

- NOTES:**
- 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 PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS "D". 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.
 - PROPERTY LINES SHOWN BASED ON BROOKLYN ASSESSOR'S MAPPING.
 - ZONING DISTRICT: RA
 - TOTAL SUBDIVIDED AREA = 25.56± ACRES.
 - SUBDIVIDED PARCEL IS SHOWN AS MAP 35, LOT 4 OF THE TOWN OF BROOKLYN ASSESSOR'S MAPS.
 - KINGSWOOD ESTATES LOTS 1, 2, 3 & 4 WERE APPROVED 1/7/1988.
 - KINGSWOOD ESTATES LOTS 5, 6, 8, 9, 10, 11, 12 & 13 WERE APPROVED 10/20/1988.
 - KINGSWOOD ESTATES LOTS 14, 15 & 16 WERE APPROVED 8/3/2003.
 - REFERENCE DEEDS: VOL. 49, PG. 41 AND VOL. 68, PG. 473 OF THE BROOKLYN LAND RECORDS.

PARCEL HISTORY MAP

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

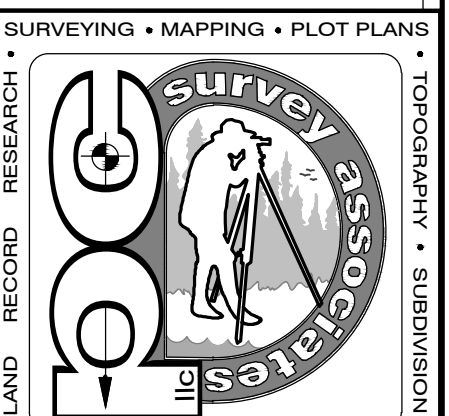
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL A. TERWILLIGER, L.L.S. NO. 70155 DATE 7/6/2020

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

KINGSWOOD ESTATES

COMPILATION PLAN
 SUBDIVISION OF LAND
 PREPARED FOR
DAVID P. BELL & NANCY M. BELL



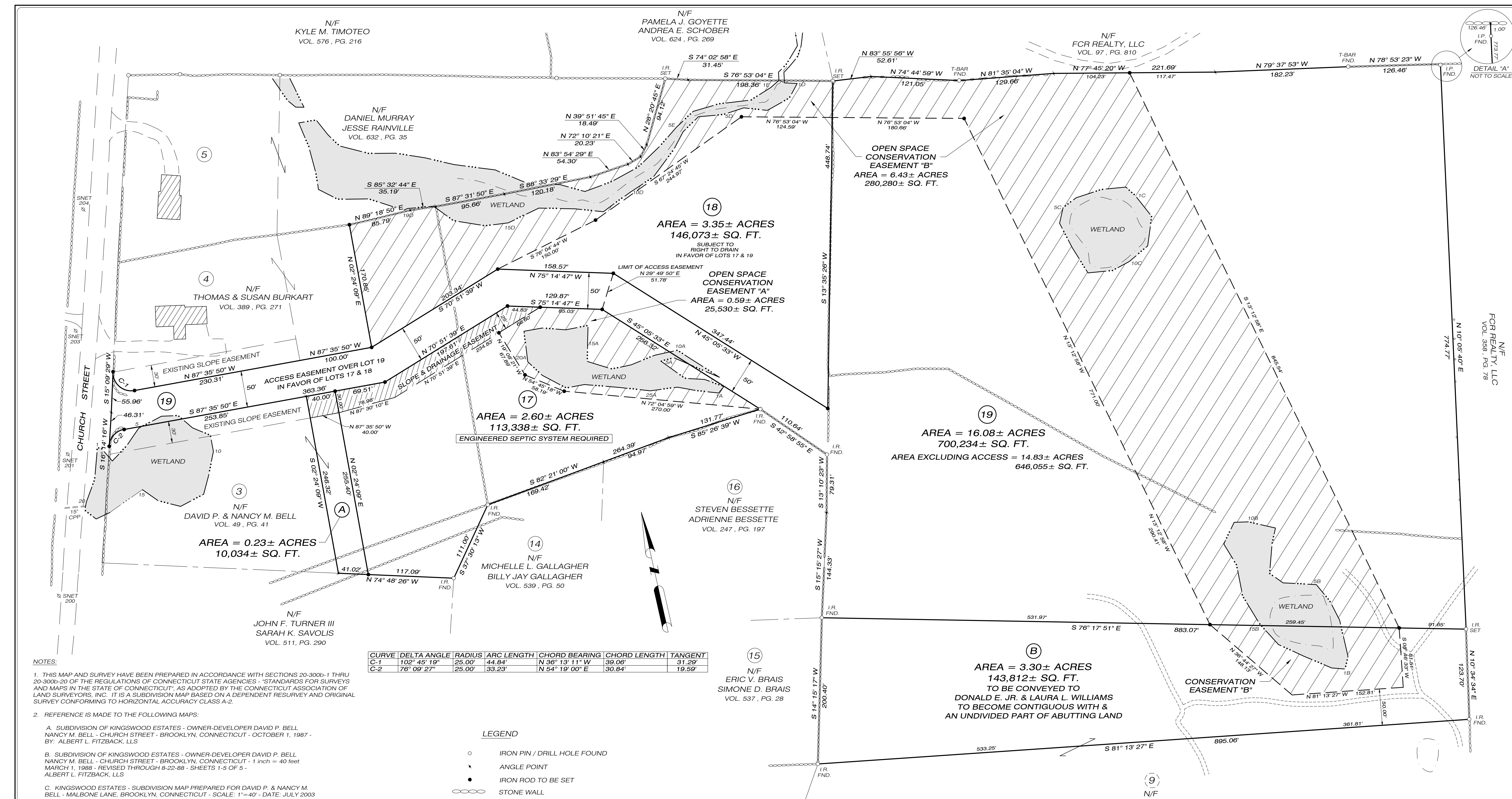
CHURCH STREET
 BROOKLYN, CONNECTICUT

DATE: APRIL 2020
 SCALE: 1" = 100'

SHEET NO: 1 OF 5
 REVISED: 7/6/2020 - OPEN SPACE

JOB NO: 18016 F.B. NO: 220 DRAWN BY: P.A.T. MAP NO:

email: pcurvey@snct.net
 63 SNAKE MEADOW RD
 KILLINGLY, CT 06239
 860 774 6230



NOTES:

