



**US Army Corps  
of Engineers** \*  
New England District

696 Virginia Road  
Concord, MA 01742-2751

# PUBLIC NOTICE

**Date: June 1, 2004**

**Comment Period Ends: July 1, 2004**

**File Number: NAE-2004-259-1**

**In Reply Refer To: Stephen D. DiLorenzo**

**Or by e-mail: [stephen.d.dilorenzo@usace.army.mil](mailto:stephen.d.dilorenzo@usace.army.mil)**

Yale Farm Golf Club, Chelsea Piers, Pier 62, Suite 300, New York, NY 10011 has requested a Corps of Engineers permit under Section 404 of the Clean Water Act to place fill in 3.28 acre of freshwater wetlands and selectively cut another 3.4 acres of freshwater wetlands for the construction of a new 18 hole private golf course in Norfolk and North Canaan, Connecticut.

The filling and selective cuttings are described and shown on the attached plans entitled Yale Farm Golf Course in 23 sheets.

This project is located on the USGS SOUTH SANDISFIELD, MASS-CONN quadrangle sheet at UTM coordinates 465400 N and 064700 E.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. Comments should be submitted in writing by the above date. If you have any questions, please contact Stephen D. DiLorenzo, Senior Project Manager at (978) 318-8373, (800) 343-4789 or (800) 362-4367, if calling from within Massachusetts.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

**SEE NEXT PAGE FOR  
DETAILS OF EVALUATION  
FACTORS**

A handwritten signature in black ink, appearing to read "Robert J. DeSista".

**Robert J. DeSista  
Chief, Permits & Enforcement Branch  
Regulatory Division**

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity in the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties listed in, or eligible for listing in, the National Register of Historic Places, and no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.

Pursuant to the Endangered Species Act, the District Engineer is hereby requesting that the appropriate Federal Agency provide comments regarding the presence of and potential impacts to listed species or its critical habitat.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice.

The following authorizations have been applied for, or have been, or will be obtained:

- Permit, License or Assent from State.
- Permit from Local Wetland Agency or Conservation Commission.
- Water Quality Certification in accordance with Section 401 of the Clean Water Act.

The States of Connecticut, Maine, Massachusetts, New Hampshire and Rhode Island have approved Coastal Zone Management Programs. Where applicable the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program. By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

**THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.**

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If you would prefer not to continue receiving public notices, please check here (  ) and return this portion of the public notice to: U.S. Army Corps of Engineers – New England District, ATTN: Regulatory Branch, 696 Virginia Road, Concord, MA 01742-2751.

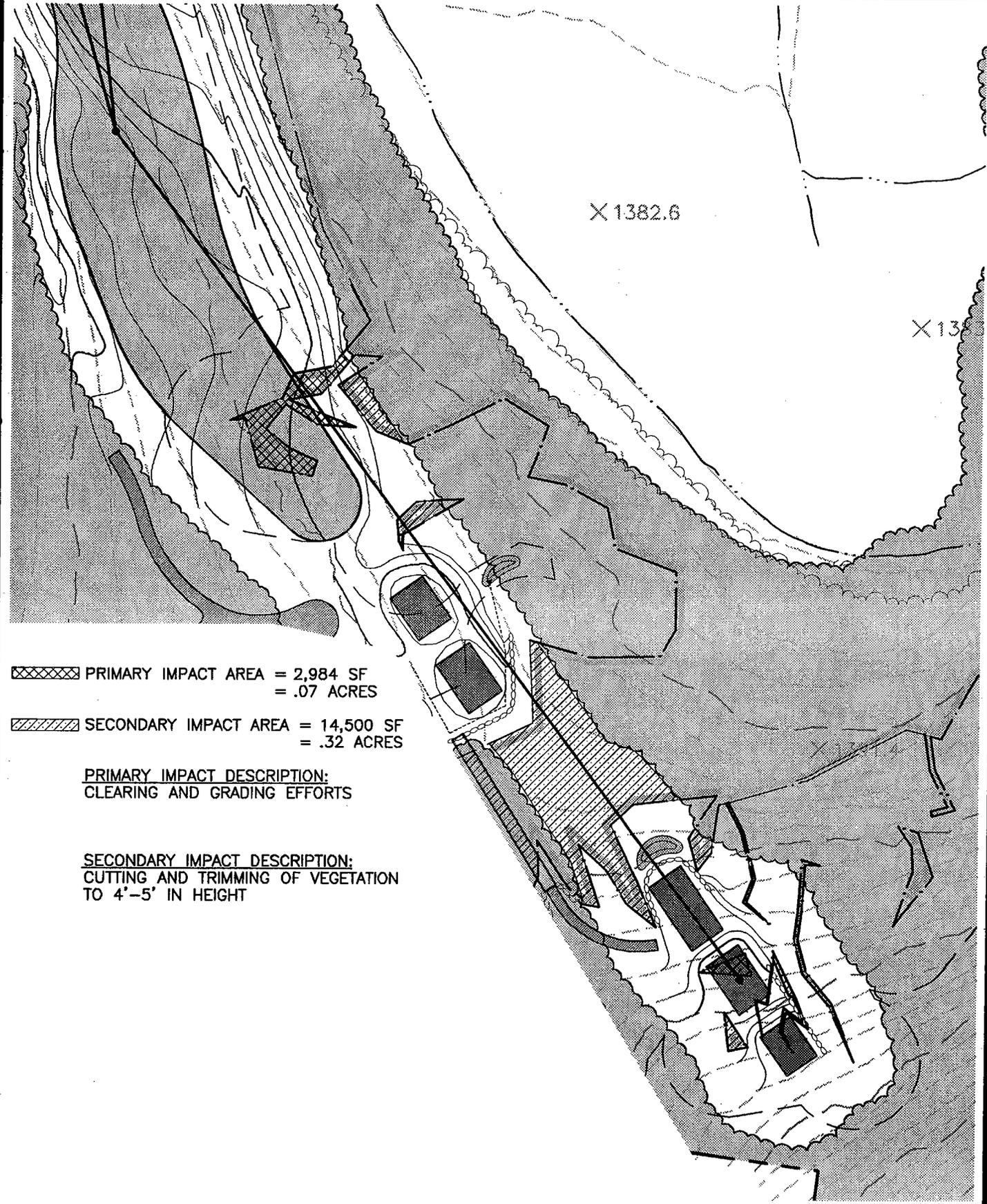
NAME:  
ADDRESS:







11-2266-01-Yale-Farm-Golf-Club-DWG-IPERMITS-1-onal-Norfolk-wi-hoterev1400scaleace-cutsheets-dwg-IM-2-A-5/24/2004-11-46-40-AM-jcbhb



 PRIMARY IMPACT AREA = 2,984 SF  
 = .07 ACRES

 SECONDARY IMPACT AREA = 14,500 SF  
 = .32 ACRES

PRIMARY IMPACT DESCRIPTION:  
 CLEARING AND GRADING EFFORTS

SECONDARY IMPACT DESCRIPTION:  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 4'-5' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

MMI #: 2266-01-23  
 DWG:  
 LAYMAN: ACOE IN SHEETS

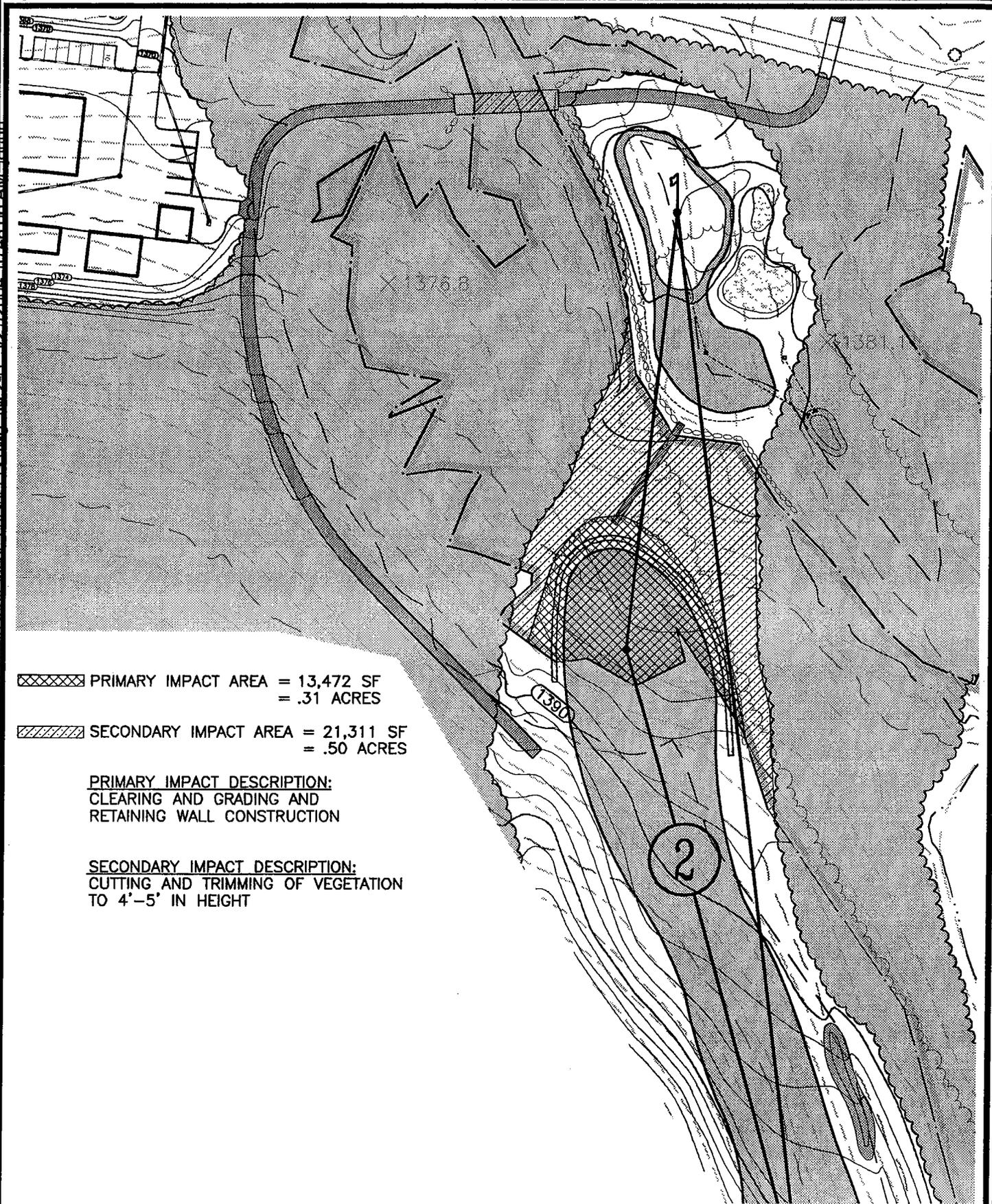
**YALE FARM GOLF COURSE**

LOCATION:  
**TOBEY HILL RD & BALD MTN. RD**  
**NORFOLK, CONNECTICUT**

DATE: **MAY 21, 2004**  
 SCALE: **1" = 100'**

SHEET:  
**IM 2-A**

HA2266-04\_Yale\_Farm\_Golf\_Club\_DWG\_IPERMITESILocalNorfolksw-hoterev1408scatlace-cutsheets.dwg-IM-2-B-5/21/2004-10:48:06-AM-johnh



