TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on Tuesday, September 15, 2020, at 6:30 p.m. via Webex meeting on the following:

ZC 20-002 Zone Boundary Change from R-30 to RA, Applicant: Keith Crossman, 340 Christian Hill Road, proposed adjustment to 6.75 acres on east side of Christian Hill Road.

SP 20-002 Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of two 16 ft. wide access drives to proposed new vehicle storage lots.

Copies of applications are attached for review.

All interested parties may attend the meeting, be heard and written correspondence received.

Dated this 31th day of August 2020

Michelle Sigfridson
Chairman

To join this hearing via the web or phone, follow the below instructions:	
Web **Go to www.webex.com** **On the top right, click Join** **Enter meeting information: 173 885 3793** **Enter meeting password: 6HxYpaiym67** **Click join meeting**	**Phone** **Dial 1-408-418-9388** **Enter meeting number: 173 885 3793** **You can bypass attendee number by pressing #**

PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING BOUNDARY

Date July 20th 2020

FEE $ 250.00
State Fee $ 60.00

Application # ZC 20-002

Check # 2168

Public Hearing Date_____ Commission Action_____
Effective Date_____

Name of Applicant KEITH A. CROSSMAN Phone 860-420-8407

Mailing Address 340 CHRISTIAN HILL RD.

Applicants Interest in the Property_____

Property Owner BRUCE & CATHY CROSSMAN Phone 860-207-5258

Mailing Address 342 CHRISTIAN HILL RD.

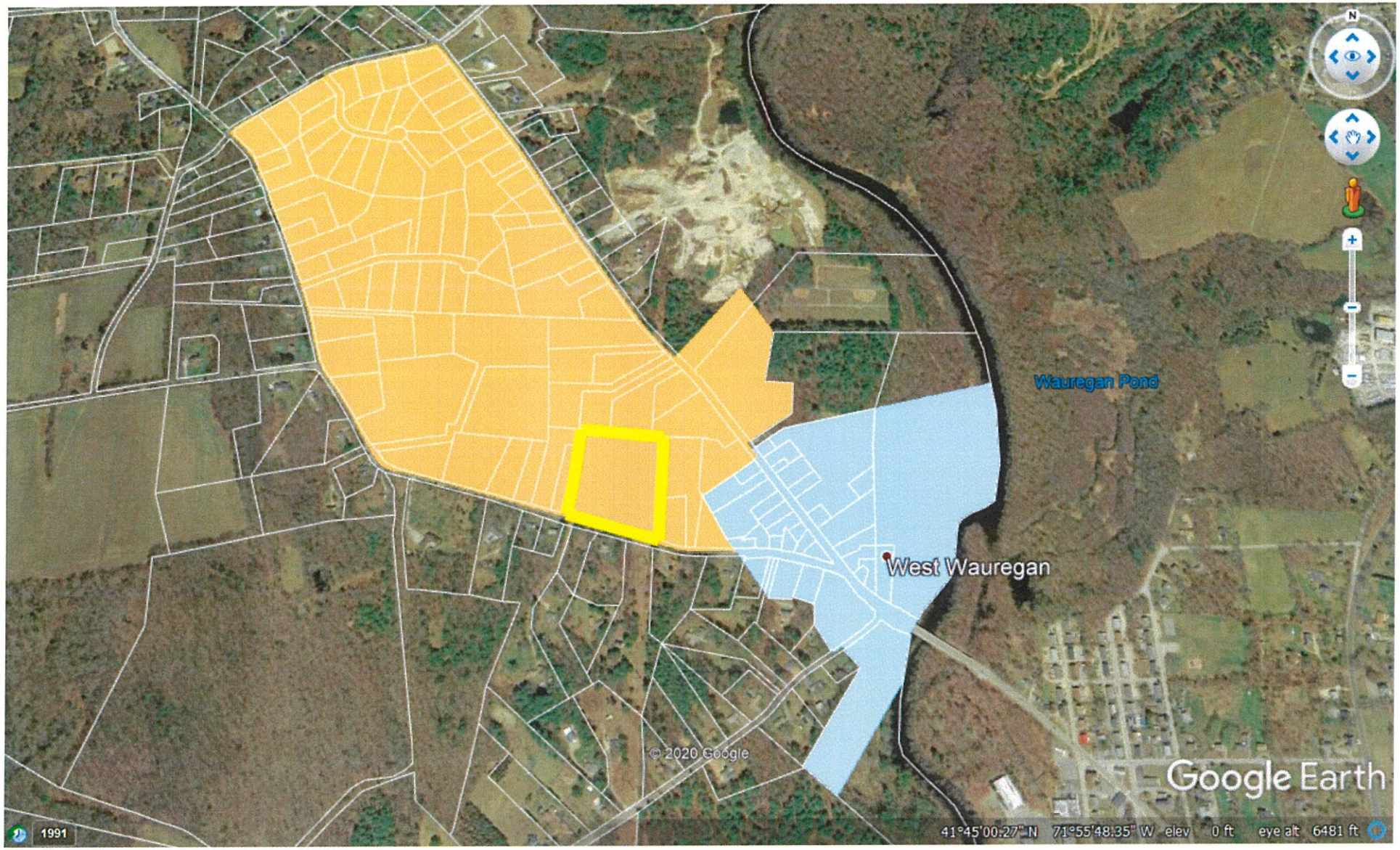
MAP 30 LOT 50 LOT SIZE 6.75 ACRES
MAP _____ LOT_____ LOT SIZE_____
MAP _____ LOT_____ LOT SIZE_____
More lots , repeat above on separate sheet

ZONE: R10___ R30 ✓ RA___ VCD___ NC___ RB___ PC___ I___

REQUEST CHANGE: FROM R30 TO RA
REQUEST CHANGE: FROM_____ TO_____
REQUEST CHANGE: FROM_____ TO_____
More changes , repeat above on separate sheet

REASON FOR REQUEST: FAMILY WOULD LIKE TO HAVE A SMALL HOBBY FARM.
NOW, MORE THAN EVER, A FAMILY NEEDS TO RAISE AND GROW FOOD ON THEIR PROPERTY.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations


Wauregan Pond
West Wauregan
© 2020 Google
Google Earth
1991
41°45'00.27" N 71°55'48.35" W elev 0 ft eye alt 6481 ft

© 2020 Google
Google Earth
1991
Imagery Date: 4/22/2018 41°44'59.81" N 71°55'08.08" W elev 0 ft eye alt 2277 ft

RECEIVED
JUL 28 2020
By_____

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONECTICUT

Received Date _____ Application #SP 20-002
Check # _____

APPLICATION FOR SPECIAL PERMIT

Name of Applicant VACHON BROOKLYN, LLC Phone 401-692-1459
Mailing Address 957 WASHINGTON ST, ATTLEBORO, MA 02703 Phone _____

Name of Engineer/Surveyor KILLINGLY ENGINEERING ASSOCIATES
Address PO BOX 421 KILLINGLY CT 06241
Contact Person NORMAND THIBEAULT, JR Phone 779-7299 Fax ——

Name of Attorney N/A
Address _____
Phone _____ Fax _____

Property location/address 512 PROVIDENCE ROAD (RTE. 6)
Map# 41 Lot# 13A&14 Zone PC Total Acres 10.526
Sewage Disposal: Private _____ Public X Existing X Proposed _____
Water: Private _____ Public X Existing X Proposed _____

Proposed Activity CONSTRUCTION OF (2) 16' WIDE ACCESS DRIVES TO ACCESS PROPOSED NEW VEHICLE STORAGE LOTS.

Compliance with Article 4, Site Plan Requirements

Is parcel located within 500 feet of an adjoining Town? NO

The following shall accompany the application when required:

Fee $_____ **State Fee ($60.00)** _____ 3 copies of plans_____ Sanitary Report_____
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications filed with other Agencies
12.1 Erosion and Sediment Control Plans

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning 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 Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: _____ Date 7/28/20

Owner: _____ Date 7/28/20

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

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONECTICUT

Received Date _____ Application #SPR_____
Action Date_____ Check#_____

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant VACHON BROOKLYN, LLC Phone 401-692-1459
Mailing Address 957 WASHINGTON ST, ATTLEBORO, MA 02703 Phone_____

Name of Owner SAME Phone_____
Mailing Address_____ Phone_____

Name of Engineer/Surveyor KILLINGLY ENGINEERING ASSOCIATES
Address PO BOX 421 KILLINGLY CT 06241
Contact Person NORMAND THIBEAULT, JR. Phone 779-7299 Fax ——

Property location/address PROVIDENCE ROAD (RTE. 6)
Map # 41 Lot # 13A #14 Zone PC Total Acres 10.5240

Proposed Activity CONSTRUCTION OF (2) 16' WIDE ACCESS DRIVES TO ACCESS PROPOSED NEW VEHICLE STORAGE LOTS

Change of Use: Yes____ No X If Yes, Previous Use_____
Area of Proposed Structure(s) or Expansion 2.69 AC

Utilities - Septic: On Site_____ Municipal X Existing X Proposed_____
Water: Private_____ Public X Existing X Proposed_____

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

Fee$_____ **State Fee ($60.00)** _____ 3 copies of plans_____ Sanitary Report_____
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications filed with other Agencies
12.1 Erosion and Sediment Control Plans
See also Site Plan Review Worksheet

Variances obtained_____Date_____

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning 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 Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: _____ Date 7/28/20

Owner: _____ Date 7/28/20

* Note: Any consulting fees will be paid by the applicant

LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET as of 7/28/2020 GIS

Vachon Brooklyn, LLC
Vachon Chevrolet
Providence Road (Route 6)
Brooklyn, CT

Job No. 19129

MAP//LOT	NAME
41/ / 13	ALDIN ASSOCIATES LIMITED PARTNERSHIP 77 STERLING ROAD EAST HARTFORD, CT 06108
41/ / 12	JEWETT CITY SAVINGS BANK PO BOX 335 JEWETT CITY, CT 06351-0335
41/ / 10A	CONNECTICUT LIGHT & POWER CO PO BOX 270 HARTFORD, CT 06141-2335
42/ / 22-106	MORGAN THE PATRICIA A REVOCABLE TRUST 49 WESTVIEW DR BROOKLYN, CT 06234
42/ / 22	MARQUIS GARY W & MICHELLE D 43 WESTVIEW DR BROOKLYN, CT 06234
41/ / 15	KCTT PROPERTIES LLC C/O KENNETH CARDINAL 520 PROVIDENCE RD BROOKLYN, CT 06234
41/ / 108	CASEY BRIAN & ETHIER EILEEN 9 ALLEN HILL RD BROOKLYN, CT 06234-0156
41/ / 109	CASEY BRIAN M 9 ALLEN HILL RD BROOKLYN, CT 06234-0156

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

3/5/20

Killingly Engineering Associates
P.O. Box 421
Dayville, CT. 06241

Re: Wetland function/value and impact assessment report for proposed parking expansion for Vachon Chevrolet, Providence Road, Brooklyn, Connecticut.

