

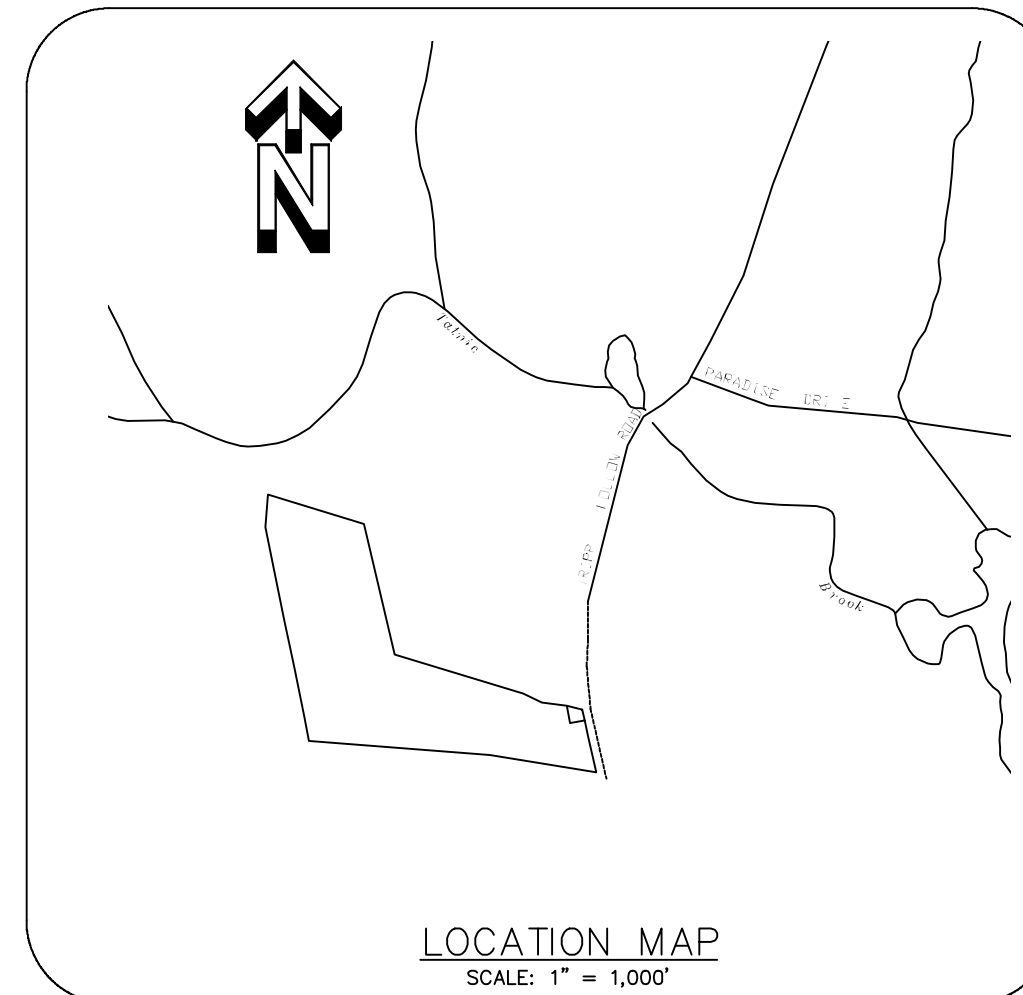
SUBDIVISION APPLICATION

PROPOSED 4 LOT SUBDIVISION

TRIPP HOLLOW ROAD
BROOKLYN, CONNECTICUT

PROPERTY OWNER/APPLICANT:
SQUARE 1 BUILDING ASSOCIATES

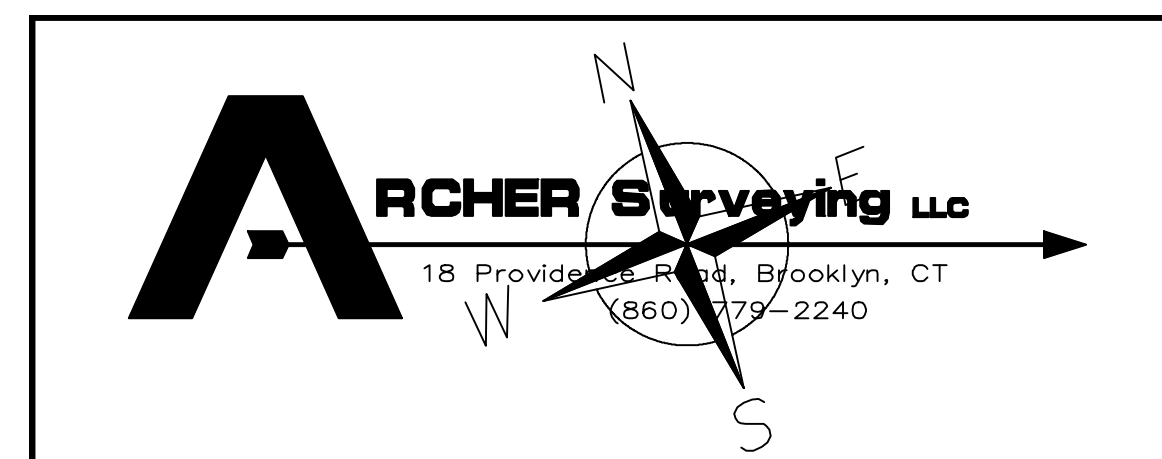
September 1, 2020



INDEX OF DRAWINGS

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EXISTING CONDITION PLAN	SHEET 2 OF 8 SUBDIVISION
	SHEET 3 OF 8
SITE DEVELOPMENT PLAN 1	SHEET 4 OF 8
SITE DEVELOPMENT PLAN 2	SHEET 5 OF 8
DETAIL SHEET	SHEET 6 OF 8
PARCEL HISTORY PLAN	SHEET 7 OF 8
SITE ANALYSIS	SHEET 8 OF 8

