

BRIARWOOD FALLS AT KILLINGLY

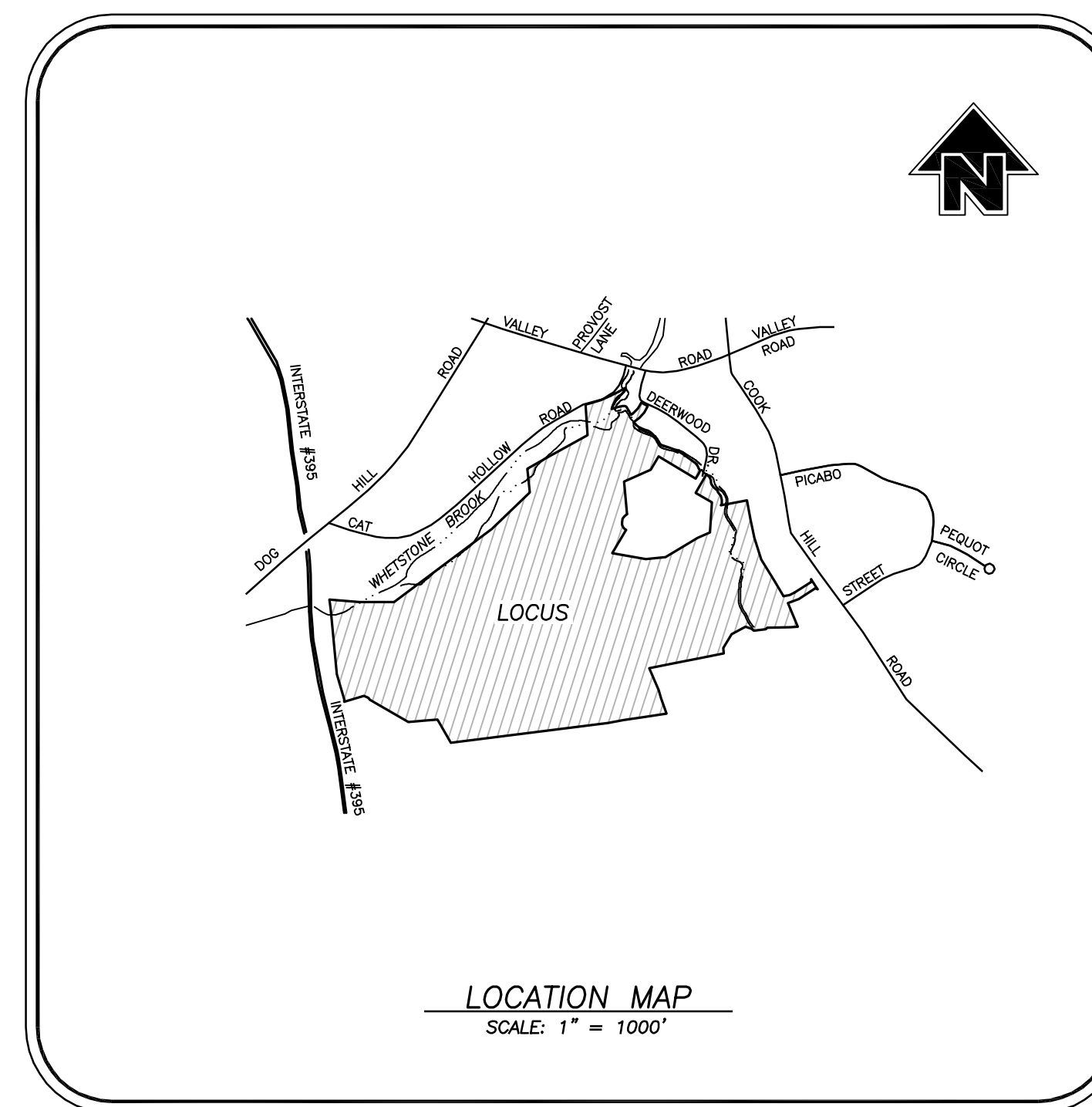
A PLANNED RESIDENTIAL COMMUNITY

DEERWOOD DRIVE & COOK HILL ROAD
KILLINGLY, CONNECTICUT

PREPARED FOR:
BRIARWOOD FALLS, LLC

LEGEND

○	IRON PIN FOUND
○ DH	DRILL HOLE FOUND
□	CHD MONUMENT FOUND
□ CHD	CHD MONUMENT POINT
○ UP	UTILITY POLE
○ MH	MANHOLE
○	PROPOSED MANHOLE
□ CB	CATCH BASIN
□	PROPOSED CATCH BASIN
⊕ HYD	HYDRANT
⊕	PROPOSED HYDRANT
—○—○—○—	STONE WALL
- - - 100 - - -	EXISTING CONTOURS
- - - 100 - - -	PROPOSED CONTOURS
—#—	INLAND WETLANDS FLAG
—D—	EXISTING STORM DRAIN
—D—	PROPOSED STORM DRAIN
—S—	EXISTING SANITARY SEWER
—S—	PROPOSED SANITARY SEWER
— — — — —	SILT FENCE




INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 5
EXISTING CONDITIONS PLAN	2 OF 5
CONSTRUCTION PHASING PLAN	3 OF 5
PROPOSED LAYOUT PLAN	4 OF 5
CROSS CULVERT & DETENTION AREA PLAN	5 OF 5

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION



Killingly Engineering Associates
Civil Engineering & Surveying

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

SEPTEMBER 2021

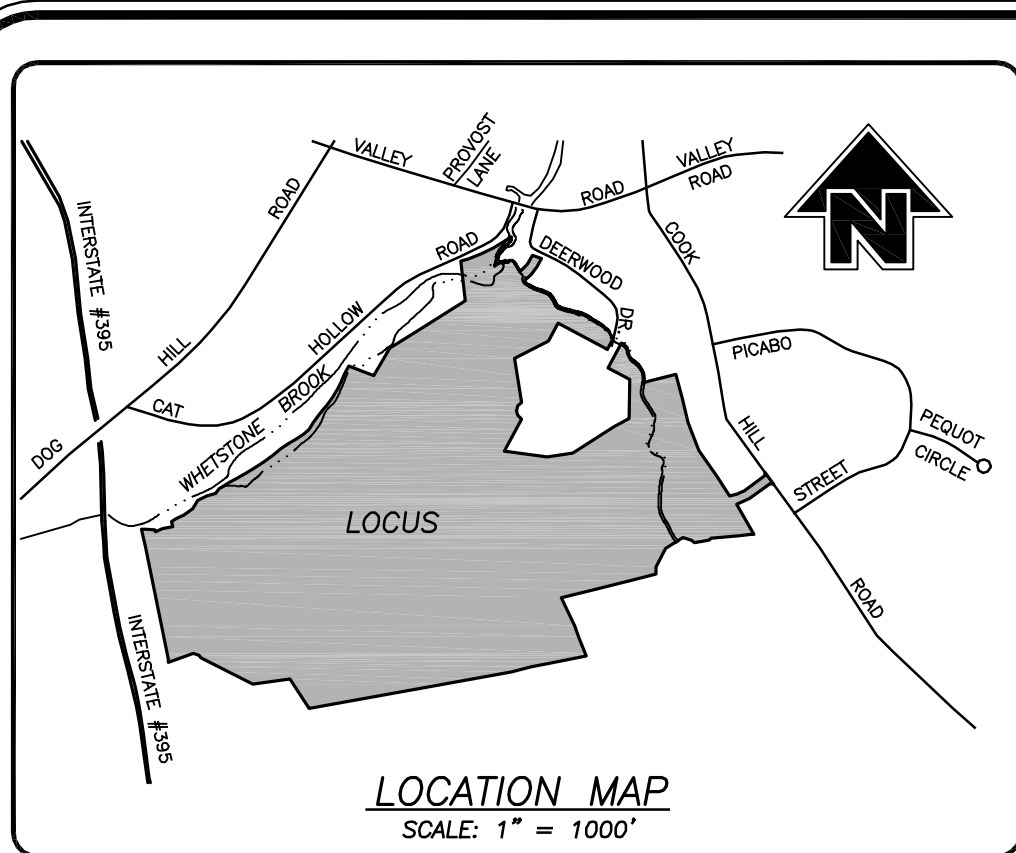
APPROVED BY THE TOWN OF
KILLINGLY INLAND WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