Dear Mr. Glaude,

At your request, I have reviewed the site plans entitled: "PROPOSED PARKING EXPANSION, "VACHON CHEVROLET" PROVIDENCE ROAD (ROUTE 6) BROOKLYN CONNECTICUT, dated 1/7/2020 and the above referenced property for the purposes of assessing the wetland functions and values and potential impacts to the inland wetlands and watercourses in proximity to the proposed parking area expansion.

The wetland function and value assessment was conducted on 2/26/20.

Existing Conditions

The property composed by two separate lots is 10.52 acres in size and is located on the north side of Providence Road, (Route 6), in Brooklyn, CT.

The southeast portion of the site is occupied by the car dealership with both paved and gravel parking areas. The remaining portion of the property is occupied by a large palustrine forested/scrub-shrub wetland & watercourse complex and adjacent forested uplands.

Upland Review Areas

The 125 foot upland review area around the delineated forested/scrub-shrub wetland/watercourse is vegetated in the overstory with a mix of white pine and mixed hardwoods in the sawtimber and polewood size classes. The mixed hardwoods include white and scarlet oaks, and red maple.

The understory is comprised of polewood and saplings in these species as well as shrub species such as highbush blueberry. Herbaceous vegetation includes hay scented ferns and miscellaneous grasses.

Wetlands

A palustrine forested/scrub-shrub wetland/watercourse was delineated in the central portion of the property. (See wetland delineation report). The wetland was inundated on the date of the delineation, (11/14/19) and the assessment, (2/26/20).

This area has formed due to the presence of a perched or seasonal ground water table that provides the hydrology to allow it to remain inundated throughout the year.

The wetland/watercourse is vegetated around its perimeter with scarlet oaks, white pine and red maple in the sawtimber size classes.

The majority of this wetland/watercourse is densely vegetated with red maple saplings and typical wetland shrub species such as highbush blueberry, speckled alder, sweet pepperbush, winterberry and spicebush.

Herbaceous vegetation included sphagnum moss, sensitive & cinnamon ferns, sedges, rushes, skunk cabbage, tussock sedges and misc. grasses. Floating duckweed was also noted in one area.

Wildlife tracks/sign found and directly observed in and adjacent to the wetland/watercourse included mammals and bird species such as: white tailed deer, eastern coyote, red tailed fox, raccoon gray & red squirrels, red tailed hawk, American crow, red wing blackbird, and numerous songbird species.

Due to the time of year, no amphibians or reptiles were observed although undoubtedly the main wetland/watercourse serves as habitat for numerous species.

A small depressed area containing wetland soils was also delineated in the northeast portion of the property, (delineated by the "C" series flags). This area was most likely a historic excavation, in which these wetland soils have formed due to prolonged wetness.

The perimeter of this area is vegetated in the overstory with red maple sawtimber and polewood, and the understory is comprised of shrubs such as highbush blueberry, and speckled alder. Herbaceous vegetation included sensitive and cinnamon ferns. Sedges were found within the inundated portion of the wetland.

It is my opinion that this small wetland may possibly serve as vernal habitat, although no wood frogs, salamanders or egg masses were found on the date of the assessment, (2/25/20).

Wetland Functions and Values

The forested/scrub-shrub wetland/watercourse, and the small wetland were inspected to determine wetland functions and values utilizing the Army Corps. Of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement".

This methodology recognizes 8 separate wetland functions: groundwater recharge/discharge, floodflow alteration/storage, fish/shellfish habitat, sediment/toxicant/pathogen retention, nutrient removal/retention/transformation, production export, sediment/shoreline stabilization and wildlife habitat. The 4 wetland values include: recreational value, educational/scientific value, uniqueness/heritage value and threatened/endangered species habitat.

For each wetland function or value to be determined, 2 to 31 different considerations/or qualifiers are considered as rationale to apply or eliminate that specific function or value.

Palustrine forested/scrub-shrub wetland/watercourse functions:

The following is a list of the wetland functions exhibited by this wetland/watercourse and their descriptions:

Floodflow alteration: the large wetland/watercourse exhibits flood storage potential due to the flat topography, and valuable properties, structures and resources are located adjacent to the wetland.

Ground water recharge and discharge: Ground water recharge function is possible due to the perched water table being trapped and slowly infiltrating during dry season. This is a primary function of this wetland.

Sediment/toxicant retention: herbaceous vegetation, shrubs and flat topography in the wetlands can effectively trap sediments/toxicants from surface flows from the adjacent topography and gravel parking areas.

Nutrient removal/retention: herbaceous and shrub vegetation in the wetlands can effectively trap and utilize potential nutrients before reaching watercourses. Nitrogen fixing bacteria in wetland soils also trap nitrogen. Although with no current sources of nutrients present, this wetland has little opportunity to provide this function.

Production export: numerous tree, shrub and herbaceous plant species in the wetlands provide food, berries and seeds for wildlife. Amphibians provide food for birds and mammals.

Sediment and shoreline stabilization: Roots from herbaceous grasses and plants, shrub species and trees found in wetlands bind and stabilize soils which helps prevent erosion along steeper edges of wetlands. Although with no significant currents or shoreline waves, this wetland/watercourse has little opportunity to provide this function.

Wildlife habitat: Numerous amphibians, reptile, mammal, and bird species inhabit this wetland. The wetland and upland riparian zones adjacent to the wetland serve as wildlife habitat. Wildlife habitat is another primary function of this wetland.

This wetland did not exhibit the wetland functions of fish habitat due to the lack of significant deep water habitat areas capable of sustaining fish.

Palustrine forested Scrub-shrub Wetland/Watercourse Values

The following wetland values were exhibited by this wetland/watercourse:

Educational/scientific value: this wetland/watercourse is relatively undisturbed, contains multiple wetland classes, and is considered as valuable wildlife habitat, although with no public access on this property, this wetland has little opportunity to provide this value.

Uniqueness/heritage value: this wetland/watercourse serves an important role in the ecological system of the area, it is a typical wetland class for the area, and serves as valuable wildlife habitat.

Visual/aesthetic value: the wetland/watercourse is visible from multiple viewing locations, it contains a diversity of vegetation that turns vibrant colors during different seasons, it is considered valuable wildlife habitat, and is not significantly disturbed.

This wetland/watercourse did not exhibit the value of threatened/endangered species habitat as the site was not shown within the shaded areas on the current natural diversity database maps.

"C Series" Wetland Functions:

The following is a list of the wetland functions exhibited by this wetland and their descriptions:

Ground water recharge and discharge: Ground water recharge function is possible due to the perched water table being trapped and slowly infiltrating during dry season. This is a primary function of this wetland.

Wildlife habitat: It is possible that amphibians, reptile, mammal, and bird species inhabit this wetland. The wetland and upland riparian zones adjacent to the wetland serve as wildlife habitat.

This wetland did not exhibit the wetland functions of floodflow alteration, sediment/toxicant retention, nutrient removal/retention, production export, sediment & shoreline stabilization and fish habitat due to the lack of floodwater storage capacity, its small area, lack of dense vegetation, lack of significant deep water habitat areas capable of sustaining fish, and it is not associated with stream flows or a large body of water.

"C Series" Wetland Values

The following wetland values were exhibited by this wetland:

Educational/scientific value: this wetland is relatively undisturbed, and is considered as wildlife habitat, although with no public access on this property, this wetland has little opportunity to provide this value.

Uniqueness/heritage value: this wetland serves an important role in the ecological system of the area, it is a typical wetland class for the area, and serves as wildlife habitat.

This wetland did not exhibit the visual/aesthetic value as it is not visible to the public, and does not contain vegetation that turn vibrant colors. It does not exhibit the value of threatened/endangered species habitat as the site was not shown within the shaded areas on the current natural diversity database maps.

Potential wetland impacts

The project plans and site were reviewed to assess the potential impacts to the wetlands from the proposed parking area expansion.

On the two parcels, an expansion of the existing parking areas is proposed, one area in the northern portion of both of the lots, and one in the southern portion of lot 13A.

Northern parking area:

In order to access the uplands in the northern portion of the parcels, a 1,860 square foot direct wetland disturbance is proposed for the 12 foot wide paved access drive. This will consist of excavation and installation of two 30 inch diameter class IV concrete pipes which will be filled along the bottom with native soil material.

Within the majority of the 125 foot upland review area and remaining uplands, the 12 foot wide access drive and a 340 foot long by 60 foot wide paved parking area is proposed with a storm water treatment basin located to the south of the parking area. In the bottom of the storm water basin, a 2,850 square foot wetland mitigation is also proposed. This area is designed to have a wet bottom which will fluctuate with the existing water table and will be seeded in with New England Wetmix.

The clearing limits and E&S measures shown on the plans vary from approx. 40 feet in width to immediately adjacent to the wetlands.

The topsoil stockpile is shown a reasonable distance from the wetlands and silt fencing is shown along the southern side.

Southern parking area:

In order to access the proposed 112 foot long by 44 foot wide paved parking area, a 1,250 square foot direct wetland disturbance is proposed for the construction of the access road.

To the north of the paved parking area, a storm water treatment basin is shown, and in the bottom of the basin a 1,150 square foot wetland mitigation is proposed. This area is also designed to have a wet bottom which will fluctuate with the existing water table and will be seeded in with New England Wetmix.

Also shown on the project plans are proposed plantings of common spicebush and sweetgale shrubs along the northern edge of the storm water treatment basin, to help revegetate and stabilize the side slopes.

The clearing limits and E&S measures on the plans for the most part are depicted immediately adjacent to the wetlands.

No topsoil stockpile is shown for this small construction area so I would assume that the topsoil will be hauled off site, or stored elsewhere on site, preferably with silt fencing around the perimeter.

E&S Measures:

The submitted project plans show the proposed E&S measures around the perimeter of the clearing limits adjacent to the wetlands as silt fencing and/or staked hay bales.

It would be my recommendation that the E&S measures be installed as soon as possible after the initial timber cutting and before the stumping and topsoil removal operation. It is during this phase where the most likely opportunity will occur for erosion and sedimentation. In some areas the slopes adjacent to the wetlands are steep, and the excavation, filling and grading are proposed directly adjacent to the wetlands.

Along the clearing limits adjacent to the wetlands, I would recommend either super silt fencing or silt fencing backed by staked hay bales should be proposed and implemented. This silt fencing will also prevent reptiles and amphibians from entering the excavation areas.

I would recommend that the storm water basins be constructed first before the remaining areas so they can serve as temporary sediment basins until the parking areas are constructed.

