

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW PERTAINING TO A 3-LOT SUBDIVISION (ASSESSOR'S MAP 41, LOT 85) PROULX STREET BROOKLYN, CT (April 30, 2021)

The comments contained herein pertain to my review of plans for a proposed 3-lot residential subdivision on Proulx Street in Brooklyn, Connecticut, consisting of two (2) sheets, prepared for A. Kausch & Sons by Archer Surveying, LLC and CLA Engineers, dated February 4, 2021 and April 28, 2021, respectively. Comments pertain to both wetlands and planning and zoning regulations.

Sheet 1 of 2 – Division of Property Plan

1. The frontage for proposed Lot 85-2 does not meet the requirements put forth in the R-10 Zoning category. The plan shows that the frontage along Proulx Street is only 50' and not the required 75'.
2. The "Zoning Compliance Table" incorrectly shows "Frontage Setback" as 75', which is incorrect. It should be revised to reflect a measurement of 35'.

Sheet 2 of 2 - Site Plan & Grading

1. Proposed Lot 85-1 abuts Robert Street, a public street, which indicates that west property line is "frontage" on a public street and not a "rear" lot line. The plan indicates that the setback distance is a "rear setback" at 15' rather than a "front setback" of 35'. This discrepancy needs clarification and if in fact the "rear" line is a "front" line, the house footprint (with deck) must be moved to the east out of the setback area.
2. Proposed Lot 85 and 85-1 abut a recorded platted street (Kenneth Street) not yet constructed. Even though there isn't a paved street within this public recorded right-of-way, should the proposed north property lines be considered frontage and the building setback line changed to meet the 35' zoning requirement?
3. Any reference to the CT DOT Form 816 shall be changed to the current Form 818.
4. The "Trench Detail: Sanitary Sewer" and "Typical Service Pipe Trench Detail" need to show detectable warning tape over conduits that are manufactured from non-ferrous material.
5. A "north arrow" is missing in the Location Map.

6. The side slopes in the "Typical Driveway Cross Section" are shown to be 2:1 and must be changed to 3:1.
7. No reference whatsoever is made as to the accuracy of the topographic elevation portion of the survey. This is of a concern because field observations seem to indicate steeper elevation changes from the Proulx Street edge of pavement into the property (estimated to be 4'-6' below grade) and no surface mounding (see elevation 226 on the plan) was observed adjacent to the southeast corner of Lot 85 as indicated on the plan. This inconsistency needs explaining.
8. Due to the steep change in grade from the shoulder of Proulx Street into the property, the "Residential Driveway Section Details" from the Brooklyn Public Improvement Specifications need to be included in the plan set. Also, provision shall be made for surface water drainage from up-gradient properties to be able to pass freely under any portion of land that is filled to accommodate a driveway to meet the public improvement specifications if the land shall be so impacted so as not to cause ponding.
9. Paved driveway aprons per the "Brooklyn Public Improvement Specifications" are not shown on the plan.
10. The building sewer line to the main in Proulx Street is called out as having a 1% slope (gravity). Considering the proposed first floor elevations and approximate sewer main elevations in the street, it appears that the building sewers at both proposed houses would be exiting the house foundation about 24" below the first floor for each house. Is that practical, considering that residents with such an arrangement would find that arrangement awkward if these houses are built with a full basement and they chose to place water using appliances in their cellar that require a discharge line?
11. Was any consideration given to connecting to the sanitary sewer line in Robert Street?
12. Why isn't the mound (Elev. 226) near the north east corner of the proposed house on Lot 85-2 being eliminated instead of being enlarged as shown on the plan? This needs to be eliminated to improve surface water runoff across the lot and lessen the impact to the house. In the field this looks like nothing more than a pile of accumulated debris.
13. Existing Elevation 226 crossing the proposed driveway on Lot 85-2 has not been shown correctly as a proposed Elevation 226 crossing the driveway and reconnecting to the existing 226 contour near the east property line. This needs correcting.
14. The proposed fill slope opposite the middle of the house footprint on Lot 85-1 needs to reflect a 3:1 (max) slope. As drawn, is a 2:1 slope.
15. Why are so many of the old iron pipe property markers found so far off the Archer Surveying , LLC property lines shown on this plan?
16. Two puddles of water were observed on the ground on April 30, 2021 and May 1, 2021 by the reviewer, located approximately 20-30 feet south of the southeast corner of the existing garage and

about 10 feet north of the northeast corner of the house. Has this area been looked at for evidence of wetlands soils and presence of groundwater near the surface of the property?