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THE APPLICANT WILL CONTACT THE KILLINGLY INLAND
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NORMAND E. THIBEAULT, JR., P.E. _____
DATE _____



LINE DATA

L1	N 71°29'02" W	222.76'
L2	N 71°29'02" W	205.58'
L3	N 71°29'02" W	17.18'
L4	S 80°49'39" E	123.51'
L5	S 45°00'00" W	25.2'
L6	S 45°00'00" W	37.72'
L7	S 45°00'00" W	105.00'
L8	S 81°57'27" E	135.00'
L9	N 80°22'18" E	90.86'
L10	N 45°00'00" E	120.14'
L11	N 45°00'00" E	24.3'
L12	S 71°09'23" E	127.87'
L13	S 71°09'23" E	127.87'
L14	N 79°01'09" W	51.20'
L15	S 65°33'59" W	16.00'
L16	N 83°13'25" W	78.98'
L17	N 83°55'36" W	21.02'
L18	N 87°29'06" W	45.38'
L19	S 74°21'23" W	104.44'
L20	S 45°30'06" W	108.86'
L21	S 12°42'15" W	35.47'
L22	N 25°04'09" W	15.44'
L23	N 51°06'00" W	31.15'
L24	N 50°41'44" E	61.05'

ABUTTERS

MAP 129 LOT 38	EVERETT W. JOHNSON & DANIELLE J. MORT
MAP 130 LOT 63	RICHARD H. & BRENDA GRESH
MAP 130 LOT 64	JOSHUA SOMERS & GINA GIANGREGARIO
MAP 130 LOT 65	NETWORK, INC.
MAP 130 LOT 66	BRIARWOOD FALLS, LLC
MAP 130 LOT 67	THE CONNECTICUT WATER COMPANY
MAP 138 LOT 15	BENTLEY REALTY ASSOCIATES, LLC
MAP 138 LOT 21	MATTHEW T. & LR TERESA P. WENDORF
MAP 138 LOT 22	JULIE C. BREWER
MAP 138 LOT 23	CHRISTINE A. & KE INSIKEMGAY

ABUTTERS

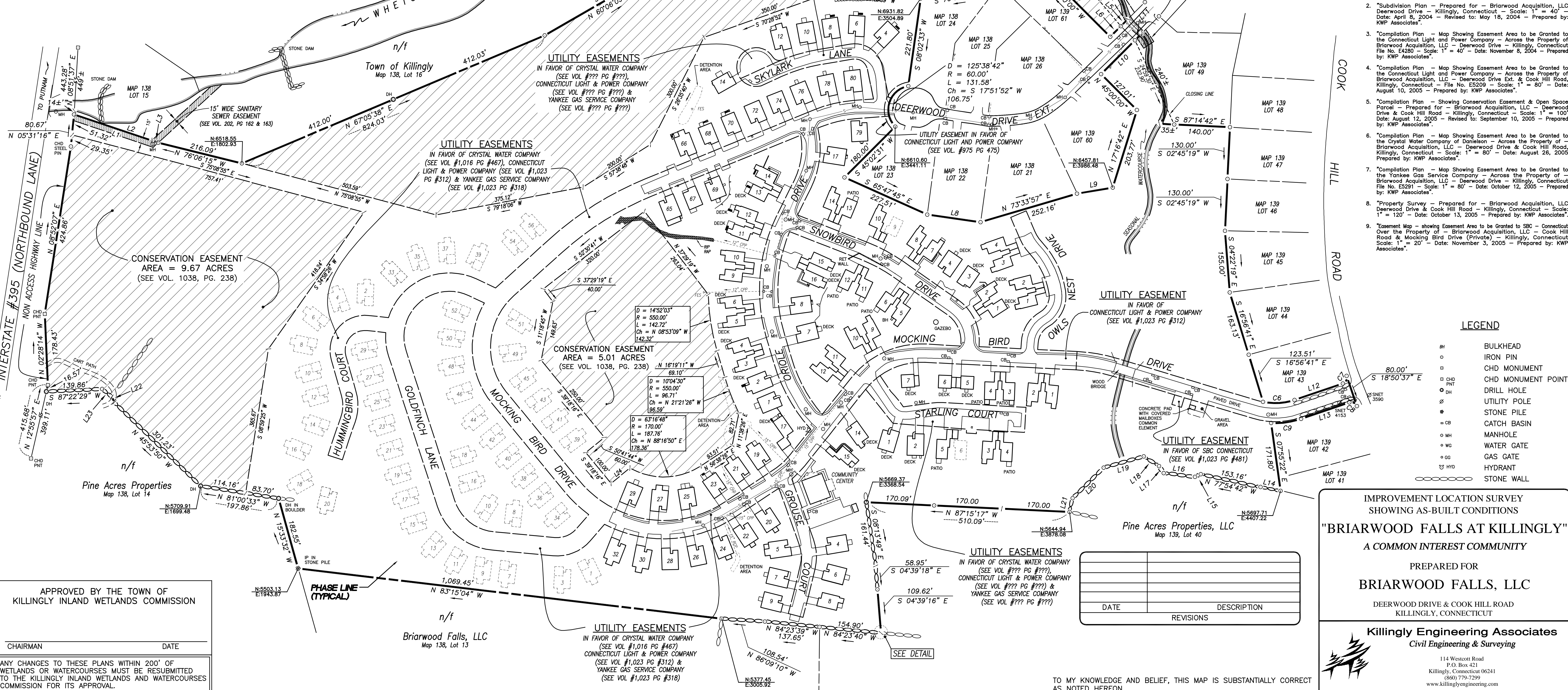
MAP 138 LOT 24	DAVID BOULET & ERIN MURPHY
MAP 138 LOT 25	JAMES M. TORRENTE & KRISTINA L. YEARICK-TORRENTE
MAP 138 LOT 26	RICHARD A. UPRIGHT TRUST & DEBORAH J. SCOTTI TRUST
MAP 139 LOT 41	CARLYN WEGNER DUNCAN & ELIZABETH HOPKINS
MAP 139 LOT 42	LAURA E. CANAVAN
MAP 139 LOT 43	BRUSH REVOCABLE FAMILY TRUST
MAP 139 LOT 44	KEVIN J. & KATRINA R. FAZZINA
MAP 139 LOT 45	RENE L. & LINDA L. ST. PIERRE
MAP 139 LOT 46	SONGBIRD ESTATES, LLC