I would also recommend that E&S inspections be conducted on a frequent basis during the land clearing/stumping/topsoil stripping phases, and prior to significant storm events.

Direct wetland impacts:

The combined direct wetland disturbance for both of the wetland crossings totals 3,110 square feet. In this area all the specifically listed wetland functions and values for each wetland will be negated.

It is my opinion however, that the proposed 4,000 square foot wetland mitigation will compensate for this loss.

Potential short term impacts:

The potential short term impacts associated with the land clearing, stumping, top soil stripping and construction would be limited to potential sediment discharges during significant storm events.

Provided that the proposed/recommended E&S measures/inspections are correctly implemented and maintained throughout the project timeframe, the disturbance directly

adjacent to the wetlands will not significantly impact the wetlands or their existing functions due to erosion and sedimentation. Once the top soils are removed, the well-drained, sandy/gravelly soils will allow for good infiltration of storm water runoff until the construction is complete.

The quick and permanent establishment of vegetation in the disturbed areas is crucial to the prevention of erosion. To minimize the potential for these impacts, E&S control measures have been incorporated into the project plans on sheet 5 of 5.

Potential long term impacts:

Wetland hydrology

I see no direct or long term impacts to the wetland hydrology as a result of the proposed access roads, parking areas or storm water treatment basins. As the access drives and parking areas are paved, storm water runoff will be an input to the existing hydrology, through some minor overland flow, but mostly through the storm water basins, as ground water recharge or as direct discharge during significant storm events after treatment.

Water quality:

Due to the incorporation of the paved parking surfaces, stone water quality trenches, storm water treatment basins, and some direct infiltration of storm water in the well-drained, sandy, gravelly soils, I see no significant or adverse impacts to the existing water quality of the wetlands from storm water discharges.

Adjacent upland wildlife habitat

Potential long term impacts to the upland habitat from the project would include the loss of a significant portion of the URA serving as riparian zones and upland wildlife habitat adjacent to the wetlands. This intrusion will force wildlife into the narrow vegetated corridor in and around the wetlands during and after the construction timeframe, and into other areas where the uplands are not disturbed. However, because this vegetated wildlife corridor is not proposed to be totally cleared and still exists in minimal widths in some areas, the wetlands and adjacent riparian zone will still provide for some wetland function and wildlife habitat.

It is my opinion that the proposed 4,000 square foot wetland mitigation will help compensate for these impacts to the upland/riparian habitat.

In summary, the design of the project implements features intended to minimize or eliminate potential impacts to the wetlands such as storm water runoff, significant loss of wetland habitat, and erosion and sedimentation associated with construction activities.

I feel these proposed measures are adequate to protect the wetlands provided that the recommended erosion and sedimentation control features are implemented and maintained throughout the excavation and reclamation timeframe.

The construction of the proposed 4,000 square foot wetland mitigation will assist in the remaining wetlands ability to provide the same wetland functions and values they currently provide.

If you have any questions concerning the site assessment or this report, please feel free to contact me.

Sincerely,

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

March 23, 2020

Ms. Jana Roberson, AICP
Director of Community Development / Town Planner
Town of Brooklyn
5 Wolf Den Road
P.O. Box 356
Brooklyn, CT 06234

SUBJECT: Proposed Parking Expansion
Vachon Chevrolet
Assessor's Map 41, Lot Nos. 13A & 14
Providence Road (Route 6)
Brooklyn, Connecticut

Dear Ms. Roberson:

As you requested, I have reviewed the devloper's consulting engineer's plans for the above captioned project. A copy of my comments are enclosed pertaining to my review of the plans, consisting of five sheets, entitled "Proposed Parking Expansion, 'Vachon Chevrolet', Providence Road (Route 6), Brooklyn, Connecticut, Prepared for Vachon Brooklyn, LLC.," which were created by Killingly Engineering Associates, dated January 2020 with revision date of March 10, 2020.

If you should have any questions, please do not hesitate to email me at syl.pauley@neccog.com.

Sincerely,

Syl Pauley, Jr., P.E.
NECCOG Regional Engineer

SP/s
cc: File
JRLtr_ProposedParkingExpansionVachonChevrolet_Xmit 03202020 Review Cmts.doc

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW
PERTAINING TO
PROPOSED PARKING EXPANSION
VACHON CHEVROLET
(ASSESSOR'S MAP 41, LOTS 13A & 14)
PROVIDENCE ROAD (ROUTE 6)
BROOKLYN, CT

(March 20, 2020)

The comments contained herein pertain to my review of plans, consisting of five sheets, entitled "Proposed Parking Expansion, 'Vachon Chevrolet', Providence Road (Route 6), Brooklyn, Connecticut, Prepared for Vachon Brooklyn, LLC.," prepared by Killingly Engineering Associates, dated January 2020 with revision date of March 10, 2020.

SHEET 2 OF 5 – EXISTING CONDITIONS

1. The northing and eastling coordinates should be noted for CGS Random Points B9262 and B9264. It would also be helpful to include a large scale diagram as to where these points are relative to the project.

SHEET 3 OF 5 – SITE DEVELOPMENT PLAN NO. 1

1. A construction entrance symbol is drawn at the entrance to the new "paved vehicle storage area." However, a note should be included to indicate that this will be removed at the time the first course of paving is installed for the vehicle storage area. Additionally, it would be helpful for this explanation to be included in Note 17 under "Development Schedule/Sequence of Operations" that appears on Sheet 5 of 5 of the plan set.
2. The note "Silt Fence Backed with Staked Haybales or Wood Chip Berms" should read the same as the note on Sheet 4 of 5, "Provide Super Silt Fence, Silt Fence Backed with Staked Haybales, or Silt Fence Backed with Wood Chip Berms at Clearing Limits," for consistency.

SHEET 4 OF 5 – SITE DEVELOPMENT PLAN NO. 2

1. Proposed slopes in the detention basin range from 1:1 to 3:1. It is recommended that slope be uniform and that no slopes be steeper than 3:1 to reduce the tendency of soil erosion
2. Pedestal lighting, with dual light fixtures, is shown at three (3) locations in the middle of the proposed vehicle parking area. No description of the lighting assembly (pedestal height, pedestal base, full cutoff design, wattage, etc.) can be found in the plans under review. This is important since there is a house on adjacent Lot No. 22 that is not too distant from the north property line in the vicinity of the proposed construction on the Vachon property. It should also be noted that the

majority of the visual/sound barrier created by the existing mature forest in this area between the house and the proposed development is going to be removed, only to be replaced by young plantings that will take many years to reestablish the buffer. Therefore, has the impact of lighting and noise on the adjacent residence been evaluated to determine if there will be any significant impact to it?

3. How will snow removal be handled in this area so as not to impact the adjacent wetlands (salt or other ice removal chemicals) and proposed landscaping?
4. It is unclear on how the "island" in the middle of the proposed parking area is going to be constructed, i.e., raised island with landscaping; raised island paved with no landscaping; flush with whatever in between; etc.? Can this area be used as a rain garden to mitigate some of the runoff from the pavement?
5. Is there any consideration to provide some form of "tall" landscaping in the center island, considering how much impervious pavement is being proposed?
6. As an aid to construction, it would be helpful to include a cross-section profile from the detention basin outlet structure to just beyond the level spreader.

SHEET 5 OF 5 – DETAIL SHEET

1. In the "Stormwater Basin Outlet Detail," a smooth outer wall PVC pipe may be less susceptible to upheaval or degradation (breakage) by icing conditions than a corrugated type of pipe. It is recommended that this be evaluated by the designer. Furthermore, over time, ultraviolet rays in sunlight degrades unprotected plastic pipe, which causes it to lose structural integrity and stability. Considering this, concrete may be a better choice.
2. In the "Stone Berm" detail, what specific type of filter fabric should be used to minimize sediment transport and at the same time allow the efficient transmission of water toward the outlet structure? This should be specified in the detail. Also, what are the conditions as to when the berm should be replaced to function as designed due to sediment build up?
3. It is recommended that the "Silt Fence – Backed with Haybales" detail title be modified to read "Super Silt Fence (Silt Fence Backed with Haybales or Wood Chip Berms)."
4. In the "Chain Link Fence Detail" the gauge of the fence fabric and size of the selvage should be specified and also what type of material it is manufactured from (galvanized steel, PVC coated steel, etc.). The same goes for the posts and hardware, too, and depth of bury/concrete anchorage for the posts.
5. In the "Stone Berm" detail, will CONNDOT crushed stone M.01.01 #3 remain stable at a 2:1 angle of repose?
6. In the "Slope Stabilization Detail" it is recommended that the slope be 3:1 or flatter, **NOT** 2:1 or steeper, as shown.
7. In the "Bituminous Lip Curb" detail it is recommended that the curb be formed on the binder course (locked in) for better stability/longevity, which should provide more resistance to deformation by snowplowing operations or other vehicle impacts.

By: _____, P.E.
Syl Pauley, Jr., P.E., NECCOG Regional Engineer

Killingly Engineering Associates
Civil Engineering & Surveying
P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

March 30, 2020

Ms. Jana Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn Department of Planning
Clifford B. Green Memorial Center
69 South Main Street
Brooklyn, CT 06234

RE: Proposed Parking Expansion
Vachon Chevrolet

Dear Ms. Roberson;

In response to NECCOG review comment on the aforementioned project, we offer the following:

Sheet 2 of 5 – Existing Conditions

1. The CGS random points referenced on the survey plan were used to establish the horizontal location of the project and have no bearing on the design. These points are not located adjacent to the site and we do not see the need or purpose of providing coordinates or creating a large-scale diagram of their locations at the expense of our client. Additionally, the Town of Brooklyn's regulations do not require such information.

Sheet 3 of 5 – Site Development Plan No. 1

1. A note has been added to the plan to direct the contractor to remove the anti-tracking construction entrance prior to installing the first course of pavement. This has also been noted on sheet 5 of 5 in the development schedule/sequence of operations.
2. The note "silt fence backed with staked haybales or wood chip berms" has been modified to read the same on all sheets.

Sheet 4 of 5 – Site Development Plan No. 2

1. Slopes in the detention basin have been modified so that they do not exceed 2:1 (center berm only). We have also noted that jute netting shall be installed to stabilized the basin after topsoil and seed have been applied. The center berm is designed to extend detention time in the basin and we do not anticipate erosive conditions once stabilized.
2. A detail for the lighting fixture with the make and model number has been added to the plans. We have also enclosed a cut sheet for the lighting as well. The chosen fixtures will be mounted no higher than 12' and are dark sky compliant. In addition, the landscaping proposed between the parking and the residences to the north will provide a very good vegetated buffer; cut sheets for the chosen plantings is included with this submission. Currently, the existing pine trees do not provide any visual buffer. As with most larger pine trees, there are minimal branches at the bottoms of the trees up to 20' or more. With regard to noise, this area will be utilized to store inventory and will not be accessed by the general public unless accompanied by a sales representative.
3. Snow will be stockpiled at the top of the slope adjacent to the proposed stormwater basin. Sheet 5 of the plans specify that no salt or chemical applications for snow removal shall be used.