17. No test pit information is included with the plan to determine the presence of any groundwater, seasonal high groundwater (mottling) or ledge. Test pits need to be dug due to the close proximity of the wetlands to the rear of the property and the puddles that were observed during the site visits.
18. Additional wetland delineation is needed to the north of WF#1 in order to better define the 125 wetland review area for proposed Lot 85-2.
19. The soil scientist's signature block is missing on this plan certifying the wetland flag line.

Syl Pauley, Jr., P.E.

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

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

April 7, 2021

Inland Wetlands Commission
Town of Brooklyn
69 South Main Street
Suite 22
Brooklyn, CT 06234

RE: CLA 6802
A. Kausch and Sons
Proulx Street Brooklyn

To the Commission:

CLA Engineers was retained by A Kausch and Sons to delineate off site wetlands proximal to the parcel of land shown on the plan prepared by Archer Surveying LLC titled " Site Development Plan Prepared for A. Kausch & Sons Proulx Street, Brooklyn, Connecticut, 1 sheet, scale 1"=20' April 1, 2021. Robert C. Russo C.S.S. delineated the wetlands in March of 2021 per the definition in CGS section 22a.

Based on the existing conditions and proposal development CLA believes that placement of a silt fence barrier, on site, between the proposed development and the inland wetland will be adequately protective of the off-site wetland. The on-site slopes are nearly level and the soils are coarse textured thus the potential for erosion is very low.

Please contact me with any questions.