ABUTTERS

MAP 139 LOT 47	CHARLES WILLIAM & ASHLEY MARIE OATES
MAP 139 LOT 48	RICHARD N. RUST
MAP 139 LOT 49	BRADFORD C. & CORRINE LOVENDALE
MAP 139 LOT 61	EDWARD URSILLO & KIMBERLY PAWSON
MAP 139 LOT 60	REBECCA ZACHOW & MAUREEN POGORLICH

CURVE DATA

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	01°11'01"	1831.84	37.84	37.84	S 89°39'34" E
C2	12°52'54"	822.60	139.95	139.65	N 83°19'29" E
C3	01°54'00"	1831.84	60.75	60.74	N 75°55'06" E
C4	26°35'38"	200.00	82.83	82.00	N 51°46'06" E
C5	40°48'16"	250.00	178.05	174.31	S 58°52'26" W
C6	37°55'55"	148.69	80.27	78.30	N 86°37'23" E
C7	89°59'58"	15.00	23.56	21.21	N 26°09'22" E
C8	90°00'00"	15.00	23.56	21.21	N 63°50'37" W
C9	21°58'22"	198.69	78.20	75.73	S 82°08'33" W



- NOTES:**
- 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: Resurvey.
 - Zone = LD.
 - Total Area = 91.5± Acres.
 - Owner of record: Briarwood Falls, LLC, 12 Bay St. - Suite 102, Wilington, MA 01887 (See Volume 1296, Page 170)
 - Parcel is shown as Lot #12 on Assessors Map #138.
 - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FRM Map #090136 Area 00168 Effective Date: January 3, 1985.
 - The subject property is located entirely within the Town of Killingly LD (Low Density) Zone District.
 - North is based on map reference.

- MAP REFERENCES:**
- "Property Survey - Prepared for - Briarwood Acquisition, LLC Deerwood Drive & Cook Hill Road - Killingly, Connecticut - Scale: 1" = 60' - Date: April 7, 2004 - Prepared by: KWP Associates".
 - "Subdivision Plan - Prepared for - Briarwood Acquisition, LLC Deerwood Drive - Killingly, Connecticut - Scale: 1" = 40' - Date: April 8, 2004 - Revised to: May 18, 2004 - Prepared by: KWP Associates".
 - "Compilation Plan - Map Showing Easement Area to be Granted to the Connecticut Light and Power Company - Across the Property of Briarwood Acquisition, LLC - Deerwood Drive - Killingly, Connecticut File No. E4280 - Scale: 1" = 40' - Date: November 8, 2004 - Prepared by: KWP Associates".
 - "Compilation Plan - Map Showing Easement Area to be Granted to the Connecticut Light and Power Company - Across the Property of Briarwood Acquisition, LLC - Deerwood Drive Ext. & Cook Hill Road, Killingly, Connecticut - File No. E5209 - Scale: 1" = 80' - Date: August 10, 2005 - Prepared by: KWP Associates".
 - "Compilation Plan - Showing Conservation Easement & Open Space Parcel - Prepared for - Briarwood Acquisition, LLC - Deerwood Drive & Cook Hill Road - Killingly, Connecticut - Scale: 1" = 100' - Date: August 12, 2005 - Revised to: September 10, 2005 - Prepared by: KWP Associates".
 - "Compilation Plan - Map Showing Easement Area to be Granted to the Connecticut Light and Power Company - Across the Property of - Briarwood Acquisition, LLC - Deerwood Drive & Cook Hill Road, Killingly, Connecticut - Scale: 1" = 80' - Date: August 26, 2005 Prepared by: KWP Associates".
 - "Compilation Plan - Map Showing Easement Area to be Granted to the Yankee Gas Service Company - Across the Property of - Briarwood Acquisition, LLC - Deerwood Drive - Killingly, Connecticut File No. E5291 - Scale: 1" = 80' - Date: October 12, 2005 - Prepared by: KWP Associates".
 - "Property Survey - Prepared for - Briarwood Acquisition, LLC Deerwood Drive & Cook Hill Road - Killingly, Connecticut - Scale: 1" = 120' - Date: October 13, 2005 - Prepared by: KWP Associates".
 - "Easement Map - showing Easement Area to be Granted to SBC - Connecticut Over the Property of - Briarwood Acquisition, LLC - Cook Hill Road & Mocking Bird Drive (Private) - Killingly, Connecticut Scale: 1" = 20' - Date: November 3, 2005 - Prepared by: KWP Associates".

LEGEND

⊠	BULKHEAD
○	IRON PIN
□	CHD MONUMENT
⊞	CHD MONUMENT POINT
⊙	DRILL HOLE
⊕	UTILITY POLE
⊖	STONE PILE
⊗	CATCH BASIN
⊘	MANHOLE
⊙	WATER GATE
⊚	GAS GATE
⊛	HYDRANT
⊜	STONE WALL

APPROVED BY THE TOWN OF KILLINGLY INLAND WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

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DATE	DESCRIPTION

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.

IMPROVEMENT LOCATION SURVEY SHOWING AS-BUILT CONDITIONS

"BRIARWOOD FALLS AT KILLINGLY"

A COMMON INTEREST COMMUNITY

PREPARED FOR

BRIARWOOD FALLS, LLC

DEERWOOD DRIVE & COOK HILL ROAD
KILLINGLY, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