PREPARED BY:



APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

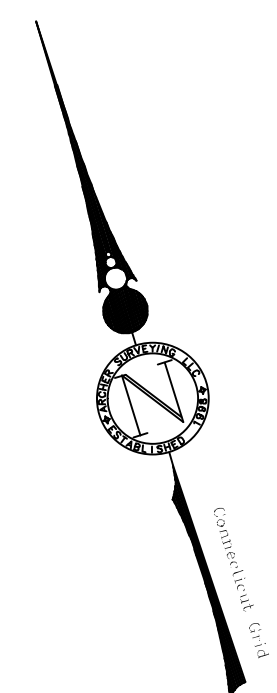
CHAIRMAN _____ DATE _____
Expiration date per section 22A-42A of the Connecticut
General Statutes. Date: _____

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

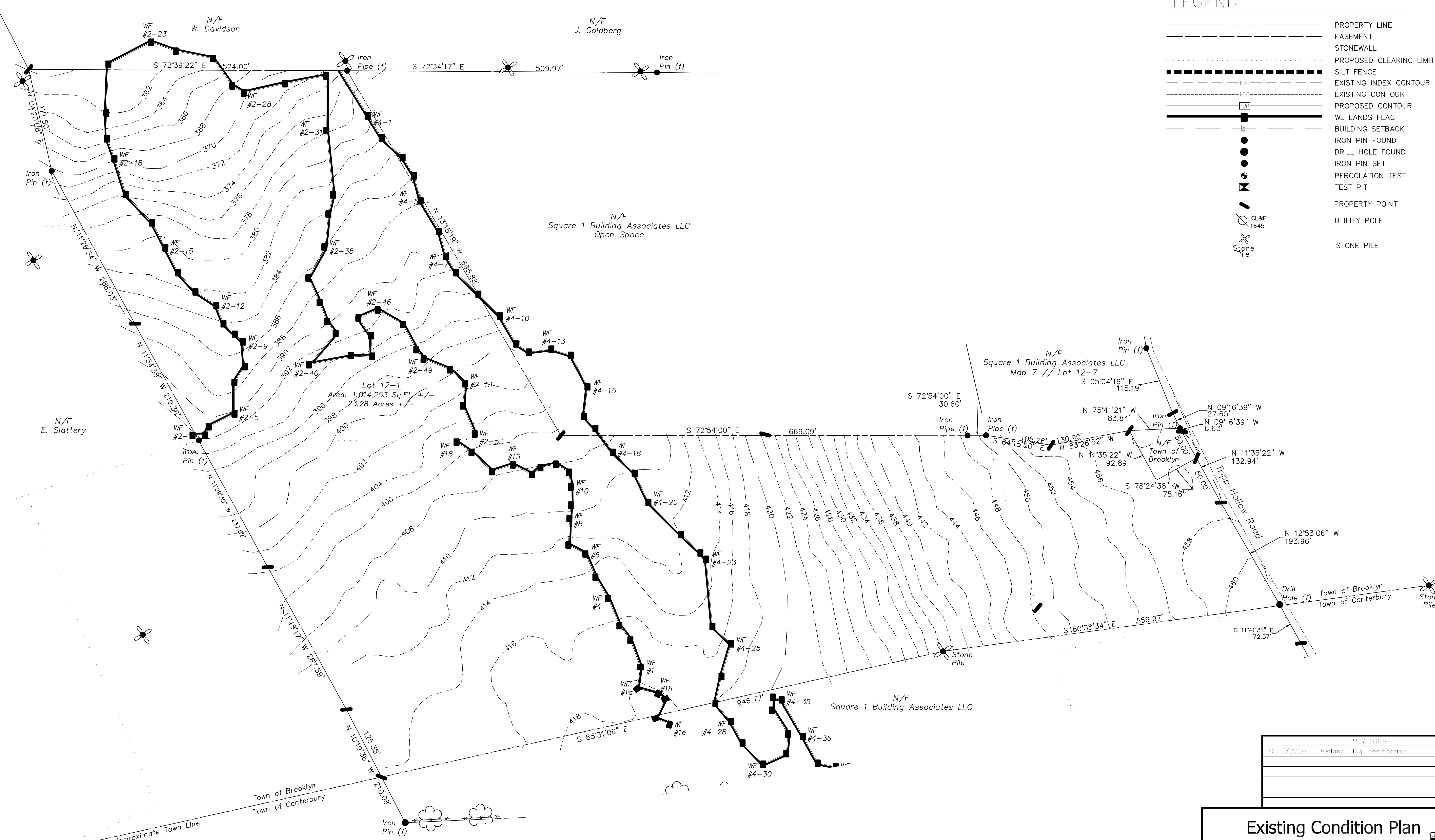
CHAIRMAN _____ DATE _____
Expiration date per section 8.26C of the Connecticut
General Statutes. Date: _____

I have reviewed the inland-wetlands shown on this plan
and they appear to be substantially the same as those
which I delineated in the field.