Very truly yours,

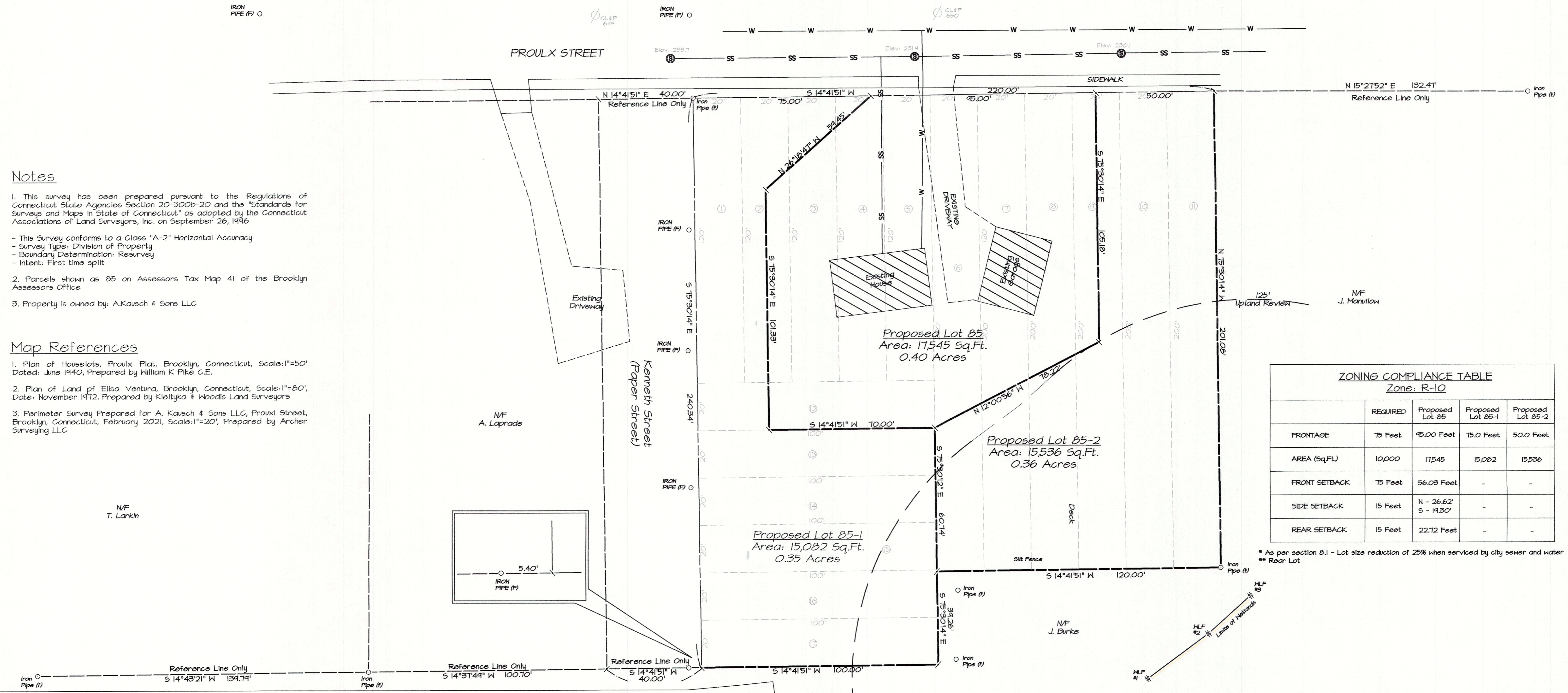
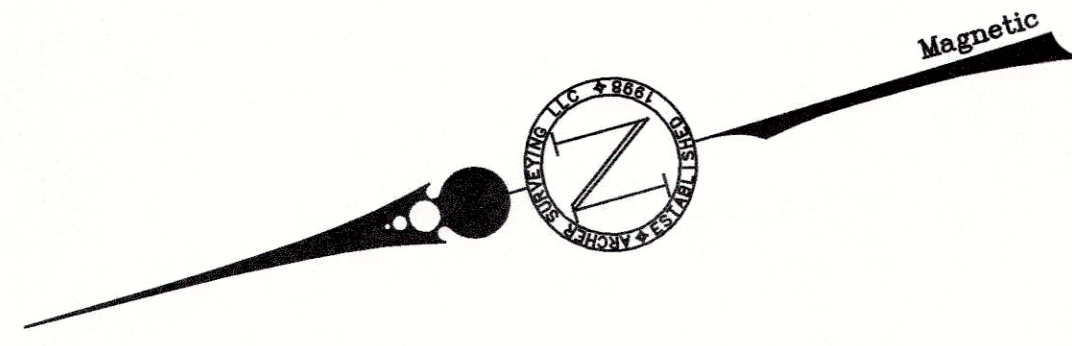
Robert C Russo

Robert C. Russo
Soil Scientist

Parcel History

Grantor	Grantee	Vol/Pg.	Date
Arthur & Olive Ledoux	Louis & Helen Mongeau	36/258	October 1961
Louis & Helen Mongeau	Frederick & Marion Mongeau	63/120	November 1976
Frederick & Marion Mongeau	Frederick Mongeau	74/714	January 1983
Frederick Mongeau	Eric & Eileen Kusche	85/265	January 1987
Eric & Eileen Kusche	Thomas & Dawn Main	135/32	February 1993
Thomas & Dawn Main	RLB/PAB LLC	572/99	February 2016
RLB/PAB LLC	A.Kausch & Sons LLC	572/102	February 2016

Subject Parcel Information	
Owner:	A. Kausch & Sons LLC
Parcel Address:	53 Proulx Street, Brooklyn, CT
Mailing Address:	15 Beach View Ext. Voluntown, Connecticut
Parcel ID:	Map 41 / Lot 85
Deed:	Vol. 572 / Pg. 102
Zone:	R-10



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 Association of Land Surveyors, Inc. on September 26, 1996.
 - This Survey conforms to a Class "A-2" Horizontal Accuracy
 - Survey Type: Division of Property
 - Boundary Determination: Resurvey
 - Intent: First time split
- Parcels shown as 85 on Assessors Tax Map 41 of the Brooklyn Assessors Office
- Property is owned by: A.Kausch & Sons LLC