 PRIMARY IMPACT AREA = 13,472 SF  
 = .31 ACRES  
 SECONDARY IMPACT AREA = 21,311 SF  
 = .50 ACRES

PRIMARY IMPACT DESCRIPTION:  
 CLEARING AND GRADING AND  
 RETAINING WALL CONSTRUCTION

SECONDARY IMPACT DESCRIPTION:  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 4'-5' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

**YALE FARM GOLF COURSE**

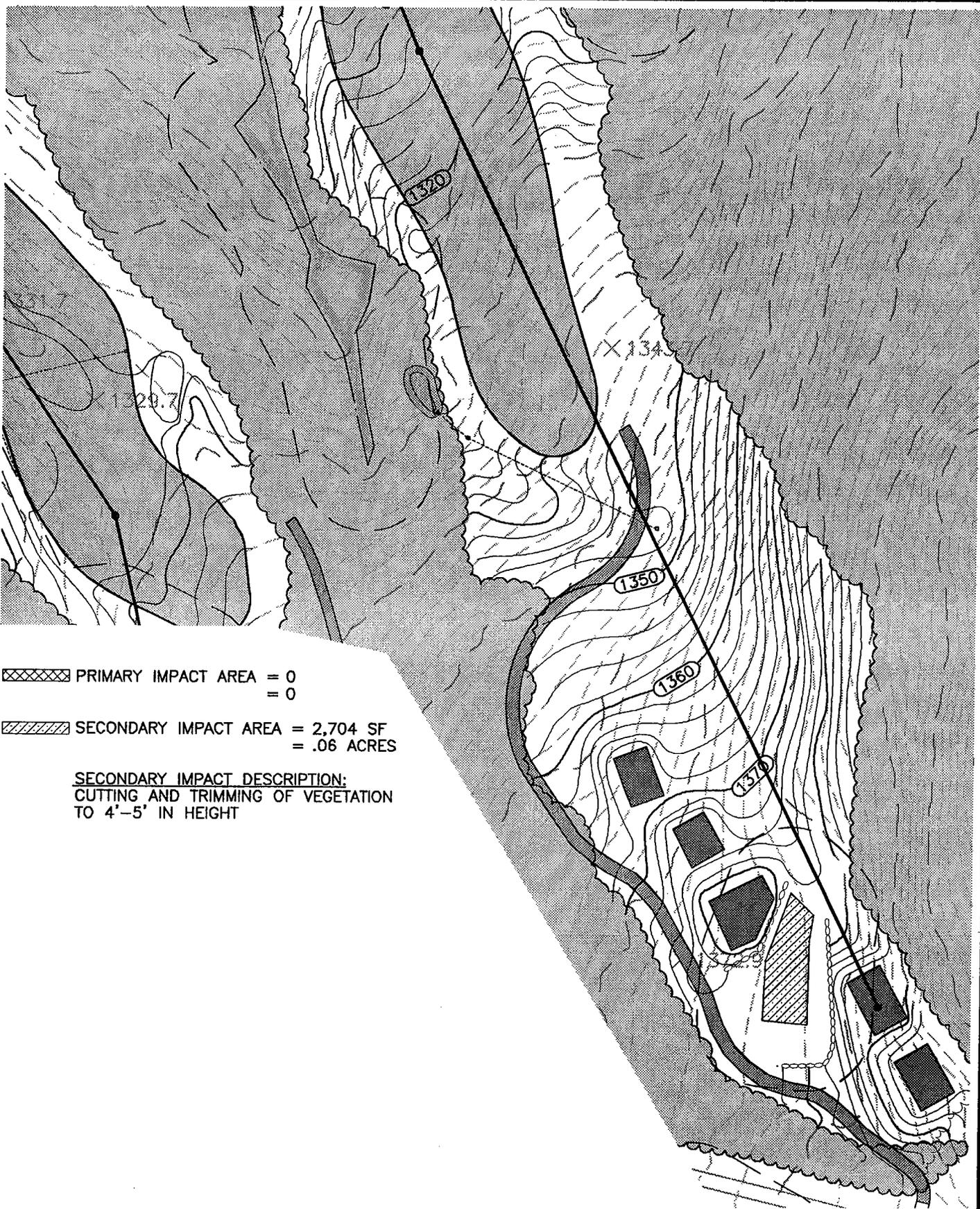
MMI #: 2266-01-23  
 DWG:  
 LAYMAN: ACOE IN SHEETS

LOCATION:  
 TOBEY HILL RD & BALD MTN. RD  
 NORFOLK, CONNECTICUT

DATE: MAY 21, 2004  
 SCALE: 1" = 100'

SHEET:  
**IM 2-B**

HA2266-01\_Yale\_Farm\_Golf\_Club\_DWG\_IPERMITSU Loca11Norfolkwi-bolerev1400scalelacc-eutisheets-dwg-IM-3-A-5/29/2004 5:05:09 PM jobob



 PRIMARY IMPACT AREA = 0  
 = 0

 SECONDARY IMPACT AREA = 2,704 SF  
 = .06 ACRES

**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 4'-5" IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

MMI #: 2266-01-23  
 DWG:  
 LAYMAN: ACOE IN SHEETS

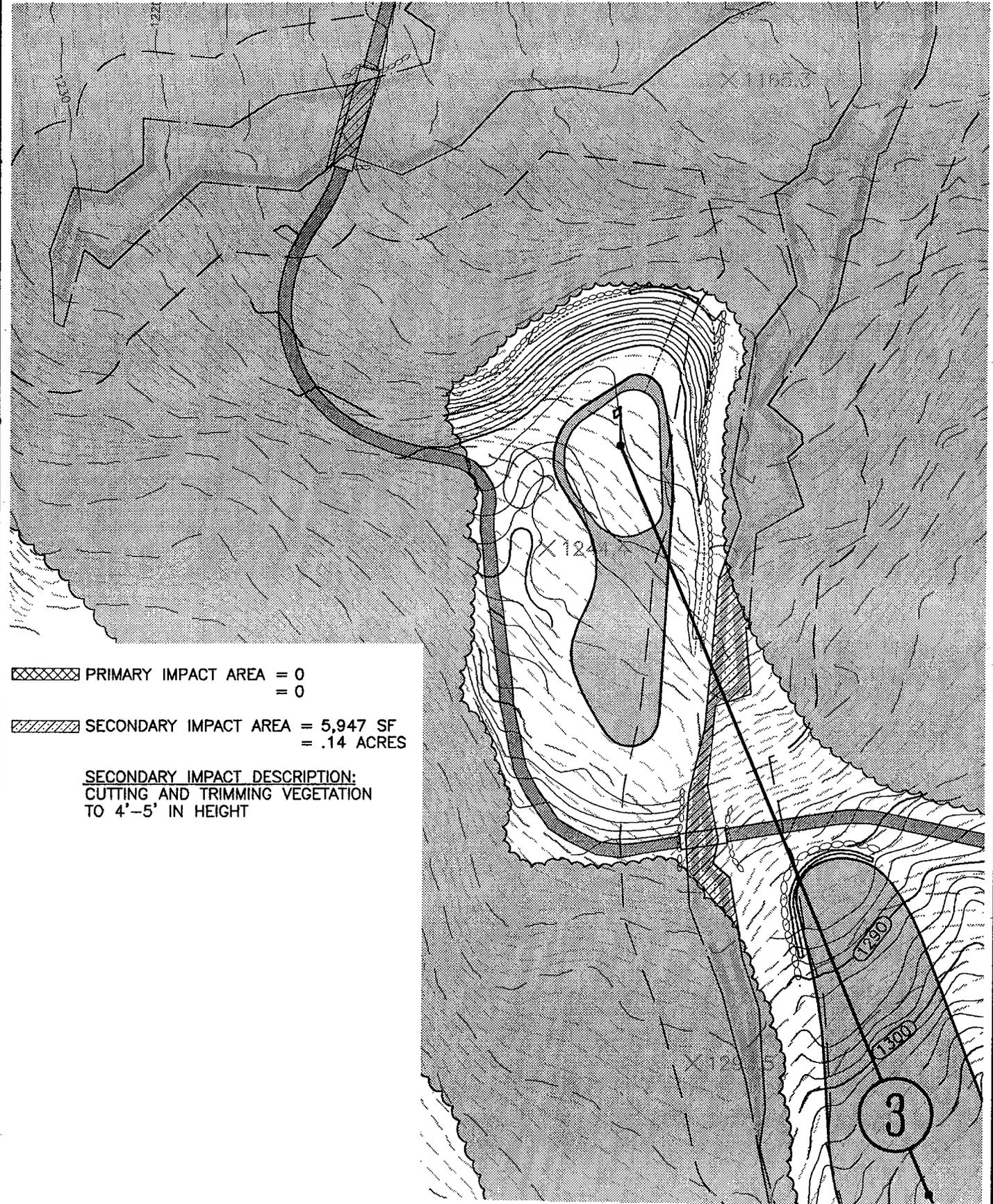
**YALE FARM GOLF COURSE**

LOCATION:  
**TOBEY HILL RD & BALD MTN. RD**  
 NORFOLK, CONNECTICUT

DATE: **MAY 21, 2004**  
 SCALE: **1" = 100'**

SHEET:  
**IM 3-A**

HA29266-04\_Yale\_Farm\_Golf\_Club\_DWG\_IPERMITS LocatNorfolk.wd-hotterewy100scale.lacoe-cutsheets.dwg-IM-3-B-5/20/2004-5:05:44 PM-johhh