Certified Soil Scientist



LEGEND	
	PROPERTY LINE
	EASEMENT
	STONEWALL
	PROPOSED CLEARING LIMITS
	SILT FENCE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WETLANDS FLAG
	BUILDING SETBACK
	IRON PIN FOUND
	DRILL HOLE FOUND
	IRON PIN SET
	PERCOLATION TEST
	TEST PIT
	PROPERTY POINT
	UTILITY POLE
	STONE PILE



Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996
 - This Survey conforms to a Class "A-2" Horizontal Accuracy Class "T-2" Vertical Accuracy
 - Survey Type: Existing Condition Plan
 - Boundary Determination: Resurvey
 - Intent: 4 Lot Subdivision
- Parcels shown as 12-1 on Assessors Tax Map 7 of the Brooklyn Assessors Office
- Wetlands were flagged in the field by Bob Russo of CLA Engineers and field located by Archer Surveying LLC

Map References

- Perimeter Survey - First Time Split, Prepared for Shane Pollock, Tripp Hollow Road, Brooklyn/Canterbury, Connecticut, Dated: September 2016, Scaled: 1"=80', Prepared by Archer Surveying LLC
- 6 Lot Conservation Subdivision Prepared for Square 1 Building Associates, Tripp Hollow Road, Brooklyn, Connecticut, Dated: December 2016, Scaled: 1"=50', Prepared by Archer Surveying LLC
- Boundary Line Modification Prepared for Square 1 Building Associates, Tripp Hollow Road, Brooklyn, Connecticut, Dated: January 2020, Scaled: 1"=40', Prepared by Archer Surveying LLC

To My Knowledge and Belief this Map is substantially Correct as noted hereon.

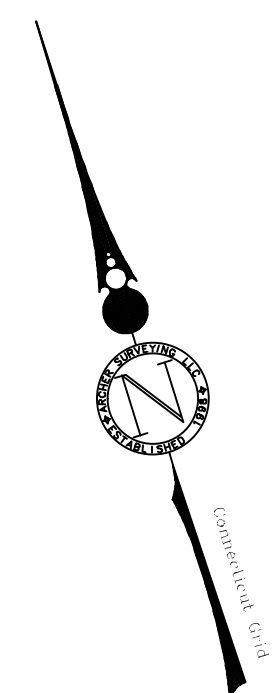
Paul M. Archer LLS #70013 Date

No Certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

REVISIONS	
10/7/2020	#Wetlands Flag Modification

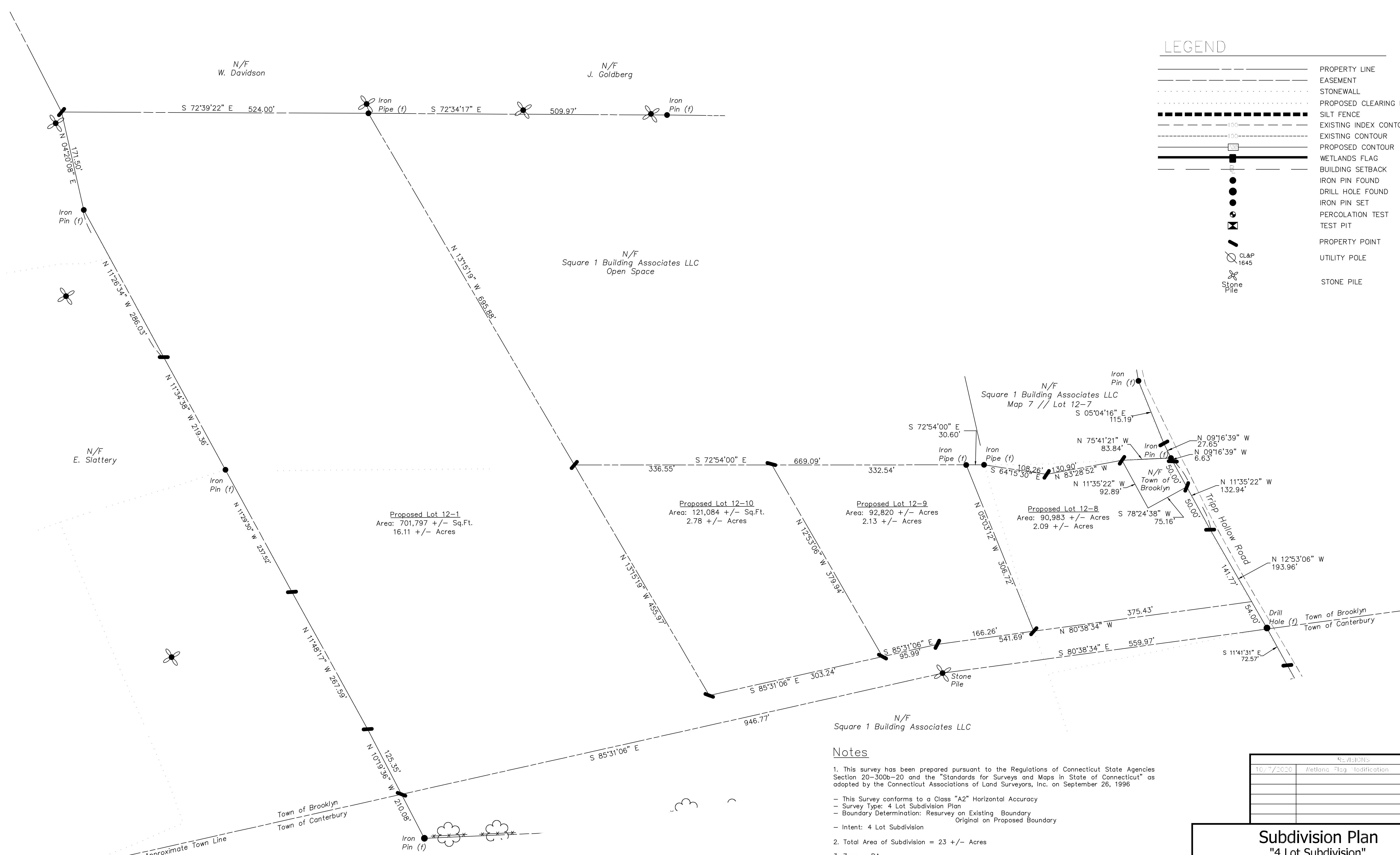
Existing Condition Plan
 Prepared For:
Square 1 Building Associates
 Tripp Hollow Road
 Brooklyn, Connecticut

DRAWING SCALE: 1"=80'



LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- PROPOSED CLEARING LIMITS
- SILT FENCE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
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Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996
- This Survey conforms to a Class "A2" Horizontal Accuracy
- Survey Type: 4 Lot Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary
Original on Proposed Boundary
- Intent: 4 Lot Subdivision
2. Total Area of Subdivision = 23 +/- Acres
3. Zone = RA
4. Owner / Applicant = Shane Pollock
101 Mackin Drive
Griswold, CT 06351
5. Parcel is shown as Lot #12-1 on Assessor's Map #7
6. Parcel is within 500 feet of a Town line
7. This Subdivision does not include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
8. Wetlands shown were delineated by ,and field located by Archer Surveying
9. There are not known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping
10. Wetlands shown were delineated by ,and field located by Archer Surveying
11. The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
12. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83)
13. Passive Solar Energy techniques were considered in the design of the subdivision

Map References

1. Perimeter Survey - First Time Split, Prepared for Shane Pollock, Tripp Hollow Road, Brooklyn/Canterbury, Connecticut, Dated: September 2016, Scaled: 1"=80', Prepared by Archer Surveying LLC
2. 6 Lot Conservation Subdivision Prepared for Square 1 Building Associates, Tripp Hollow Road, Brooklyn, Connecticut, Dated: December 2016, Scaled: 1"=50', Prepared by Archer Surveying LLC
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To My Knowledge and Belief this Map is substantially Correct as noted herein.

Paul M. Archer LLS #70013 _____ Date

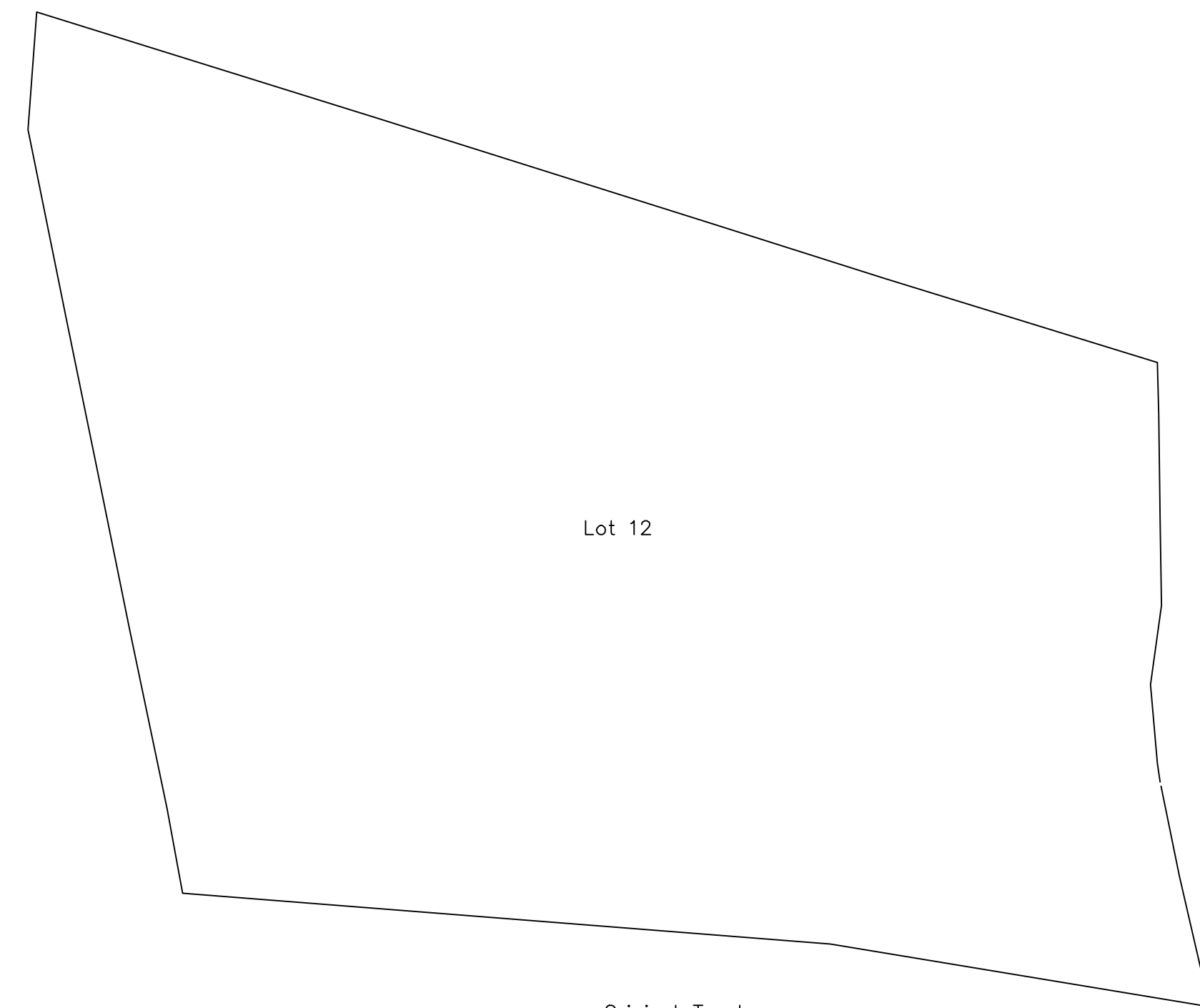
REVISIONS	
10/7/2020	#etlenc Flag Modification

Subdivision Plan
"4 Lot Subdivision"
Prepared For:
Square 1 Building Associates
Tripp Hollow Road
Brooklyn, Connecticut