- 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 SUBDIVISION MAP BASED ON A DEPENDENT RESURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - SUBDIVISION OF KINGSWOOD ESTATES - OWNER-DEVELOPER DAVID P. BELL NANCY M. BELL - CHURCH STREET - BROOKLYN, CONNECTICUT - OCTOBER 1, 1987 - BY: ALBERT L. FITZBACK, LLS
 - SUBDIVISION OF KINGSWOOD ESTATES - OWNER-DEVELOPER DAVID P. BELL NANCY M. BELL - CHURCH STREET - BROOKLYN, CONNECTICUT - 1 inch = 40 feet MARCH 1, 1988 - REVISED THROUGH 8-22-88 - SHEETS 1-5 OF 5 - ALBERT L. FITZBACK, LLS
 - KINGSWOOD ESTATES - SUBDIVISION MAP PREPARED FOR DAVID P. & NANCY M. BELL - MALBONE LANE, BROOKLYN, CONNECTICUT - SCALE: 1"=40' - DATE: JULY 2003 - SHEET 2 OF 2 - BY: PC SURVEY ASSOCIATES, LLC
 - SUBDIVISION MAP PREPARED FOR FCR REALTY PARTNERSHIP - CHURCH STREET, BROOKLYN, CONNECTICUT - SCALE: 1"=40' - DATE: FEB. 2007 - SHEET 2 OF 2 - REVISED 5/3/07 - BY: PC SURVEY ASSOCIATES, LLC
 - MAP SHOWING LAND OF ROBERT J. WEAVER - BROOKLYN, CONNECTICUT - SCALE: 1"=40' - MARCH 1984 - MBK ASSOCIATES, INC.
- TOTAL SUBDIVIDED AREA = 25.56± ACRES.
- ZONING DISTRICT: RA
- THIS SUBDIVISION IS NOT LOCATED WITHIN F.E.M.A.s 100-YEAR FLOOD HAZARD ZONE.
- INLAND WETLANDS DEPICTED AS DELINEATED BY MICHAEL G. SCHAEFER, CPSS AND FIELD LOCATED MAY & JUNE 2006.
- PARCEL 'A' & PARCEL 'B' ARE TO BE COMBINED WITH ADJUTING PROPERTIES PRIOR TO THE CONVEYANCE OF ADJUTING LOTS 17 AND 19 AND ARE NOT TO BE CONSTRUED AS SEPARATE BUILDING LOTS.
- OPEN SPACE REQUIREMENTS ARE TO BE MET BY THE CREATION OF A CONSERVATION EASEMENT COVENANT. OPEN SPACE CONSERVATION EASEMENT AREAS = 27% OF SUBDIVIDED AREA.
- A COMMON DRIVEWAY USE AND MAINTENANCE AGREEMENT SHALL BE RECORDED IN THE BROOKLYN LAND RECORDS PRIOR TO THE CONVEYANCE OF ANY LOT.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C-1	102° 45' 19"	25.00'	44.84'	N 36° 13' 11" W	39.06'	31.29'
C-2	76° 09' 27"	25.00'	33.23'	N 54° 19' 00" E	30.84'	19.59'

- LEGEND**
- IRON PIN / DRILL HOLE FOUND
 - ◊ ANGLE POINT
 - IRON ROD TO BE SET
 - STONE WALL

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, L.S. NO. 70155
DATE: 4/30/2020

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

KINGSWOOD ESTATES

SUBDIVISION MAP

PREPARED FOR

DAVID P. BELL & NANCY M. BELL

CHURCH STREET
BROOKLYN, CONNECTICUT

DATE: APRIL 2020
SCALE: 1" = 60'

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 2 OF 5

REVISOR: 7/8/2020 - OPEN SPACE
8/20/2020 - TOWN COMMENTS

JOB NO: 18016 | F.B. NO: 220 | DRAWN BY: P.A.T. | MAP NO:



- 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 1-3. 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

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

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PAUL A. TERWILLIGER, L.S. NO. 70155 4/30/2020 DATE

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

KINGSWOOD ESTATES

<p>COMPILATION MAP</p> <p>LOT DEVELOPMENT AREAS</p> <p>SUBDIVISION OF LAND</p> <p>PREPARED FOR</p> <p>DAVID P. BELL</p> <p>NANCY M. BELL</p>		<p>LAND RECORD RESEARCH</p> <p>email: pc@survey.net</p>
<p>CHURCH STREET</p> <p>BROOKLYN, CONNECTICUT</p> <p>DATE: APRIL 2020</p> <p>SCALE: 1" = 80'</p>		
<p>63 SNAKE MEADOW RD</p> <p>KILLINGLY, CT 06239</p> <p>860 774 6230</p>		<p>SHEET NO: 3 OF 5</p>
<p>REVISIONS:</p> <p>7/6/2020 - OPEN SPACE</p> <p>7/29/2020</p> <p>8/20/2020 - ENG. COMMENTS</p>		<p>REVISIONS:</p> <p>7/6/2020 - OPEN SPACE</p> <p>7/29/2020</p> <p>8/20/2020 - ENG. COMMENTS</p>
<p>0 40' 80' 160' 240'</p>	<p>JOB NO: 18016</p>	<p>F.B. NO: N/A</p>
<p>DATE</p>	<p>DRAWN BY: P.A.T.</p>	<p>MAP NO:</p>