PRIMARY IMPACT AREA = 0  
= 0

SECONDARY IMPACT AREA = 5,947 SF  
= .14 ACRES

SECONDARY IMPACT DESCRIPTION:  
CUTTING AND TRIMMING VEGETATION  
TO 4'-5' IN HEIGHT

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**WETLAND IMPACTS AND MITIGATION**

YALE FARM GOLF COURSE

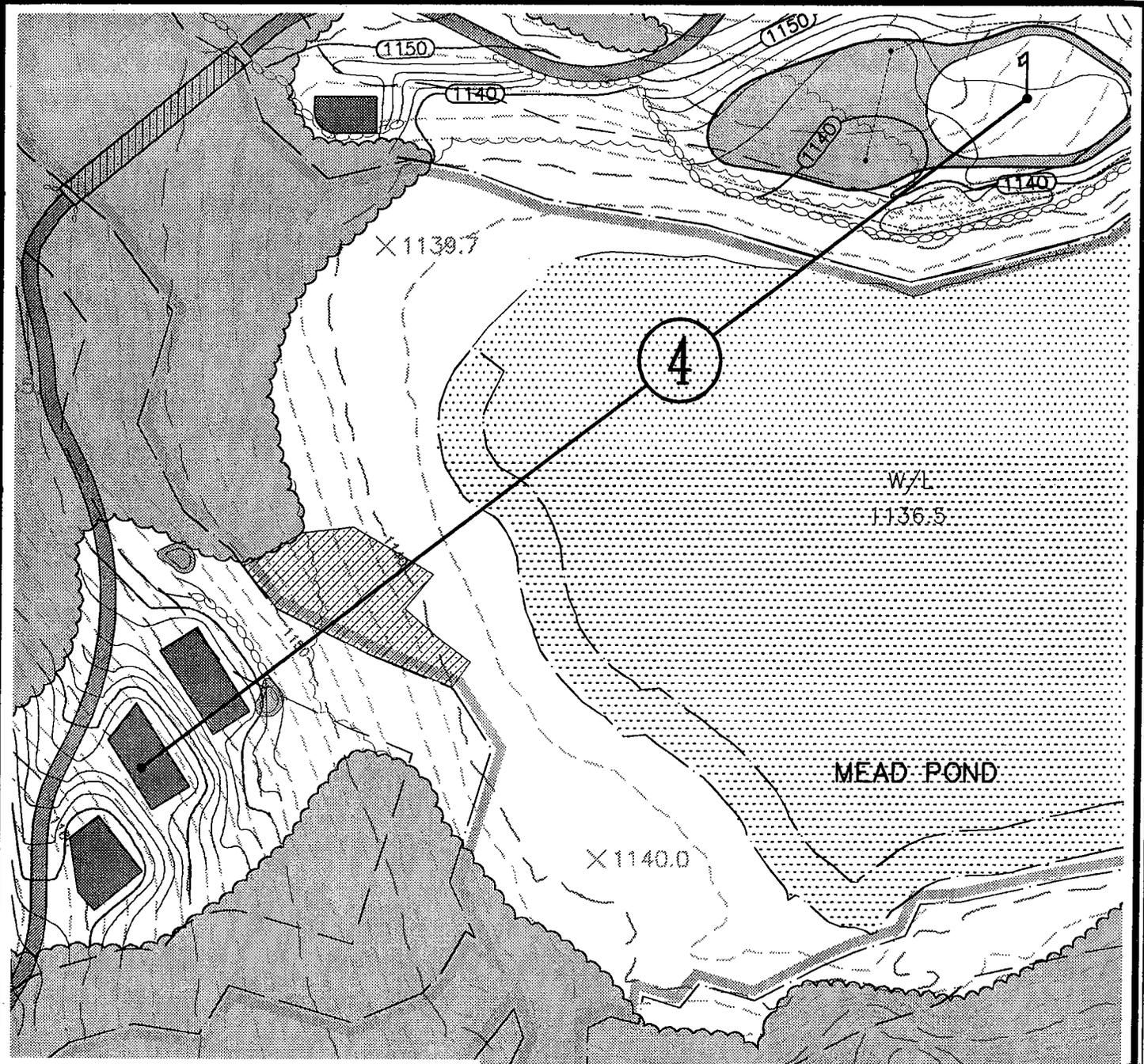
MMI #: 2266-01-23  
DWG: LAYMAN: ACOE IN SHEETS

LOCATION:  
TOBEY HILL RD & BALD MTN. RD  
NORFOLK, CONNECTICUT

DATE: MAY 21, 2004  
SCALE: 1" = 100'

SHEET:  
IM 3-B

HA2266-04 Yale Farm Golf Club PERMITSU-0411Norfolkwi-bolerev400scatlace-cutsheets-dwg-IM-4-A-5/20/2004-5:08:13-PM-johnh



[Cross-hatched symbol] PRIMARY IMPACT AREA = 0  
 = 0  
  
 [Hatched symbol] SECONDARY IMPACT AREA = 9,893 SF  
 = .23 ACRES

**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING VEGETATION  
 TO 2'-8' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

MMI #: 2286-01-23  
 DWG:  
 LAYMAN: ACOE IN SHEETS

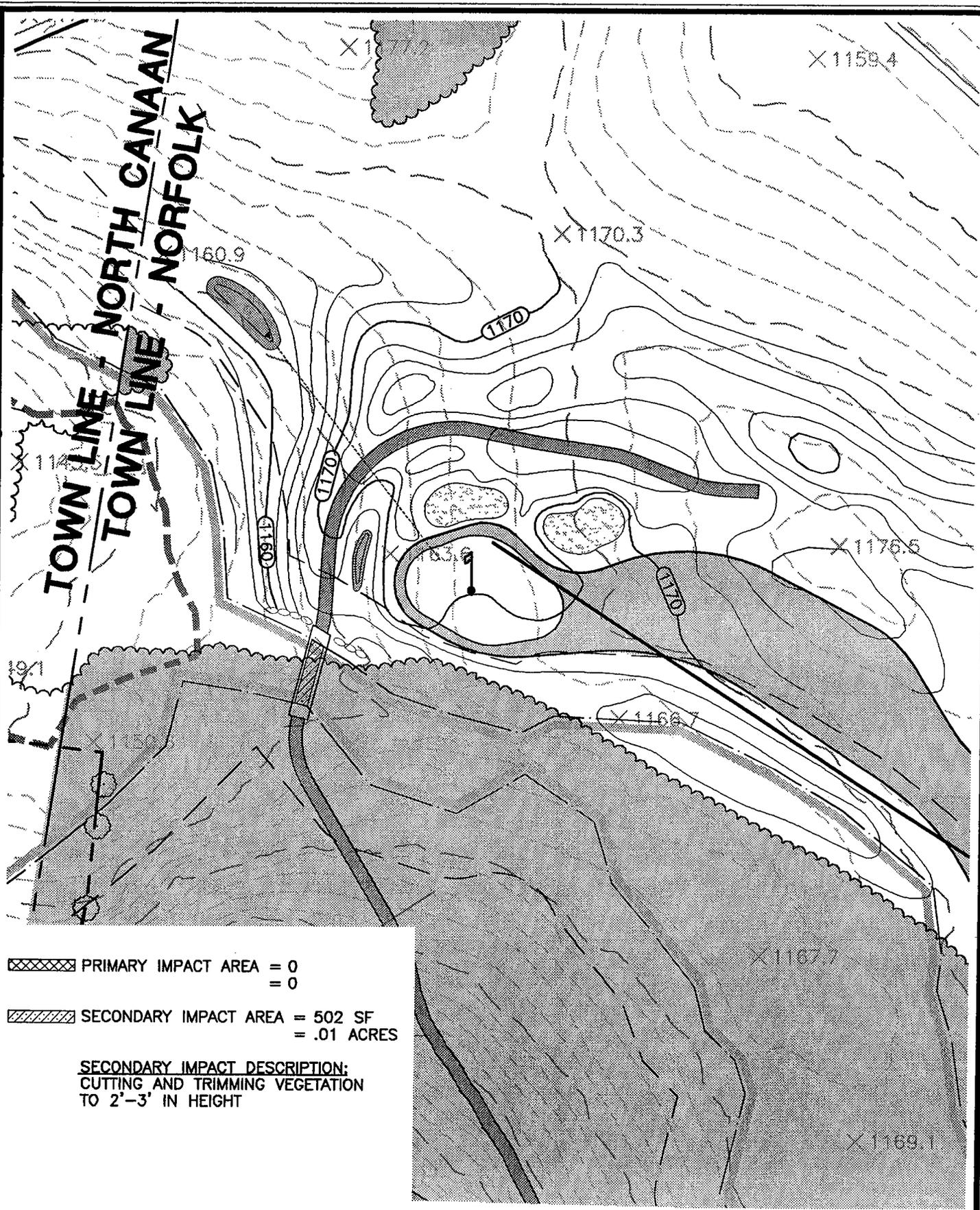
**YALE FARM GOLF COURSE**

LOCATION:  
 TOBEY HILL RD & BALD MTN. RD  
 NORFOLK, CONNECTICUT

DATE: MAY 21, 2004  
 SCALE: 1" = 100'

SHEET:  
**IM 4-A**

HA2266-01 Yale Farm Golf Course NORFOLK.ctm\Norfolk\w\hotirew\100\scale\acoe\cutsheets\dwg-IM-5-A-5/28/2004-5:09:00 PM-johnh



 PRIMARY IMPACT AREA = 0  
 = 0  
 SECONDARY IMPACT AREA = 502 SF  
 = .01 ACRES  
**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING VEGETATION  
 TO 2'-3' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

