

TOWN OF SOUTHBURY

OFFICE OF THE FIRST SELECTMAN

501 Main Street South

Southbury, Connecticut 06488-2295

(203) 262-0647

Fax: (203) 264-9762

RECEIVED
JUN 20 2007
INLAND FISHERIES

June 19, 2007

Mr. Michael Powers
Housatonic River Natural Resources for Restoration Project
79 Elm Street
Hartford, CT. 06106

Dear Mr. Powers:

Respectfully submitted for consideration is the Town of Southbury's response to the Natural Resources Trustee SubCouncil for Connecticut's request for supplemental information, regarding Southbury's funding proposal for the **Transylvania Brook Culvert Crossing At East Flat Hill Road Project**.

Enclosed for your review and part of this submittal are the following documents.

- Housatonic Watershed Map Locating The Town of Southbury
- Map Of Southbury Locating Project On The Housatonic River
- Letter Of Support From The Central Naugatuck Valley Council Of Governments
- Part A: Sponsor and Project Summary Form
- Part B: Project Abstract
- Part C: Project Narrative
- Part D: Project Budget Narrative and Budget Forms
- Supporting Information

Thank you for your time and consideration of this project. The Town believes this is an important project that will improve fish habitat enhancing recreational fishing for the citizens of Connecticut. The Town is ready to proceed once funding is secured. Should you or the Subcouncil have any questions or comments regarding the proposal, please feel free to contact me.

Very truly yours,

Mark A.R. Cooper
First Selectman

00022

Housatonic River Basin Natural Resources Restoration Project
Natural Resources Trustee SubCouncil for Connecticut
Request for Supplemental Information (RSI)
INSTRUCTIONS

PART A: SPONSOR AND PROJECT SUMMARY FORM

Please read "Request for Supplemental Information (RFI) OVERVIEW" and this document,
"Request for Supplemental Information (RSI) INSTRUCTIONS" before completing this form.

Part A must be completed using this "Sponsor and Project Summary Form"

SPONSOR INFORMATION

Type of Entity Check the box that best describes the sponsor.

- | | |
|--|--|
| ☐ Private individual | ☒ Municipal government |
| ☐ Non-profit organization | ☐ Corporation or Business |
| ☐ State government | ☐ County government |
| ☐ Federal government | ☐ Academic Institution |
| ☐ Tribal government | ☐ Other (explain) |

Authorized Representative of Sponsor

Town of Southbury

Name

Mark A. R. Cooper

Title

First Selectman

Address

501 Main Street South

City

Southbury

State

Ct

Zip

06488

Phone

203-262-0647

Email

selectman@southbury-ct.gov

Contact Person (if different from Authorized Representative):

Name

Thomas F. Crowe Jr.

Title

Director of Public Works

Address

501 Main Street South

City

Southbury

State

Ct

Zip

06488

Phone

203-262-0622

Email

publicworks@southbury-ct.gov

Project Name Provide a brief working name:

Transylvania Brook Culvert Crossing at East Flat Hill Road

Project Location

Attach an 8.5 x 11-inch map or copy of an aerial photograph showing project location and extent. Include pertinent topographic and geographic information, a scale, and north arrow.

State(s), Municipality/ies: Southbury, Connecticut

Longitude for approximate center of project area: 73.25735 W

Latitude for approximate center of project area: 41.47246 N

NOTE: If a specific location(s) has/have not been selected yet, include in Part C a narrative describing how project location(s) will be selected.

Restoration Priority Category See Appendix C of these Instructions for Restoration Priority Category Descriptions

Primary Category. Check the restoration category that is the primary goal of the project.

Check one box.

- ☒ Aquatic Natural Resources Restoration/Enhancement
☐ Riparian & Floodplain Natural Resources Restoration/Enhancement
☐ Restoration/Enhancement of Recreational Uses of Natural Resources

Secondary Categories. Check all relevant boxes.

- ☐ Aquatic Natural Resources Restoration/Enhancement
☐ Riparian & Floodplain Natural Resources Restoration/Enhancement
☐ Restoration/Enhancement of Recreational Uses of Natural Resources

List Specific Injured Natural Resources and/or Impaired Natural Resource Services to Benefit from Project

Improve fish population in Transylvania Brook and Pomperaug River by eliminating obstacle to upstream migration

Project Budget Summary

Complete the table below to summarize the budget information that is detailed in Part D: Project Budget Narrative and Forms. Sponsors are advised to complete Part D (Project Budget Narrative and Forms) before filling in the table below.