Killingly Engineering Associates

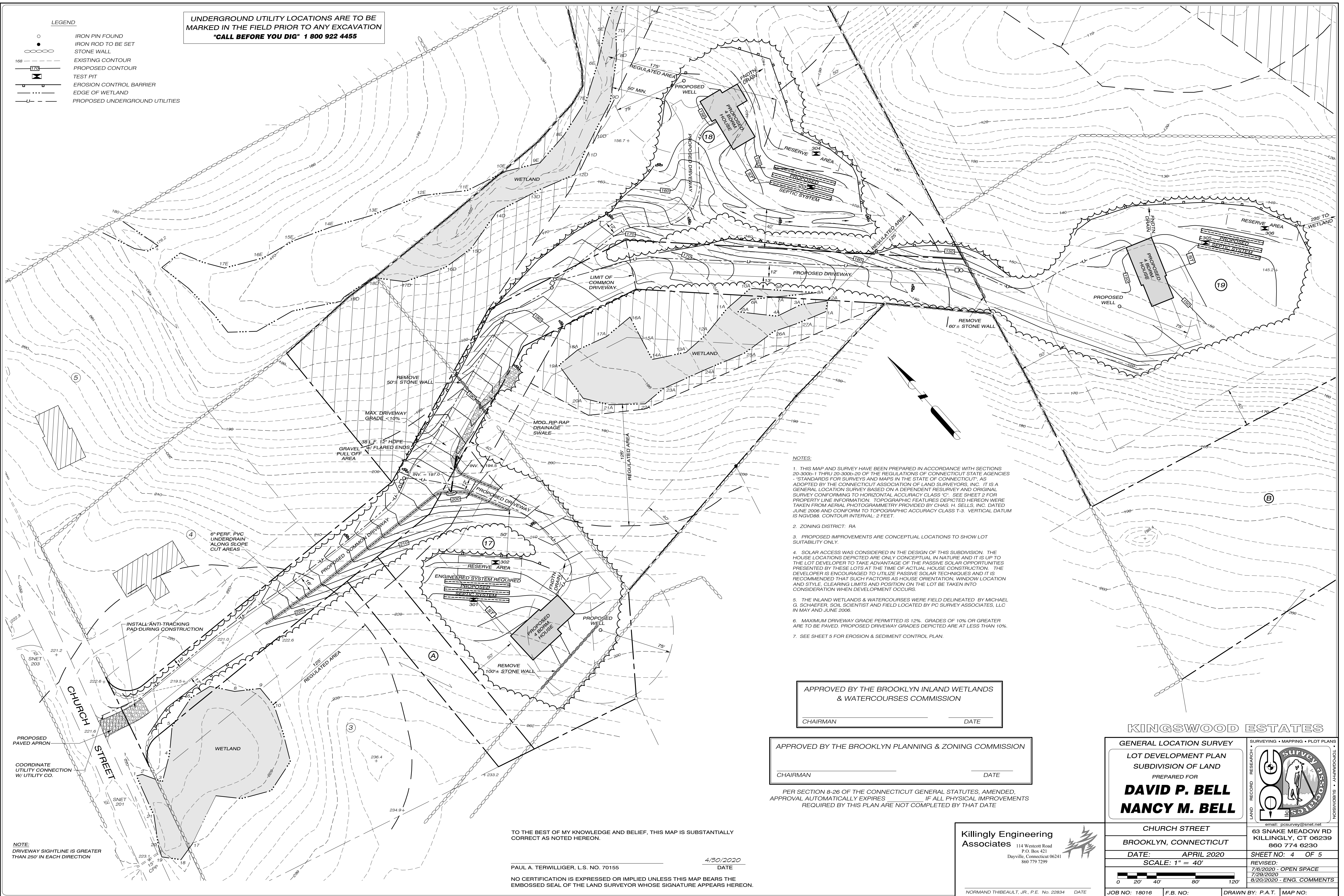
114 Westcott Road
 P.O. Box 421
 Dayville, Connecticut 06241
 860 779 7299

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

LEGEND

- IRON PIN FOUND
- IRON ROD TO BE SET
- STONE WALL
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ⊠ TEST PIT
- EROSION CONTROL BARRIER
- - - EDGE OF WETLAND
- - - PROPOSED UNDERGROUND UTILITIES

UNDERGROUND UTILITY LOCATIONS ARE TO BE MARKED IN THE FIELD PRIOR TO ANY EXCAVATION
"CALL BEFORE YOU DIG" 1 800 922 4455



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 7. SEE SHEET 5 FOR EROSION & SEDIMENT CONTROL PLAN.

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

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PAUL A. TERWILLIGER, L.S. NO. 70155
 4/30/2020
 DATE

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

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

KINGSWOOD ESTATES

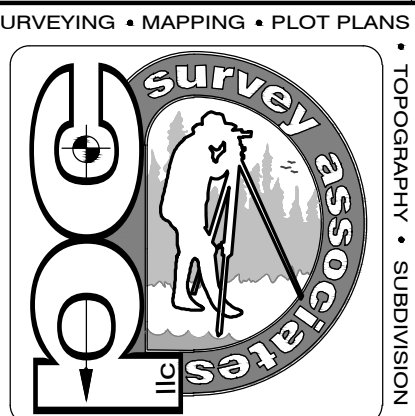
GENERAL LOCATION SURVEY
 LOT DEVELOPMENT PLAN
 SUBDIVISION OF LAND
 PREPARED FOR
DAVID P. BELL
NANCY M. BELL

CHURCH STREET
 BROOKLYN, CONNECTICUT

DATE: APRIL 2020
 SCALE: 1" = 40'

SHEET NO: 4 OF 5
 REVISED: 7/6/2020 - OPEN SPACE
 7/29/2020
 8/20/2020 - ENG. COMMENTS

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



NOTE:
 DRIVEWAY SIGHTLINE IS GREATER THAN 250' IN EACH DIRECTION

ALL EROSION AND SEDIMENT CONTROL MEASURES AND PROCEDURES SHALL CONFORM TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.

DEVELOPMENT

PROPOSED DEVELOPMENT WILL CREATE 3 NEW BUILDING LOTS. ACTIVITIES TO INCLUDE CONSTRUCTION OF A COMMON AND INDIVIDUAL DRIVEWAYS, HOUSES, SEPTIC SYSTEMS, WELLS, AND SITE GRADING. THE PRIMARY CONCERN OF THIS EROSION & SEDIMENT CONTROL PLAN IS TO PREVENT EXCESSIVE EROSION AND KEEP ERODED SEDIMENT FROM RUNNING OFF SITE OF THE PROPOSED DEVELOPMENT OR INTO WETLAND AREAS. NO MATERIAL SHALL BE PLACED WITHIN A REGULATED WETLAND AREA EITHER ON OR OFF SITE.