4. The island in the center of the site will be depressed. We will incorporate rain garden plantings into the island to promote stormwater treatment and infiltration.
5. As the center island will be utilized in the capacity of a rain garden, we do feel that taller vegetation would be appropriate.
6. A cross section of the basin outlet has been added to the plans as requested.

Sheet 5 of 5 – Detail Sheet

1. The manufacturer of ADS N-12 HDPE pipe states a life expectancy of 100 years. For the upright outlet structure, the base will be embedded in concrete to anchor it in place to prevent upheaval and the depth of bury for the outlet pipe will for the most part be installed below frost level. We have utilized this design and application for dozens of projects throughout the years and we are not aware of any failures for this application. Additionally, the installation of the outlet pipe and structure in this location does not present any structural constraints (i.e. it is not an installation subject to traffic). It is our professional opinion that HDPE pipe is sufficient for this application.
2. For the stone berm, specifications for the filter fabric have been called out and conditions for maintenance are defined.
3. The silt fence detail has been modified to read "super silt fence" as requested.
4. The detail for the fence installation has been modified as requested. In addition, neighbors who attended the public hearing for wetlands requested an 8' fence in lieu of a 6' fence which has been accommodated.
5. In our experience, the 2:1 angle of repose for the DOT #3 stone is stable. Section 5-10-12 of the 2002 CT Guidelines for Soil and Erosion Control ("the *2002 Guidelines*") specify slopes no steeper than 1:1 and heights no greater than 3'.
6. We have modified the slope stabilization detail to call for application on slopes 2:1 or flatter per 5-4-10 of the 2002 Guidelines.
7. Bituminous curb installation detail has been modified accordingly as requested.

We trust that the plans as modified address the March 23rd review comments. Please feel free to contact us if there are any further questions or concerns.

Sincerely;

Normand Thibeault, Jr., P.E.

VIPER S OPTICS STRIKE

SMALL VIPER LUMINAIRE

Cat.#		BEACON design . performance . technology
Job	Type	Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥.90 at full load.
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

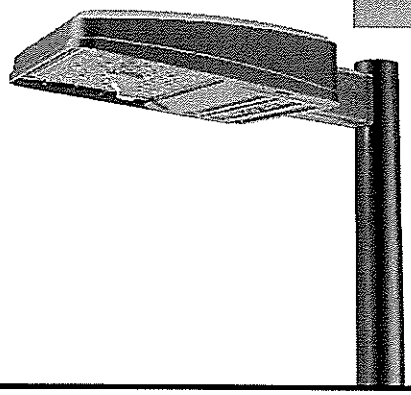
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/vipersmall

Warranty:

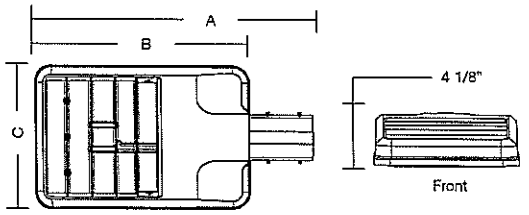
Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

Turtle Friendly

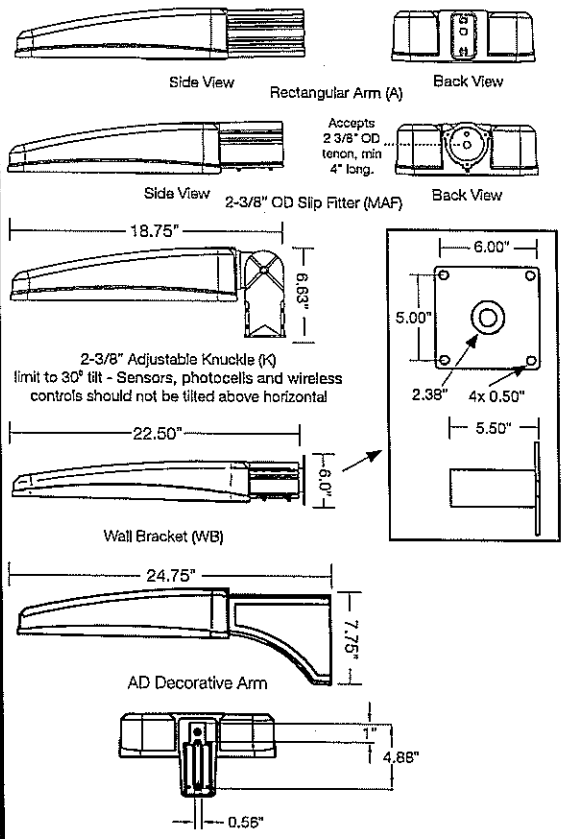


DIMENSIONS



A	B	C	Weight:	EPA
21.75" (552 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs (6.8 kg)	.67 ft²

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS

C US

*3000K and warmer CCTs only

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HUBBELL Lighting

ORDERING INFORMATION

ORDERING EXAMPLE: VPS/24L-45/AM/4W/UNV/A/DBT/BC

VPS

SERIES

VPS Viper

LED ENGINE

24L-45 45W, LED array
36L-65 65W, LED array
48L-85 80W, LED array
60L-105 105W, LED array

CCT

AM Amber

ROTATION

Leave blank for no rotation
L[1] Optic rotation left
R[1] Optic rotation right

DISTRIBUTION

FR Type 1/Front Row
2 Type 2
3 Type 3
4F (formerly 4) Type 4
4W Type 4 Wide
5QM Type 5QM
5R Type 5R (rectangular)
5W Type 5W (round wide)
TC Tennis Court

VOLTAGE

UNV 120-277V
120 120V
208 208V
240 240V
277 277V
347 347V
480 480V

COLOR

BLT Black Matte Textured
BLS Black Gloss Smooth
DBT Dark Bronze Matte Textured
DBS Dark Bronze Gloss Smooth
GTT Graphite Matte Textured
LGS Light Grey Gloss Smooth
PSS Platinum Silver Smooth
WHT White Matte Textured
WHS White Gloss Smooth
VGT Verde Green Textured

COLOR OPTION

CC Custom Color

OPTIONS

CD Continuous Dimming
F Fusing
BSP Bird Spikes
BC Backshield (available for FR, 2, 3, 4, 4W Optics)
TB Terminal Block

CONTROL OPTIONS

7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
7PR-SC 7-Pin Receptacle w/Shorting Cap
7PR-TL 7-Pin Receptacle w/Twist Lock photo control

HOUSE SIDE SHIELD ACCESSORIES

HSS/VP-S/90-FB/XXX 90° shield front or back
HSS/VP-S/90-LR/XXX 90° shield left or right
HSS/VP-S/270-FB/XXX 270° shield front or back
HSS/VP-S/270-LR/XXX 270° shield left or right
HSS/VP-S/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

MOUNTING

A Rectangular Arm (formerly RA) for square or round pole
MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon
WB Wall Bracket
AD Universal Arm for square pole
AD3 Universal Arm for 2.4"-4.1" round pole
AD4 Universal Arm for 4.2" -5.3" round pole
AD5 Universal Arm for 5.5" -5.9" round pole
AD6 Universal Arm for 6.0"-6.5" round pole

[1] Only available with 1A, 2, 3, 4, 4W and 5R distributions

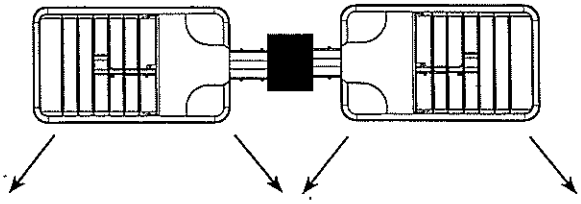
PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at 864-678-1000.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/ — SiteSync only
VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/ — SiteSync with Motion Control

LEFT ROTATED OPTIC

RIGHT ROTATED OPTIC



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PERFORMANCE DATA

# LED'S	SYSTEM WATTS	DISTRIBUTION TYPE	AMB amber 590nm (std.) LUMENS	LPW[1]	B	U	G
24	45W	FR	1238	28	0	0	0
		2	1194	27	0	0	0
		3	1171	26	0	0	1
		4	1152	26	0	0	0
		4W	1127	25	0	0	1
		5QM	1173	26	1	0	0
		5R	1181	26	1	0	1
		5W	1260	28	1	0	0
		TC	1204	27	0	0	0
36	65W	FR	1857	29	0	0	0
		2	1791	28	0	0	0
		3	1757	27	0	0	1
		4	1728	27	0	0	1
		4W	1690	26	0	0	1
		5QM	1759	27	1	0	0
		5R	1771	27	1	0	1
		5W	1726	27	1	0	0
48	85W	FR	2476	29	0	0	0
		2	2389	28	1	0	1
		3	2343	28	0	0	1
		4	2304	27	0	0	1
		4W	2254	27	0	0	1
		5QM	2346	28	1	0	0
		5R	2362	28	1	0	1
		5W	2301	27	2	0	1
		TC	2408	28	0	0	0
60	105W	FR	3095	29	1	0	0
		2	2986	28	1	0	1
		3	2927	27	1	0	2
		4	2880	27	0	0	1
		4W	2817	26	0	0	1
		5QM	2933	27	1	0	0
		5R	2953	28	2	0	2
		5W	2879	27	2	0	1
		TC	3011	28	0	0	1

# LED'S	SYSTEM WATTS	DISTRIBUTION TYPE	AMB amber 590nm (std.) LUMENS	LPW[1]	B	U	G
24	45W	FR-BC	1064	24	0	0	0
		2-BC	880	20	0	0	0
		3-BC	802	18	0	0	0
		4-BC	887	20	0	0	0
		4W-BC	2014	45	0	0	1
		TC-BC	930	21	0	0	0
36	65W	FR-BC	1596	25	0	0	0
		2-BC	1320	20	0	0	0
		3-BC	1202	18	0	0	0
		4-BC	1330	20	0	0	0
		4W-BC	2014	31	0	0	1
		TC-BC	1396	21	0	0	0
48	85W	FR-BC	2128	25	0	0	0
		2-BC	1761	21	0	0	0
		3-BC	1603	19	0	0	1
		4-BC	1774	21	0	0	1
		4W-BC	1450	17	0	0	0
		TC-BC	1861	22	0	0	0
		5R	2362	28	1	0	1
60	105W	FR-BC	2661	25	0	0	0
		2-BC	2201	21	0	0	0
		3-BC	2004	19	0	0	1
		4-BC	2217	21	0	0	1
		4W-BC	1813	17	0	0	1
		TC-BC	2326	22	0	0	0
		5R	2953	28	2	0	2