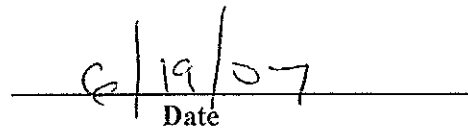
Housatonic River NRD Funds – Requested	Other Contributions (Committed)	Other Contributions (Not Committed)	Total Project Cost (boxes 1+2+3)
1. From Part D, Table 2, Box 5 \$ 480,000	2. From Part D, Table 2, Box 6 \$ 10,000	3. From Part D, Table 2, Box 7	4. From Part D, Table 2, Box 8 \$ 490,000
	Amount of Other Contributions to Be Considered as Cost-Matching to NRD Fund Request		
	5. \$ 10,000		

Authorizing Statement

I hereby declare that the information included in this project submission and all attachments is true, complete, and accurate to the best of my knowledge, and that the proposed project complies with all applicable state, local, and federal laws and regulations.



Signature of Sponsor or Sponsor Representative



Date

Name of Sponsor or Sponsor Representative
(Type or print clearly)

HOUSATONIC RIVER NATURAL RESOURCE RESTORATION

PART B. PROJECT ABSTRACT

Transylvania Brook Culvert Crossing at East Flat Hill Road

Abstract: The Town of Southbury, a municipal government, seeks to replace an existing twin pipe culvert under East Flat Hill Road and to stabilize stream embankments directly upstream of this culvert that prevents fish passage. Embankments directly upstream of this culvert are experiencing a significant erosion problem and are undercut and unstable. Erosion is contributing sediment to the Transylvania Brook and ultimately the Housatonic River that will reduce water quality and have adverse ecological, recreational and economic effects. The culvert is approximately 12 inches above the normal water surface and restricts upstream fish migration into Transylvania Brook. Benefits from this project would be reduced sediment loads into the brook and downstream watercourses. This improvement will increase water quality and have a positive impact on aquatic life and habitat. Other benefits will be the immediate benefit to fish populations by replacing the culvert. This will give fish immediate access to Transylvania Brook. To carry out this project, the Town will engage a contractor to replace the culvert and remediate the streambank erosion problem.

The objective of this project is to mitigate impairment of aquatic biota by enhancing river habitat quality, diversity and connectivity within a portion of the Housatonic River system. Data on existing river habitat will be collected and assessed to verify that the project will significantly improve communities of fish and related aquatic species. Benefits will also accrue to wildlife using the river and recreational users taking advantage of improved fisheries. Demonstrating aquatic restoration also represents an environmental education opportunity.

Project tasks include:

- Phase 1 – Data Collection. Transylvania Brook habitat will be assessed to evaluate overall conditions and improvement opportunities.
- Phase 2 – Project Selection. Possible upstream improvements will be identified including instream physical alterations to enhance habitat for target species, obstruction removal to improve fish passage, and streambank modification to control erosion and reconnect floodplains with the river system. Feasible improvements that have been identified will be prioritized.
- Phase 3 – Design and Permitting. Construction plans will be prepared and permits will be obtained from regulating agencies.
- Phase 4 – Implementation and Monitoring. The culvert replacement project will be implemented together with instream improvements, based on available funding. Project results will be monitored to track success.

The project schedule is Phase 1: June 2008 – September 2008; Phase 2: June 2008– October 2008; Phase 3: October 2008 – September 2009; Phase 4: January 2010 – September 2011. The amount requested from NRD funds for this project is \$480,000.

PART C. PROJECT NARRATIVE

1.0 General Description

1.1 Project Goals and Objectives

The primary goal of the proposed project is to replace an existing culvert that interferes with fish movement and migration and through the elimination of this obstacle improve the fish population both upstream and downstream of the structure. A secondary goal is to identify, implement and evaluate a number of streambed restoration measures prioritized by their ecological benefits. The focus will be on physical habitat enhancements to increase the resilience of aquatic species to the impact of pollution and other human induced alterations and to promote an improved fish community. These improvements will restore a segment of Transylvania Brook to a more natural setting that can be used and enjoyed by the general public.

Project benefits are distributed among four areas :

- Aquatic biological resources and habitat – Actual habitat improvements designed to promote the fish population will offset past damages, and also represent an appropriate use of available funds to mitigate past damage to a complex system where precise impacts are difficult to assess.
- Benefits for wildlife associated with the river – Wildlife dependent on the river and its tributaries include various reptiles, amphibians, birds and mammals. Habitat improvements will benefit these creatures by providing shelter and improved food resources.
- Recreational benefits for river users – Fishing, birdwatching and general enjoyment of the natural environment can all benefit from this project. Gamefish populations are sure to benefit from this project as well, enhancing fishing opportunities.
- Education and outreach opportunity – Habitat enhancement is a developing field, and this project should represent an opportunity for learning. There may be opportunities for involving volunteer groups in habitat improvements, and to educate people about how the river system functions.

This project also represents an opportunity to compare the impacts of habitat and stream corridor improvements in the Housatonic River system with the results of similar projects elsewhere and to improve the base of knowledge for river basin management programs and thereby benefit future habitat restoration programs in other basins.

The immediate benefit of the proposed project will be to improve the habitat for popular fish species and thus make the watercourse a more attractive and productive fishing spot for recreational fishermen. This will encourage people to visit the stream in the area of Seaman Park and develop an appreciation of the value of this aquatic resource. Restoring the riparian habitat will improve water quality through filtration of stormwater, prevention or reduction of erosion and sedimentation and improvement to natural habitat.