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

DATE: 9/07/2021	DRAWN: AMR
SCALE: 1" = 120'	DESIGN: ---
SHEET: 2 OF 5	CHK BY: ---
DWG. NO: CLIENT FILE	JOB NO: 16073

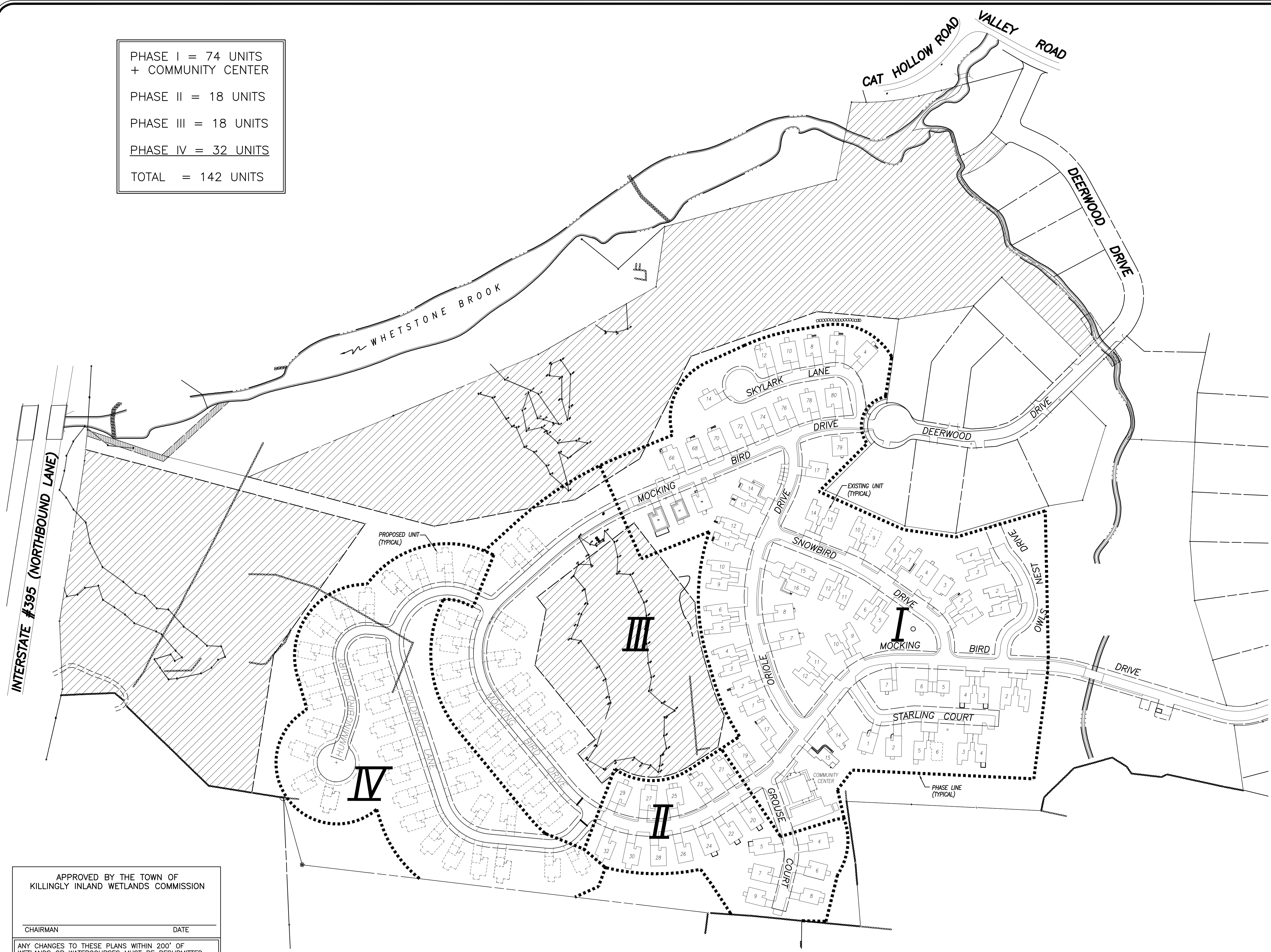
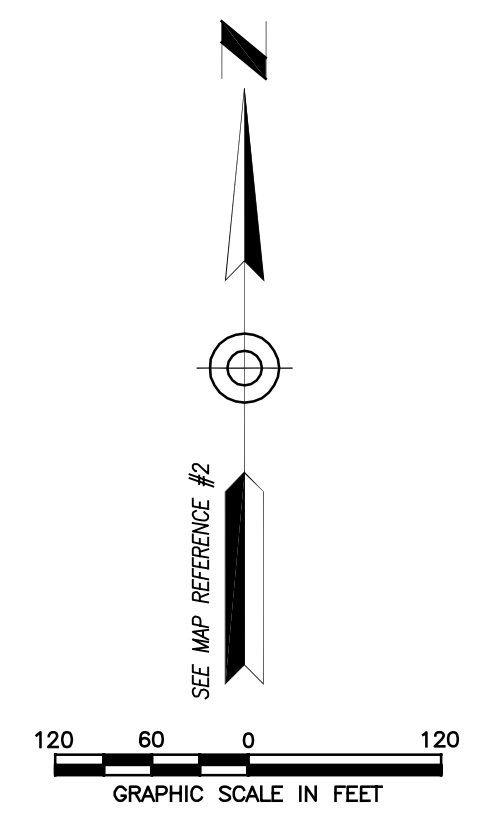
PHASE I = 74 UNITS
 + COMMUNITY CENTER

PHASE II = 18 UNITS

PHASE III = 18 UNITS

PHASE IV = 32 UNITS

TOTAL = 142 UNITS



DATE	DESCRIPTION

CONSTRUCTION PHASING PLAN

PREPARED FOR

BRIARWOOD FALLS, LLC

DEERWOOD DRIVE & COOK HILL ROAD
 KILLINGLY, CONNECTICUT

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SCALE: 1" = 120'	DESIGN: NET
SHEET: 3 OF 5	CHK BY: ---
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APPROVED BY THE TOWN OF
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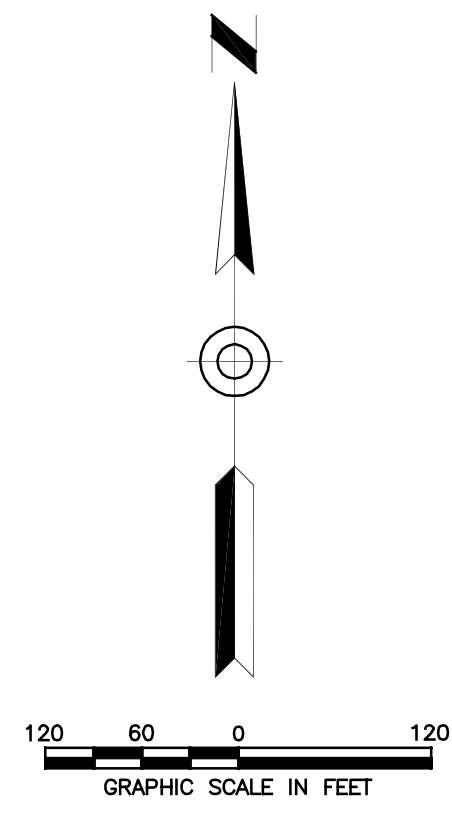
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NORMAND E. THIBEAULT, JR., P.E. _____ DATE _____

K:\16073\Drawings\2021 - PERMITTING Phase 3 & 4\03_16073 Phasing.dwg Sep 15, 2021 - 11:12 AM



CONSERVATION EASEMENT
AREA = 9.67 ACRES
(SEE VOL. 1038, PG. 238)

CONSERVATION EASEMENT
AREA = 16.4± ACRES
(SEE VOL. 1038, PG. 238)

CONSERVATION EASEMENT
AREA = 5.01 ACRES
(SEE VOL. 1038, PG. 238)

15' WIDE SANITARY
SEWER EASEMENT
(SEE VOL. 202, PG. 162 & 163)