CONSTRUCTION SEQUENCE: (INDIVIDUAL LOT DEVELOPMENT)

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES ALONG DOWN SLOPE SIDE OF THE PROPOSED LIMITS OF DISTURBANCE.
2. STRIP & STOCKPILE TOPSOIL.
3. PROVIDE ANTI TRACKING PAD AND TEMPORARY POWER TO THE SITE.
4. EXCAVATE FOUNDATION AND BEGIN CONSTRUCTION OF RESIDENCE.
5. INSTALL SEPTIC SYSTEM AND WELL.
6. PROVIDE DRIVEWAY AND UTILITIES TO THE RESIDENCE.
7. LOAM, SEED & MULCH DISTURBED AREAS.
8. REMOVE EROSION AND SEDIMENT CONTROL WHEN VEGETATIVE COVER HAS BEEN ESTABLISHED.

GENERAL DEVELOPMENT PLAN

PRIOR TO THE COMMENCEMENT OF OPERATIONS IN ACCORDANCE WITH ANY PERMIT ISSUED BY THE TOWN OF BROOKLYN PLANNING AND ZONING COMMISSION, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES.

THE CONTRACTOR SHALL OBTAIN A SITE INSPECTION FROM THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER OR WETLANDS AGENT TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THIS NARRATIVE. UPON APPROVAL WITH RESPECT TO THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE CONTRACTOR MAY COMMENCE OPERATIONS PURSUANT TO THE PERMIT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE 'SILT FENCE INSTALLATION & MAINTENANCE' AND 'HAY BALE INSTALLATION & MAINTENANCE' SECTIONS OF THIS NARRATIVE.

ALL STRIPPING IS TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. TOPSOIL SHALL BE STOCKPILED SO THAT SLOPES DO NOT EXCEED 2 TO 1. THERE SHALL BE NO BURIAL OF STUMPS. A HAY BALE OR SILT FENCE SEDIMENT BARRIER IS TO SURROUND EACH STOCKPILE AND A TEMPORARY VEGETATIVE COVER PROVIDED IF NECESSARY.

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

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.

DURING THE STABILIZATION PERIOD, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EROSION AND SEDIMENT CONTROL ON A TWICE-WEEKLY BASIS DURING THE STABILIZATION PERIOD AND AFTER EACH STORM EVENT. DURING THE STABILIZATION PERIOD WITH RESPECT TO EACH SITE, ANY EROSION WHICH OCCURS WITHIN DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED, RESEEDED AND RE-ESTABLISHED.

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT BEFORE A CERTIFICATE OF COMPLIANCE WILL BE ISSUED.

ONCE STABILIZATION HAS BEEN COMPLETED AND APPROVED BY THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

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 BARRIER BECAUSE:
 - THE FENCE HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,
 - THE FENCE HAS BEEN MOVED OUT OF POSITION, 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 DETEIORATED OR BEEN DAMAGED.

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSEND TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

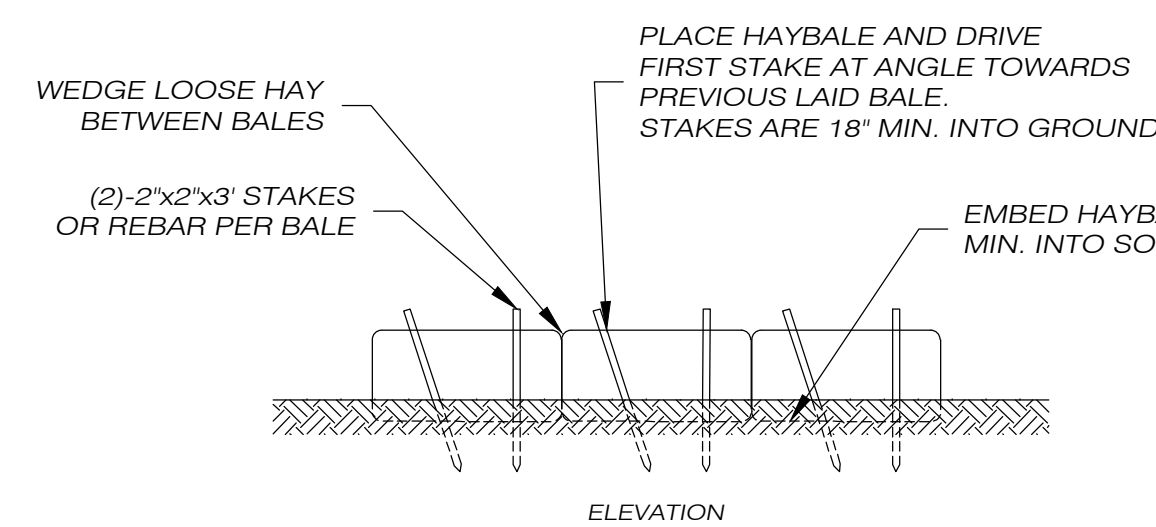
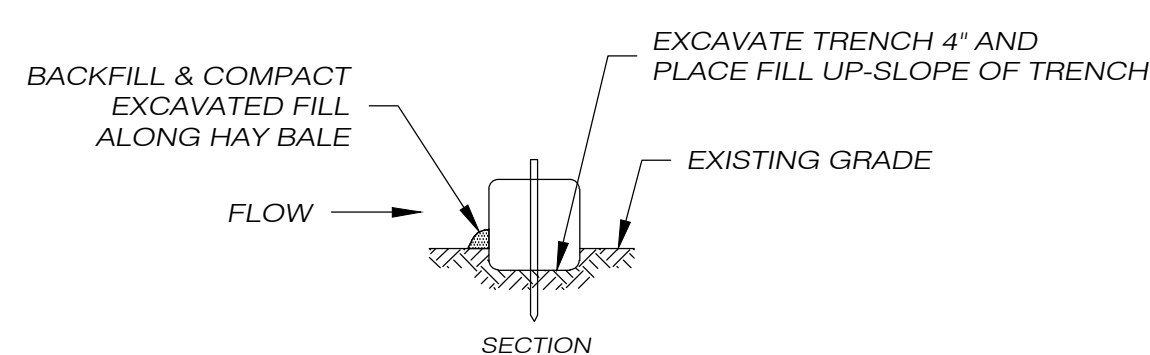
PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION AND FILL PLACEMENT HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2 TO 1. PROVIDE SLOPE PROTECTION ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS, APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO 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 S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

