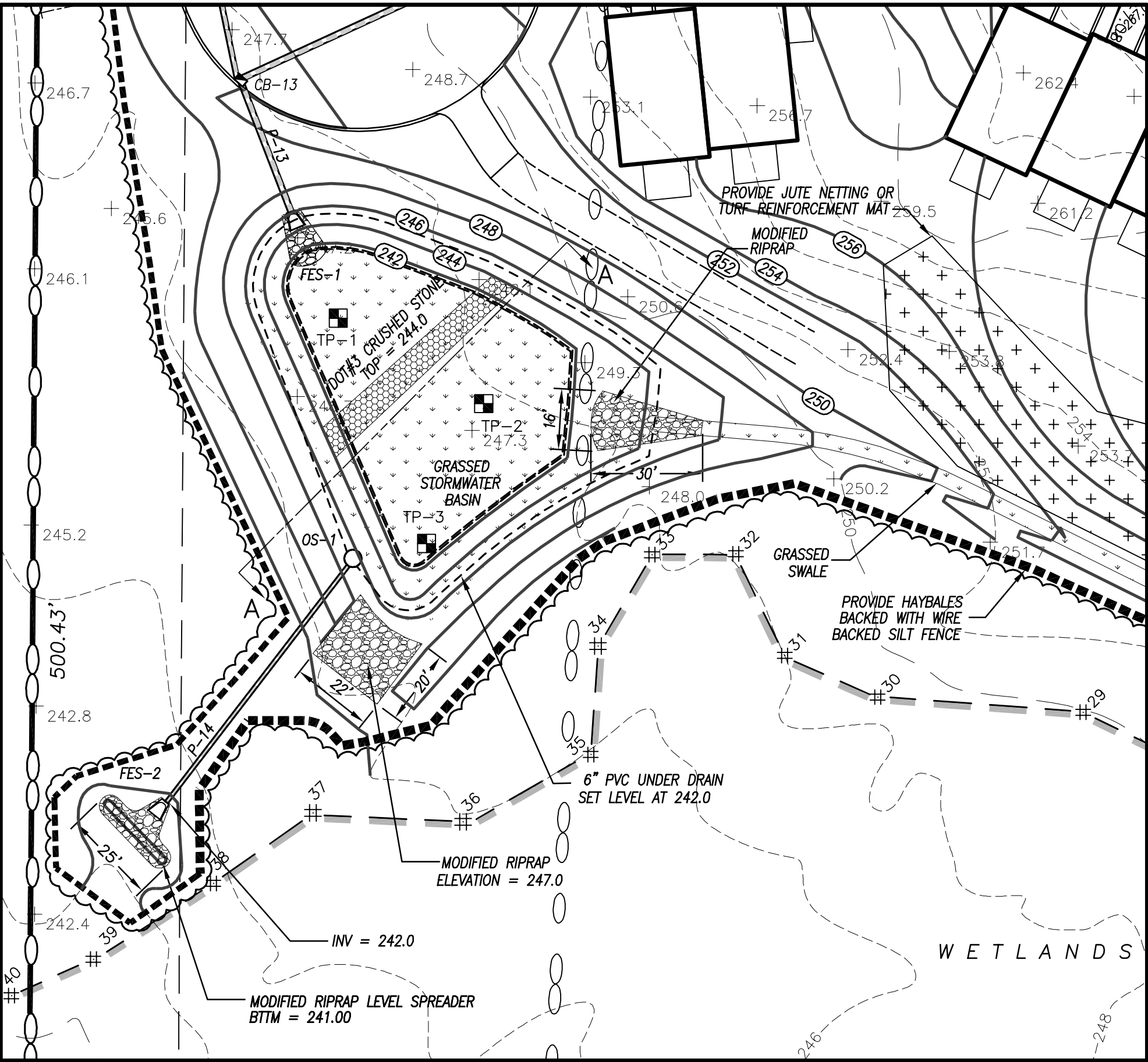


|                      |               |
|----------------------|---------------|
| DATE: 4/23/2020      | DRAWN: DNE    |
| SCALE: NOT TO SCALE  | DESIGN: NET   |
| SHEET: 10 OF 11      | CHK BY: ---   |
| DWG. No: CLIENT FILE | JOB No: 20014 |

