

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW

PERTAINING TO A

3-LOT SUBDIVISION

(ASSESSOR'S MAP 34, LOT 52)

PRINCE HILL ROAD

BROOKLYN, CT

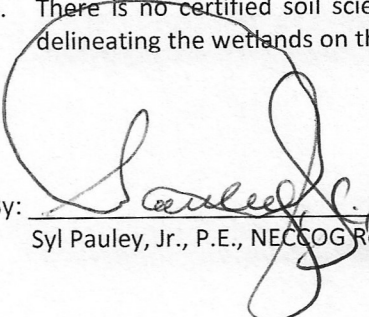
(September 1, 2020)

The comments contained herein pertain to my review of plans for a 3-lot residential subdivision on Prince Hill Road in Brooklyn, Connecticut, consisting of four (4) sheets, prepared for David P. Bell and Nancy M. Bell by PC Survey Associates, LLC and Killingly Engineering Associates, dated June 2020 with most recent revision date of August 26, 2020.

The Applicant's consultant addressed some of the comments I made on July 12, 2020 and, accordingly, made modifications to the plans. My following comments address the most recent plan submission:

1. The Conservation Easement shown on previous plan submissions has been removed. A note on Sheet 2 of 4 of the most recent plans states that the Applicant shall pay an Open Space Fee in lieu of adding further protection to the wetland with a Conservation Easement.
2. The Sight Line Easement shown on previous plan submissions on the Subdivision Plan, Sheet 2 of 4, has been eliminated. It is my opinion that the easement is required and should be redrawn on this plan sheet and on the Lot Development Plan, Sheet 3 of 4. Incidentally, proposed grading is shown on Sheet 3 of 4 to provide a good sight line to the east for a vehicle exiting the driveway of Lot 2 and motorists traveling eastbound on Prince Hill Road.
3. On Sheet 3 of 4 there is a note under the test hole data columns stating that *"Additional percolation tests at depths above restrictive layer to be performed on Lots 1 and 3 at the time of lot development."* As far as I know, the need for this note remains unexplained. The consultant submitted a letter from the Northeast District Department of Health, dated July 20, 2020 and addressed to David and Nancy Bell, regarding the feasibility of future development of their land to be subdivided into three (3) lots with 4 bedroom houses. Said letter makes no mention of performing additional percolation tests and, therefore, I would like an explanation of what this means from the Applicant's consulting professional engineer (engineered septic systems are required).
4. There is no certified soil scientist signature block on Sheet 3 of 4 attesting to the validity of the flag line delineating the wetlands on the subject property.

By:

 P.E. 9/1/2020
Syl Pauley, Jr., P.E., NECCOG Regional Engineer

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW

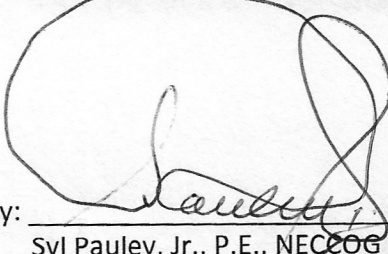
PERTAINING TO A 3-LOT SUBDIVISION (ASSESSOR'S MAP 35, LOT 4) CHURCH STREET BROOKLYN, CT (August 31, 2020)

The comments contained herein pertain to my review of plans for a 3-lot residential subdivision on Church Street in Brooklyn, Connecticut, consisting of five (5) sheets, prepared for David P. Bell and Nancy M. Bell by PC Survey Associates, LLC and Killingly Engineering Associates, dated April 2020 with most recent revision date of August 20, 2020.

The Applicant's consultant addressed the majority of comments I made on July 13, 2020. However, the following items need clarification:

1. The certified soil scientist signature block requested to be added to Sheet 4 of 5 for certification of delineation of the wetland boundary that is depicted on the plan was not done. According to a Note 5 on the plan, the delineation was made by Michael Schaefer in May 2006. It is understandable due to the length of time since he did the work, he may not be available to make such certification. However, knowing that the wetland delineation shown on the plans is over 14 years old, the Commission may agree with me to have the wetland delineated once again and have it located on the plan and certified by a soil scientist who makes that determination.
2. Another item not addressed was my request for drainage calculations to be submitted for review. One reason for this is the proposed utilization of a 12" HDPE pipe crossing the driveway serving Lot No. 7. As can be seen on plan Sheet 4 of 5, the pipe will be expected to convey groundwater collected by two proposed underdrains as well as that from overland stormwater flow, to lower elevations at a slope of about 6.6%. In order to size the pipe to accommodate these flows, the consulting engineer should perform engineering calculations to determine its diameter and slope using such factors as lining of the pipe (smooth or rough) and the flow (cubic feet per second) expected to pass through it. Additionally, the proposed steep riprap swale (10%+) should be evaluated for stability using a particular size of sharp, angular riprap for the expected rate of discharge and its velocity. Accordingly, I need to review the drainage calculations in a report demonstrating how the pipe and riprap size was selected.

By:

 P.E. 8/31/2020
Syl Pauley, Jr., P.E., NECCOG Regional Engineer