Currently this stream segment is extremely underutilized as a recreational resource. Although it is bounded by an important community recreational asset Seaman Park and

is adjacent to the Audubon Society's Bent of the River, the stream is not integrated into the recreational use of the Town's park facility. Direct access to the stream is limited for the general public and passive recreational use of the stream is essentially non-existent. It is anticipated that actions resulting from the project will improve the recreational access to and along the stream and use of the stream through a number of proposed trails where the public can gain access to the water's edge. Natural native vegetation will serve as an attraction for wildlife.

1.2 Project Implementation Plan

a. Brief Description of Overall Approach to Project Implementation

The current culvert under East Flat Hill Road prevents fish the natural movement of fish between the Pomperaug River and Transylvania Brook, one of its major tributaries.

Task 1

The Town of Southbury will perform an initial analysis of the physical, hydrological, and natural resources present at the site. Features that to be evaluated will include:

- a) Stream and river intersection and available shoreline
- b) Land area available
- c) Potential for traffic impacts
- d) River and stream width and depth profile
- e) Current velocity along banks
- f) August Base Flow (to determine location's value during low flow periods)
- g) Rare, Threatened, and Endangered Species impacts
- h) Fish spawning impact at location or immediately downstream
- i) Presence of invasive species
- j) Shore sites for recreational fishing
- k) Potential water quality issues
- l) Upstream watershed land uses

Task 2

Present the proposed project in a public forum. Explore opportunities to provide for shoreline access to allow for fishing, birding, wildlife viewing, and general aesthetic enjoyment:

Task 3

Hold a meeting of interested watershed stakeholders in order to solicit input, identify issues, address problems or constraints, and build a consensus for the proposed project.

Task 4

Develop a conceptual engineering design for the culvert and associated improvements. This level of design would include site survey, wetland survey, and rare, threatened and endangered species evaluations.

Tasks 5 and 6

Obtain permits for the culvert construction and related work. Once permits are obtained, construction bid documents will be prepared to solicit bidders to undertake the planned improvements

Tasks 7, 8, and 9

Construction will be implemented in accordance with the bid documents and permit specifications. Construction will be monitored by Town representatives to ensure that all construction BMPs (Best Management Practices) are utilized as described in the bid documents. Disturbed land will be revegetated with native vegetation to minimize the potential for invasive species colonization. The newly vegetated areas will be monitored to ensure that the plantings are growing as intended and that invasive plants are kept out of the area until the native plants become established.

Task 10

The Town will develop educational materials to be posted at the site in order to make the public aware of the new facility and its benefit.

b. Project Schedule

Although some preliminary work on this project has already begun, funding is needed to advance the project further. Upon receiving funding the Town of Southbury will commence work on the project. The contemplated work will require a minimum of 30 months to complete. Follow up and immediate monitoring will take an additional 12 months.

Task Completion Date-based on Grant award in March 2008

1. Investigation of the baseline resources at site. June 2008
2. Meeting of watershed stakeholders to solicit input September 2008
3. Conceptual engineering design January 2009
4. Final engineering design April 2009
5. Obtain necessary permits for construction September 2009
6. Prepare construction bid documents November 2009
7. Construction of culvert per bid documents and specifications September 2010
8. Revegetation of disturbed land with native vegetation September 2010
9. Post-construction monitoring September 2011
10. Posted educational materials at site September 2011

c. Major Project Phases and Milestone Tasks or Activities

As described above, the project has 10 phases to achieve completion. The phases include all planning, design, permitting, and construction activities necessary for the project. The major milestones are: completion of design, permit approvals, completion of culvert installation, final restoration of the site.

d. Property Access Agreements, Easements, Rights-of-Way, or Other Agreements

Since the work will take place within the Town of Southbury highway right-of-way it is not anticipated that any easements will be necessary. Should property rights be required the acquisition of such agreements is not seen as a barrier to a timely and successful project since adjacent property owners are supportive of the proposal.

e. Project Permits

The project will require a permits from the local Inland-Wetland Agency. It is anticipated that the project will not require an individual permit from the Army Corps of Engineers but can be accomplished under a general permit.

2.0 Evaluation Criteria Narrative

2.1 Relevance and Applicability of Project

2.1.1 Location of Project

The project is located within the Housatonic River watershed above the Derby Dam. It is on the Pomperaug River approximately 2.2 miles upstream of its confluence with the Housatonic River.

2.1.2 Natural Recovery Period

The affected stream segment will not be able to recover from the impact of the blockage of upstream movement of fish as long as the existing culvert is in place. Recovery will begin almost immediately upon completion of the project and should begin to show significant results in several years.

2.1.2 Natural Recovery Period

The proposed culvert will be designed and constructed to permanent in nature. The Town will select, design and construct stream improvements that will be stable and readily maintained at a minimum of cost. These improvements are an integral part of the culvert site and will be maintained to assure it remains capable of handling design flows.