LOCATION:  
**TOBEY HILL RD & BALD MTN. RD**  
 NORFOLK, CONNECTICUT

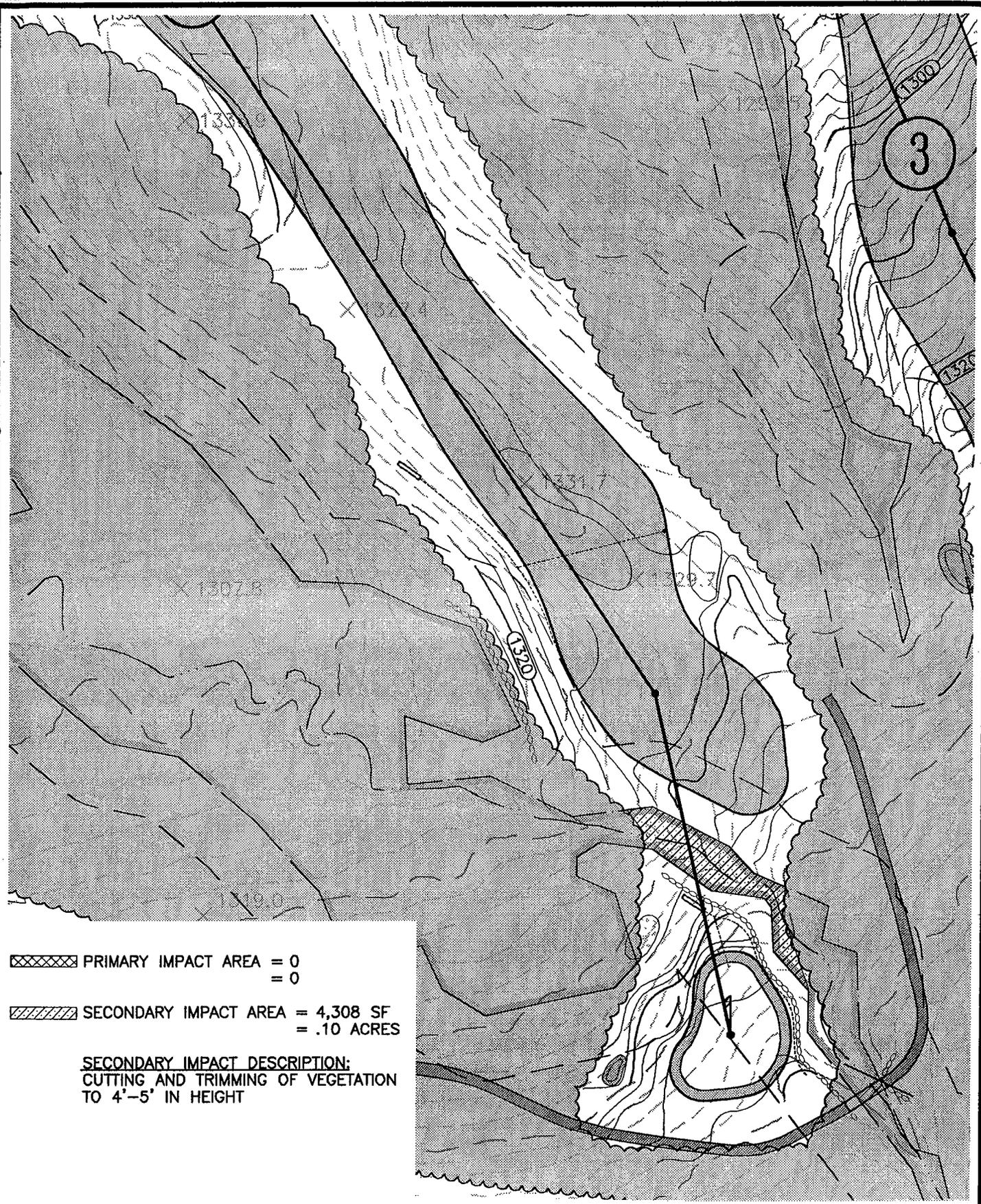
MMI #: 2266-01-23  
 DWG:  
 LAYMAN: ACOE IM SHEETS

**YALE FARM GOLF COURSE**

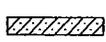
DATE: **MAY 21, 2004**  
 SCALE: 1" = 100'

SHEET:  
**IM 5-A**

U:\2266-01 Yale Farm Golf Club\DWG\PERMITS\ncall\Norfolk-w\bolerev\100scale\acoe-cutsheets-dwg-IM-7-A-5/26/2004-5:40:00-PM-johbh



 PRIMARY IMPACT AREA = 0  
 = 0

 SECONDARY IMPACT AREA = 4,308 SF  
 = .10 ACRES

**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 4'-5' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

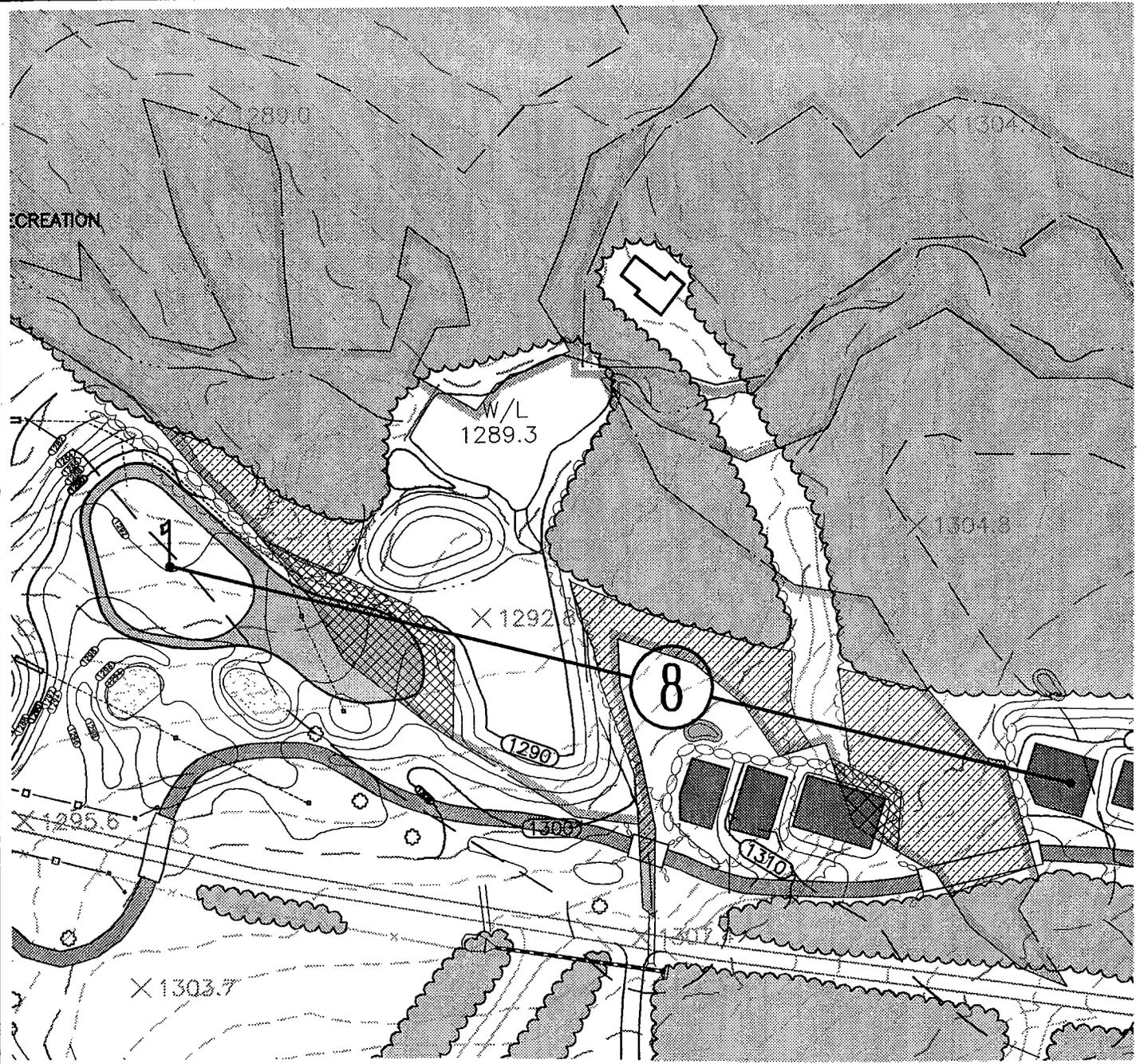
**YALE FARM GOLF COURSE**

MMI #: 2266-01-23  
 DWG:  
 LAYMAN: ACOE IM SHEETS

LOCATION:  
**TOBEY HILL RD & BALD MTN. RD**  
 NORFOLK, CONNECTICUT

DATE: **MAY 21, 2004** SHEET:  
 SCALE: 1" = 100' **IM 7-A**

H:\2266-01 Yale Farm Golf Club\Wetland\GIS\Local\Norfolk-wetland-rev100-scale-lacoe-cutsheets-dwg-IM 8-A-5/20/2004-5:44:45 PM-johnb



- PRIMARY IMPACT AREA = 7,436 SF  
 = .17 ACRES
- SECONDARY IMPACT AREA = 20,992 SF  
 = .48 ACRES

**PRIMARY IMPACT DESCRIPTION:**  
 CLEARING AND GRADING EFFORT

**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 2'-5' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

**YALE FARM GOLF COURSE**

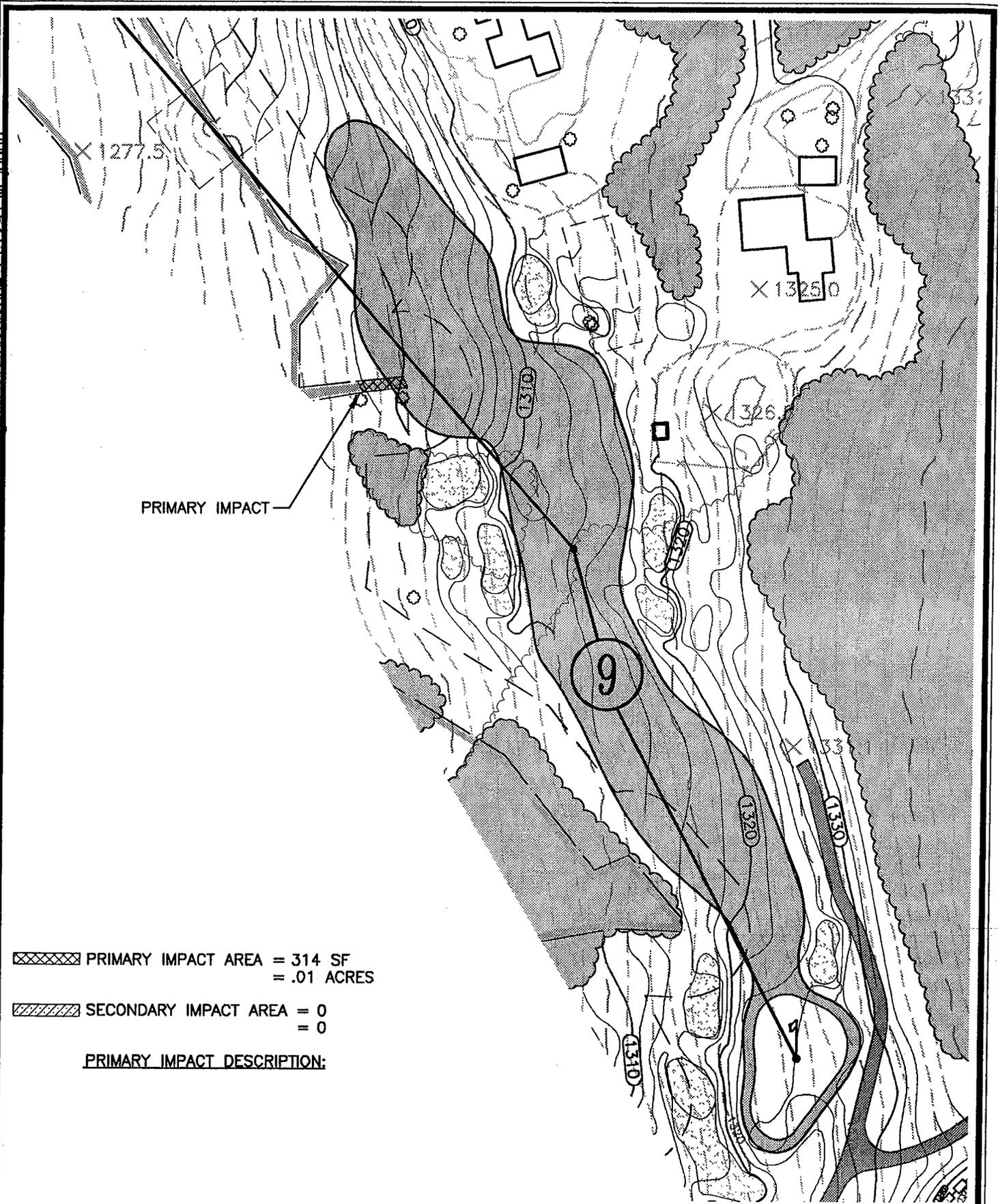
MMI # 2266-01-23  
 DWG:  
 LAYMAN: ACOE IN SHEETS