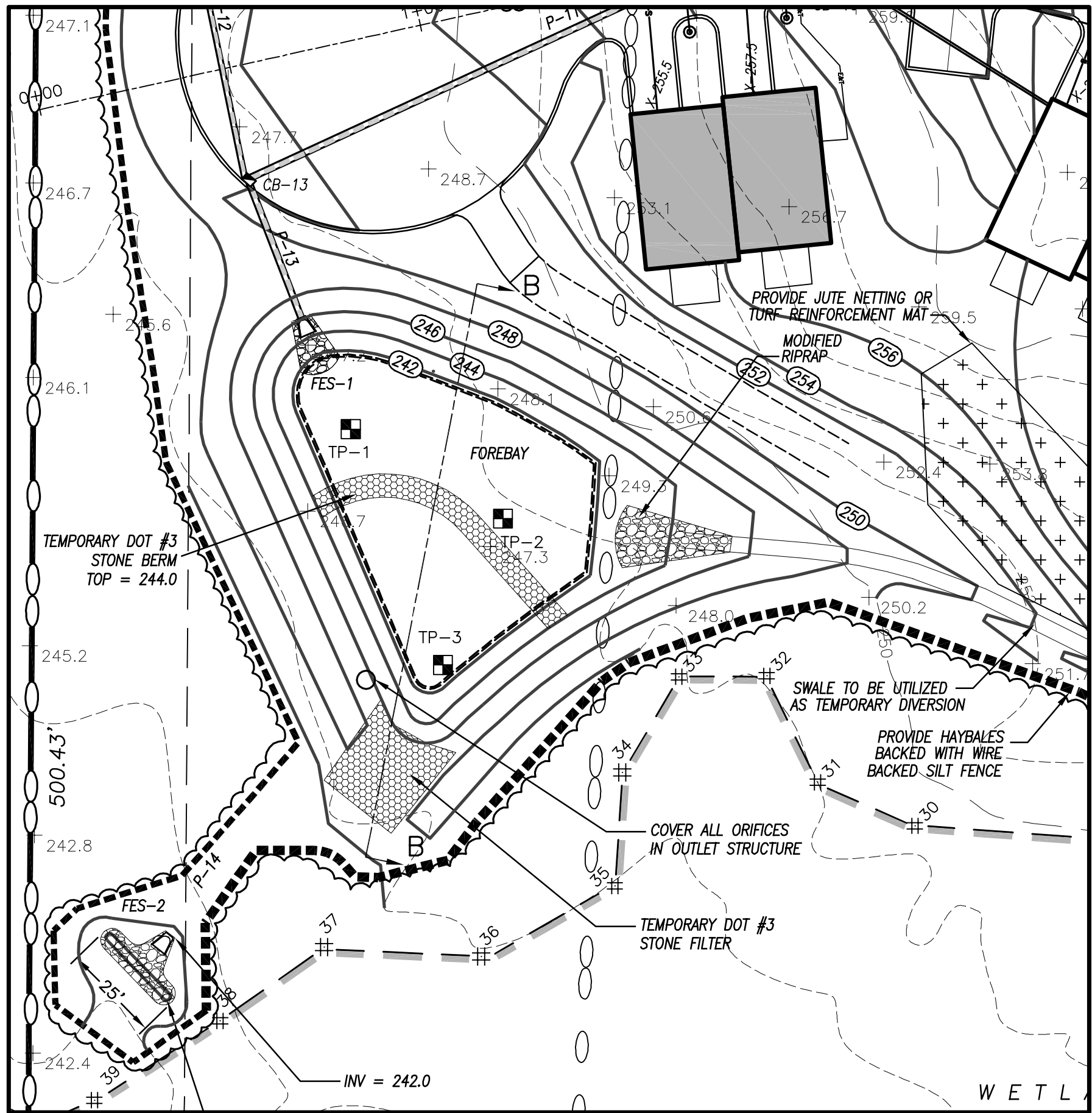
NORMAND E. THIBEAULT, JR., P.E.  
LIC #PEN 0022834