2.1.4 Magnitude of Ecological Benefits

The ecological benefits are an improved fish population, improved habitat for wildlife species supported by the Brook and an improved food source for animals and birds that are sustained by the river and brook.

2.1.4 Magnitude of Recreational Benefits

An improved fish population should attract recreational fishermen and lead to more activity in the vicinity of the stream alongside Seaman Park. It is the Town's expectation that this will lead to a greater awareness and appreciation of this valuable resource and be the impetus for more improvements to the upstream stretches of Transylvania Brook.

2.2 Technical Merit

2.2.1 Technical Feasibility

The techniques that will be utilized to replace the culvert are time proven construction methods associated with such work. Best Management Practices for work in and adjacent to watercourses will be employed for all construction activities. Innovative methodologies utilizing natural materials will be incorporated into instream improvements and streambank atabilization.

2.2.2 Adverse Impacts

The project should have no long term adverse impacts. Short term impacts during construction should be limited to minor erosion and turbidity but should be controlled by implementation of BMPs.

2.2.3 Human Health and Safety

There are no high risk construction activities involved with the culvert replacement. Impacts to human health and safety should be minimal.

2.2.4 Measurable Results

This project will provide tangible benefits by providing habitat improvements for a variety of fish species that will be better able to reproduce and survive in this area of the watershed. Project performance criteria by which the success of this project can be measured are an inventory of fish and related species within the area of the confluence of the brook with the Pomperaug River. A qualified biologist will be retained to sample and quantify the fish and wildlife species in the project vicinity before work begins and annually for at least two years following construction. Equally important as a measure of success will be the recognition of those who fish throughout Southbury and the surrounding communities that this area is a preferred fishing site.

TheTown will file a project completion report evaluating the success of the project. Photographs of the site improvements will be included in the report. The report will also include the long-term vegetation monitoring and maintenance programs.

2.3 Project Budget

2.3.1 Relationship of Expected Costs to Expected Benefits

The costs associated with the project are primarily design and construction costs with no identifiable social or environmental costs. The benefits are difficult to equate to a dollar value. The existing structure has approximately 15 years remaining on its economic life and would probably need to be replaced in 2025. The condition created by the existing culvert will continue to exist until the culvert is removed and replaced.

2.3.2 Implementation - Oriented

This Project is well defined and will be relatively easy to implement. Culvert replacements are typically carried out by Public Works Departments on a regular basis. While the size of this culvert is somewhat unique due to its downstream location on a significant watercourse the construction effort is routine and should be able to be carried out without problem.

2.3.3 Budget Justification

Budget for this project is based primarily on the cost of concrete culvert units and construction work associated with excavation and installation of the culvert sections. Design work and monitoring work are straight forward and cost should not vary from estimate. Permits are always an area of concern since the regulating agencies can have such an impact on the work effort involved which controls the cost.

2.3.4 Leveraging of Additional Revenue

Town will provide in kind service to oversee and direct the project. The scope of the work precludes Town forces being able to participate in the construction effort. No other grant funding sources have been identified at this time. If a source of funding comes to the Town's attention it will be vigorously pursued.

2.4 Socioeconomic Merit

2.4.1 Community Involvement and Diversity

While project will have most significant impact on those interested in recreational fishing it is expected that the project will also renew interest other passive forms of recreation such as bird watching, trail walking, and simply observing nature in a streamside setting. The project is hoped to spark interest in a almost forgotten resource.

2.4.2 Adverse socioeconomic impacts

All adverse socioeconomic impacts related to the project and are a results of construction activities such as detoured traffic, noise, dust, etc. There should be no long term adverse impacts.

2.4.3 Coordination/Integration with Other Restoration Activities

The Town of Southbury has had numerous communications with other agencies advocating restoration activities for the Housatonic River watershed. As a municipality they monitor activities within their corporate limits and are also involved as a regulating agency. Consequently, they will ensure that work at the site is constructed in close coordination with other restoration activities by continuing to communicate with other watershed stakeholders. The project should have no negative impact on other restoration projects.

2.4.4 Public Outreach

Public input will be sought during all preliminary phases of the project from planning, through conceptual design, permitting and final design. Ample opportunity will be afforded citizens to participate in the process and to have meaningful input.

2.5 Applicant Implementation Capacity

2.5.1 Technical Capacity of Applicant and Project Team

The Town of Southbury is committed to protecting the natural character and environmental health of its community by protecting land and water resources in the Housatonic watershed. It has a long and credible record of land conservation, watercourse protection, environmental educational programs, watershed support programs, strong community and volunteer involvement, and a history of cooperative relationships with surrounding communities and public agencies. Southbury has the experience, physical capacity and administrative and fiscal resources necessary to oversee the proposed project and bring it to successful completion.

