

**SURVEY NOTES:**

- This map has been prepared pursuant to the Regulation 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.
- Type of survey performed: Improvement Location Survey - Proposed.
- Boundary determination category: Dependent Resurvey
  - Class of accuracy:
    - Horizontal: A-2
    - Vertical: T-D
- The intent of this map is to depict the position horizontally and, where required vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
- Map References:
  - a. "Property Survey, Casertano Property, Prepared For, The Town Of Cheshire, Marion Road & Jarvis Street, Cheshire, Connecticut, Scale: 1"=100', July 15, 1997, Sheet #1 Of 1", last revised January 13, 1998 by Robert A. Jackson Jr., L.S. #11347
  - b. "Map Showing, Proposed House Location, Property Of, Angela B. Greave, Jarvis Street, Cheshire, Connecticut, Scale: 1"=40' last revised February 21, 2002 by Richard T. Mattson, L.S. #8797
- No boundary corners were set by this survey unless noted hereon.
- Existing contours generated from Town of Cheshire aerial mapping and augmented with field topography.

**GENERAL NOTES:**

- Zone: R-40
- Owner: McMurray, Timothy & Cheryl
- Parcel area: 68,249 s.f. - 1.57 acres.
- Private sewer and public water service proposed.
- Buried oil tanks are prohibited.
- Drains proposed as shown.

**EROSION & SEDIMENTATION CONTROL NOTES:**

- Land disturbance will be kept to a minimum; restabilization will be scheduled as soon as practicable.
- Graded areas are to be loamed and seeded as soon as possible after construction work is completed.
- All other areas affected by construction and not to be filled are to be restored to original grade and seeded.
- For specific details and the application of erosion and sedimentation control refer to "2002 Connecticut Guidelines For Soil Erosion and Sedimentation Control," dated May 2002, as amended to date.
- Fabric Sedimentation Barrier to be Fibretex 150 Grade, as manufactured by Crown Zellerbach, or approved equal, or staked haybales.
- Sedimentation barrier to be installed as shown on this plan prior to any construction.
- All control measures will be maintained in effective condition throughout the construction period.
- Additional control measures shall be installed during the construction period, if necessary or required.
- Sediment removed from control structures shall be disposed of in a manner which is consistent with the intent of the plan.
- Property Owner and contractor are assigned the responsibility for implementing this Erosion and Sediment Control Plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Erosion and Sediment Control Plan if the title to the land is transferred.
- Contractor is responsible for correcting any unforeseen field conditions.
- All construction to conform to applicable town standards.
- The developer is responsible for notifying the Planning and Engineering Departments at least 24 hours prior to the start of any construction activity.

**SCHEDULE OF ACTIVITIES FOR CONSTRUCTION:**

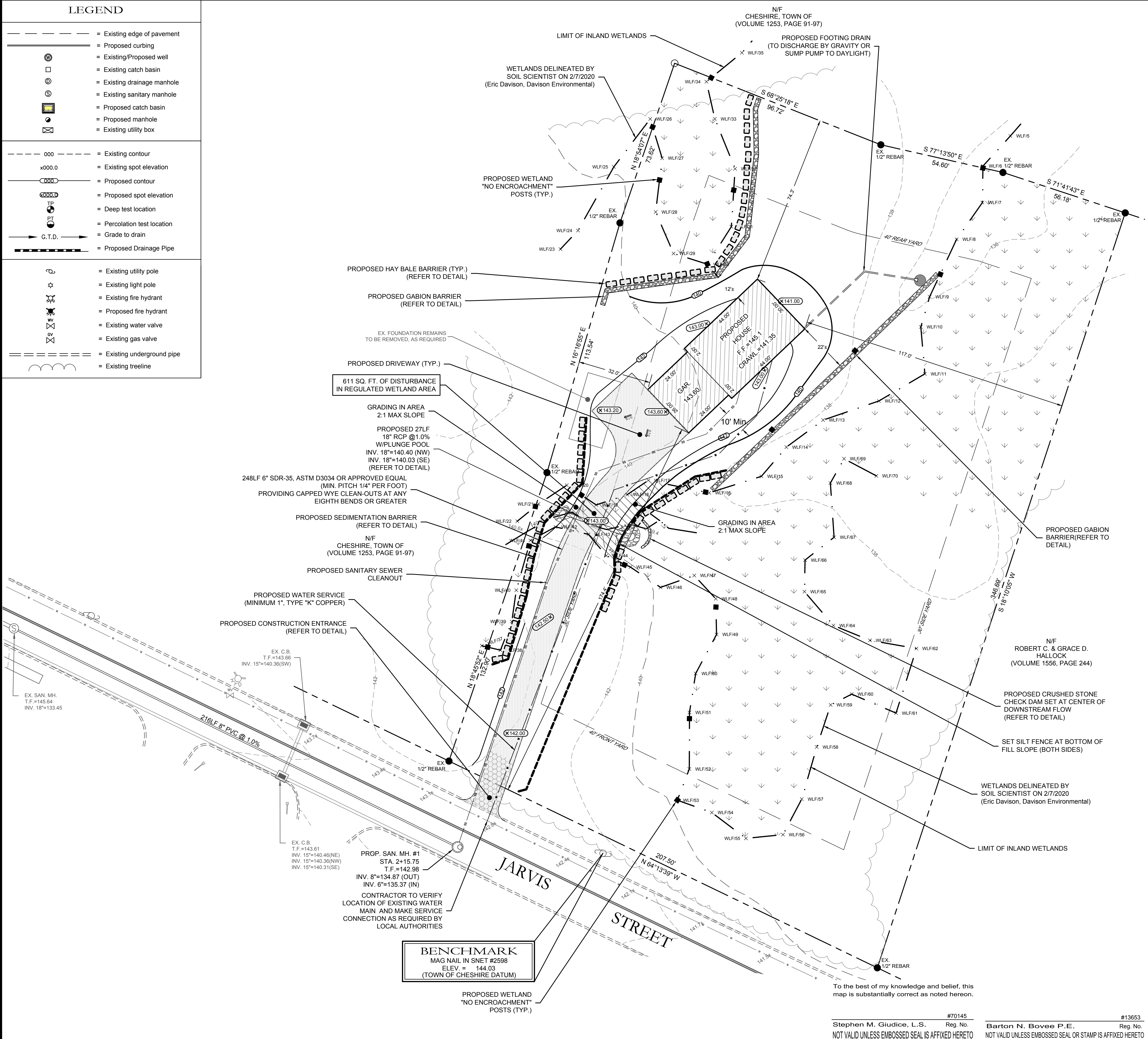
- Install sedimentation barrier as per plan.
- Stockpile topsoil; anchor with straw mulch and non-woven fabric sedimentation barrier.
- Rough grade area proposed for construction.
- Field stake house by licensed land surveyor.
- Construct home, driveway and site improvements.
- Finish grade site areas; loam and seed all filled areas.
- Loam and seed all areas that were disturbed by construction.
- Remove sedimentation controls.