Map References

- Plan of Houselots, Proulx Plat, Brooklyn, Connecticut, Scale: 1"=50' Dated: June 1940, Prepared by William K Pike C.E.
- Plan of Land of Elisa Ventura, Brooklyn, Connecticut, Scale: 1"=80', Date: November 1972, Prepared by Kleitka & Woods Land Surveyors
- Perimeter Survey Prepared For A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC

ZONING COMPLIANCE TABLE				
Zone: R-10				
	REQUIRED	Proposed Lot 85	Proposed Lot 85-1	Proposed Lot 85-2
FRONTAGE	75 Feet	45.00 Feet	75.0 Feet	50.0 Feet
AREA (Sq.Ft.)	10,000	17,545	15,082	15,536
FRONT SETBACK	75 Feet	56.03 Feet	-	-
SIDE SETBACK	15 Feet	N - 26.62' S - 14.30'	-	-
REAR SETBACK	15 Feet	22.72 Feet	-	-

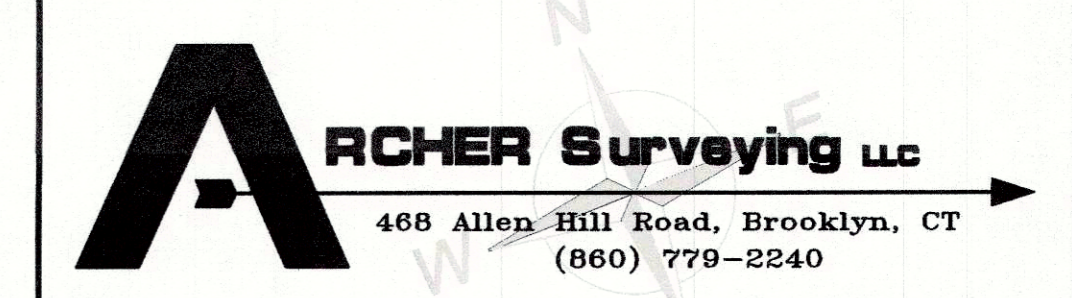
* As per section 8.1 - Lot size reduction of 25% when serviced by city sewer and water
 ** Rear Lot

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINES PER MAP REFERENCE
- WETLANDS FLAG
- REFERENCE LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- STONEWALL
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING TREELINE
- BUILDING SETBACK
- IRON PIN
- PROPERTY POINT
- UTILITY POLE

Division of Property
 "First Time Split"
 Prepared For:
A. Kausch & Sons
 Proulx Street
 Brooklyn, Connecticut

DRAWING SCALE: 1"=20'



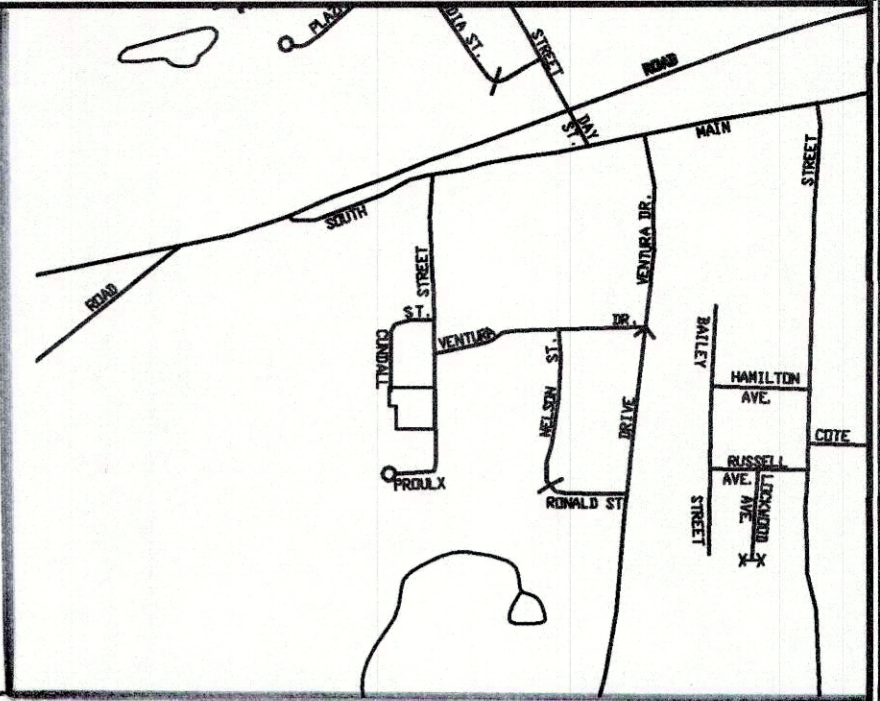
To My Knowledge and Belief this Map is substantially Correct as noted hereon
 PAUL M. ARCHER LLS #1001
 Date: 2-20-21