NOTE: THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ENTIRE STORMWATER SYSTEM



STORMWATER BASIN DETAIL  
SCALE: 1"=30'



TEMPORARY SEDIMENT TRAP DETAIL  
SCALE: 1"=30'

TEMPORARY SEDIMENT TRAP CONSTRUCTION NOTES:

Construction of the temporary sediment trap and diversion swale shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established in the basin prior to discharge of stormwater to the swale and trap. Construction of the temporary sediment trap and diversion swale shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn Inland Wetlands and watercourses regulations.

STORMWATER BASIN CONSTRUCTION NOTES:

- Detention basin embankments shall be constructed of silty sand and/or clayey sand materials. On-site borrow material may be used if suitable deposits are found. Embankment fill shall contain at least 15% by weight of material passing the #200 sieve and not more than 50% passing the #200 sieve.
- Embankment fill shall have no stones larger than 6" in their greatest dimension. No stones larger than 3" in their greatest dimension shall be allowed within 2 feet of structures or pipes.
- All fill material shall be free of topsoil, roots, stumps, organics, frozen material and other deleterious matter.
- All embankment material shall be compacted to 95% minimum relative compaction as determined by ASTM D1557 - Modified Proctor. The maximum loose lift thickness of embankment fill shall be 12".
- Sufficient dewatering equipment shall be provided to dewater excavations for proposed embankments, cutoff trenches and other construction.
- All topsoil, organics, roots and other deleterious matter shall be removed from the existing ground surface prior to construction of the proposed embankments.
- All embankments and disturbed areas of the detention basin shall be permanently stabilized with 4" of loam, seed and mulch. Suitable hydroseeding equipment may be used for application of seed, mulch and/or fertilizer. The following seed mix shall be used in these areas:

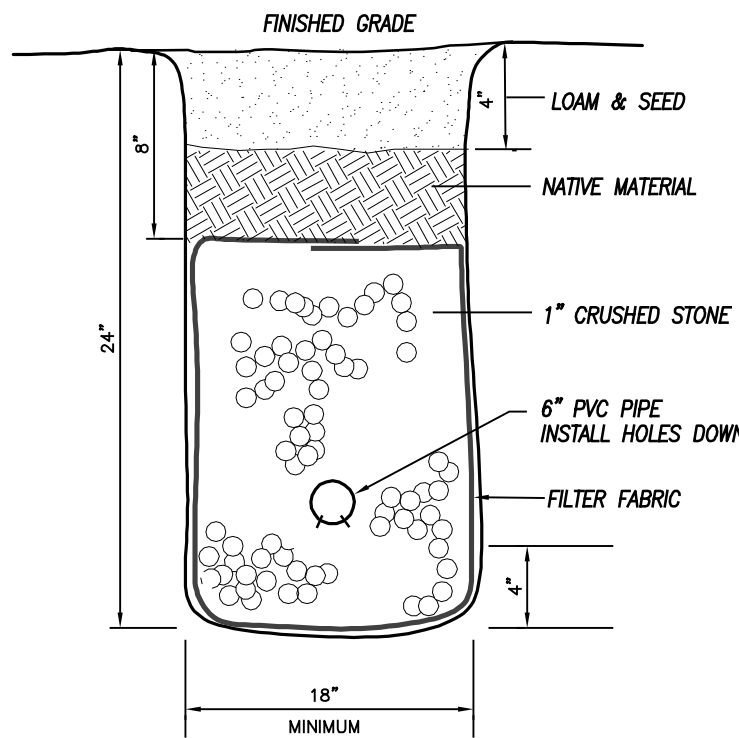
| Variety             | Lbs/Acre |
|---------------------|----------|
| Creeping Red Fescue | 20       |
| Redtop              | 2        |
| Crown Vetch         | 15       |
| TOTAL               | 37       |