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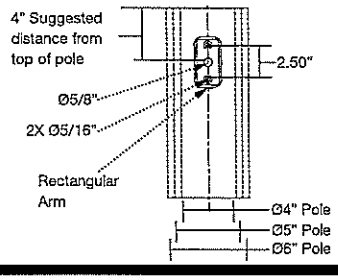
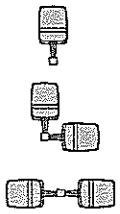
DRILL PATTERN

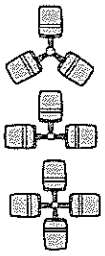
RECTANGULAR ARM (A)
Compatible with Pole drill pattern B3



EPA



Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34



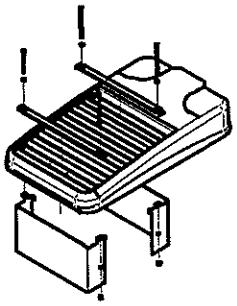
Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12

TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

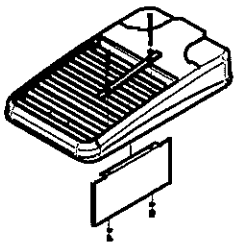
(2 3/8" OD tenon)

Catalog Number	Description
SETAVP-XX	Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
RETAVP-XX	Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
TETAVP-XX	Hexagonal tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
SETA2XX	Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
RETA2XX	Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
TETA2XX	Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only

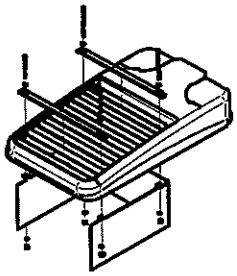
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



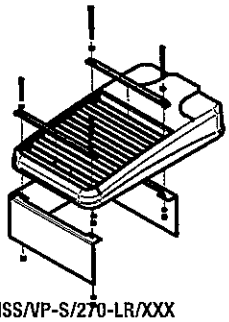
HSS/VP-S/90-FB/XXX
90° shield front or back
(2 shields shown)



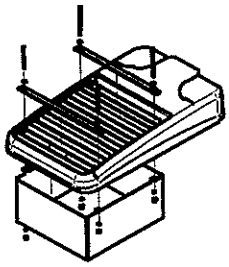
HSS/VP-S/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-S/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)

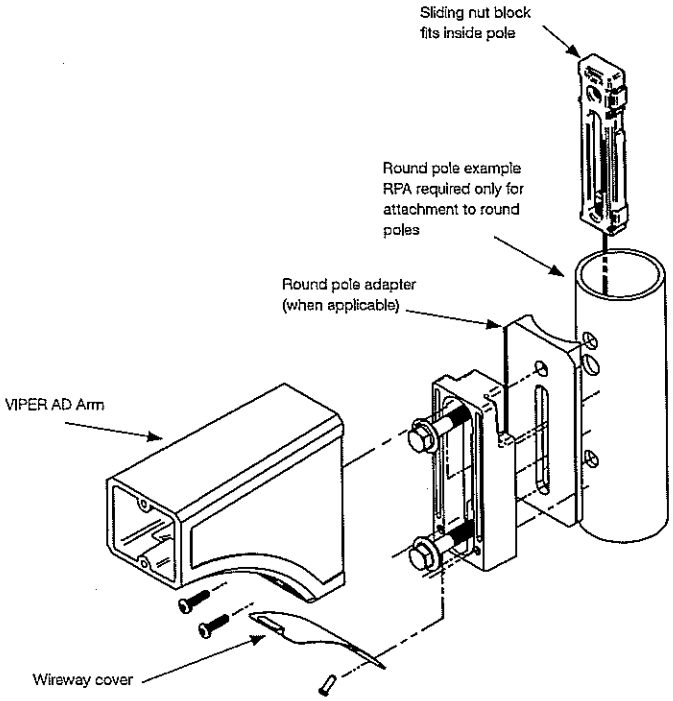


HSS/VP-S/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)

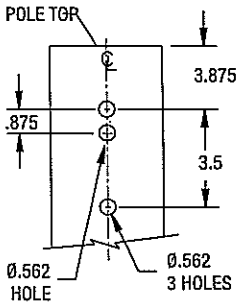


HSS/VP-S/360/XXX
Full shield (1 shield shown)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)
Compatible with pole drill pattern S2



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Brooklyn Inland Wetlands
Commission
P.O. Box 356
Brooklyn, Connecticut 06234

9489 0090 0027 6215 9002 16

June 10, 2020

CERTIFIED#

Vachon Brooklyn, LLC
957 Washington Street
Attleboro, MA 02703

RE: Notice of Decision – 021120B Vachon Brooklyn, LLC, 512 Providence Road, Map 41, Lot 13A/14, PC Zone; Construction of (2) 16 ft. wide access driveways to access proposed new vehicle storage lots. Drive to the larger of the two proposed marking areas will be in an area historically used for an agricultural crossing.

Dear Vachon Brooklyn, LLC:

At the June 9, 2020 Inland Wetlands and Watercourses Commission meeting application 021120B Vachon Brooklyn, LLC, 512 Providence Road, Map 41, Lot 13A/14, PC Zone; Construction of (2) 16 ft. wide access driveways to access proposed new vehicle storage lots. Drive to the larger of the two proposed marking areas will be in an area historically used for an agricultural crossing was approved with the following conditions:

1. The detention basins shall be constructed, stabilized, and seeded before the parking lots are constructed.

2. Install the sediment/erosion controls as shown on the approved plans and call the Wetlands Officer at 860-779-3411, extension 31, for an inspection prior to starting any earth disturbance activities. Written approval of the sediment/erosion controls must be given by the Wetlands Enforcement Officer prior to starting any earth disturbance activities.

3. Only new vehicles stored in back lot, no used vehicles or employee parking.

4. Contractor to eradicate invasive species during construction.

5. Standard Conditions.

A legal notice of this approval will be published in the Villager Newspaper on Friday June 19, 2020. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication of the legal notice.

If you have any questions, please call Margaret Washburn at 860-779-3411 Extension 31.

Signed,

Margaret Washburn

Margaret Washburn
Wetlands Agent

MW/acl
CC: File, Killingly Engineering

BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION
STANDARD CONDITIONS FOR IWWC PERMITS 12/13/16

APPLICANT: READ CAREFULLY

IWWC Permit Document. A copy of the IWWC approval motion and the conditions stated herein shall constitute the IWWC permit for the approved activity when the permit document is signed and dated by the IWWC Agent.

Notice of Start and Finish. Permittee shall notify the IWWC agent **at least 48 hours** before the approved activity commences and within 72 hours after completion of the activity.

Permit Duration. This permit is valid for a period in accordance with Section 11.6 of the Brooklyn Inland Wetlands and Watercourses Regulations and the Connecticut General Statutes. Any request to renew or extend the expiration date of a permit can be granted only as authorized by the IWWC Regulations. Expired permits may not be renewed.

Erosion and Sedimentation Controls. Permittee is responsible for implementing the approved erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan. The permittee shall inspect the erosion controls weekly and after rains and repair deficiencies within twenty-four hours. The IWWC and its staff may require additional erosion if needed to prevent erosion and sedimentation. Restabilization of the site shall take place as soon as possible.

Stockpile locations. During construction, piles of fill, erodible material and debris shall not be created within regulated areas. The locations of debris and other stockpiled materials shall be shown on the submitted plans. Any material excavated at the site shall be disposed of at upland or off-site locations reviewed and approved by staff.

Permit Transfer. The permittee shall not transfer this permit without the written permission of the IWWC.

Work in Watercourse to Occur During Low Flow. Work within a watercourse is limited to periods of low flow. Low flow periods normally occur between August and October. Upon request of permittee, wetlands staff can determine if the activity can occur at other times following an on-site field investigation.

Scope of Permit. This permit is for the approved activity ONLY. Additional activity may require an additional permit. Note that if an approval or permit is granted by another agency and

(1) the approved activity will affect wetlands and/or watercourses; and/or

(2) the activity occurs within 125 feet of flagged boundaries and 175 feet from watercourses;

and such activities have not been addressed by this permit, then the applicant shall resubmit the application for further consideration by the Inland Wetlands and Watercourses Commission before any work begins.

Ongoing Compliance with Permit. The permittee shall comply at all times with the permit.

Other Approvals May be Required. Other permits may be required from Town, state or federal agencies. An Army Corps of Engineers permit may be required: U.S. Army Corps of Engineers, 424 Trapelo Rd., Waltham, MA 02254 1-800-362-4367.

PROPOSED PARKING EXPANSION

"VACHON CHEVROLET"

PROVIDENCE ROAD (ROUTE 6)
BROOKLYN, CONNECTICUT

PREPARED FOR:

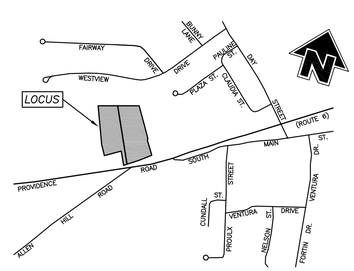
VACHON BROOKLYN, LLC

CONSTRUCTION NOTES/GENERAL PROVISIONS

1. 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.
2. All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
3. All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 816", and supplements thereto.
4. The Contractor shall obtain copies of all regulatory agency permits from the Owner prior to any site disturbance.
5. 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.
6. The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.
7. 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.
8. 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
9. The entire project site shall be thoroughly cleaned at the completion of the work. Clean all installed paved areas, accumulated silt and sediment, plus all adjacent areas affected by the construction activities as directed by the Owner or the jurisdictional Agency.