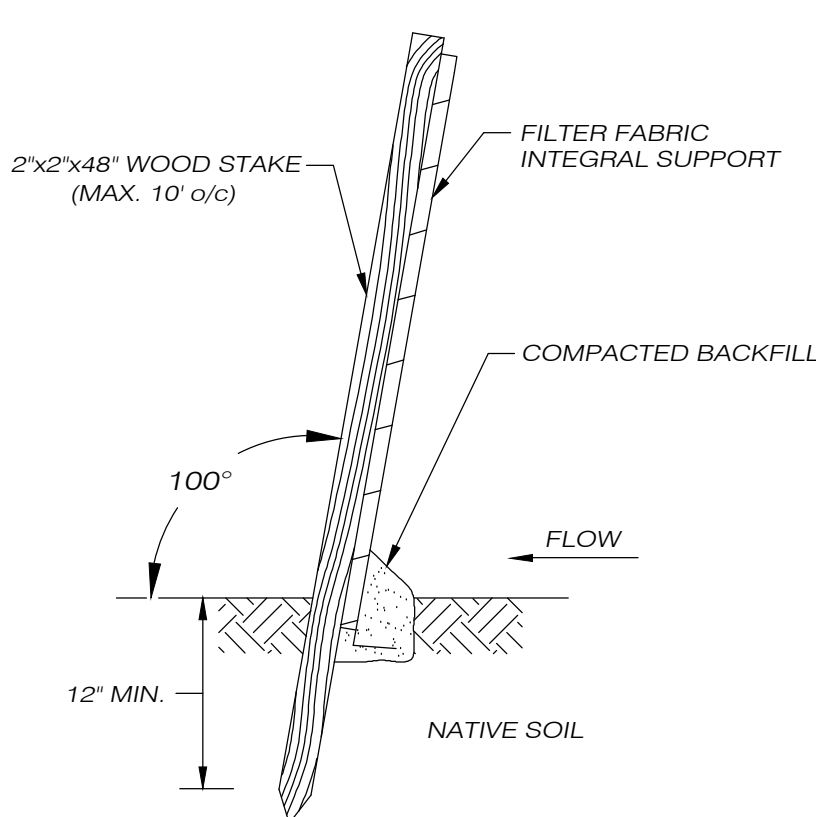
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

THE RECOMMENDED SEEDING DATES ARE: APRIL 1 - JUNE 15 AND AUGUST 1 - SEPTEMBER 15

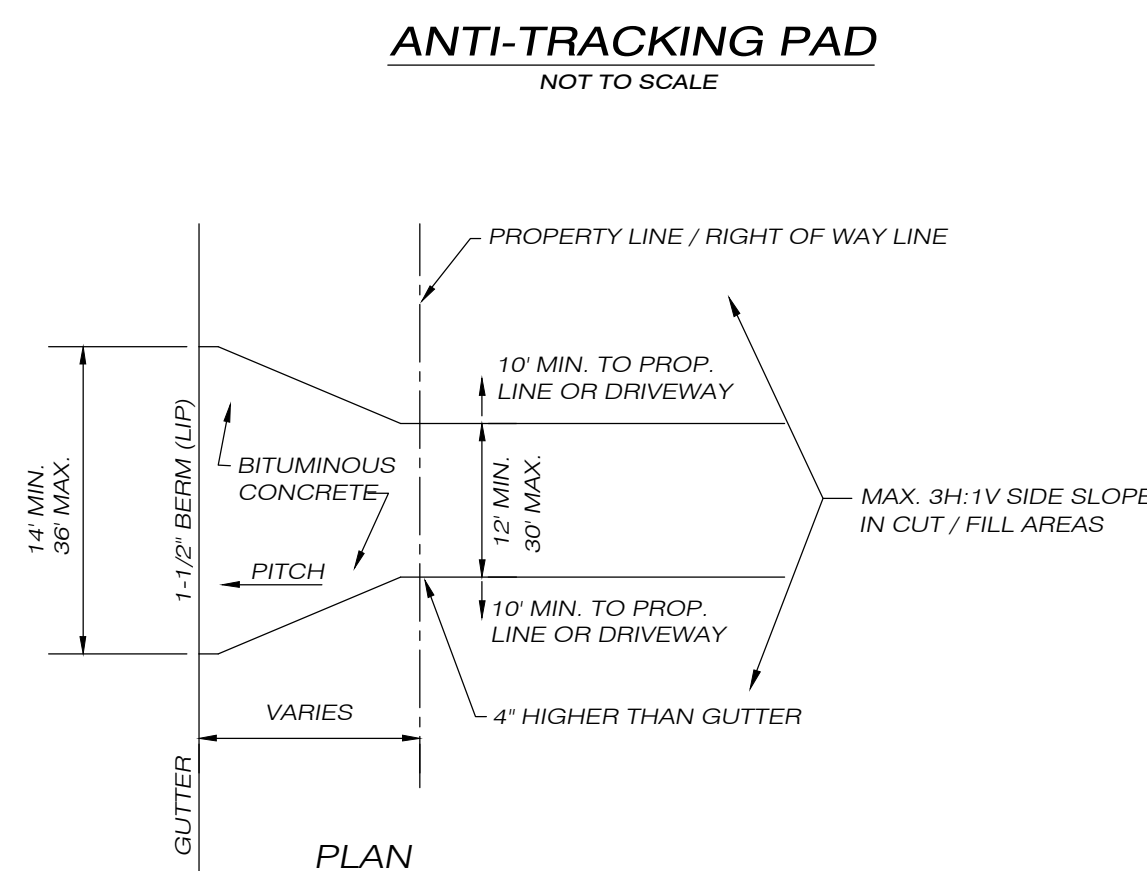
FOLLOWING SEEDING, MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE



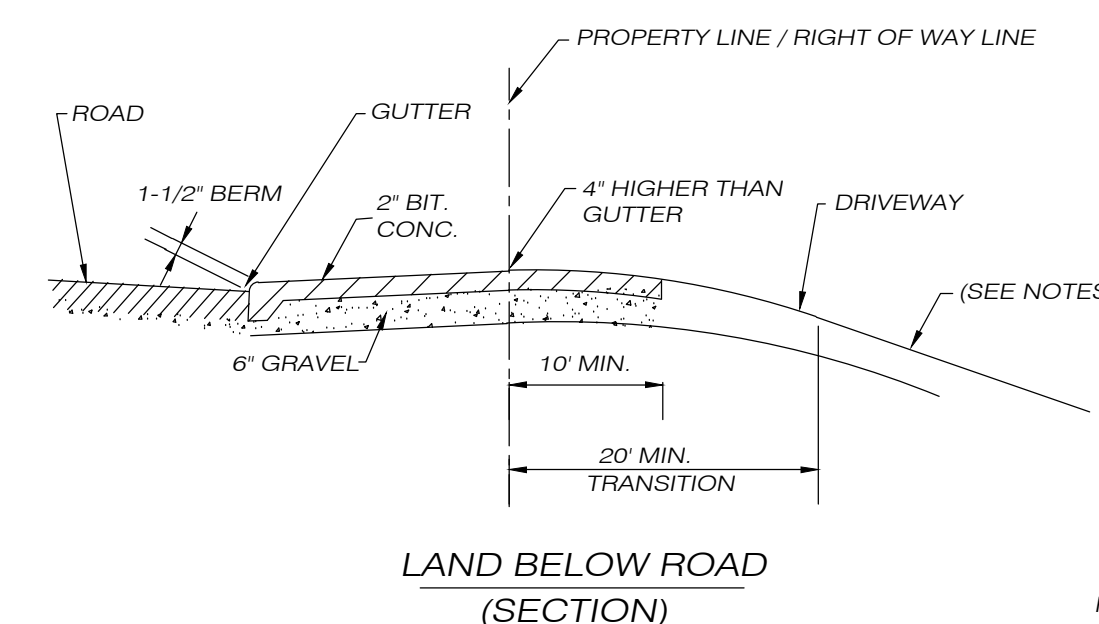
HAY BALE BARRIER DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



STANDARD DRIVEWAY DETAIL
NOT TO SCALE



UTILITY TRENCH DETAIL
NOT TO SCALE

- NOTES:**
1. MAXIMUM DRIVEWAY GRADE IS 12%.
 2. DRIVEWAYS IN EXCESS OF 10% GRADE SHALL BE PAVED WITH BITUMINOUS CONCRETE.
 3. SIDE SLOPES TO BE 3H:1V.
 4. REFERENCE IS MADE TO BROOKLYN PUBLIC IMPROVEMENT SPECIFICATIONS.

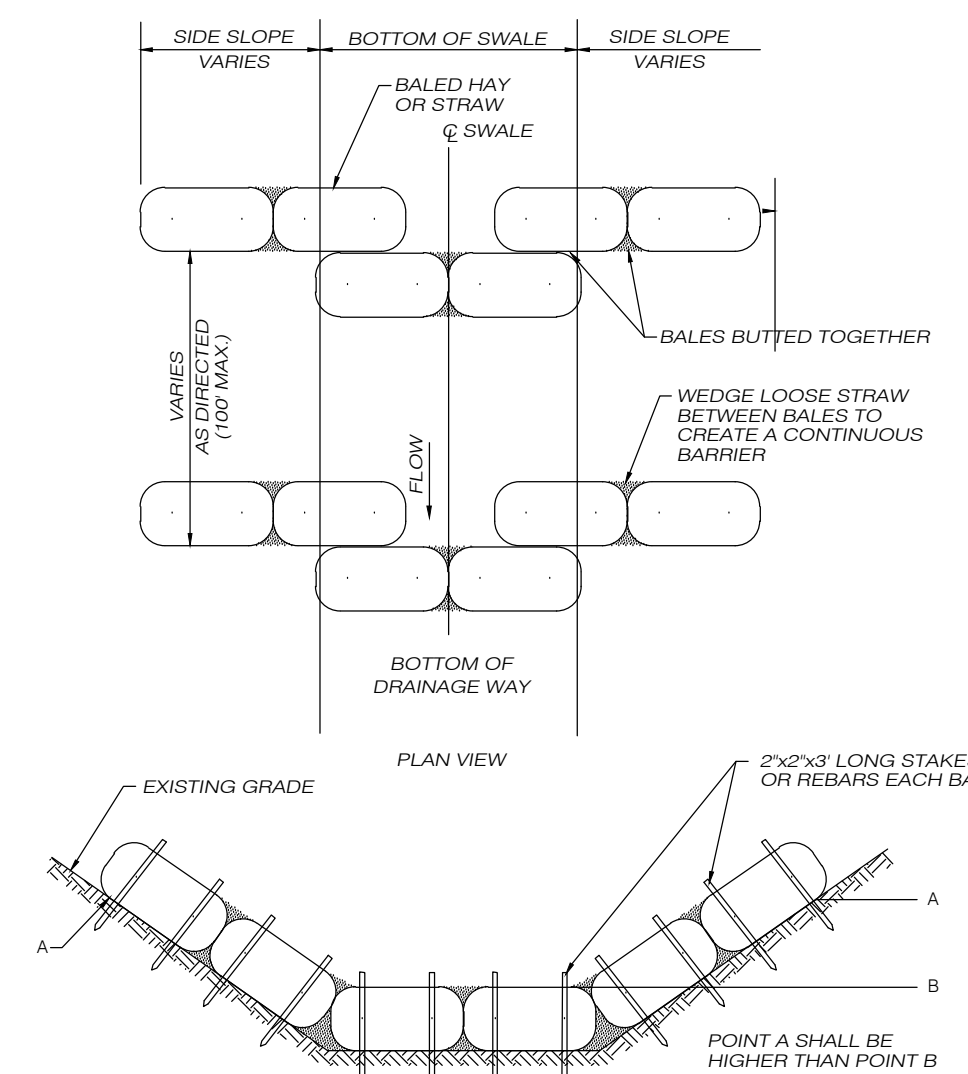
APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