Thomas F. Crowe Jr., P.E., is the proposed Project Manager. Mr. Crowe holds a B.S. in Civil Engineering from Villanova University, an M.S. in Civil Engineering from the University of Connecticut and an MPA from the University of Hartford. He is a Registered Professional Engineer in the State of Connecticut. He is also a licensed Arborist and is ISA certified. He served as an Officer in the U.S. Army working on civil engineering projects. Mr. Crowe worked for the West Hartford Engineering Department for seven years as a design engineer. He also served as the Town Engineer and Director of Public Works for the Town of Cheshire for over twenty years. He has been responsible for the design, construction and maintenance of numerous municipal projects that have included bridge, culvert and storm drain installation and replacement. He has also overseen projects involved with pond and stream dredging, channel relocation, streambank stabilization and placement of flood control berms or embankments. These projects included habitat restoration, mitigation design and implementation, pollution control programs, erosion and sediment abatement, and impact assessments.

Qualified consultants will be retained to provide assistance in areas where specialized knowledge or expertise is required.

2.5.2 Administrative capacity

The Town of Southbury routinely performs many such projects every year. This project would be well within our capacity to perform and administer. The Town's proposed Project Manager has a proven record of successfully managing complex projects, coordinating and integrating the activities of diverse groups and of completing work on schedule and within budget.

2.2.3 Project Commitment

This project has received the endorsement of the Town legislative authority.

3.0 Land Acquisition Projects

This project is anticipated to be carried out within the Town's highway right-of-way for East Flat Hill Road and it is anticipated that no property rights will be required.

PART D. PROJECT BUDGET NARRATIVE AND FORMS

The Town of Southbury has obtained cost estimates for the construction of the box culverts. Estimates have been developed in house for the instream habitat improvements and the stream bank stabilization work. Construction costs have been Estimated at \$ 425,000.

Engineering and consultant costs have been estimated at \$ 45,000.

Permits will be required for this project and the cost associated with this service has been estimated at \$ 10,000.

The Town of Southbury will provide project administration and oversight and the cost of these services are estimated at \$ 9,000.

Upon completion of the construction the Town of Southbury will monitor the culverts performance and provide appropriate documentation. This cost is estimated to be \$ 1,000 and will be provided as in- kind service.

The total cost of the project is expected to be \$ 490,000 of which \$ 480,000 is sought from the Housatonic River Natural Resources Funds.

Tables 1 and 2 are completed and attached.

TABLE 1. HOUSATONIC RIVER NRD FUNDING ALLOCATION BY FISCAL YEARS ¹

PROJECT TITLE:		Transylvania Brook Culvert Crossing at East Flat Hill Road							
SPONSOR NAME:		Town of Southbury							
EXPENSE CATEGORY (See App. A)	FISCAL YEAR 1	FISCAL YEAR 2	FISCAL YEAR 3	FISCAL YEAR 4					
	Housatonic River NRD Funds	Housatonic River NRD Funds	Housatonic River NRD Funds	Housatonic River NRD Funds					
A. SALARIES									
B. OVERHEAD AND BENEFITS									
C. CONTRACTED SERVICES	\$ 45,000	\$ 255,000							
D. SUPPLIES, MATERIALS AND EQUIPMENT		\$ 180,000							
E. TRAVEL									
F. OTHER (LIST)									
G. OTHER (LIST)									
TOTAL BY FISCAL YEAR	1	\$ 45,000	2	\$435,000	3		4		
GRAND TOTAL (sum of boxes 1+2+3+4) [This sum is the total NRD fund request and should match Part A, Budget Summary, Box 1]									\$ 480,000

¹ The fiscal year is July 1 – June 30. If the proposed project will be completed in one year, fill in only the column titled “Fiscal Year 1.”