LEGEND

●	IRON PIN TO BE SET
⊙	IRON PIN FOUND
□	CONCRETE MONUMENT FOUND
□ CHD PNT	CHD MONUMENT POINT
	SIGN
Ø	UTILITY POLE
CB	CATCH BASIN
MH	MANHOLE
SMH	SANITARY SEWER MANHOLE
	INLAND WETLANDS FLAG
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
	SILT FENCE



LOCATION MAP
SCALE: 1" = 1000'

INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 5
EXISTING CONDITIONS MAP	2 OF 5
SITE DEVELOPMENT PLAN 1	3 OF 5
SITE DEVELOPMENT PLAN 2	4 OF 5
DETAIL SHEET	5 OF 5

BEFORE YOU DIG
CALL BEFORE YOU DIG
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
3/10/2020	PER SOIL SCIENTIST & STAFF
3/31/2020	PER NECCOG REVIEW

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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JANUARY 2020

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

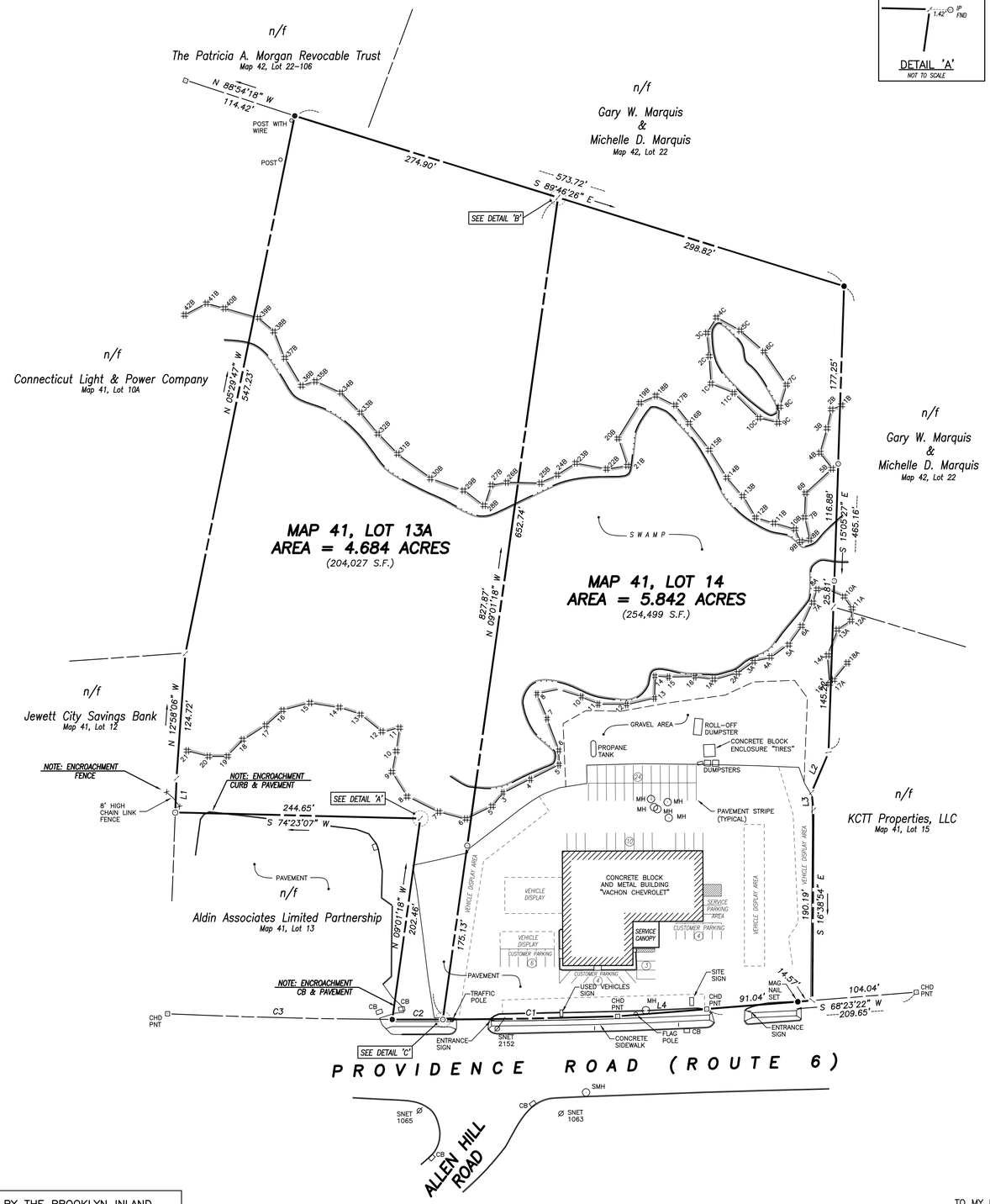
Expiration date per Sec. 8.26C, Connecticut General Statutes: _____

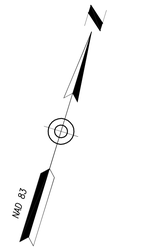
ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

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

K:\19129\Drawings\01_19129 COVER.dwg Jul 28, 2020 - 10:13 AM





CURVE DATA		
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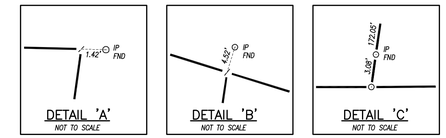
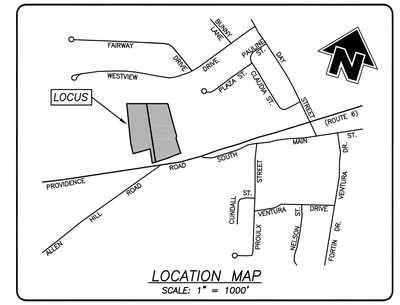
R = 5680.00'	R = 5680.00'	R = 5680.00'
D = 1°45'30"	D = 0°30'33"	D = 2°15'41"
L = 174.32'	L = 50.48'	L = 224.18'
CH = S 71°56'28" W	CH = S 73°04'30" W	CH = S 74°27'37" W
174.32'	50.48'	224.16'

LINE DATA			
L1	N 14°49'40" W	34.19'
L2	S 06°00'57" W	43.34'
L3	S 23°24'09" E	17.56'
L4	S 68°21'47" W	89.41'





LOCATION MAP
SCALE: 1" = 1000'

LEGEND

●	IRON PIN TO BE SET
○	IRON PIN FOUND
□	CONCRETE MONUMENT FOUND
□ CHD PNT	CHD MONUMENT POINT
	SIGN
Ø	UTILITY POLE
CB	CATCH BASIN
MH	MANHOLE
SMH	SANITARY SEWER MANHOLE
#———#	INLAND WETLANDS FLAG

NOTES:

1. 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.
   - Survey Type: Improvement Location Survey.
   - Boundary Determination Category: Dependent Resurvey.
2. Zone = PC.
3. Owner of record:

   Map 41, Lot 14 = Vachon Brooklyn, LLC
   957 Washington St., Attleboro, MA 02703
   Volume 620, Page 163

   Map 41, Lot 13A = Vachon Brooklyn, LLC
   957 Washington Street, Attleboro, MA 02703
   Volume 632, Page 114
4. Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in September 2019.
5. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from actual field measurements of CGS Random Points B9262 and B9264.

MAP REFERENCES:

1. "Connecticut State Highway Department – Right of Way Map – Town of Brooklyn – Brooklyn–Danielson Road – From the Old Pomfret Road – Easterly About 12,000 Feet – Route U.S.6. – Scale: 1" = 40' Date: June 29, 1934 – Number 19–06 – Sheet No. 4 of 4."
2. "Town of Brooklyn – Map Showing Land & Easement Acquired By – The SAtate of Connecticut – From – Mildred Chase Hopkins – Relocation of Route U.S. 6 – Scale: 1" = 40' – Date: June 1953 – Town No. 19 – Project No. 43 – Serial No. 1 – Sheet 1 of 1 – Prepared by: Ernest T. Perkins." On file in the Brooklyn Land Records as Map Book 2 Page 98.
3. "Boundary Survey – property of – Stephen Castle – Route 6, Brooklyn, Conn. – Scale: 1" = 40' – Date: July 30, 1964 – Sheet 1 of 1 Prepared by: Morton S. Fine & Associates." On file in the Brooklyn Land Records as Map Book 3 Page 52.
4. "Map Showing Portion of Land of – Stephen Castle – Brooklyn, Connecticut – Scale: 1" = 20' – Date: March 19, 1982 – Prepared By: Thomas A. Brennan, Jr." On file in the Brooklyn Land Records as Map Book 7 Page 18.
5. "Subdivision Map – Prepared for – Gary D. Kuchy – Westview Drive Brooklyn, Connecticut – Scale: 1" = 80' – Date: June 16, 1999 Revised to: 11/1/99 – Sheet 1 of 11 – Prepared by: J&D Civil Engineers and Provost Rovero Fitzback." On file in the Brooklyn Land Records.
6. "Boundary Survey – Property of Gertrude M. Markley – Providence Road – Route 6 – Brooklyn, Connecticut – Scale: 1" = 40' – Date: Nov. 2002 – Sheet No. 1 – prepared by: Archer Surveying, LLC." On file in the Brooklyn Land Records as Map Book 15 Page 90.
7. "Improvement Location Survey – Prepared for – Premier Chevrolet 512 Providence Road (Route 6) – Brooklyn, Connecticut – Scale: 1" = 50' – Date: 10/12/2011 – Sheet 1 of 1 – Prepared by: Killingly Engineering Associates." On file in the Brooklyn Land Records.
8. "Property Survey – Property Line Relocation – Prepared for KCTT Properties, LLC – Route #6 (Providence Road) – Brooklyn, Connecticut – Scale: 1" = 20' – Date: October 2016 – Revised to: 1/5/2017 – Sheet No. 1 of 1 – Prepared by: PC Survey Associates." On file in the Brooklyn Land Records.

03/31/2020	PER NECCOG REVIEW
03/10/2020	PER SOIL SCIENTIST REPORT & STAFF COMMENTS
DATE	DESCRIPTION
REVISIONS	

IMPROVEMENT LOCATION SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR

VACHON BROOKLYN, LLC

PROVIDENCE ROAD (ROUTE 6)
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: 1/07/2020	DRAWN: AMR
SCALE: 1" = 60'	DESIGN: NET
SHEET: 2 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 19129

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Expiration date per Sec. 8.26C, Connecticut General Statutes: _____

ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

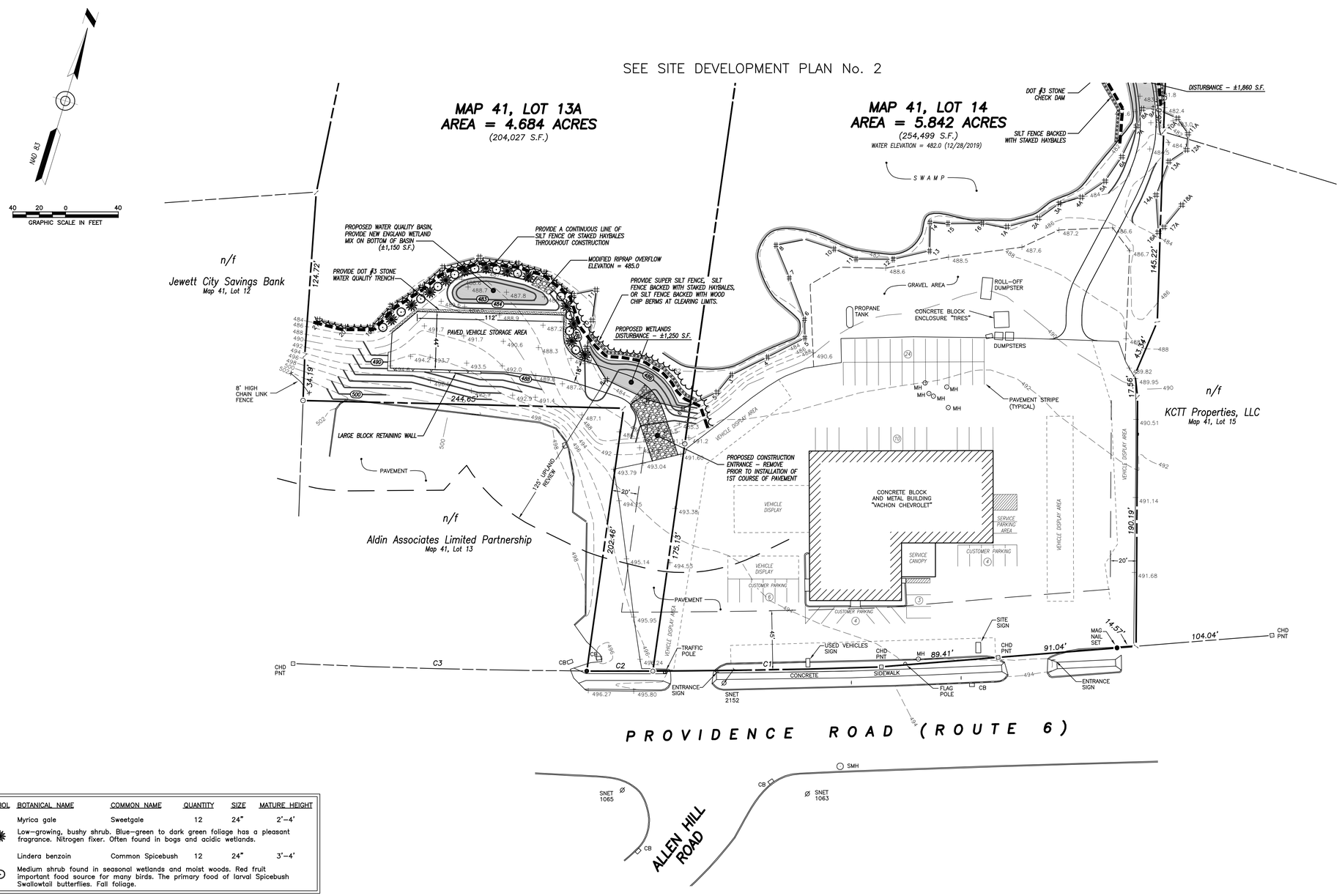
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

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.

K:\19129\Drawings\02_19129 EXIST.dwg Jul 28, 2020 - 10:14 AM

SEE SITE DEVELOPMENT PLAN No. 2



CURVE DATA		
C1	C2	C3
R = 5680.00'	R = 5680.00'	R = 5680.00'
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LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- CHD MONUMENT FOUND
- CHD PNT — CHD MONUMENT POINT
- SIGN
- UTILITY POLE
- CB — CATCH BASIN
- MH — MANHOLE
- SMH — SANITARY SEWER MANHOLE
- INLAND WETLANDS FLAG
- 100 — EXISTING CONTOURS
- 100 — PROPOSED CONTOURS
- SILT FENCE

NOTES:

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   - Topographic features conform to a Class "T–2", "V–2" vertical accuracy.
   - Survey Type: Improvement Location Survey.
2. Zone = PC.
3. Owner of record:
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   957 Washington St., Attleboro, MA 02703
   Volume 620, Page 163
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6. Elevations shown are based on an assumed datum. Contours shown are taken from actual field survey. Contour interval = 2'.
7. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1–800–922–4455 or 811.

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	MATURE HEIGHT
	Myrica gale	Sweetgale	12	24"	2'–4'
	Low–growing, bushy shrub. Blue–green to dark green foliage has a pleasant fragrance. Nitrogen fixer. Often found in bogs and acidic wetlands.				
	Lindera benzoin	Common Spicebush	12	24"	3'–4'
	Medium shrub found in seasonal wetlands and moist woods. Red fruit important food source for many birds. The primary food of larval Spicebush Swallowtail butterflies. Fall foliage.				

DATE	DESCRIPTION
03/31/2020	PER NECCOG REVIEW
03/10/2020	PER SOIL SCIENTIST REPORT & STAFF COMMENTS

REVISIONS

IMPROVEMENT LOCATION SURVEY
SITE DEVELOPMENT PLAN No. 1
PREPARED FOR

VACHON BROOKLYN, LLC

512 PROVIDENCE ROAD (ROUTE 6)
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: 1/07/2020	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: NET
SHEET: 3 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 19129

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Expiration date per Sec. 8.26C, Connecticut General Statutes: _____

ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

BEFORE YOU DIG
CALL BEFORE YOU DIG
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455

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

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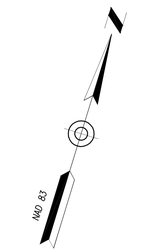

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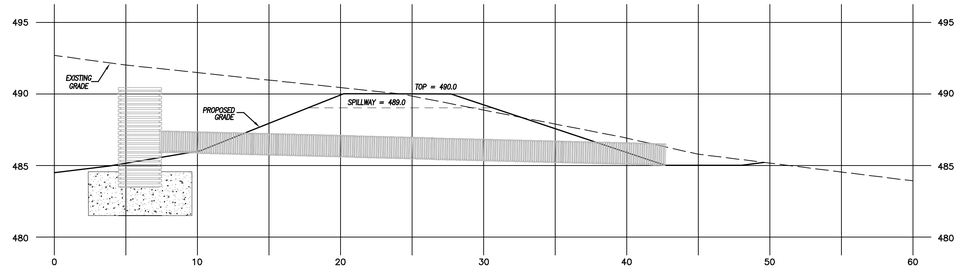
GRAPHIC SCALE IN FEET



CROSS SECTION "A–A"
SCALE: 1" = 5'

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	MATURE HEIGHT
	Juniperus scopolorum	Moonglow Juniper	18	5'	16'–20'
	Exceptionally showy, silvery blue foliage and broad pyramidal form makes a most attractive screen. A tough plants with dense branching that grows to 20' tall.				
	Viburnum rhytidophyllum	Leatherleaf Viburnum	17	3–4'	6'–10'
	This evergreen Viburnum (most are deciduous) has this olive green leaves that form a great green wall for screening. White fragrant flowers in the spring followed by red berries in the fall that provide food for birds.				
	Acer rubrum	Red Maple	5	3" Caliper	60'–80'

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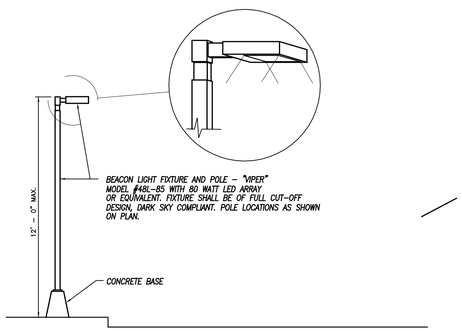
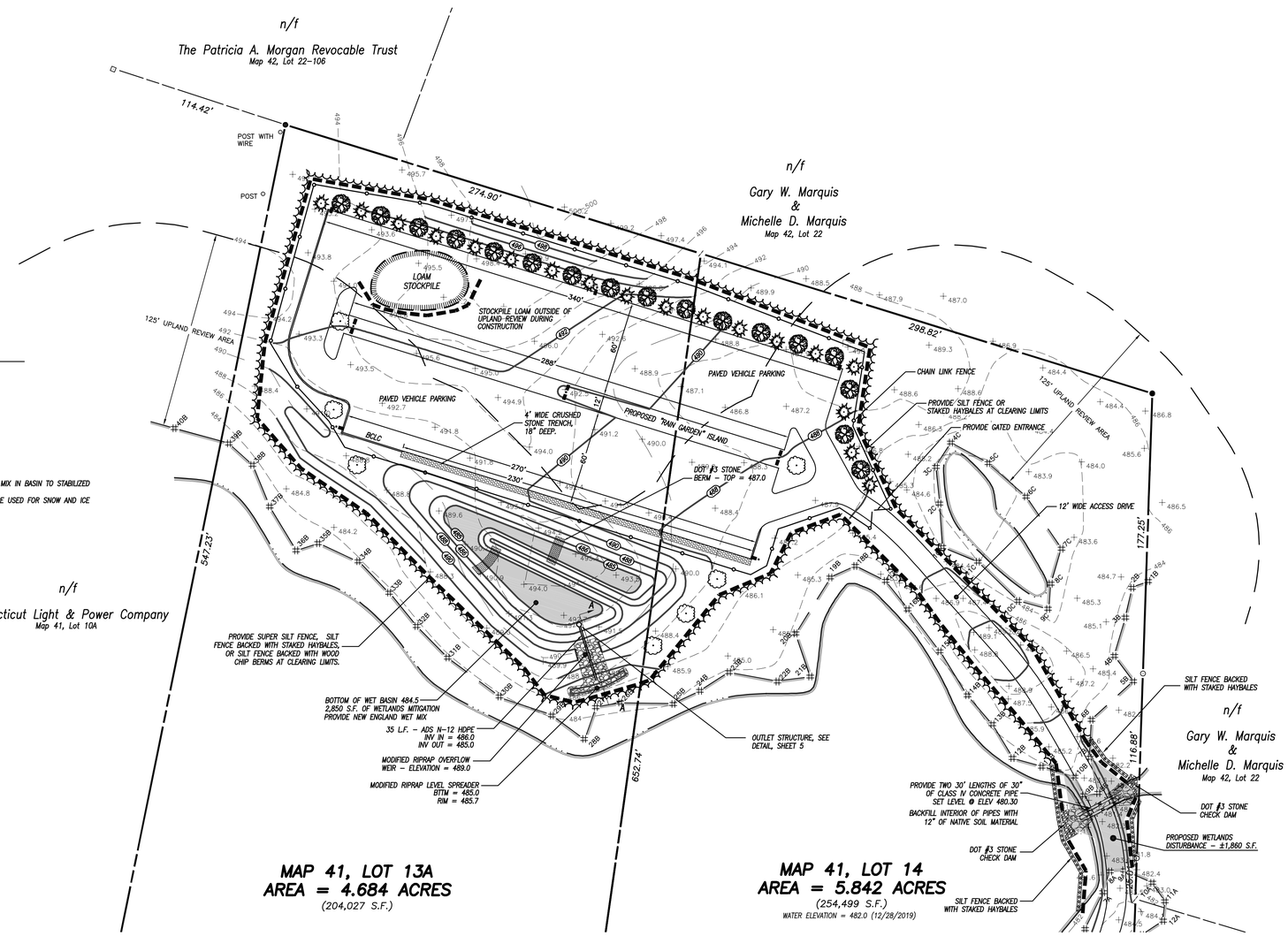


LIGHT STANDARD
NOT TO SCALE

NOTES:

1. PROVIDE JUTE NETTING OVER TOPSOIL & SEED MIX IN BASIN TO STABILIZED SLOPES.
2. NO SALTS OR CHEMICAL APPLICATIONS SHALL BE USED FOR SNOW AND ICE REMOVAL IN PROPOSED PARKING AREAS.



