



Bodwell Engineering and Surveying LLC
92 Cream Hill Rd.
West Cornwall, CT 06796
(860) 318-5300 - Bodwellengineering@gmail.com

Subdivision Narrative for 143 White Hollow Road – Salisbury

The proposed Subdivision consists of a first split and a 2 lot subdivision taking place on the 28.96 acre property located at 143 White Hollow Road in Salisbury. This parcel is also known as map 3 lot 26 on the Town of Salisbury assessor's maps. The three lots created by this subdivision will consist of a 12.36 acre parcel containing the original farm house and barns, a 7.78 acre parcel and a 8.82 acre parcel for single family development. The property sits along White Hollow Road abutting the Salisbury/Sharon town line. The property is a sloping property rising up from White Hollow Road in a northerly direction and ends at or near the top of the ridge. This property abuts the property of the nature conservancy to the north. Due to this location of the Nature Conservancy Property along the northern border of this subdivision we have designated a strip along the northern border of the 3 parcels as the required open space for this subdivision in order to facilitate more contiguous open space. The subject parcel contains no wetlands soil types on the national wetlands inventory, nor on the NRCS soils maps. I have also walked the property and no signs of wetlands exist on the property.

Drainage Report

The soil types on this parcel of land consist of sloping well drained soils as evidenced by the NRCS Soil Survey as well as the onsite testing performed by our firm. The large lot sizes that we have proposed will provide ample area to infiltrate any additional runoff caused by the addition of 2 new dwellings. No roads or other site improvements are proposed as part of this subdivision. At the time of development of these lots, the developers will need to come back to Planning and Zoning with site development plans detailing proposed drainage. At this time the proposed house and driveway locations are conceptual only to show the potential to develop these lots.

Natural Diversity Data Base

The proposed subdivision falls outside the areas of interest on the NDDB Map. No state or federal listed Species or Critical Habitats are located on this property.

Significant Natural Features

The only significant natural features on the site are the steep slopes which are located at the rear of these parcels. Due to the steep slopes the buildable areas have been shown in the front half of the proposed Lots to protect the steep slopes at the rear of the lots.