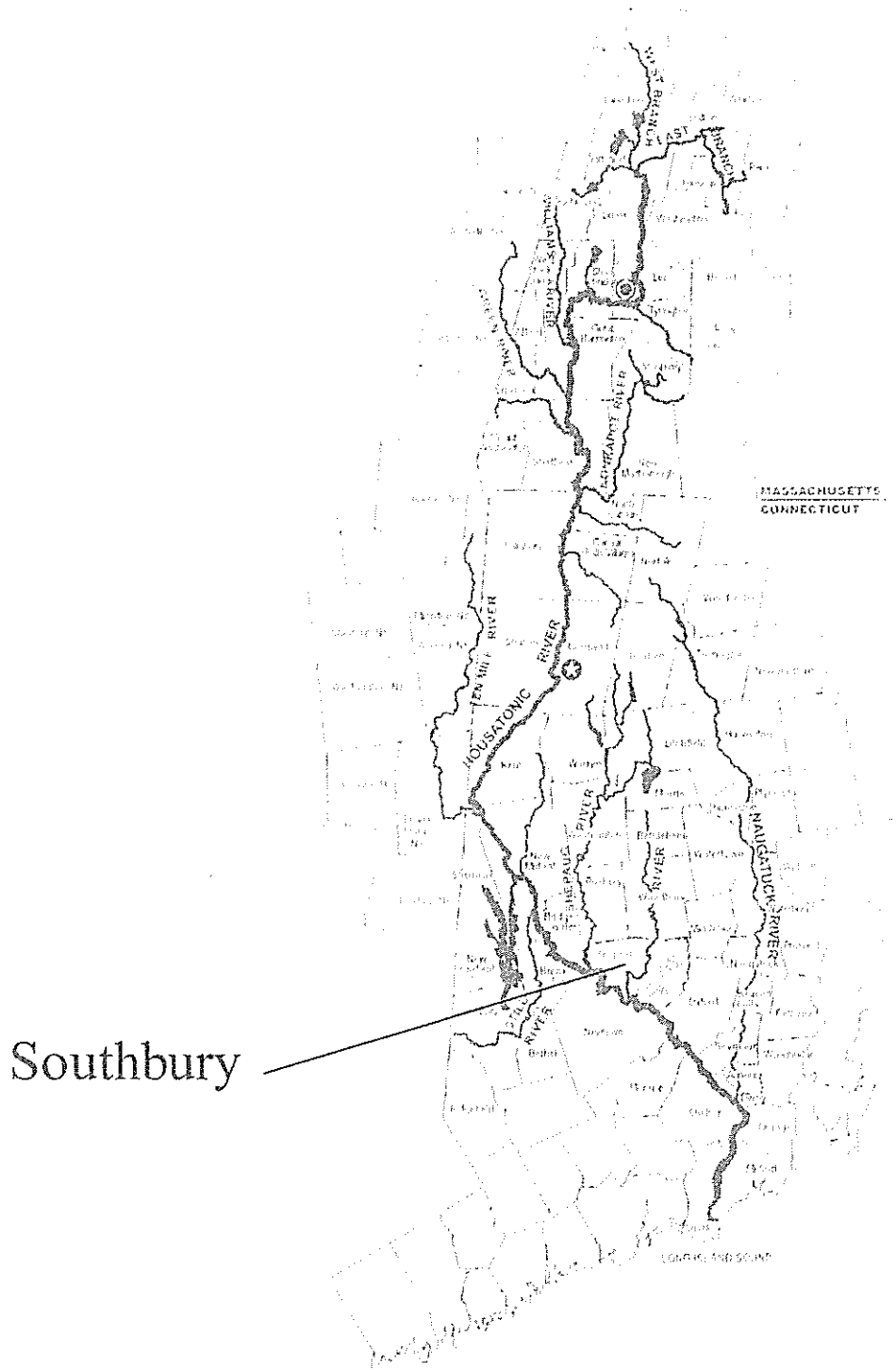
TABLE 2. PROJECT BUDGET SUMMARY BY TASK AND FUNDING SOURCE

PROJECT TITLE:	Transylvania Brook Culvert Crossing at East Flat Hill Road						
SPONSOR NAME:	Town of Southbury						
TASK²	HOUSATONIC RIVER NRD FUNDS	OTHER CONTRIBUTIONS		TOTAL COST BY TASK			
		COMMITTED	NOT COMMITTED				
A. 1-3	\$ 5,000	\$1,500			\$6,500		
B. 4	\$ 25,000	\$3,000			\$ 28,000		
C. 5-6	\$20,000	\$2,000			\$ 22,000		
D. 7-8	\$ 425,000	\$3,000			\$428,000		
E. 9	\$ 5,000	\$ 500			\$ 5,500		
F.							
G.							
TOTAL BY FUNDING SOURCE	5	\$480,000	6	\$ 10,000	7	8	GRAND TOTAL \$490,000

NOTES: Box 5 should be the same as the Grand Total indicated in Part D Table 1. Box 6 above should match Part A, Budget Summary, Box 2. Box 7 above should match Part A, Budget Summary, Box 3. Box 8 should match Part A, Budget Summary, Box 4