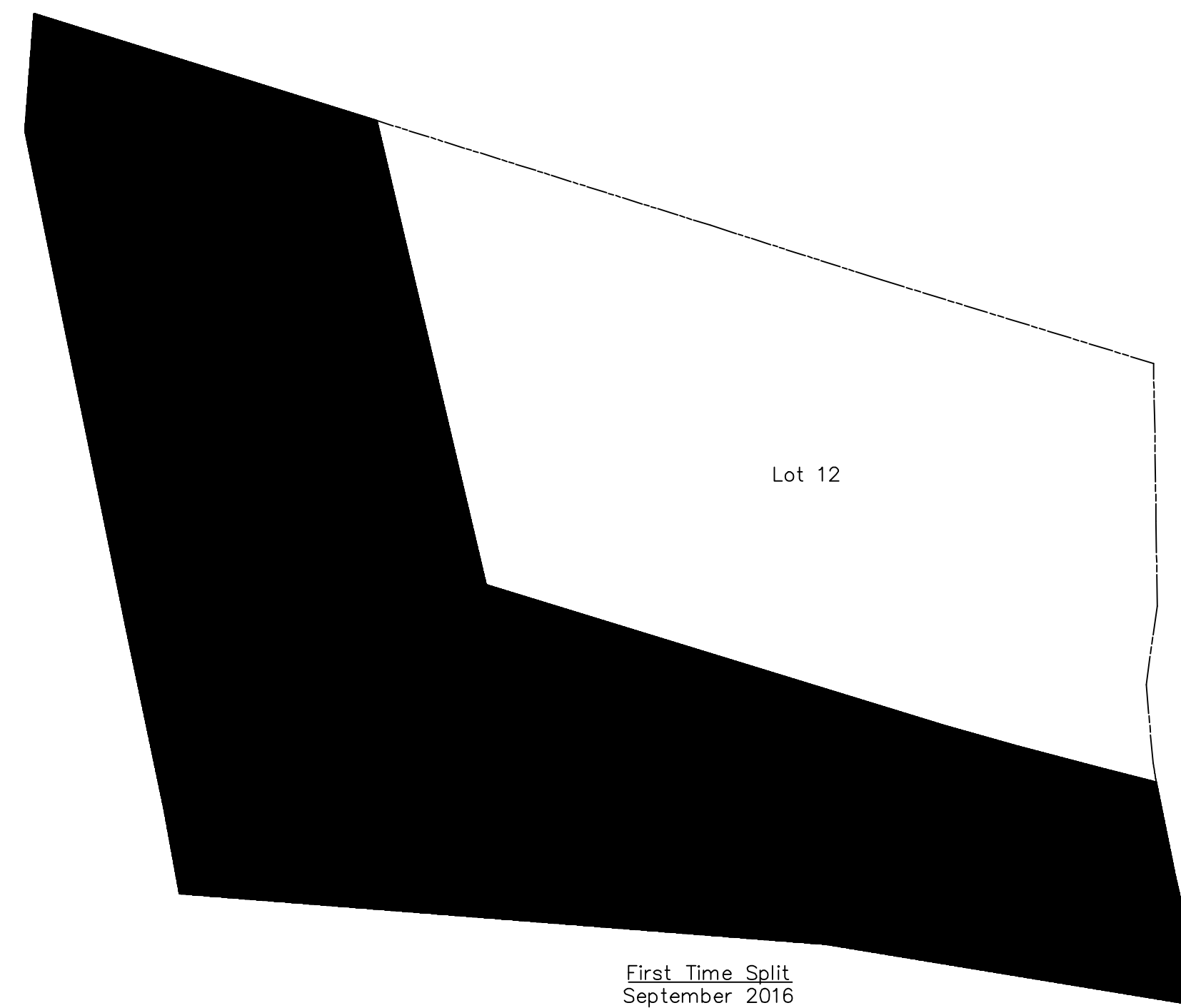
DRAWING SCALE: 1"=80'

ARCHER SURVEYING LLC
18 Providence Rd., 4th Fl., Brooklyn, CT
(860) 779-2240

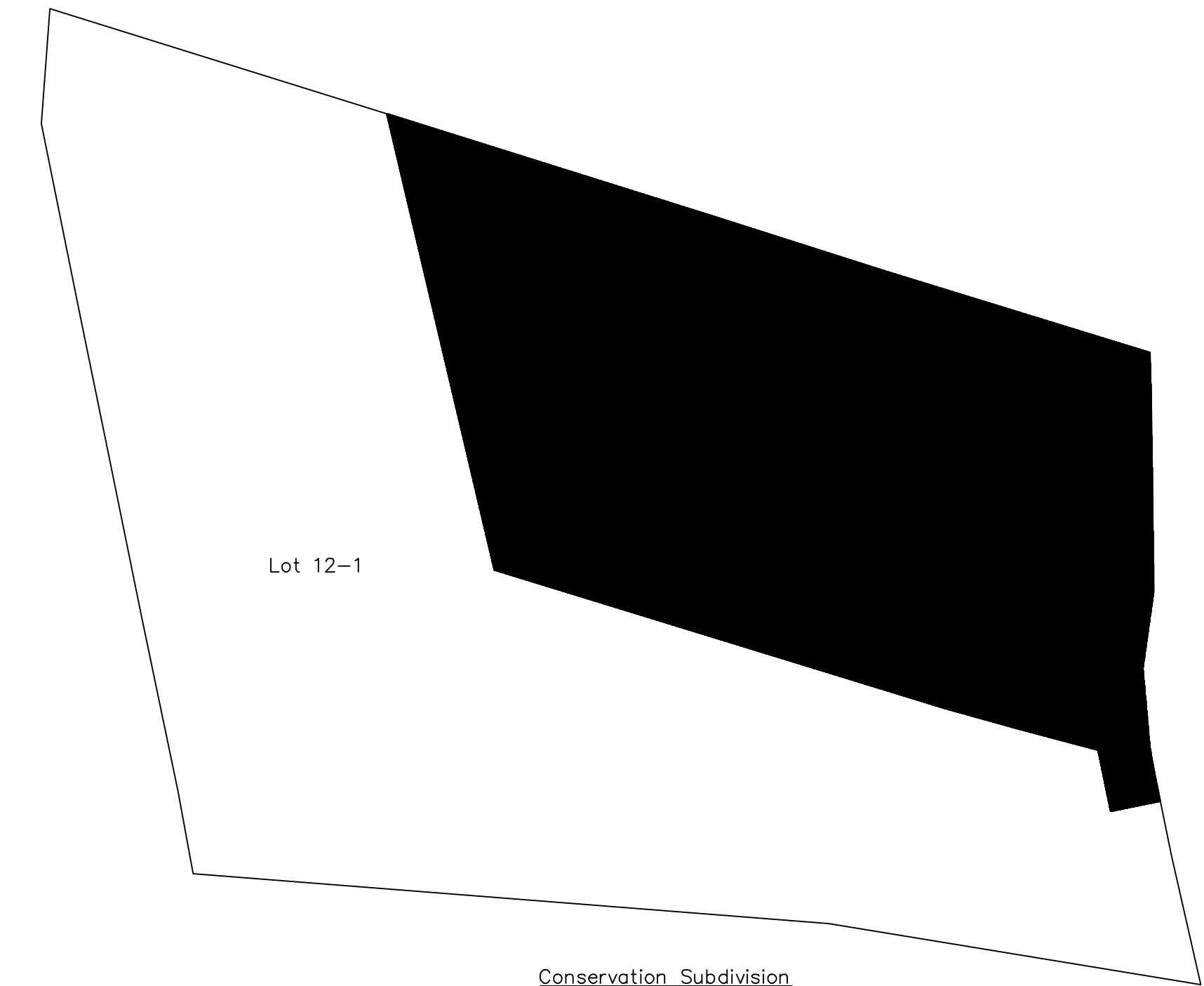
Sheet No. 3 of 8 Project No. 1783 Date: September 3, 2020