PLUNGE POOL WITH 40 LF
INFILTRATION TRENCH

PLUNGE POOL WITH 88 LF
INFILTRATION TRENCH

PLUNGE POOL WITH 54 LF
INFILTRATION TRENCH

PLUNGE POOL
WITH 53 LF
INFILTRATION TRENCH

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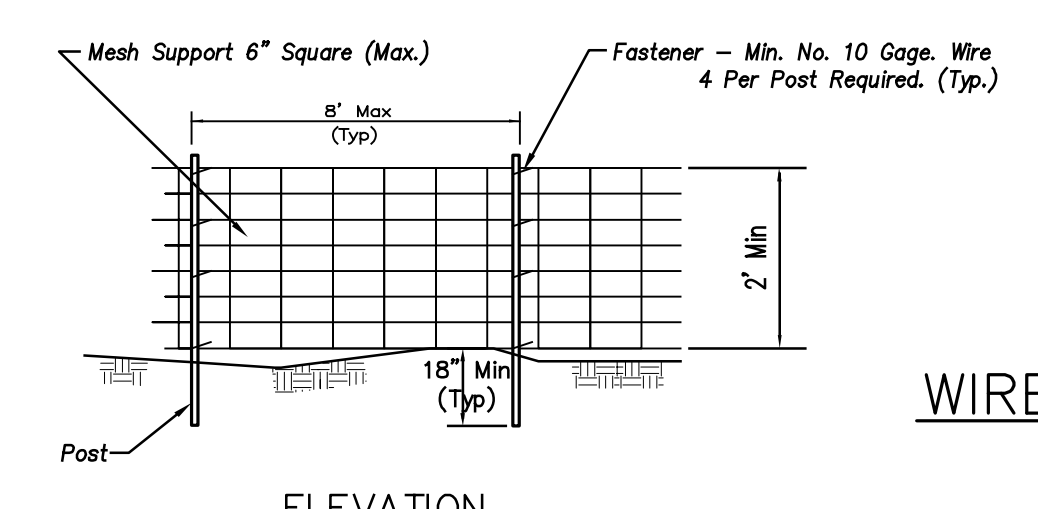
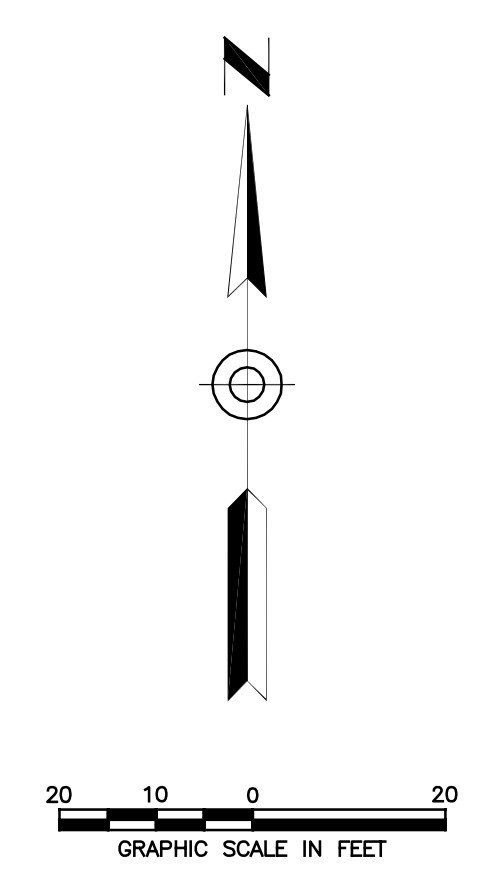
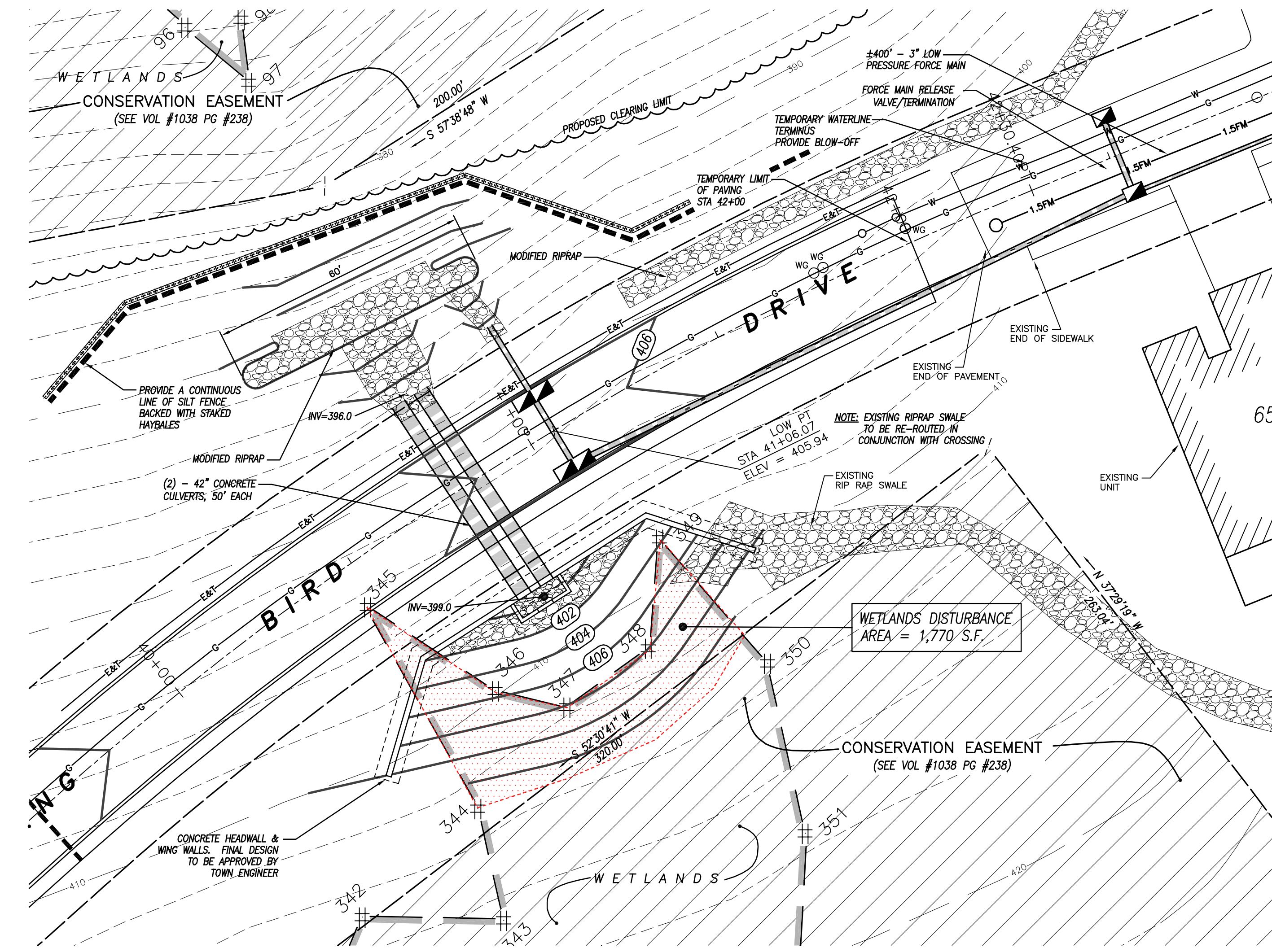
DATE	DESCRIPTION