SEE SITE DEVELOPMENT PLAN No. 1

NOTES:

1. 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;
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DATE	DESCRIPTION
03/31/2020	PER NECCOG REVIEW
03/10/2020	PER SOIL SCIENTIST REPORT & STAFF COMMENTS

REVISIONS

IMPROVEMENT LOCATION SURVEY
SITE DEVELOPMENT PLAN No. 2
PREPARED FOR

VACHON BROOKLYN, LLC

512 PROVIDENCE ROAD (ROUTE 6)
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
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DATE: 1/07/2020	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: NET
SHEET: 4 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 19129

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K:\19129\Drawings\03–04_19129_SITE.dwg Jul 28, 2020 – 10:16 AM

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

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

DEVELOPMENT CONTROL PLAN:

1. 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.
2. 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.
3. 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.
4. 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.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. 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:

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 (knocked over), 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:

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, discing, 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 reoccurrence 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:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. 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".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
6. 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:

1. Flag the limits of disturbance and schedule pre–construction meeting with Town of Brooklyn wetlands Agent.
2. Install the anti–tracking construction entrance.
3. Install temporary logging crossing (corduroy crossing or slash mat) in the area of the wetlands crossing to allow for logging access.
4. Cut trees within the defined clearing limits and remove the cut wood.
5. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
6. Excavate for proposed stormwater basin; area shall be utilized for a temproary sedimentation basin during construction.
7. Chip brush and slash; stockpile chips for use on site or remove off site.
8. When all logging activities have been completed, remove temporary crossing and install proposed pipes; counter sink pipes a minimum of 12" and fill bottoms with native material.
9. Box out areas to be paved and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpiles and apply temporary seeding and divert water around the perimeter of the stockpile.
10. Install and compact processed gravel for driveway and parking area base.
11. 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.
12. 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.
13. 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.
14. Install required utilities.
15. Prepare sub–base for driveway and remainder of the parking areas for final grading.
16. Place topsoil where required and install any proposed landscaping.
17. Remove anti– tracking construction entrance and install first course of pavement.
18. 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. Clean accumulate sediment from the stormwater basin, apply topsoil & seed, and cover with jute netting.
19. Install final course of pavement upon the completion of the final structure.
20. Fine grade, rake, seed and mulch to within 2' of the pavement.
21. 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:

Joe Simon
Vachon Chevrolet
512 Providence Road
Brooklyn, CT 06234
(401) 692–1459

WETLAND SEED MIX FOR WETLANDS MITIGATION

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. The mix is well suited for detention basin borders and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months, the seed mix will germinate the following spring. During the first season of growth, several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons.

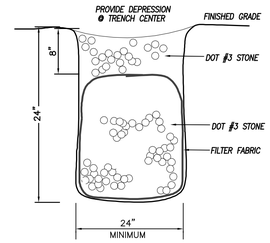
The wetland seeds in this mix can be sown by hand, with a hand–held spreader, or hydro–seeded on large or hard to reach sites. Lightly rake to insure good seed–to–soil contact. Seeding can take place on frozen soil, as the freezing and thawing weather of late fall and late winter will work the seed into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended.

APPLICATION RATE: 1 LB/2500 sq. ft

SPECIES: Fox Sedge, (Carex vulpinoidea), Lurid Sedge, (Carex lurida), Blunt Broom Sedge, (Carex scoparia), Sensitive Fern, (Onoclea sensibilis), Blue Vervain, (Verbena hastata), Hop Sedge, (Carex lupulina), Green Bulrush, (Scirpus atrovirens), Nodding Bur Marigold, (Bidens cer–nua), Bristly Sedge, (Carex comosa), Fringed Sedge, (Carex crinita), American Mannagrass, (Glyceria grandis), Wool Grass, (Scirpus cyperinus), Soft Rush, (Juncus effusus), Spotted Joe Pye Weed, (Eupatorium maculatum), Boneset, (Eupatorium perfoliatum), Mud Plantain, (Alisma subcordatum), New England Aster, (Aster novae–angliae), Rattlesnake Grass, (Glyceria canadensis), Purplestem aster (Aster puniceus), Soft Stem Bulrush, (Scirpus validus), Blueflag (Iris versicolor), Swamp Milkweed, (Asclepias incarnata), Monkey Flower, (Mimulus ringens). The functionality of each mix will remain unchanged, although mix composition may vary during the year.

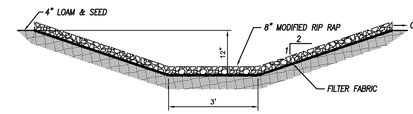
CONSTRUCTION NOTES/GENERAL PROVISIONS

1. 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 is 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.
2. All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
3. All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 817", and supplements thereto.
4. The Contractor shall obtain copies of all regulatory agency permits from the Owner prior to any site disturbance.
5. 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.
6. The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.
7. 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.
8. 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
9. The entire project site shall be thoroughly cleaned at the completion of the work. Clean all installed paved areas, accumulated silt and sediment, plus all adjacent areas affected by the construction activities as directed by the Owner or the jurisdictional Agency.



WATER QUALITY TRENCH DETAIL

NOT TO SCALE



SECTION THROUGH LEVEL SPREADER

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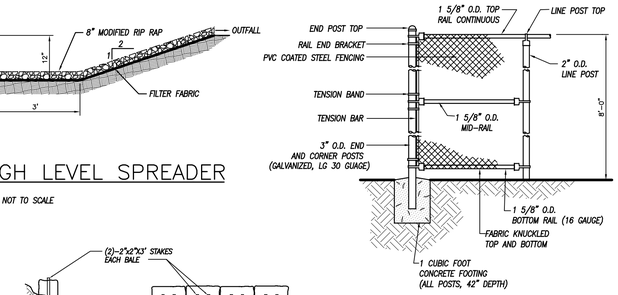
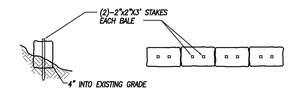


CHAIN LINK FENCE DETAIL

NOT TO SCALE

NOTE: PROVIDE PRIVACY SLATS, FOREST GREEN OR BLACK



HAYBALE BARRIER

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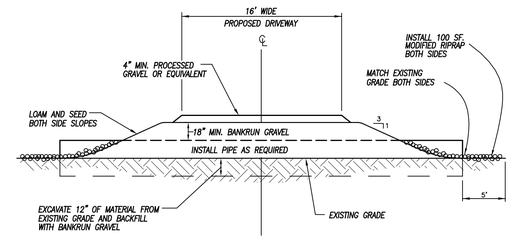

DRIVEWAY CULVERT DETAIL

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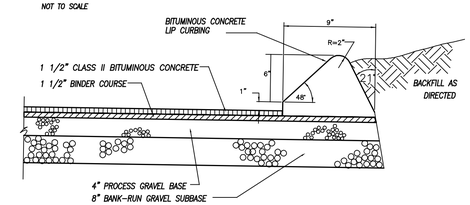
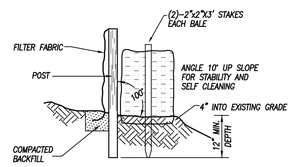


BITUMINOUS CONCRETE LIP CURBING

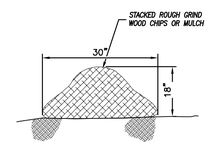
NOT TO SCALE



SILT FENCE – BACKED WITH HAYBALES

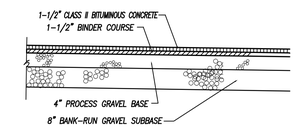
NOT TO SCALE

NOTE: SUPER SILT FENCE MAY BE UTILIZED IN LIEU OF SILT FENCE BACKED WITH STAKED HAYBALES OR WOOD CHIP BERMS MAY BE SUBSTITUTED FOR STAKED HAYBALES



WOOD CHIP BERM

NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT

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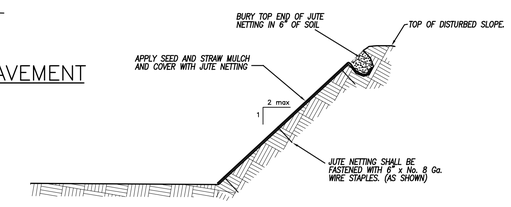

SLOPE STABILIZATION DETAIL

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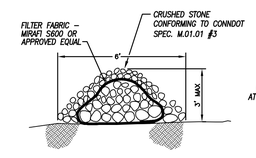
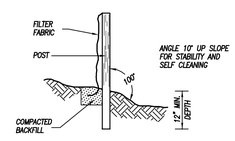


STONE BERM

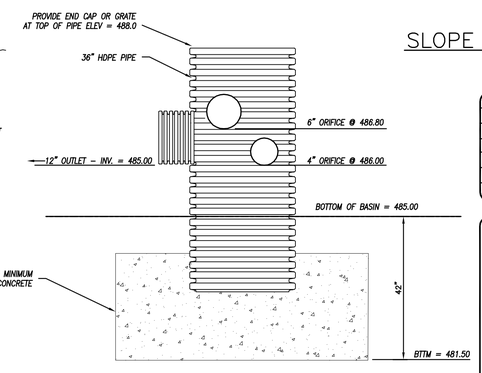
NOT TO SCALE

NOTE: REMOVE SEDIMENT OR REPLACE BERM WHEN SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE BERM



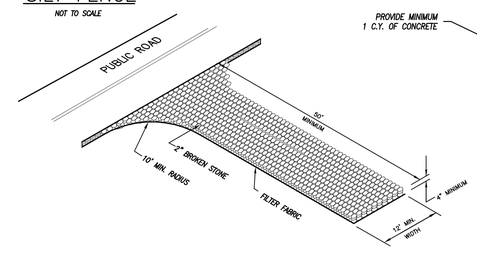
SILT FENCE

NOT TO SCALE



STORMWATER BASIN OUTLET STRUCTURE DETAIL

NOT TO SCALE



CONSTRUCTION ENTRANCE

NOT TO SCALE

03/31/2020	PER NECCOG REVIEW
03/10/2020	PER SOIL SCIENTIST REPORT & STAFF COMMENTS
DATE	DESCRIPTION
REVISIONS	

DETAIL SHEET

PREPARED FOR

VACHON BROOKLYN, LLC

PROVIDENCE ROAD (ROUTE 6)
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: 1/07/2020	DRAWN: AMR
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 5 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 19129

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Expiration date per Sec. 8.26C, Connecticut General Statutes: _____

ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

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

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