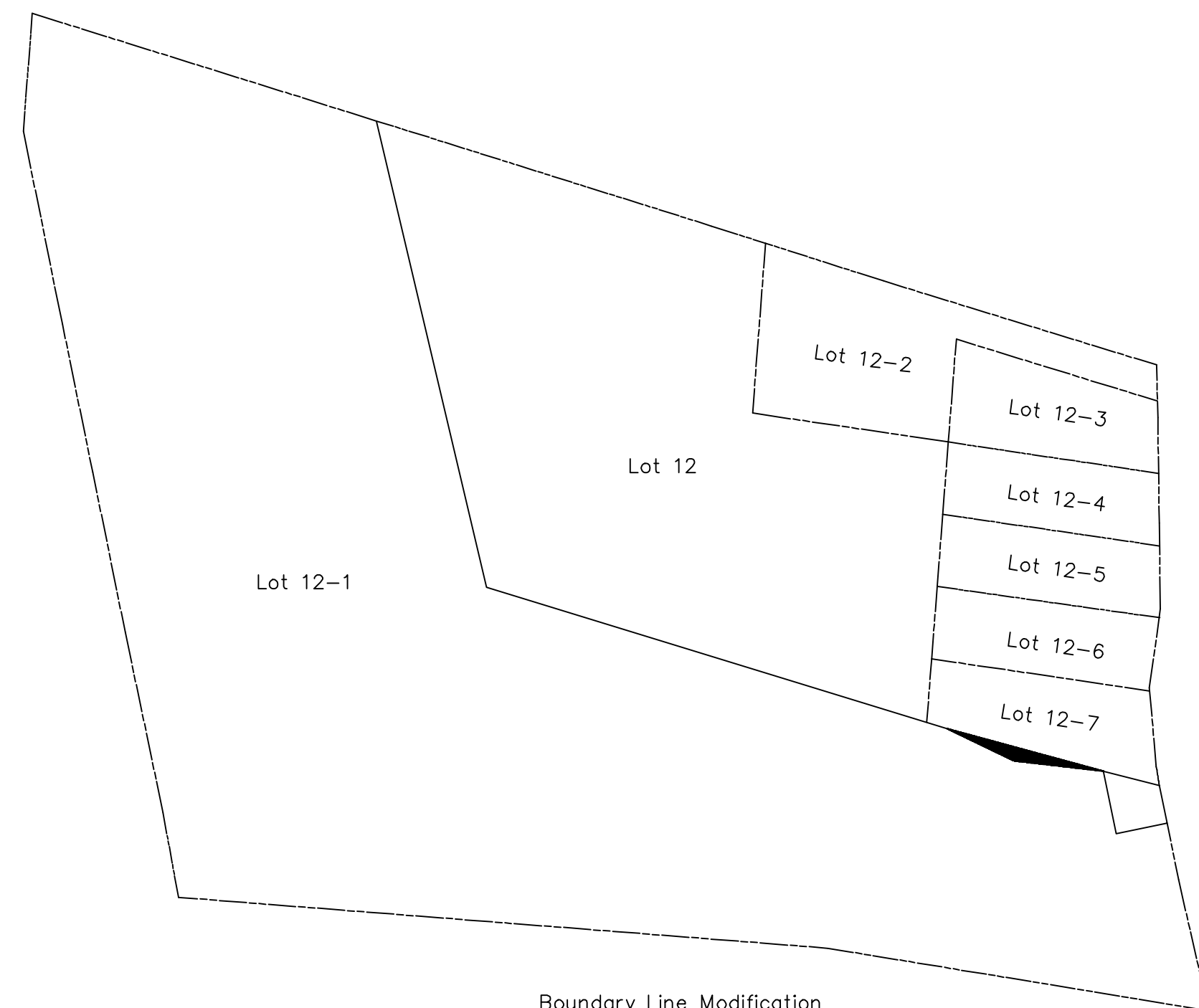
Original Tract



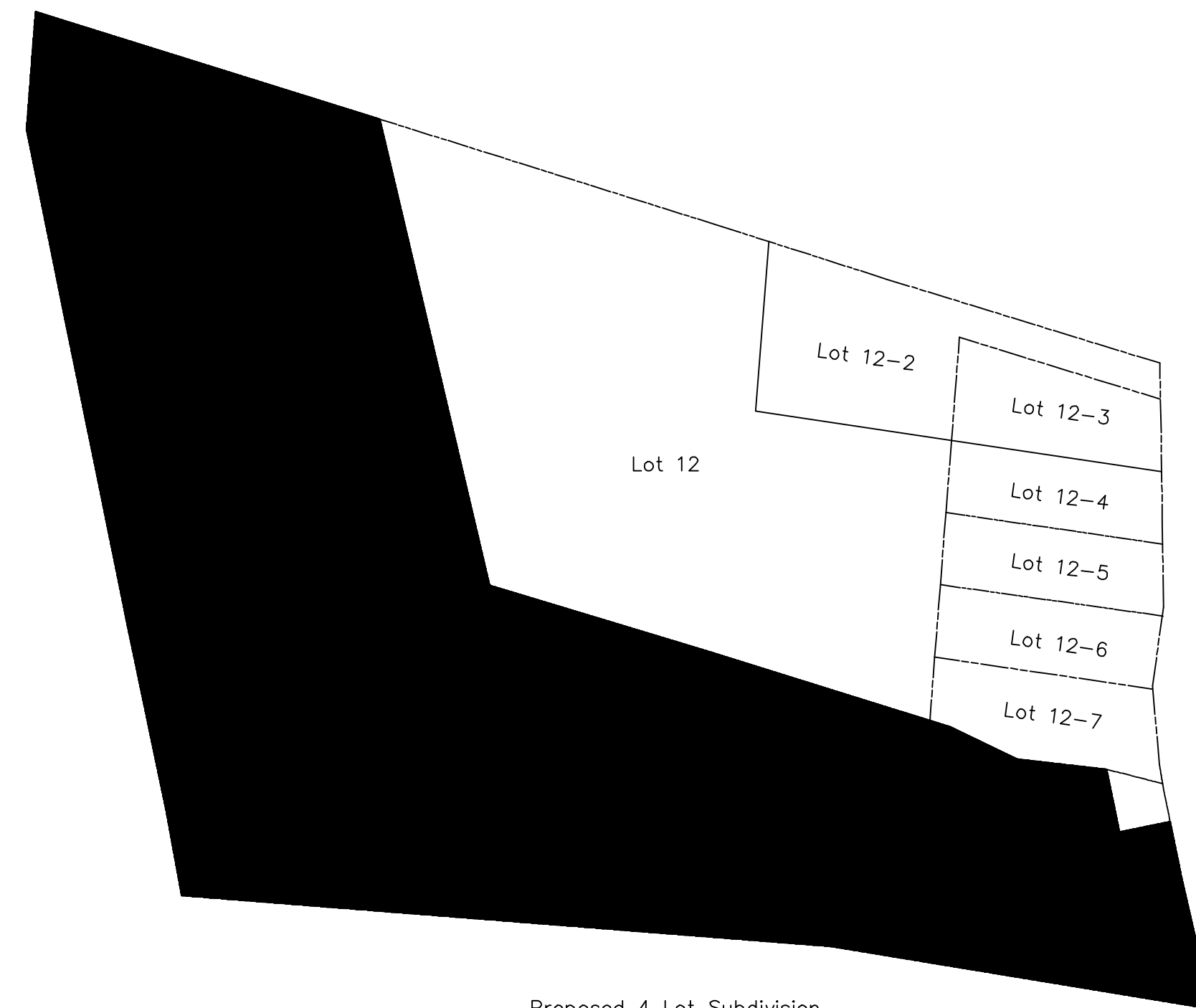
First Time Split
September 2016



Conservation Subdivision
December 2016