LOCATION:  
 TOBEY HILL RD & BALD MTN. RD  
 NORFOLK, CONNECTICUT

DATE: MAY 21, 2004  
 SCALE: 1" = 100'

SHEET:  
**IM 8-A**

HA2266-01 Yale Farm Golf Club PERMITSU north Norfolk wis boiler rev 1.00 scale acce cutsheets-dwg-IM-9-A-5/28/2004-5:43:28 PM-jchab



PRIMARY IMPACT

PRIMARY IMPACT AREA = 314 SF  
= .01 ACRES

SECONDARY IMPACT AREA = 0  
= 0

PRIMARY IMPACT DESCRIPTION:


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### WETLAND IMPACTS AND MITIGATION

LOCATION:  
TOBEY HILL RD & BALD MTN. RD  
NORFOLK, CONNECTICUT

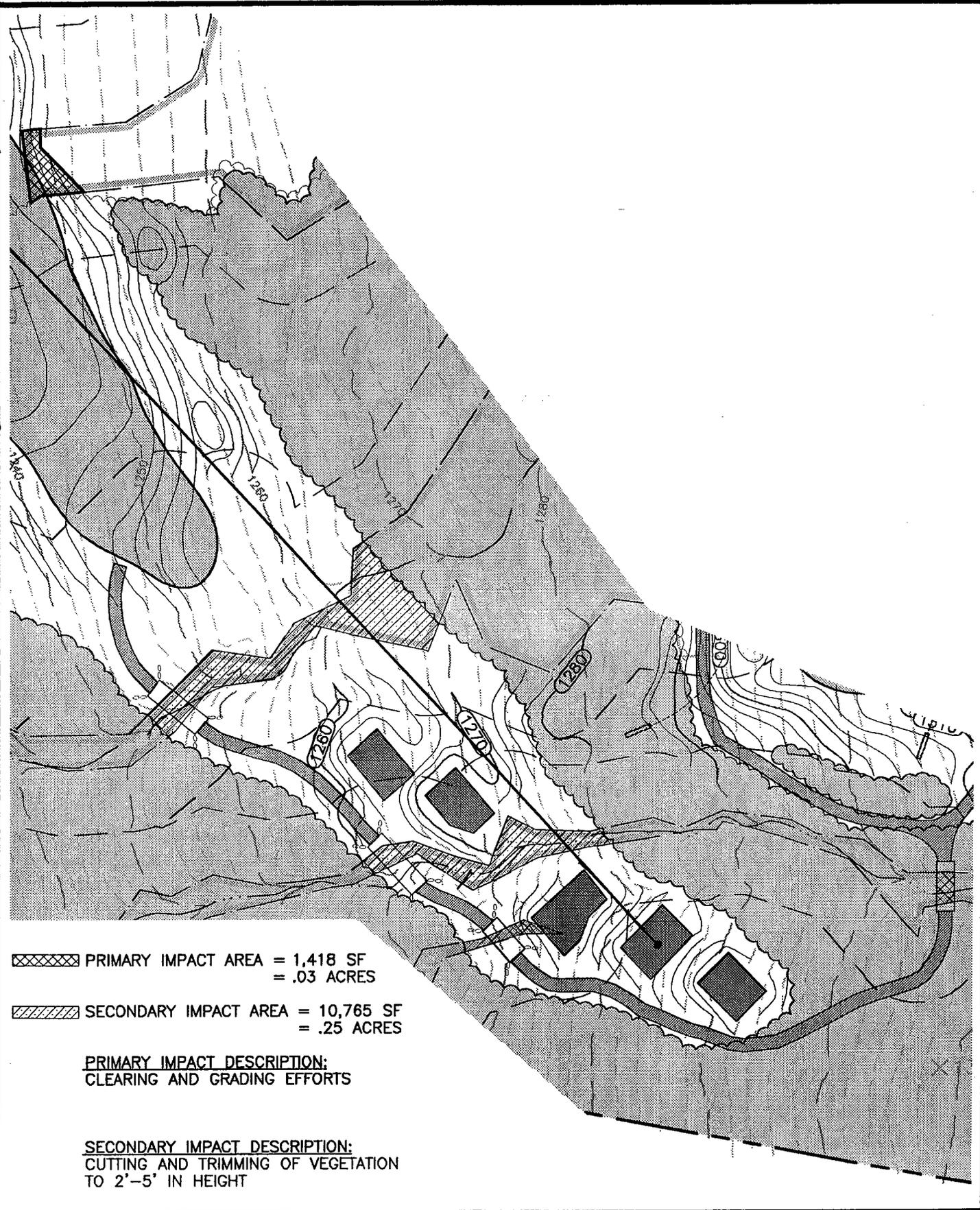
NMI #: 2266-01-23  
DWG:  
LAYMAN: ACCE IM SHEETS

### YALE FARM GOLF COURSE

DATE: MAY 21, 2004  
SCALE: 1" = 100'

SHEET:  
**IM 9-A**

H:\2266-01 Yale Farm Golf Club\DWG\PERMITS\100\Norfolk\w\hoterev100\scale\acoe-critsheets-dwg-IM-10-A-5/24/2004-10:32:56 AM-johhh



 PRIMARY IMPACT AREA = 1,418 SF  
 = .03 ACRES

 SECONDARY IMPACT AREA = 10,765 SF  
 = .25 ACRES

**PRIMARY IMPACT DESCRIPTION:**  
 CLEARING AND GRADING EFFORTS

**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 2'-5' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

**YALE FARM GOLF COURSE**

NMI # 2266-01-23  
 DWG:  
 LAYMAN: ACOE IM SHEETS

LOCATION:  
**TOBEY HILL RD & BALD MTN. RD**  
 NORFOLK, CONNECTICUT

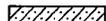
DATE: MAY 21, 2004  
 SCALE: 1" = 100'

SHEET:  
**IM 10-A**

HA2266-01\_Yale\_Farm\_Golf\_Course\_Wetland\_Permit\_1M-11-A\_5/20/2004\_5:45:34 PM\_jahnb