**LOT & BUILDING REQUIREMENTS:**

Item:	Required:	Proposed:
- Lot Area	40,000 Sq. Ft.	68,249 Sq. Ft.
- Lot Width	200'	207.50'
- Front Yard	40'	174'
- Side Yard	30'	32'
- Rear Yard	40'	74'
- Lot Coverage	10%	2.7%
- Building Height	40'	30'±

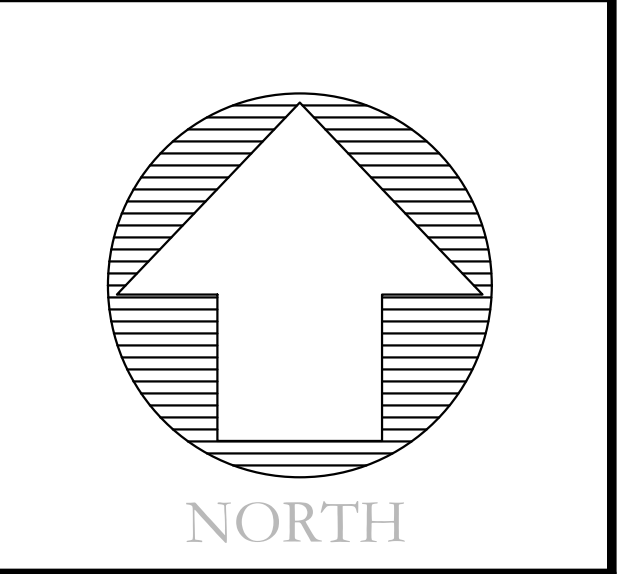
**LEGEND**

	= Existing edge of pavement
	= Proposed curbing
	= Existing/Proposed well
	= Existing catch basin
	= Existing drainage manhole
	= Existing sanitary manhole
	= Proposed catch basin
	= Proposed manhole
	= Existing utility box
	= Existing contour
	= Existing spot elevation
	= Proposed contour
	= Proposed spot elevation
	= Deep test location
	= Percolation test location
	= Grade to drain
	= Proposed Drainage Pipe
	= Existing utility pole
	= Existing light pole
	= Existing fire hydrant
	= Proposed fire hydrant
	= Existing water valve
	= Existing gas valve
	= Existing underground pipe
	= Existing tree line



To the best of my knowledge and belief, this map is substantially correct as noted hereon.

#13653  
 Stephen M. Giudice, L.S. Reg. No. Barton N. Bovee P.E. Reg. No.  
 NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO



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PROJECT:

MAP #26  
 PARCEL #17

JARVIS STREET  
 CHESHIRE, CT

PREPARED FOR:

TIMOTHY  
 &  
 CHERYL  
 McMURRAY

SHEET DESCRIPTION:

PLOT PLAN

SCALE:

Date: JUNE 5, 2012

Project #: 0907 F.B. #: 462

Drawn By: W.A.T. Approved By: BNB

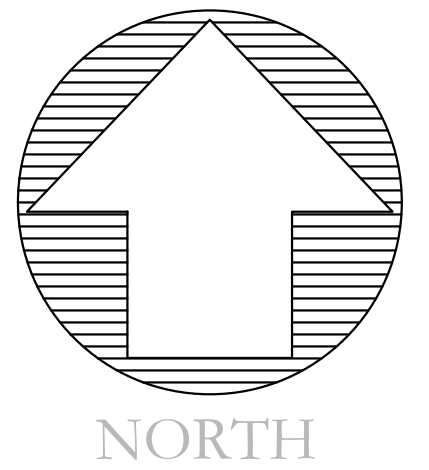
Revisions:

