

- NOTES:**
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A COMPILATION MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". SEE SHEETS 2 & 4 FOR PROPERTY LINE & LOT DEVELOPMENT INFORMATION. TOPOGRAPHIC FEATURES DEPICTED HEREON WERE TAKEN FROM AERIAL PHOTOGRAMMETRY PROVIDED BY CHAS. H. SELLS, INC. DATED JUNE 2006 AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-3. VERTICAL DATUM IS NGVD88. THIS MAP HAS BEEN COMPILED FROM OTHER MAPS, DEED DIMENSIONS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 2. ZONING DISTRICT: RA
 3. PROPOSED IMPROVEMENTS ARE CONCEPTUAL LOCATIONS TO SHOW LOT SUITABILITY ONLY.
 4. SOLAR ACCESS WAS CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE HOUSE LOCATIONS DEPICTED ARE ONLY CONCEPTUAL IN NATURE AND IT IS UP TO THE LOT DEVELOPER TO TAKE ADVANTAGE OF THE PASSIVE SOLAR OPPORTUNITIES PRESENTED BY THESE LOTS AT THE TIME OF ACTUAL HOUSE CONSTRUCTION. THE DEVELOPER IS ENCOURAGED TO UTILIZE PASSIVE SOLAR TECHNIQUES AND IT IS RECOMMENDED THAT SUCH FACTORS AS HOUSE ORIENTATION, WINDOW LOCATION AND STYLE, CLEARING LIMITS AND POSITION ON THE LOT BE TAKEN INTO CONSIDERATION WHEN DEVELOPMENT OCCURS.
 5. THE INLAND WETLANDS & WATERCOURSES WERE FIELD DELINEATED BY MICHAEL G. SCHAEFER, SOIL SCIENTIST AND FIELD LOCATED BY PC SURVEY ASSOCIATES, LLC IN MAY AND JUNE 2006.
 6. MAXIMUM DRIVEWAY GRADE PERMITTED IS 12%. GRADES OF 10% OR GREATER ARE TO BE PAVED. PROPOSED DRIVEWAY GRADES DEPICTED ARE AT LESS THAN 10%.

SOILS WITHIN DEVELOPMENT AREAS

CHARTLTON-CHATFIELD COMPLEX, 0-15% SLOPES, VERY ROCKY FINE SANDY LOAM TO GRAVELLY FINE SANDY LOAM WELL DRAINED, WATER TABLE GREATER THAN 80", BEDROCK 20" - 80"

SUTTON, 0-8% SLOPES, VERY STONY FINE SANDY LOAM TO GRAVELLY SANDY LOAM MODERATELY WELL DRAINED, WATER TABLE 12-27"

FARMLAND SOILS ON SUBDIVIDED PROPERTY

NINIGRET FINE SANDY LOAM, 0-3% SLOPES
 CANTON & CHARLTON FINE SANDY LOAMS, 3-8% SLOPES
 HINKLEY LOAMY SAND, 3-15% SLOPES
 WALPOLE LOAMY SAND, 0-3% SLOPES
 AREA OF FARMLAND SOILS: 10± ACRES

WETLAND SOILS ON SUBDIVIDED PROPERTY

RIDGEBURY & LEICESTER
 WALPOLE

* SOILS INFORMATION AS TAKEN FROM USDA NRCS WEBSITE

- OPEN SPACE = 16% OF SUBDIVIDED AREA
- WETLAND AREAS OF SUBDIVIDED PARCEL = 5%
- WETLAND AREAS OF OPEN SPACE AREA = 25%
- SLOPES OVER 25% OF SUBDIVIDED PARCEL = 30%
- SLOPES OVER 25% OF OPEN SPACE AREA = 15%

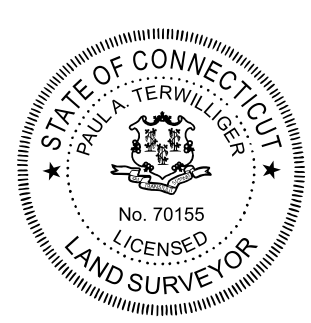
APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

PER SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE



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

Paul A. Terwilliger
 PAUL A. TERWILLIGER, L.S. NO. 70155
 1/4/2021
 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

- LEGEND**
- IRON PIN FOUND
 - IRON ROD TO BE SET
 - STONE WALL
 - EXISTING CONTOUR
 - - - - PROPOSED CONTOUR
 - PROPOSED SPOT GRADE
 - ⊠ TEST PIT
 - EROSION CONTROL BARRIER
 - EDGE OF WETLAND
 - PROPOSED UNDERGROUND UTILITIES
 - ▨ SLOPES GREATER THAN 15%
 - ××××× FARMLAND SOILS
 - ~~~~~ PROPOSED CLEARING LIMIT

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN BY PC SURVEY ASSOCIATES, LLC

Killingly Engineering Associates
 114 Westcott Road
 P.O. Box 421
 Dayville, Connecticut 06241
 860 779 7299

KINGSWOOD ESTATES

COMPILATION MAP
 LOT DEVELOPMENT AREAS
 SUBDIVISION OF LAND
 PREPARED FOR
DAVID P. BELL
NANCY M. BELL

CHURCH STREET
 BROOKLYN, CONNECTICUT

DATE: APRIL 2020
 SCALE: 1" = 80'

63 SNAKE MEADOW RD
 KILLINGLY, CT 06239
 860 774 6230

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REVISIONS:
 7/6/2020 - OPEN SPACE
 7/29/2020
 8/20/2020 - ENG. COMMENTS
 1/4/2021 - OPEN SPACE

SHEET NO: 3 OF 5

REVISIONS: SURVEYING • MAPPING • PLOT PLANS
 LAND RECORD RESEARCH
 SURVEY ASSOCIATES
 10510 SHELTON RD. • SHREVEPORT, LA 70454

0 40' 80' 160' 240'

JOB NO: 18016 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO:

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