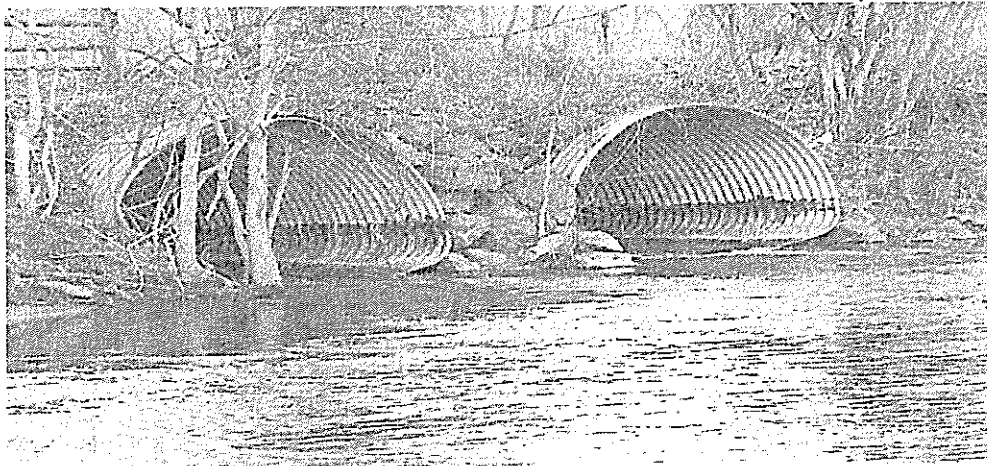
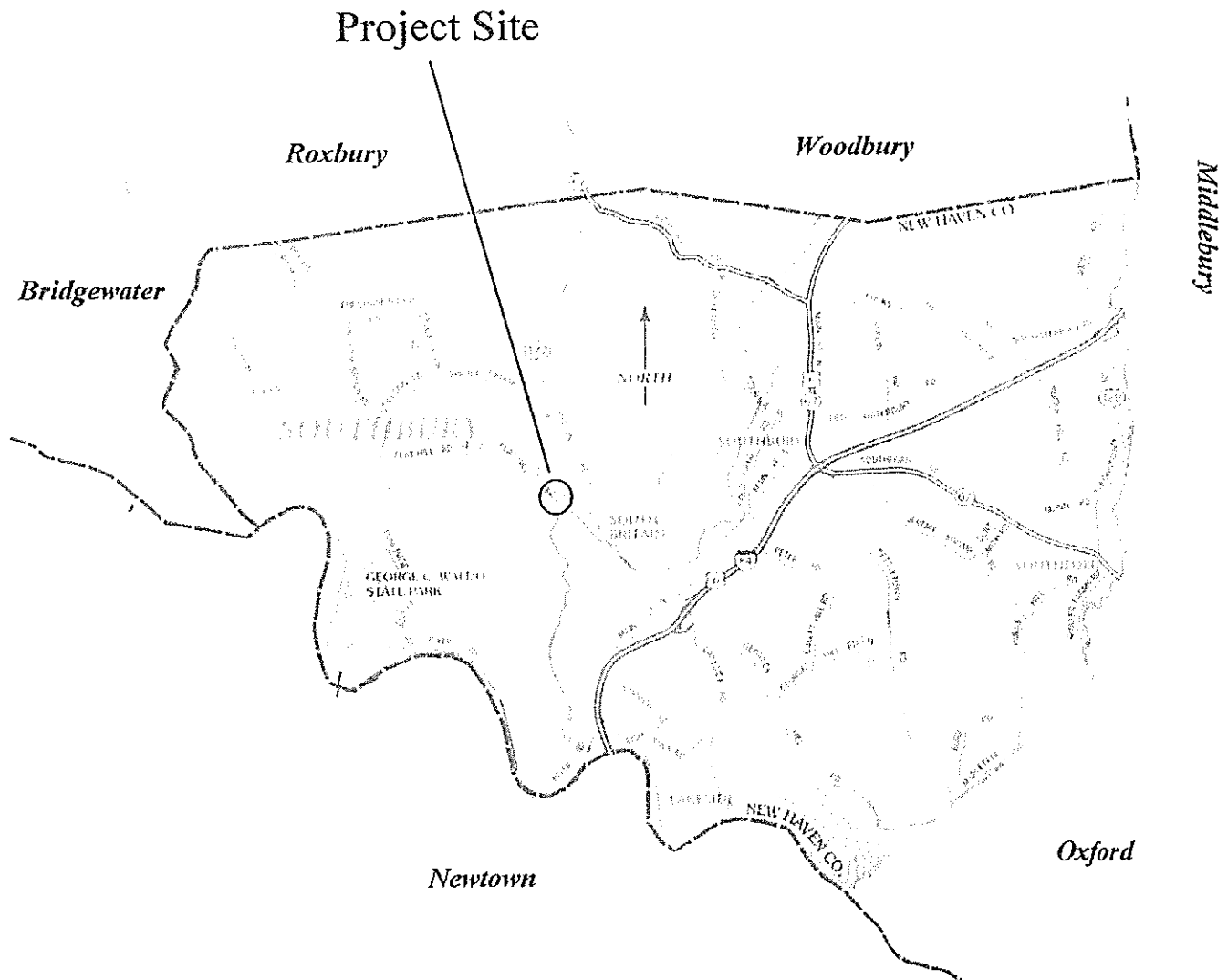
² The listed tasks should correspond with information provided in the Project Implementation Plan.

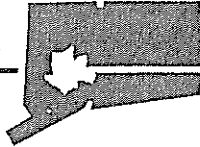
Housatonic Watershed



Town Of Southbury

Transylvania Brook Culvert Crossing At East Flat Hill Road





June 15, 2007

Michael Powers
Inland Fisheries
Department of Environmental Protection
Housatonic River Natural Resources Restoration Project
79 Elm Street
Hartford, CT 06106-3854

Dear Mr. Powers:

At its June 8th meeting, the Council of Governments of the Central Naugatuck Valley (COGCV) voted unanimously to find Southbury's application to the Housatonic River Basin Natural Resources Restoration Project to replace the culvert at the Transylvania Brook and Flat Hill Road for an estimated \$450,000 is in accordance with the 1998 *Regional Plan of Conservation and Development*.