PROPOSED LAYOUT PLAN
PREPARED FOR
BRIARWOOD FALLS, LLC
DEERWOOD DRIVE & COOK HILL ROAD
KILLINGLY, CONNECTICUT

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SCALE: 1" = 120'	DESIGN: NET
SHEET: 4 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 16073

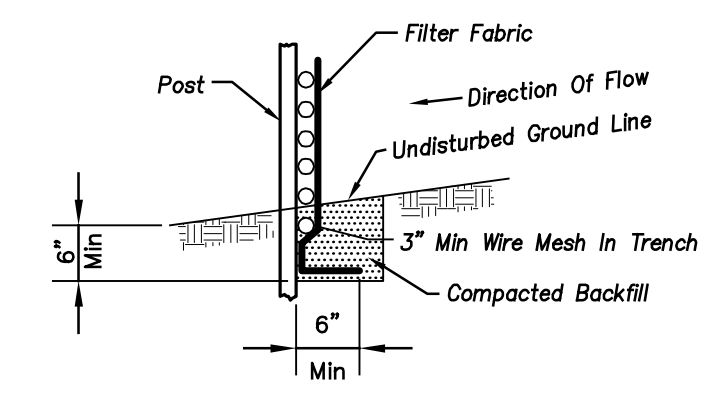
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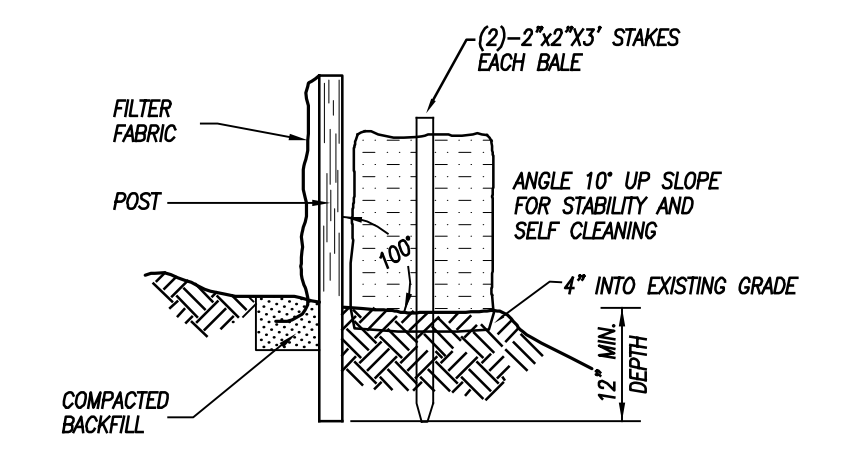
WIRE BACKED SILT FENCE

- NOTES:
1. Wires of mesh support shall be min. gage no. 12.
 2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1 with equivalent opening size of at least 30 for nonwoven and 50 for woven.
 4. Fence posts shall be either wood post with a minimum cross-sectional area of 3.0 sq. in. or a standard steel post.