Notes

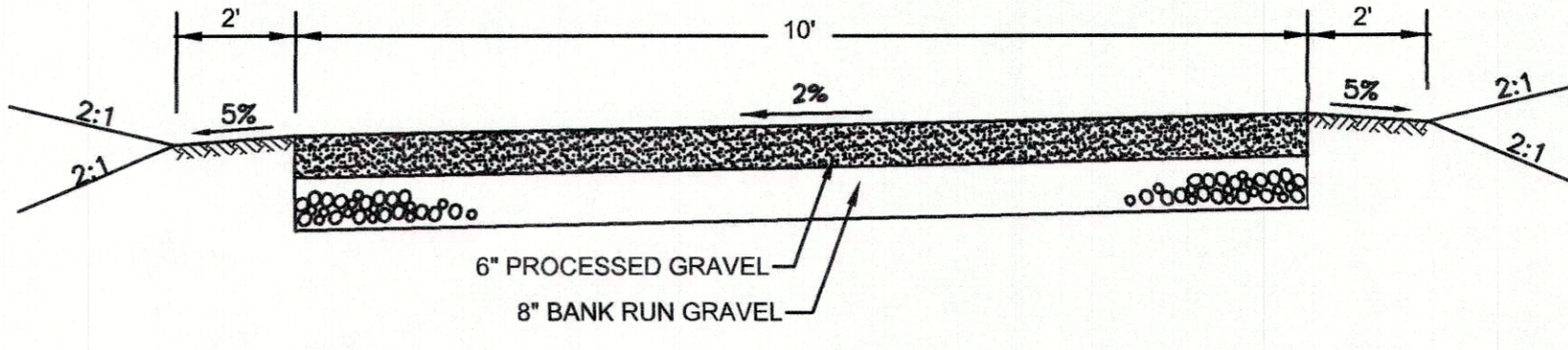
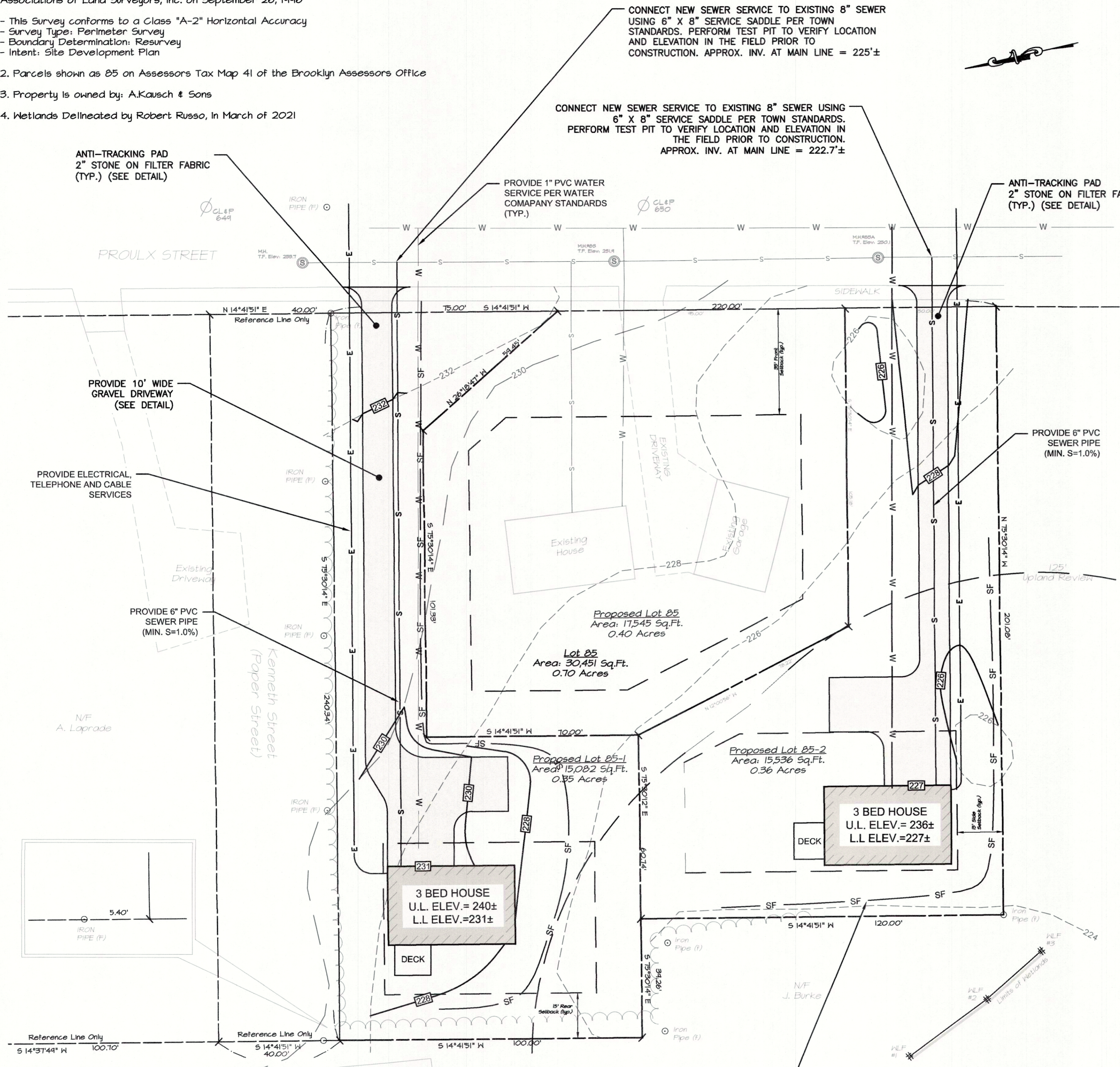
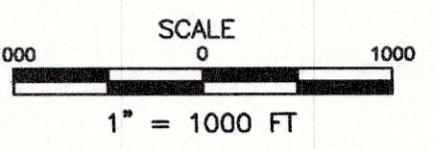
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 - Survey Type: Perimeter Survey
 - Boundary Determination: Resurvey
 - Intent: Site Development Plan
- Parcels shown as 85 on Assessors Tax Map 41 of the Brooklyn Assessors Office
- Property is owned by: A.Kausch & Sons
- Wetlands Delineated by Robert Russo, in March of 2021