Protection of water quality in the Region is a major recommendation of the *Plan*. The replacement of this culvert is a water quality issue. This culvert is within the Pomperaug River Watershed, an important water resource in the western part of the Central Naugatuck Valley Region, and a tributary to the Housatonic River.

Thank you for your attention.

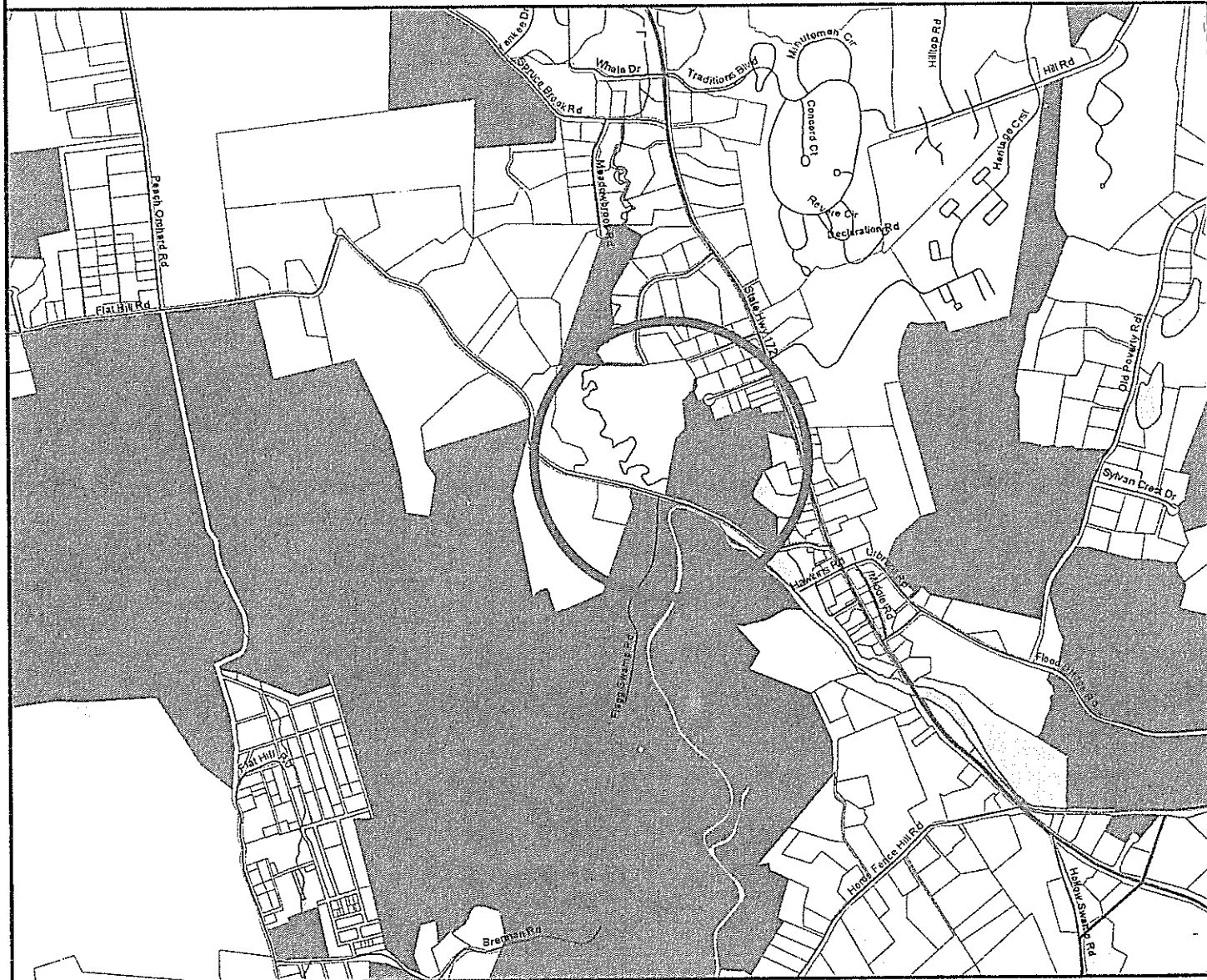
Sincerely,

Peter Dorpalen
Executive Director

CC: Mark Cooper
Nancy van Norden
Harmon Andrews
Marc Taylor, PRWC

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Future Land Use Transylvania Brook at East Flat Hill Rd



0 0.25 0.5 Miles

Development Areas

- Growth Areas
- Major Economic Areas
- Community Centers
- Regional Core

Conservation Areas

- Rural Areas
- Severe Environmental Constraints
- Committed Open Space
- Proposed Open Space

Transportation and Other

- Regional Arterial
- Local Road
- Municipal Boundary



Transylvania Brook at
East Flat Hill Rd