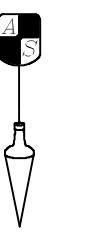
Boundary Line Modification
January 2020



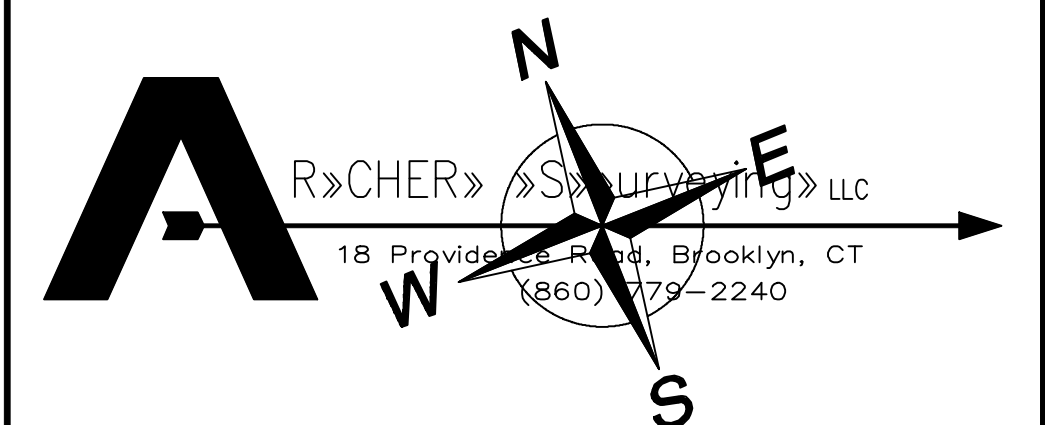
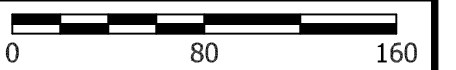
Proposed 4 Lot Subdivision