DETENTION BASIN OPERATION AND MAINTENANCE NOTES:

- The contractor shall be responsible for all basin maintenance and inspections prior to acceptance of the roadway by the Condominium Association.
- During the first year of operation, the basin shall be inspected on a monthly basis or within 24 hours after a rainfall event of 0.5" or greater. Any erosion of embankments or outlet areas shall be repaired promptly. Any debris shall be removed from trash racks and disposed of. Sedimentation that would interfere with proper operation of the basin shall be removed and disposed of and the area restored and stabilized as required.
- The Condominium Association shall be responsible for maintenance of the stormwater basin and its outlets in perpetuity. After the basin has been in operation for one year, inspections shall be performed quarterly or within 24 hours after a storm event of 2.0" or greater. Quarterly inspections shall include the following items:
  - Noxious weeds shall be removed. Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity. Inspect embankments for any woody growth. All trees, vines and other woody plants shall be removed and voids left from their removal shall be repaired.
  - Inspect embankments for animal burrows. All burrows and voids shall be repaired immediately.
  - Accumulated sediment shall be removed from the basin forebay and other areas to restore original design grades. Disturbed areas shall be restabilized as required after removal of sediment.
  - Inlets and outlets shall be inspected for scour damage and erosion and repaired as required.
  - Outlet structures shall be cleaned of accumulated sediment.
  - Any evidence of piping or seepage at the toe of embankments or around inlet/outlet structures shall be investigated by a qualified professional engineer and reported to the Town. Required repairs to maintain the proper function or repair potential structural deficiencies in the basin shall be implemented within one month of the discovery of the problem or at the discretion of the responsible professional engineer performing the investigation or designing such repairs. The engineer shall certify that all repairs are performed to his/her satisfaction and shall provide such certification to the Town.

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

- Provide annual street sweeping, preferably after final snow melt to alleviate sediment buildup in catch basin sumps and to insure efficient TSS removal from stormwater.
- Remove sediment from catch basin sumps when sediment reaches half the depth of the sump (2').
- Inspect catch basins for trash and debris bi-annually. Remove accumulated sediment and debris from pipe inlets and outlets to prevent clogging.
- Remove accumulated trash and leaves from catch basin grates to insure adequate grate inflow capacities.



CURTAIN DRAIN DETAIL  
NOT TO SCALE

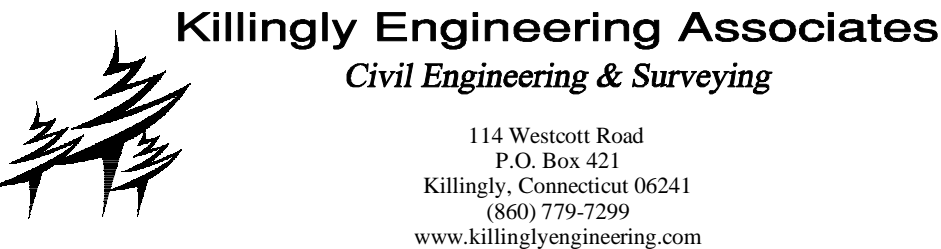
| DATE       | DESCRIPTION  |
|------------|--|
| 03/30/2021 | PER TOWN & ENGINEERING REVIEW                        |
| 02/10/2021 | EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS |
| 01/27/2021 | PER BMPCA REVIEW                                     |
| 01/04/2021 | PER TOWN & ENGINEERING REVIEW                        |
| 12/07/2020 | ADDED TEST PPT DATA                                  |
| 11/13/2020 | PER TOWN & ENGINEERING REVIEW                        |
| DATE       | DESCRIPTION  |
| REVISIONS  |  |