ELEVATION

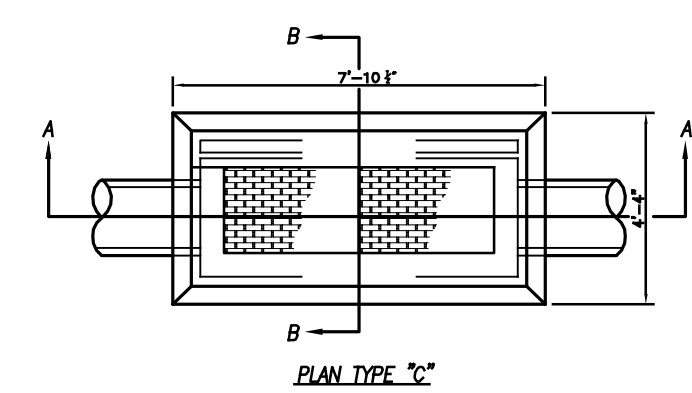


FABRIC ANCHOR DETAIL

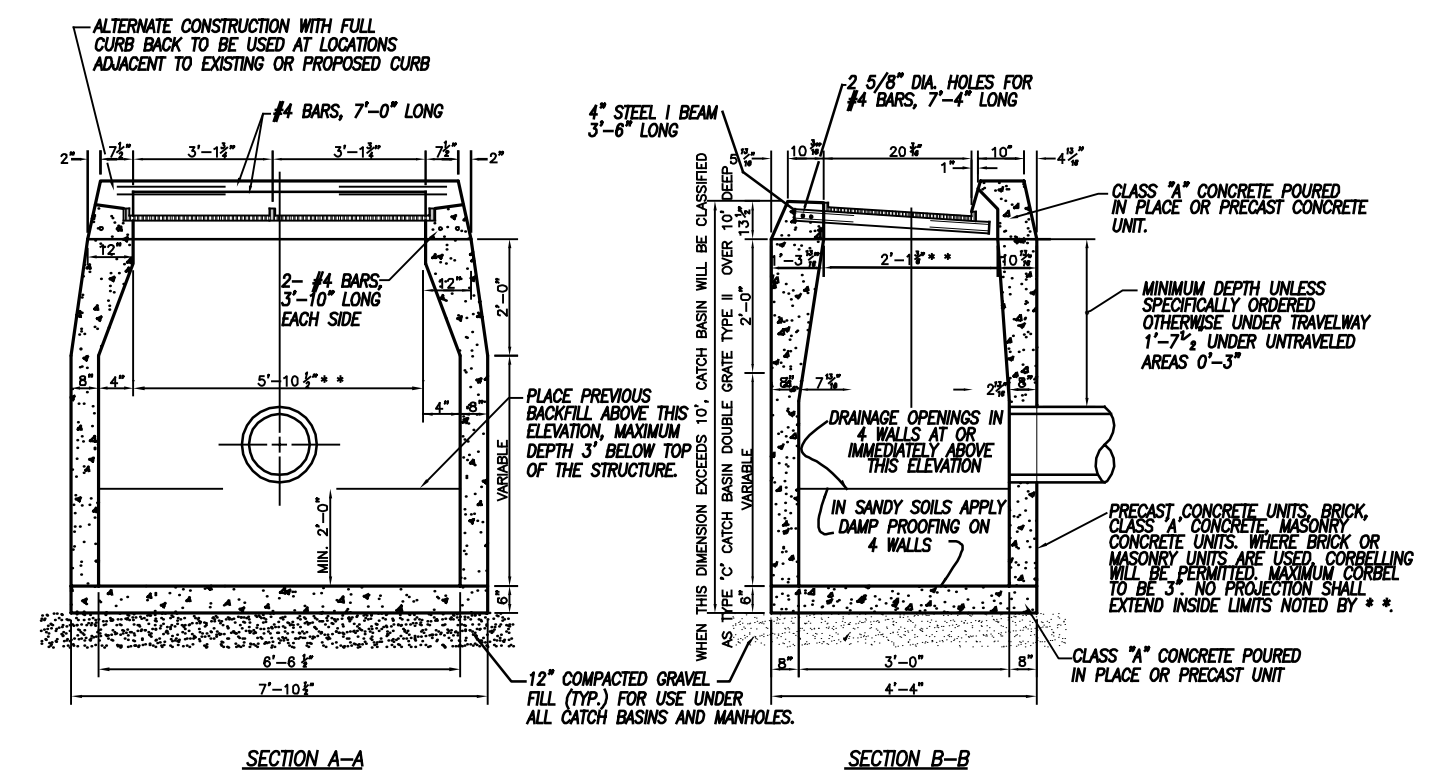


SILT FENCE - BACKED WITH HAYBALES

NOT TO SCALE



TYPE 'C' CATCH BASIN DOUBLE GRATE - TYPE II



TYPE 'C' CATCH BASIN DOUBLE GRATE - TYPE II

NOT TO SCALE

- 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 "C" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: General Location Survey.
 2. Parcel shown is a portion of Lot #12 on Assessors Map #138.
 3. Owner of record: Briarwood Falls, LLC
12 Bay St. - Suite 102
Wilmington, MA 01887
 4. Elevations shown are based on an North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from the Town of Killingly's GIS data and supplemented with an actual field survey. Contour interval = 2'.
 5. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

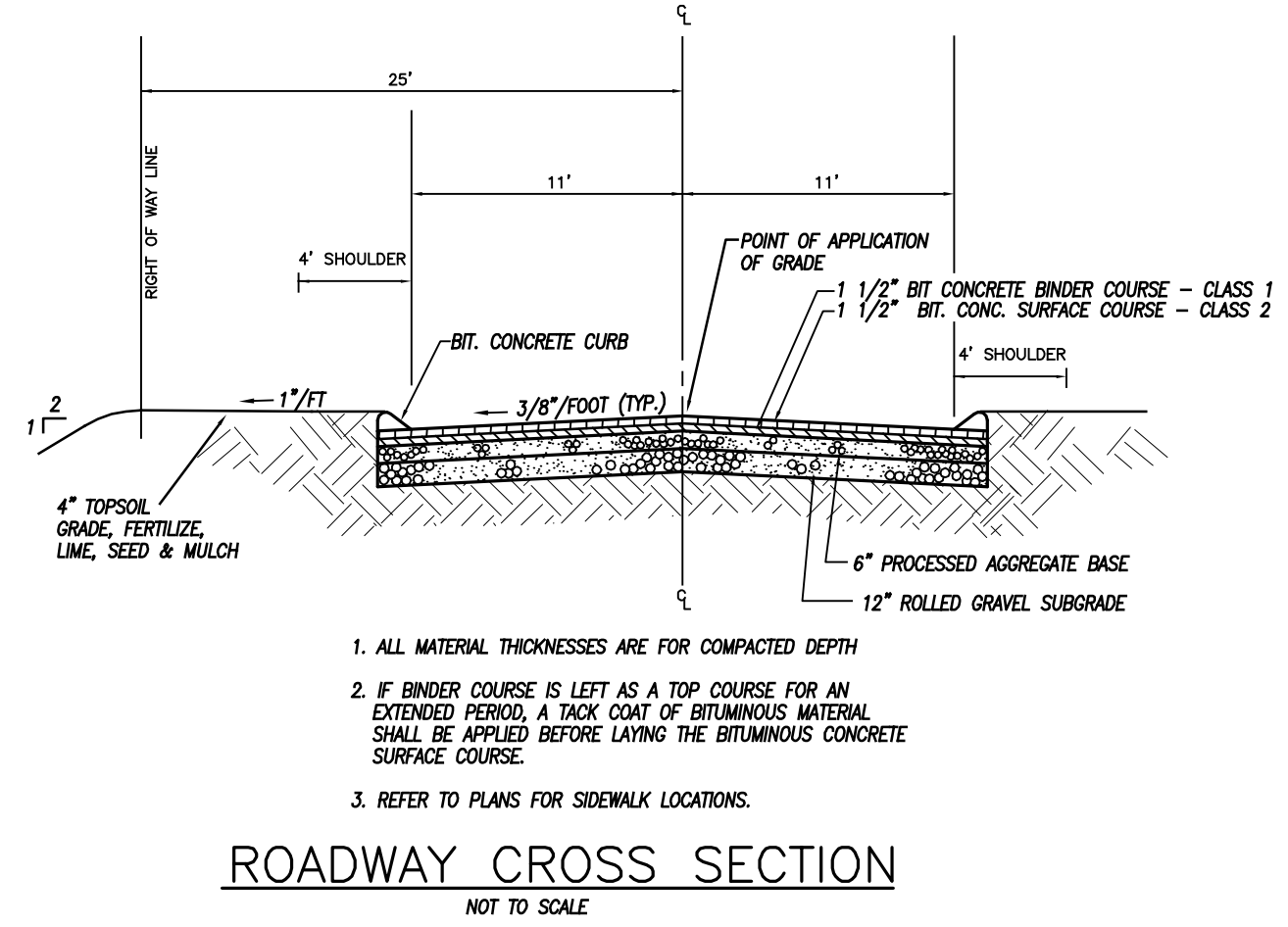
DATE	DESCRIPTION

GENERAL LOCATION SURVEY
CROSS CULVERT & DETENTION AREA DETAIL
PREPARED FOR
BRIARWOOD FALLS, LLC
MOCKING BIRD DRIVE
KILLINGLY, CONNECTICUT

Killingly Engineering Associates
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SHEET: 5 OF 5	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 16073