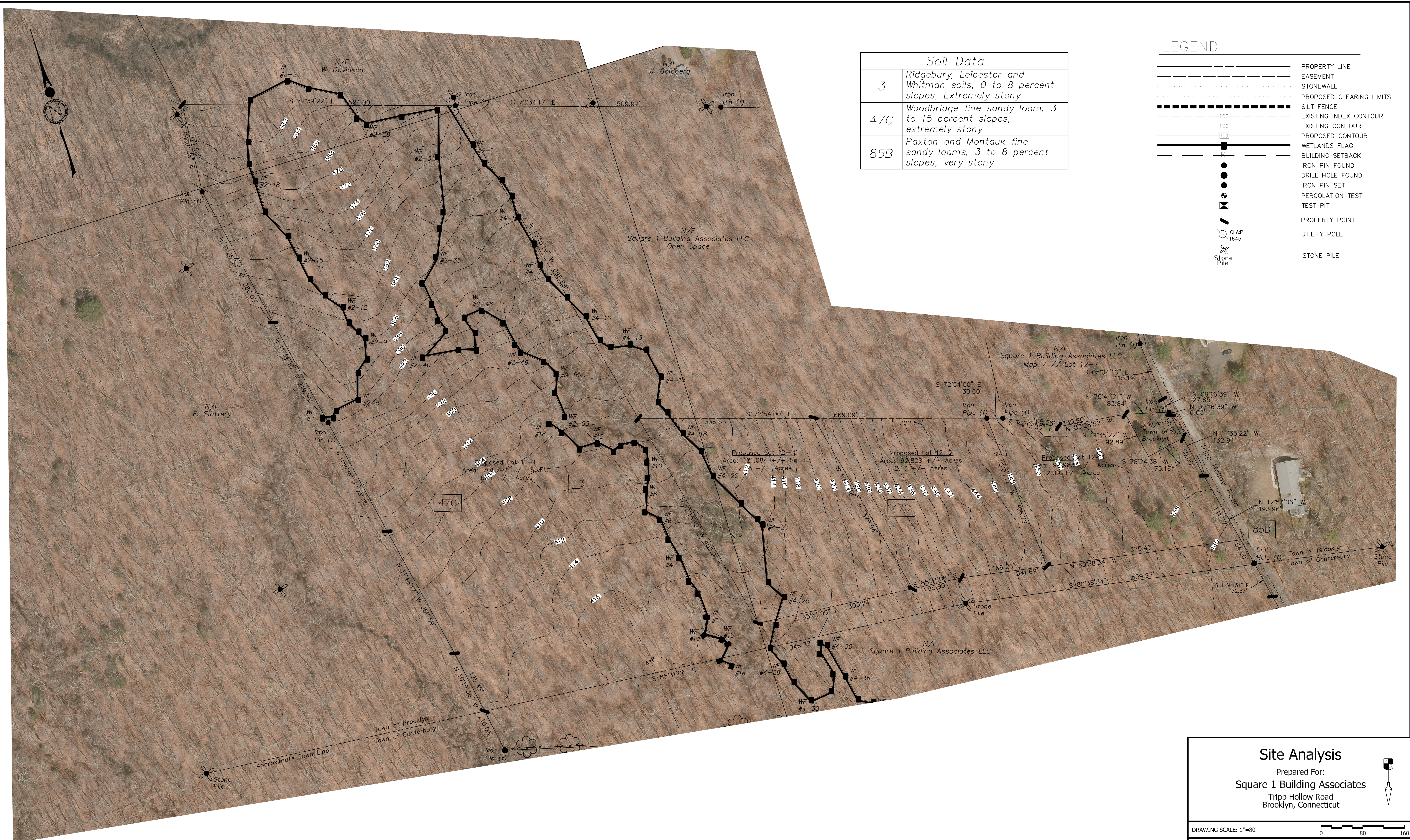
Parcel History Plan

Prepared For:
Square 1 Building Associates
Tripp Hollow Road
Brooklyn, Connecticut



DRAWING SCALE: 1"=80'





Soil Data	
3	Ridgebury, Leicester and Whitman soils, 0 to 8 percent slopes, Extremely stony
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony

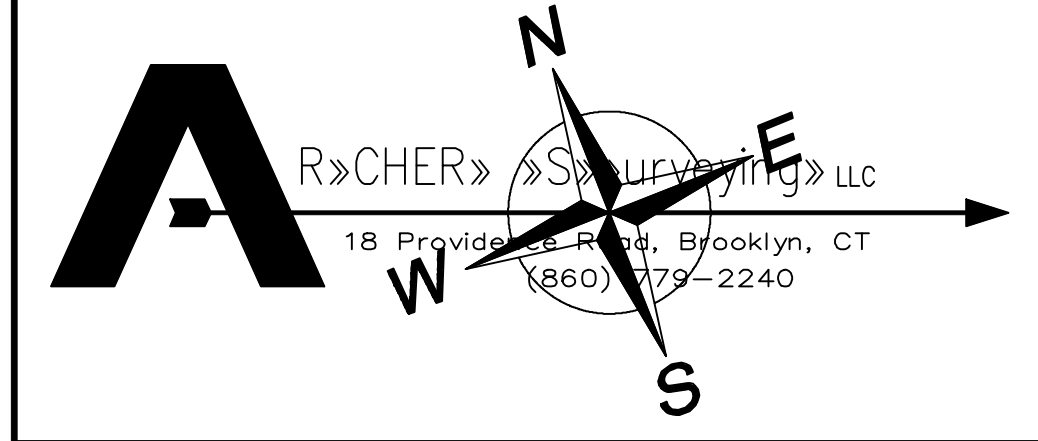
LEGEND

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Site Analysis

Prepared For:
Square 1 Building Associates
 Tripp Hollow Road
 Brooklyn, Connecticut

DRAWING SCALE: 1"=80'



To My Knowledge and Belief this Map is substantially Correct as noted herein.

Paul M. Archer LLS #70013 _____ Date

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