DETAIL SHEET 4

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE  
BROOKLYN, CONNECTICUT



|                      |               |
|----------------------|---------------|
| DATE: 4/23/2020      | DRAWN: DNE    |
| SCALE: NOT TO SCALE  | DESIGN: NET   |
| SHEET: 11 OF 11      | CHK BY: ---   |
| DWG. No: CLIENT FILE | JOB No: 20014 |



March 11, 2021

Mr. Norm Thibeault, PE  
Killingly Engineering Associates  
114 Westcott Rd,  
Danielson, CT 06239

550 North Main Street  
Suite 6  
Attleboro, MA 02703  
Phone: 508.659.7020  
Fax: 508.659.7021

RE: Brooklyn Water Pollution Control Authority 2-24-21 Approval of Pollock 51-Unit  
Condominium Project, Louise Berry Drive, Assessors Lot 19 Map 33, Brooklyn, CT  
CPH Project No. B17303

Dear Mr. Thibeault:

At their regular meeting on February 24, 2021, the Brooklyn, Connecticut Water Pollution Control Authority (BWPCA) approved the above project with conditions. This letter summarizes the approval and conditions and shall be a binding commitment of the Authority and the Developer relating to the project as presented by the Developer and approved by the Authority.

The plans approved are those dated April 4, 2021 (as revised 4-23-21) in their entirety and shall be subject to the following conditions:

**From BWPCA 2-24-21 meeting minutes:**

*Robert Kelleher made a motion to approve the application for Shane Pollock-51 Condo Units on Louise Berry Drive, plans dated 2/4/2021 from Killingly Engineering Associates as presented with the added conditions that inspection fees are to be paid by the developer and if any changes are made to the plans, the project needs to come back before the WPCA board. Derek Lindia seconded the motion. All members in favor so voted.*

**General Conditions of the Approval**

As provided in the approved plans, we require that the entire system be constructed/installed in accordance with the Town of Brooklyn WPCA construction standards by the Developer. We require the system be inspected by our representatives during construction, tested by the Developer and certified by his engineer and 'cleared for use' by our representatives before the system can be used. Per the Approval conditions, all inspection fees shall be paid by the Developer.

Unless you provide us with documented proof of anticipated usage, we have calculated the anticipated sewer usage for this development at 22,950 Gallons per day. (51 units X 450 GPD/per unit).

As provided in the plans, prior to the commencement of construction of the sewer system, we require a pre-construction meeting be scheduled by the Developer, to include at a minimum, an invite to the BWPCA 72-hours minimum in advance of the meeting and attendance by The Developer, his engineer, the general contractor and utility contractor (if different entities). No connections to the system will be permitted until the main trunk line is built, tested and cleared for use and the permanent easement is created, approved by the BWPCA and recorded in the Town of Brooklyn Land Records.



As previously stated, ALL costs relating to the creation of this utility extension, and the legal control and documentation of it shall be borne entirely by the developer.

Connection fees, per unit, shall be paid prior to the issuance of a building permit and connection of the individual units to the system and **the only guarantee of system capacity availability is receipt of the connection fees by the BWPCA.**

As stated in our 'Commitment to Serve Letter' previously, we are not currently aware of any other development proposed along this section of the BWPCA system.

Sherri Soucy will be responsible for establishing the connection fees for the proposed connections to the system and invoicing for them.

This approval/permit shall be good for a period of 3-years from the date of approval. Extension of the approval beyond 3-years may be granted by the BWPCA providing system conditions have not changed and the Developer returns to the Authority to request extension prior to February 24, 2024.

Please let us know if you have any questions or if you need any additional information.

Sincerely,  
**CPH Design, Inc.**

A handwritten signature in blue ink, appearing to read 'Alan R. Carpenter', is written over the company name.

Alan R. Carpenter, P.E.,  
Vice President/Regional Manager  
(Consulting Engineer to the BWPCA)

Cc: Mr. Robert Kiley, Chairman, BWPCA  
Jana Roberson, Town Planner  
Margret Washburn, ZOE/WEO/BEO