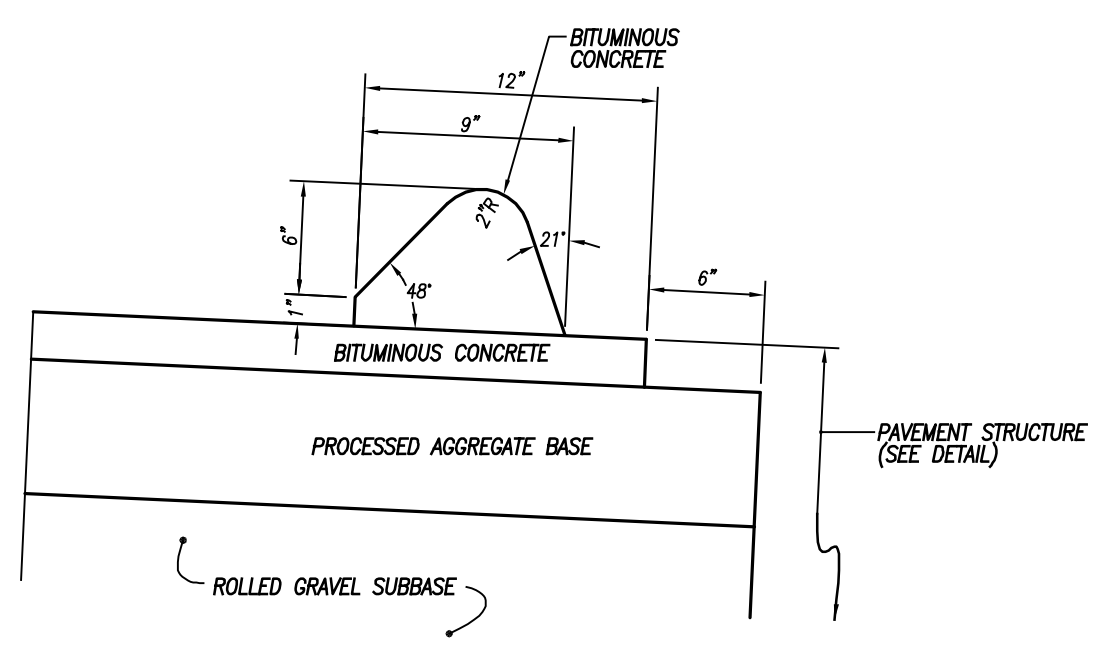
- LEGEND**
- IRON PIN FOUND
 - GG EXISTING GAS GATE
 - ⊠ PG PROPOSED GAS GATE
 - WG EXISTING WATER GATE
 - ⊠ WG PROPOSED WATER GATE
 - ⊕ HYD EXISTING FIRE HYDRANT
 - ⊕ HYD PROPOSED FIRE HYDRANT
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 - ⊠ CB PROPOSED CATCH BASIN
 - SMH EXISTING SANITARY SEWER MANHOLE
 - SMH PROPOSED SANITARY SEWER MANHOLE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - SILT FENCE



ROADWAY CROSS SECTION

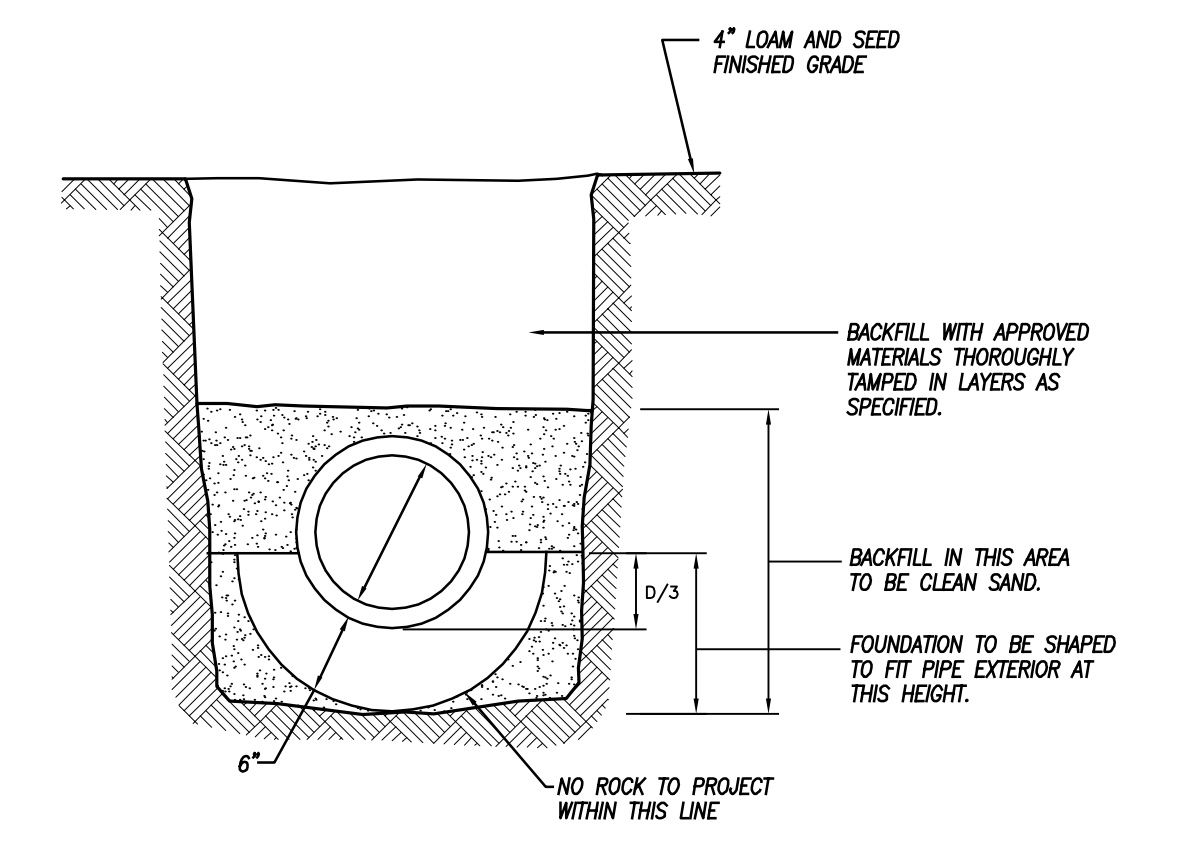
NOT TO SCALE

1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH
2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, A TACK COAT OF BITUMINOUS MATERIAL SHALL BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE.
3. REFER TO PLANS FOR SIDEWALK LOCATIONS.



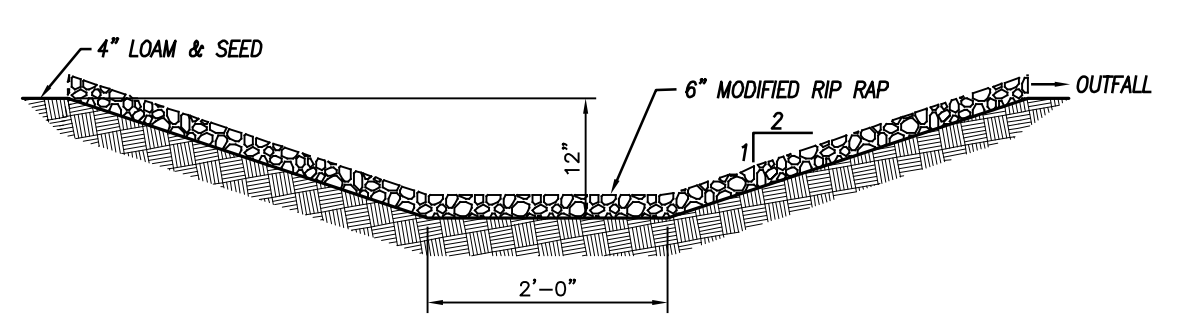
BITUMINOUS CONCRETE LIP CURBING DETAIL

NOT TO SCALE



STORM DRAIN PIPE IN TRENCH DETAIL

NOT TO SCALE



SECTION THROUGH LEVEL SPREADER

NOT TO SCALE

APPROVED BY THE TOWN OF KILLINGLY INLAND WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

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