 PRIMARY IMPACT AREA = 0  
 = 0

 SECONDARY IMPACT AREA = 14,758 SF  
 = .34 ACRES

**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 4'-5' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

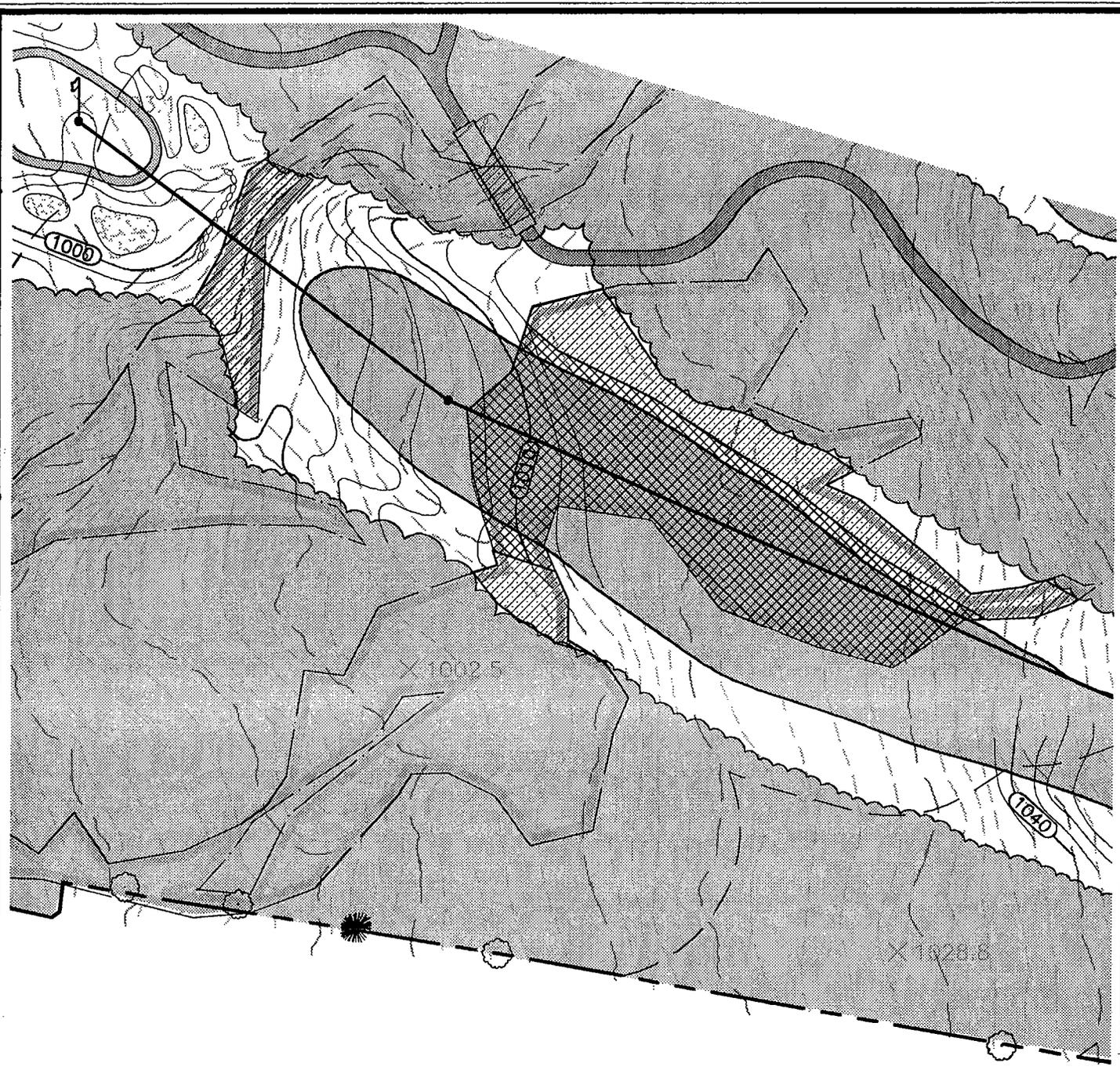
**YALE FARM GOLF COURSE**

MMI # 2266-01-23  
 DWG:  
 LAYMAN: ACCE IM SHEETS

LOCATION:  
**TOBEY HILL RD & BALD MTN. RD**  
 NORFOLK, CONNECTICUT

DATE: MAY 21, 2004  
 SCALE: 1" = 100'  
 SHEET:  
**IM 11-A**

U:\2006\04 Yale Farm Golf Club\DWG\PERMITS\Local\Norfolk\w\holenev\1\00scale\acoe\cutsheets.dwg - IM-11-B - 5/20/2004 5:20:20 PM - jchbh



 PRIMARY IMPACT AREA = 30,172 SF  
 = .69 ACRES

 SECONDARY IMPACT AREA = 18,129 SF  
 = .42 ACRES

**PRIMARY IMPACT DESCRIPTION:**  
CLEARING AND GRADING EFFORT

**SECONDARY IMPACT DESCRIPTION:**  
CUTTING AND TRIMMING OF VEGETATION  
TO 4'-5' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

**YALE FARM GOLF COURSE**

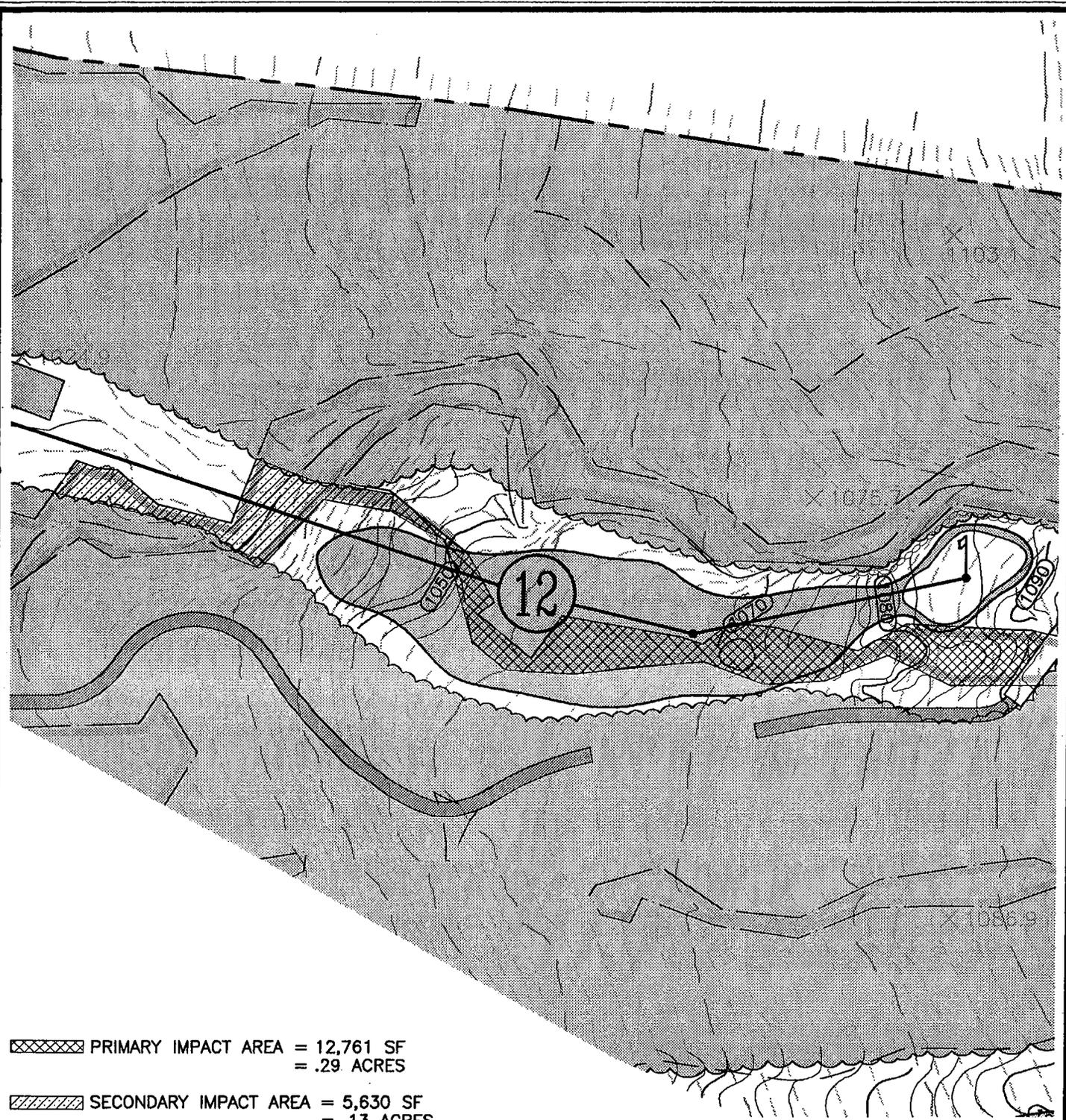
MMI # 2268-01-23  
 DWG:  
 LAYMAN: ACOE IN SHEETS

LOCATION:  
**TOBEY HILL RD & BALD MTN. RD**  
 NORFOLK, CONNECTICUT

DATE: **MAY 21, 2004** SHEET:  
**IM 11-B**

SCALE: 1" = 100'

HA2266-04 Yale Farm Golf Club WIPERMI/FSI/ncal/Norfolk-wi-bo/tenv/108scat/ace-cutsheets-dwg-IM-12-A-5/20/2004-5:22:20 PM jobeh



 PRIMARY IMPACT AREA = 12,761 SF  
 = .29 ACRES  
  
 SECONDARY IMPACT AREA = 5,630 SF  
 = .13 ACRES

**PRIMARY IMPACT DESCRIPTION:**  
 CLEARING AND GRADING EFFORT

**SECONDARY IMPACT DESCRIPTION:**  
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 TO 4'-5' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

MMI #: 2266-01-23  
 DWG:  
 LAYMAN: ACCE IN SHEETS

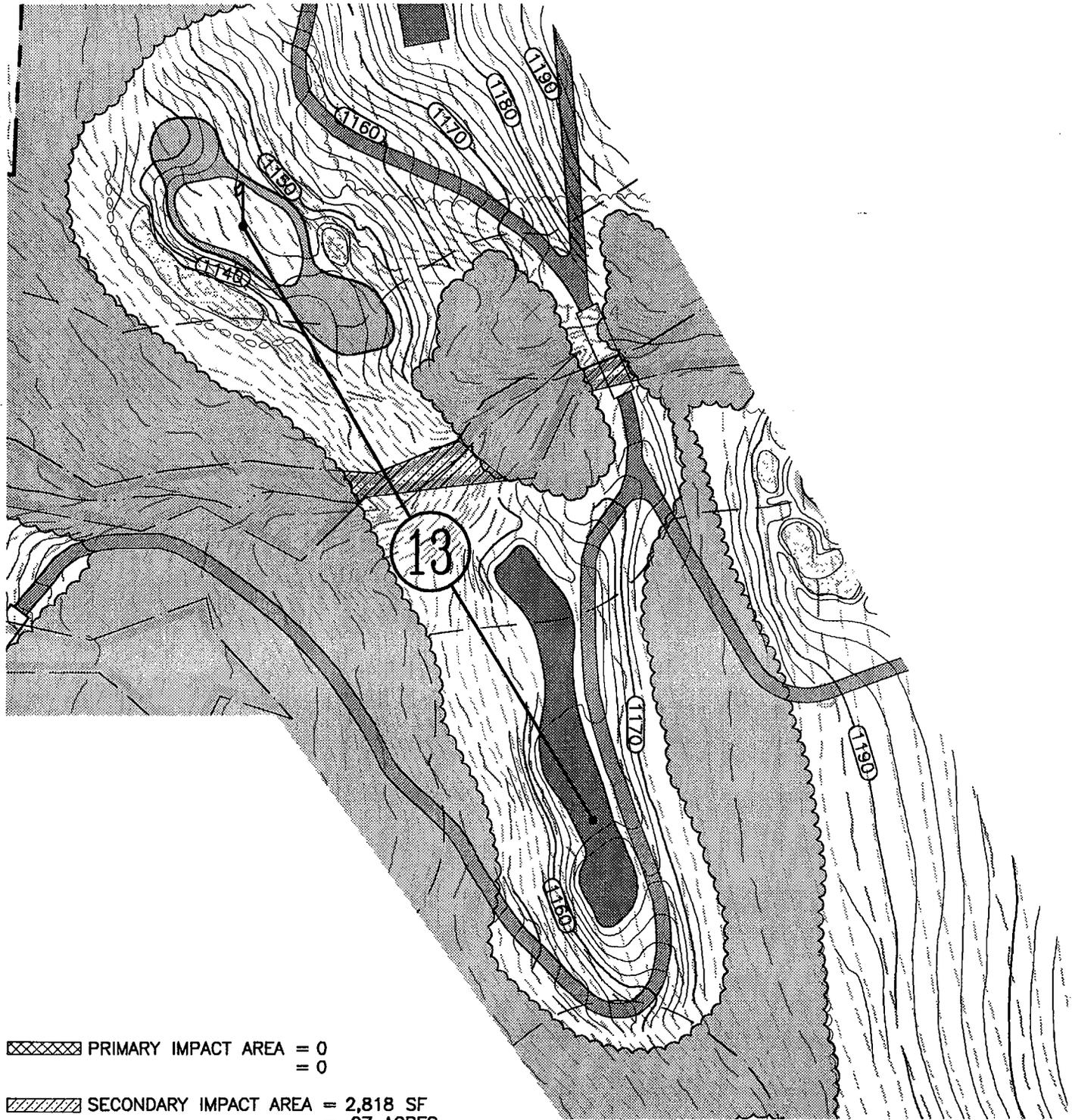
**YALE FARM GOLF COURSE**

**LOCATION:**  
 TOBEY HILL RD & BALD MTN. RD  
 NORFOLK, CONNECTICUT

DATE: MAY 21, 2004  
 SCALE: 1" = 100'