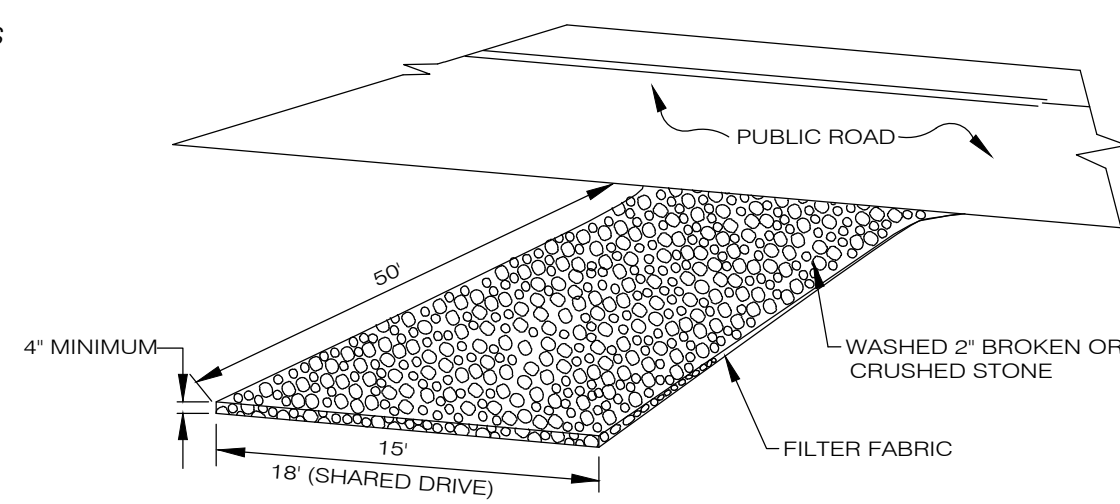
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

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



HAYBALE CHECK DAM
NOT TO SCALE



ANTI-TRACKING PAD
NOT TO SCALE

SOIL TEST DATA - LOT 17

TP 301
0-12" TOPSOIL
12-23" FINE SANDY LOAM
23-57" MOTTLED FINE SANDY LOAM
57-68" GROUNDWATER

MOTTLING @ 23"
WATER @ 57"
NO LEDGE

TP 302
0-12" TOPSOIL
12-25" FINE SANDY LOAM
25-71" MOTTLED FINE SANDY LOAM w/ GRAVEL/COBBLES
71-78" GROUNDWATER

MOTTLING @ 25"
WATER @ 71"
NO LEDGE

PERCOLATION RATE: 8 MIN./INCH AT 18" DEPTH

SOIL TEST DATA - LOT 18

TP 303
0-11" TOPSOIL
11-36" LOAMY SAND
36-84" GRAVELLY MED. LOAMY SAND w/ COBBLES/STONES

NO MOTTLING
NO WATER
NO LEDGE

TP 304
0-9" TOPSOIL
9-37" LOAMY SAND
37-83" GRAVELLY MED. LOAMY SAND w/ COBBLES/STONES

NO MOTTLING
NO WATER
NO LEDGE

PERCOLATION RATE: 2.35 MIN./INCH @ 18" DEPTH

SOIL TEST DATA - LOT 19

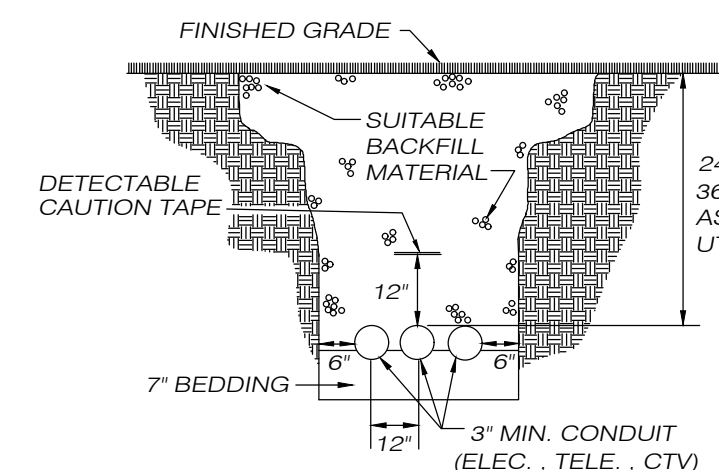
TP 305
0-9" TOPSOIL
9-39" GRAVELLY FINE SANDY LOAM
39-85" VERY GRAVELLY/COBBLY LOAMY MED. SAND w/ STONES/BOULDERS

NO MOTTLING
NO WATER
NO LEDGE

TP 306
0-9" TOPSOIL
9-25" GRAVELLY FINE SANDY LOAM
25-93" VERY GRAVELLY/COBBLY LOAMY MED. SAND w/ STONES/BOULDERS

NO MOTTLING
NO WATER
NO LEDGE

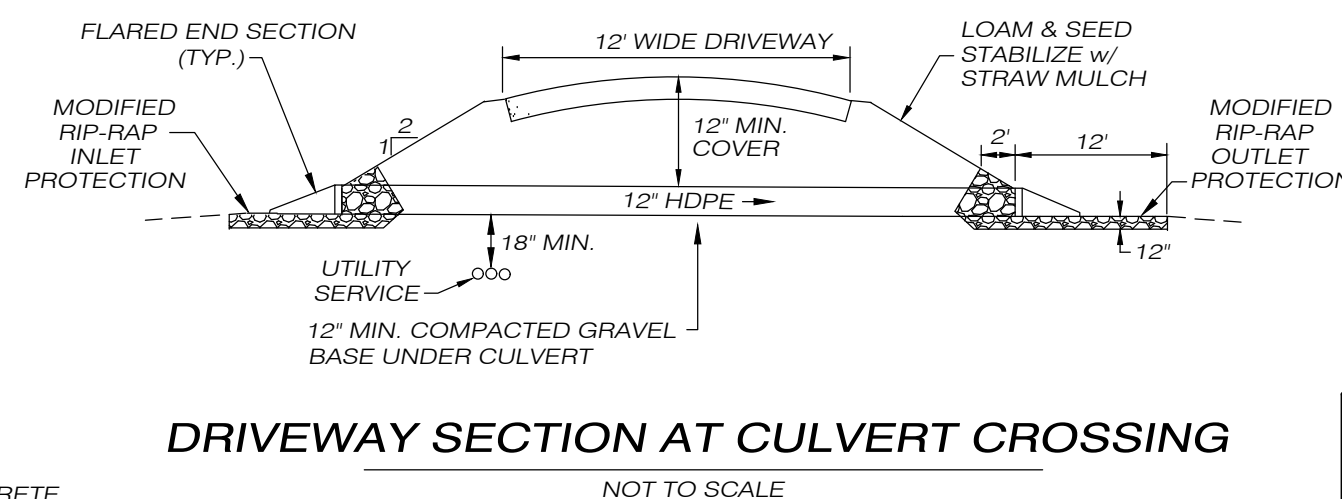
PERCOLATION RATE = 1.23 MIN./INCH AT 24" DEPTH