Map References

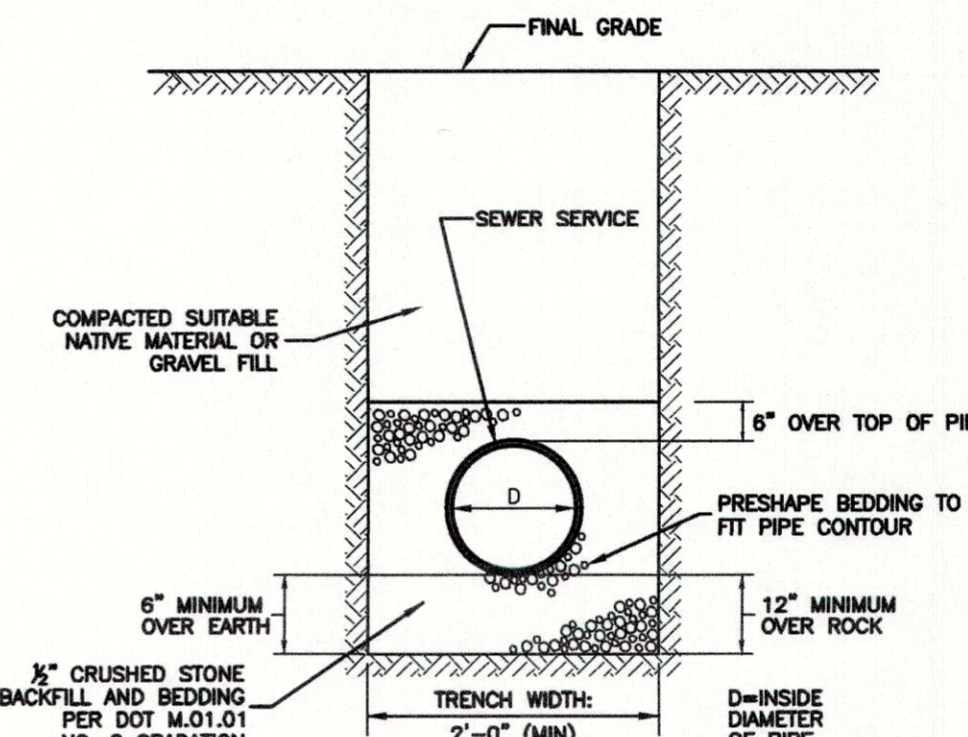
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- Perimeter Survey Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC
- Perimeter Survey - Boundary Line Modification, Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC



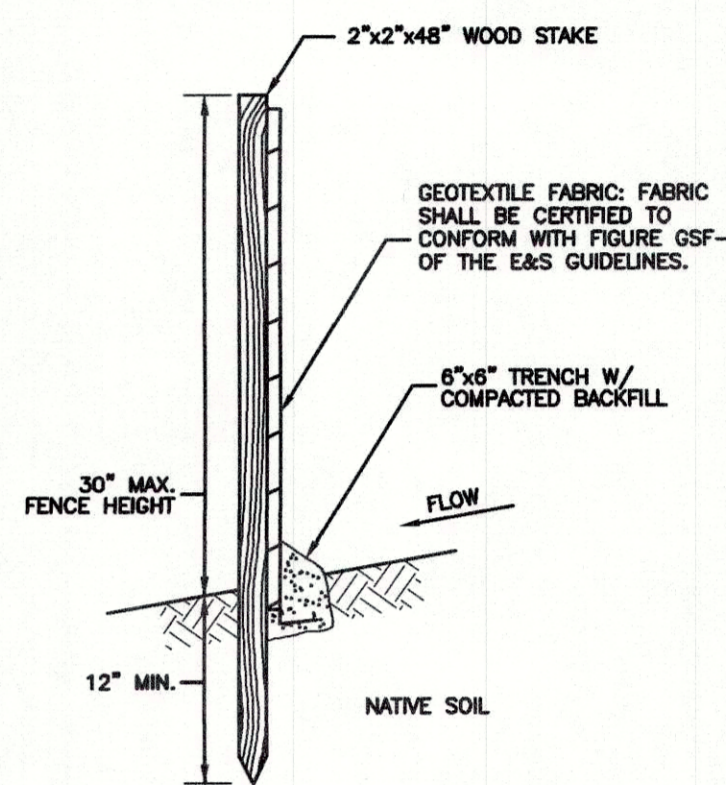
Location Map



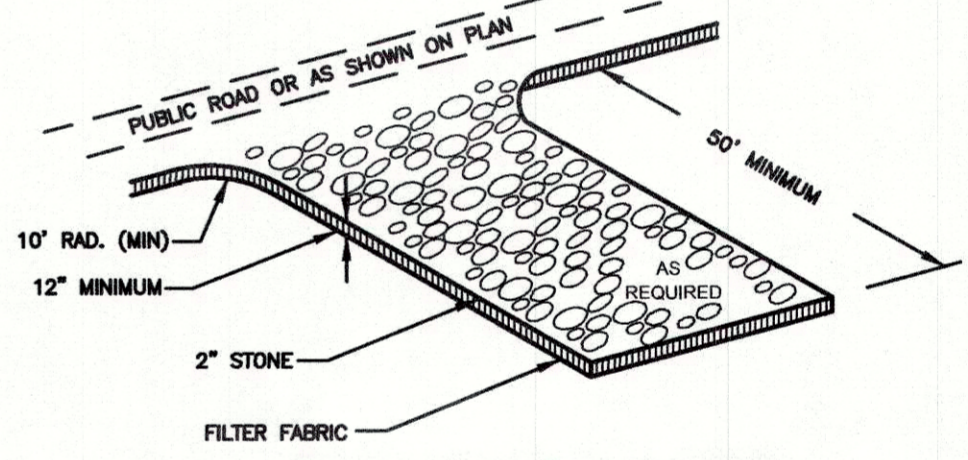
TYPICAL DRIVEWAY CROSS SECTION
NOT TO SCALE



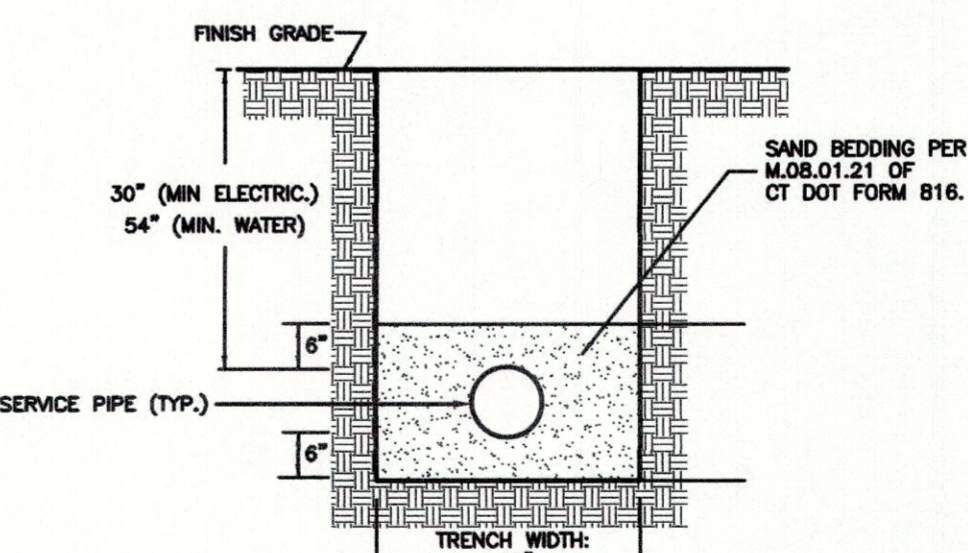
TRENCH DETAIL: SANITARY SEWER SERVICE
NOT TO SCALE



SILT FENCE SECTION
NOT TO SCALE



ANTI-TRACKING PAD DETAIL
NOT TO SCALE



TYPICAL SERVICE PIPE TRENCH DETAIL
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
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- EXISTING TREELINE
- BUILDING SETBACK
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- PROPERTY POINT
- UTILITY POLE

- NOTES:**
- TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
 - ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
 - CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.
 - MAINTAIN 2" SEPARATION BETWEEN MULTIPLE CONDUIT TRENCHES

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

CLA Engineers, Inc.
Civil - Structural - Surveying
317 Main Street Norwich, CT 06360
(860) 886-1988 Fax (860) 886-9165

No.	DATE	REVISION

A. KAUSCH & SONS, LLC
317 Main Street Norwich, CT 06360
(860) 886-1988 Fax (860) 886-9165

53 PROULX STREET
BROOKLYN, CT

SITE PLAN & GRADING

Project No. CLA-6802
Proj. Engineer R.A.D.
Date: 04/28/21
Sheet No. 2 of 2