SHEET:  
**IM 12-A**

HA2266-01 Yale Farm Golf Club DWG PERMIT SH-0611 Norfolk, VA 5/20/2004 5:24:27 PM jchb



[Cross-hatched symbol] PRIMARY IMPACT AREA = 0  
 = 0  
 [Diagonal-hatched symbol] SECONDARY IMPACT AREA = 2,818 SF  
 = .07 ACRES

**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 4'-8' IN HEIGHT


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**WETLAND IMPACTS AND MITIGATION**

**LOCATION:**  
 TOBEY HILL RD & BALD MTN. RD  
 NORFOLK, CONNECTICUT

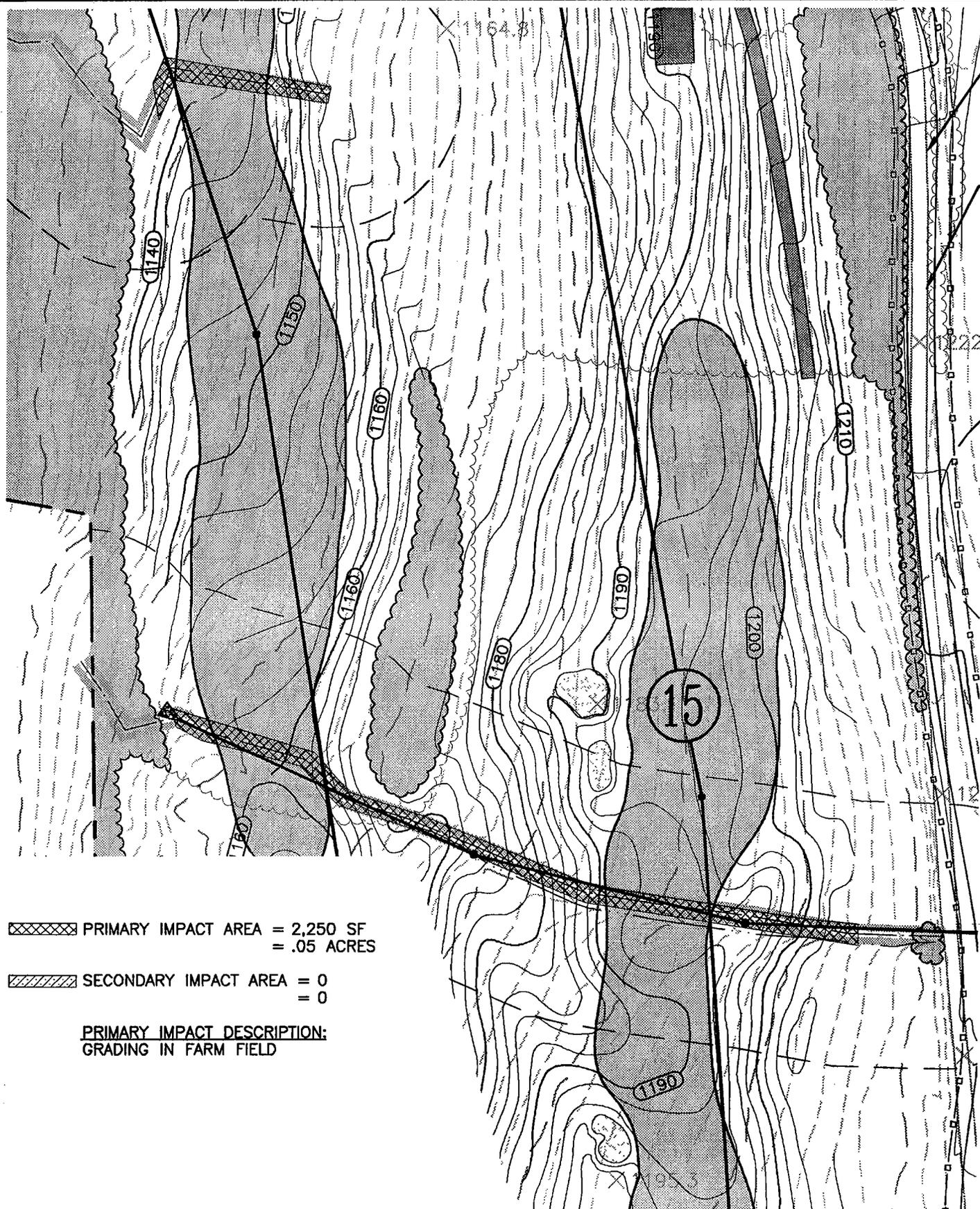
MMI # 2266-01-23  
 DWG:  
 LAYMAN: ACOE IM SHEETS

**YALE FARM GOLF COURSE**

DATE: MAY 21, 2004  
 SCALE: 1" = 100'

SHEET:  
**IM 13-A**

HA2266-01-Yale-Farm-Golf-Course-DWGP-ERM-FESI-on-all-Norfolk-wi-hd-her-w-100-scale-lacoe-cutsheets-dwg-IM-14-A-5/20/2004-5:25:34-PM-johnh



 PRIMARY IMPACT AREA = 2,250 SF  
 = .05 ACRES

 SECONDARY IMPACT AREA = 0  
 = 0

PRIMARY IMPACT DESCRIPTION:  
 GRADING IN FARM FIELD


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**WETLAND IMPACTS AND MITIGATION**

**YALE FARM GOLF COURSE**

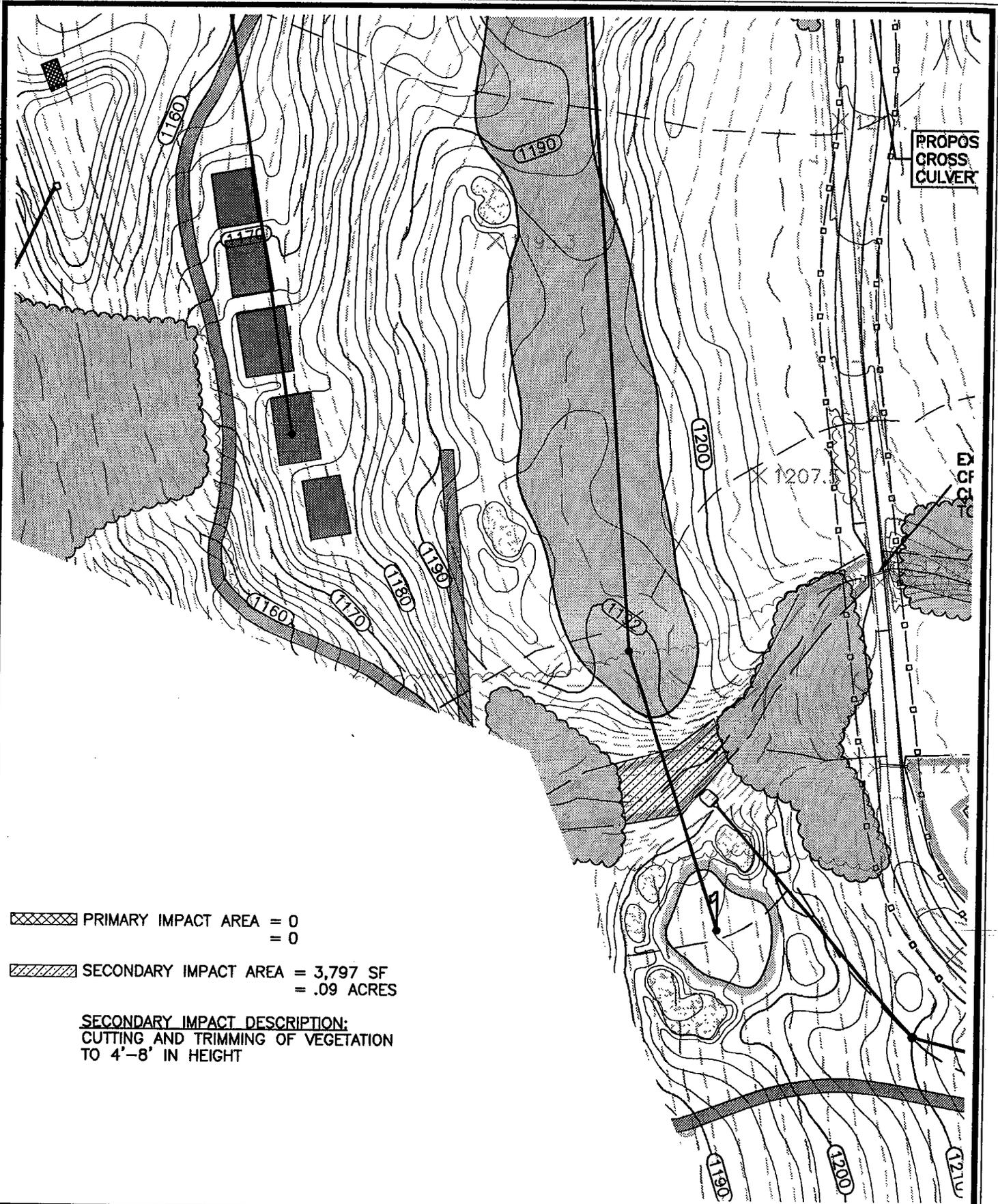
NMI # 2266-01-23  
 DWG:  
 LAYMAN: ACCE IN SHEETS

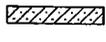
LOCATION:  
**TOBEY HILL RD & BALD MTN. RD**  
 NORFOLK, CONNECTICUT

DATE: **MAY 21, 2004** SHEET:  
**IM 14-A**

SCALE: 1" = 100'

1492266-01 Yale Farm Golf Club DWG: BERMITSU - call Norfolk with here v1 for scale - cutsheets - dwg - IM-15-A - 5/26/2004 5:26:46 PM - johnh