NOTES:

1. OSHA STANDARDS REQUIRE THAT SPOILS BE PLACED 24" MIN. FROM EDGE OF TRENCH.
2. SUITABLE BACKFILL SHALL NOT CONTAIN ASH, CINDER, SHELL, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" MAX. DIMENSION.
3. FUEL OR WATER LINES SHALL BE NO CLOSER THAN 18" IN ANY DIRECTION.

UTILITY TRENCH DETAIL
NOT TO SCALE



DRIVEWAY SECTION AT CULVERT CROSSING
NOT TO SCALE

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

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

SEPTIC SYSTEM NOTES - LOT 17

4 BEDROOM HOUSE
PERCOLATION RATE: 8 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF
DEPTH TO RESTRICTIVE LAYER = 23"
MLSS: 26(HF) x 1.0(PF) x 1.75(FF) = 45.5 MLSS
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES
MAXIMUM DEPTH INTO GRADE: 5"
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3.0 SF/LF) = 192.5 LF
USE THREE 65' TRENCHES 8' O/C
LSS PROVIDED = 65'
LEACHING AREA PROVIDED = 585 SF
SEPTIC TANK: 1500 GALLON
ENGINEERED SYSTEM REQUIRED

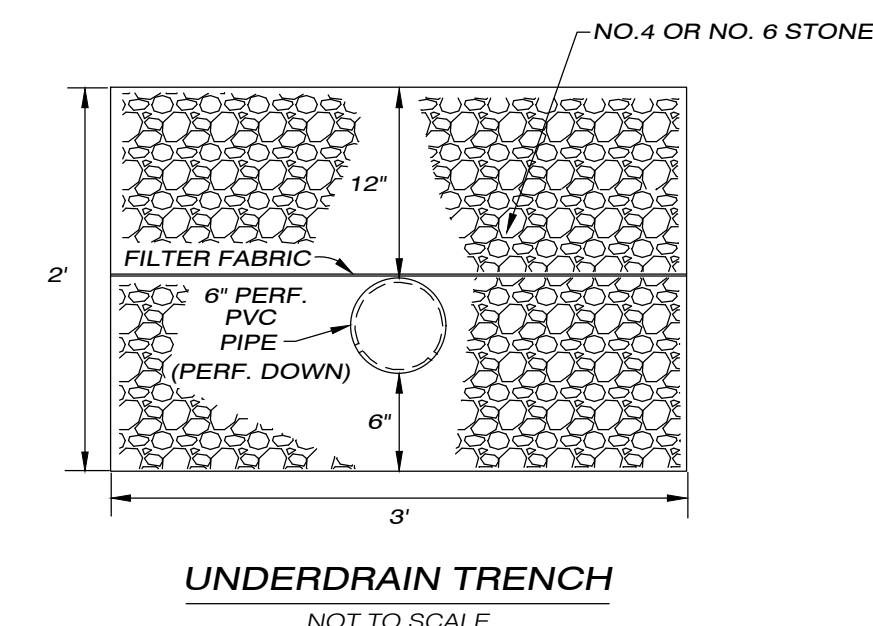
SEPTIC SYSTEM NOTES - LOT 18

4 BEDROOM HOUSE
PERCOLATION RATE: 2.35 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF
DEPTH TO RESTRICTIVE LAYER = N/A
MLSS: N/A
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES
MAXIMUM DEPTH INTO GRADE: N/A
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3.0 SF/LF) = 192.5 LF
USE THREE 65' TRENCHES 8' O/C
LEACHING AREA PROVIDED = 585 SF
SEPTIC TANK: 1500 GALLON

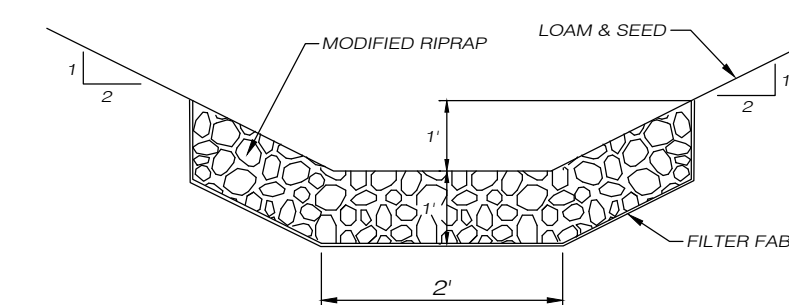
SEPTIC SYSTEM NOTES - LOT 19

4 BEDROOM HOUSE
PERCOLATION RATE: 1.23 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF
DEPTH TO RESTRICTIVE LAYER = N/A
MLSS: N/A
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES
MAXIMUM DEPTH INTO GRADE: N/A
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3.0 SF/LF) = 192.5 LF
USE THREE 65' TRENCHES 8' O/C
LEACHING AREA PROVIDED = 585 SF
SEPTIC TANK: 1500 GALLON

SOIL TESTING PERFORMED 1/17/2020 BY N.D.D.H.
FILE NO. 20000155



UNDERDRAIN TRENCH
NOT TO SCALE



MODIFIED RIPRAP SWALE
NOT TO SCALE

KINGSWOOD ESTATES

SUBDIVISION OF LAND
EROSION CONTROL PLAN & CONSTRUCTION DETAILS
PREPARED FOR
DAVID P. BELL
NANCY M. BELL

CHURCH STREET
BROOKLYN, CONNECTICUT

DATE: APRIL 2020
SCALE: 1" = AS NOTED

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 5 OF 5
REVISED: 7/13/2020
8/20/2020 - ENG. COMMENTS

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