 PRIMARY IMPACT AREA = 0  
 = 0  
 SECONDARY IMPACT AREA = 3,797 SF  
 = .09 ACRES

**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 4'-8' IN HEIGHT

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**WETLAND IMPACTS AND MITIGATION**

MMI # 2288-01-23  
 DWG:  
 LAYMAN: ACOE IM SHEETS

**YALE FARM GOLF COURSE**

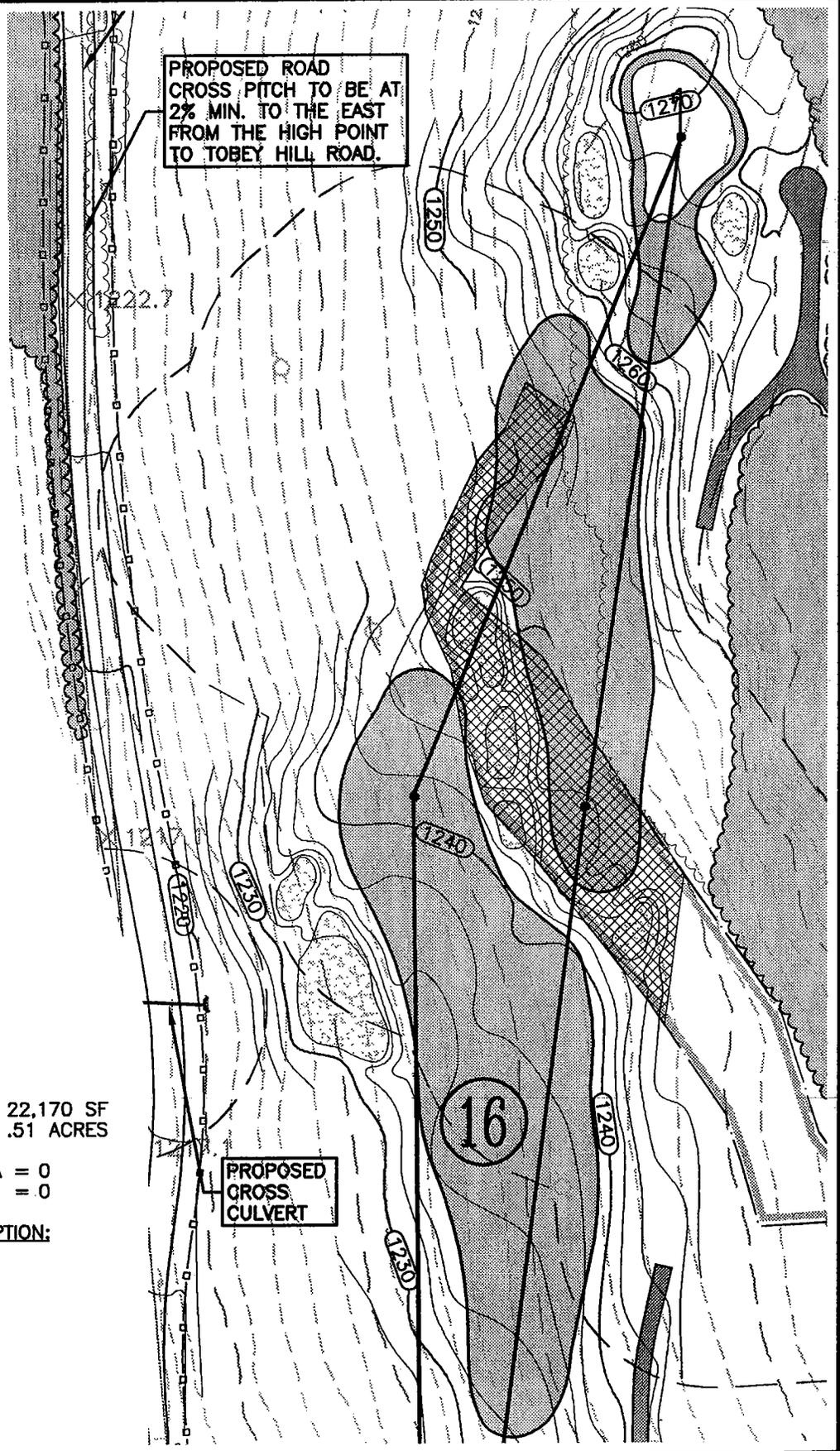
LOCATION:  
 TOBEY HILL RD & BALD MTN. RD  
 NORFOLK, CONNECTICUT

DATE: MAY 21, 2004  
 SCALE: 1" = 100'

SHEET:  
**IM 15-A**



HA2266-01 Yale Farm Golf Club DWG PERMISIT - call Norfolk with hole rev 100 scale landscape sheets dwg - IM 16-B - 5/20/2004 5:29:23 PM - johnh



PROPOSED ROAD  
 CROSS PITCH TO BE AT  
 2% MIN. TO THE EAST  
 FROM THE HIGH POINT  
 TO TOBEY HILL ROAD.

PRIMARY IMPACT AREA = 22,170 SF  
 = .51 ACRES

SECONDARY IMPACT AREA = 0  
 = 0

PRIMARY IMPACT DESCRIPTION:  
 GRADING IN FARM FIELD

PROPOSED  
 CROSS  
 CULVERT

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**WETLAND IMPACTS AND MITIGATION**

LOCATION:  
 TOBEY HILL RD & BALD MTL. RD  
 NORFOLK, CONNECTICUT

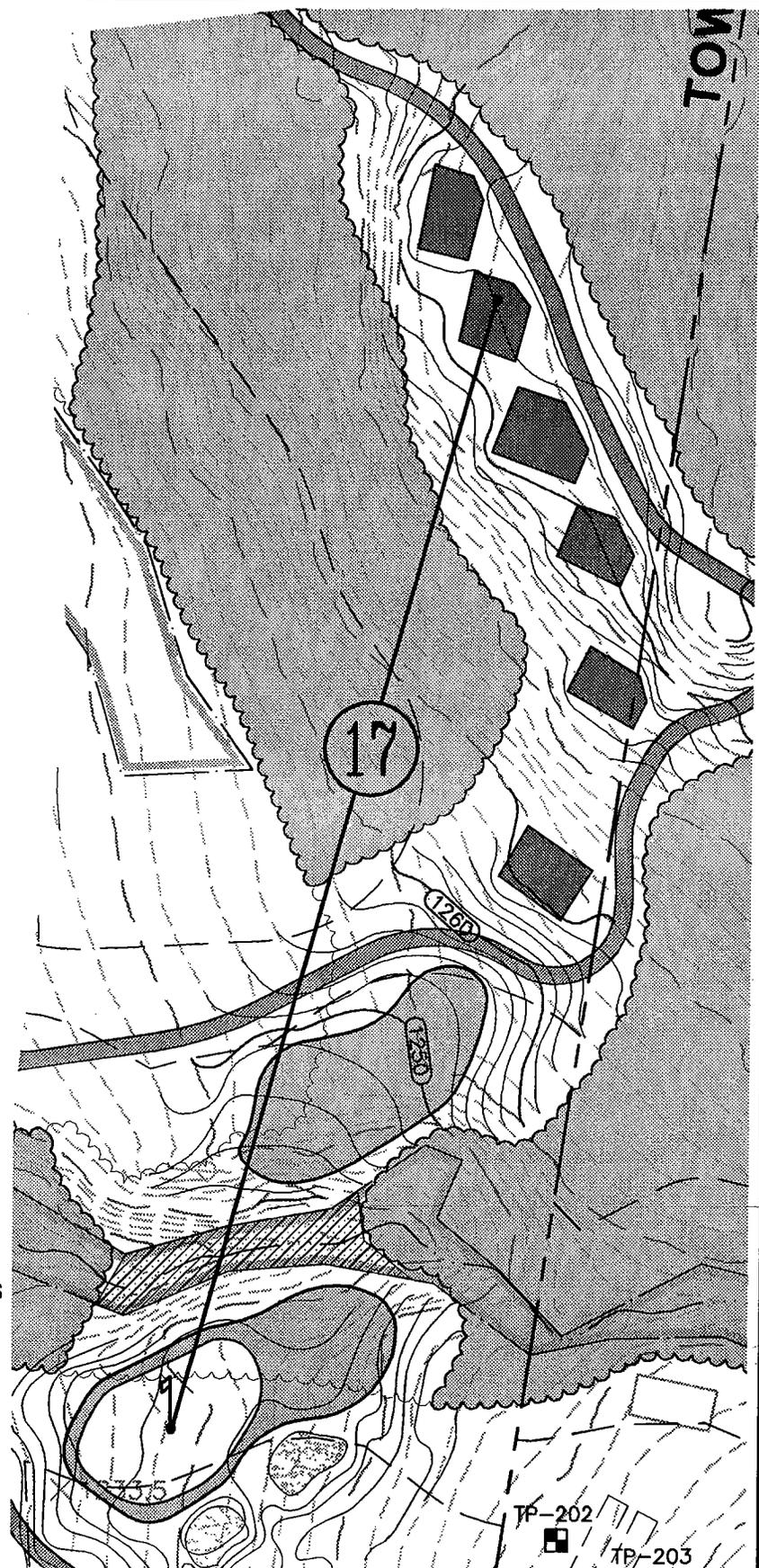
NMI # 2266-01-23  
 DWG:  
 LAYMAN: ACOE IN SHEETS

YALE FARM GOLF COURSE

DATE: MAY 21, 2004  
 SCALE: 1" = 100'

SHEET:  
**IM 16-B**

HA2966-01 Yale Farm Golf Club DWG: PERMITS - on call Norfolk with hotirev.100scatelaace-cutisheets.dwg - IM-17-A - 5/20/2004 5:30:44 PM - joboh



 PRIMARY IMPACT AREA = 0  
 = 0  
 SECONDARY IMPACT AREA = 4,861 SF  
 = .11 ACRES

**SECONDARY IMPACT DESCRIPTION:**  
 CUTTING AND TRIMMING OF VEGETATION  
 TO 4'-8' IN HEIGHT

TP-202  
  
 TP-203


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**WETLAND IMPACTS AND MITIGATION**

LOCATION:  
**TOBEY HILL RD & BALD MTN. RD**  
 NORFOLK, CONNECTICUT

MMI #: 2266-01-23  
 DWG:  
 LAYMAN: ACDE IM SHEETS

**YALE FARM GOLF COURSE**

DATE: MAY 21, 2004  
 SCALE: 1" = 100'

SHEET:  
**IM 17-A**