Date:	Descriptions:
Mar. 9, 2020	Updated Wetlands Location
June 25, 2020	Revisions Per Comments

SHEET #:

PP1.1

#13653  
 D4768



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MAP #26  
PARCEL #17

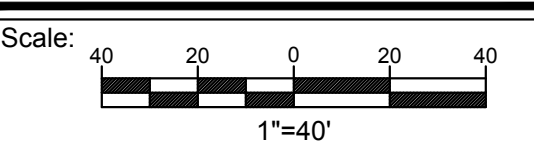
JARVIS STREET  
CHESHIRE, CT

PREPARED FOR:

TIMOTHY  
&  
CHERYL  
McMURRAY

Sheet Description:

SANITARY SEWER EXT.  
PLAN & PROFILE



Date: JUNE 5, 2012

Project #: 0907 F.B. #: 462

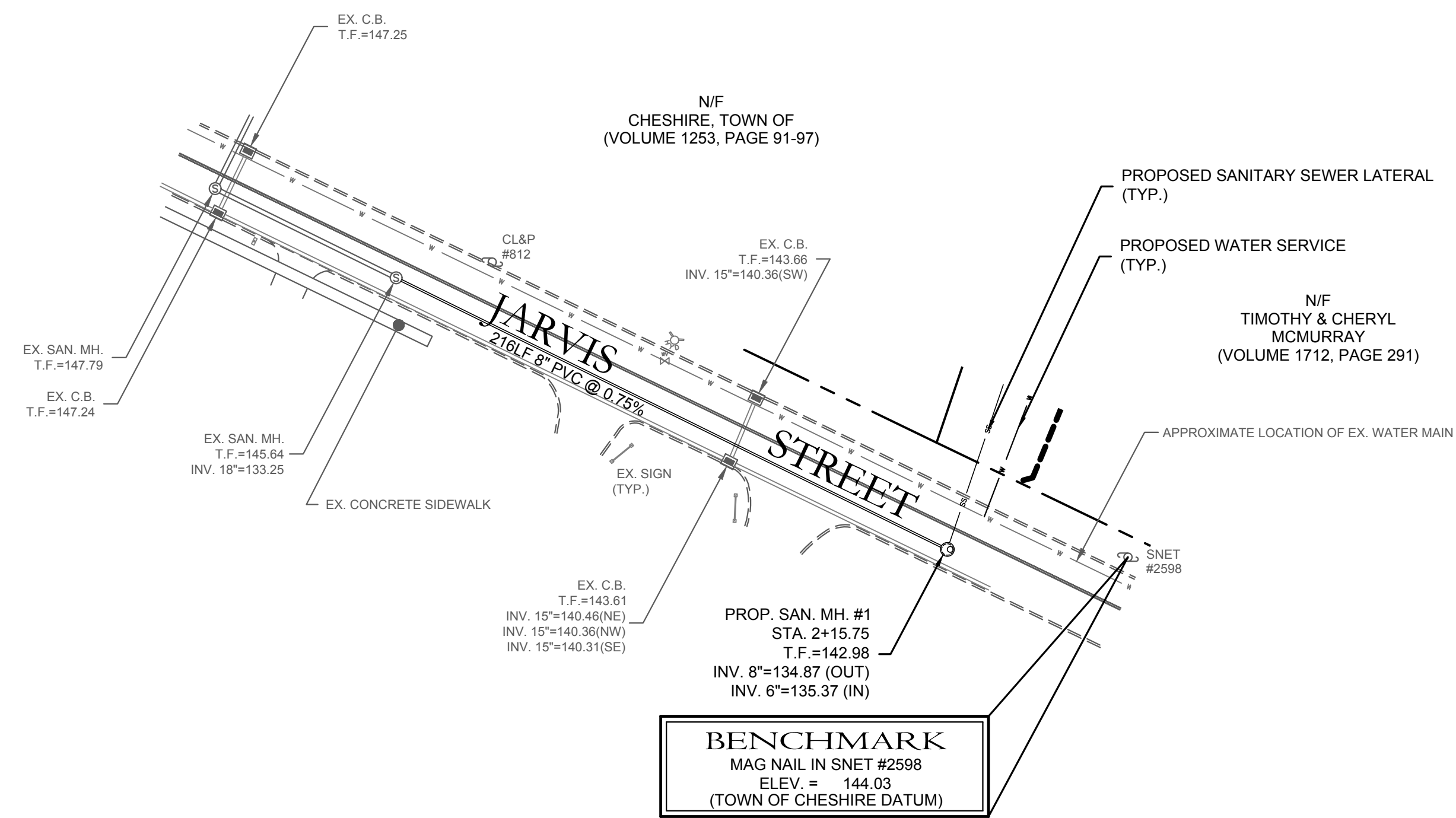
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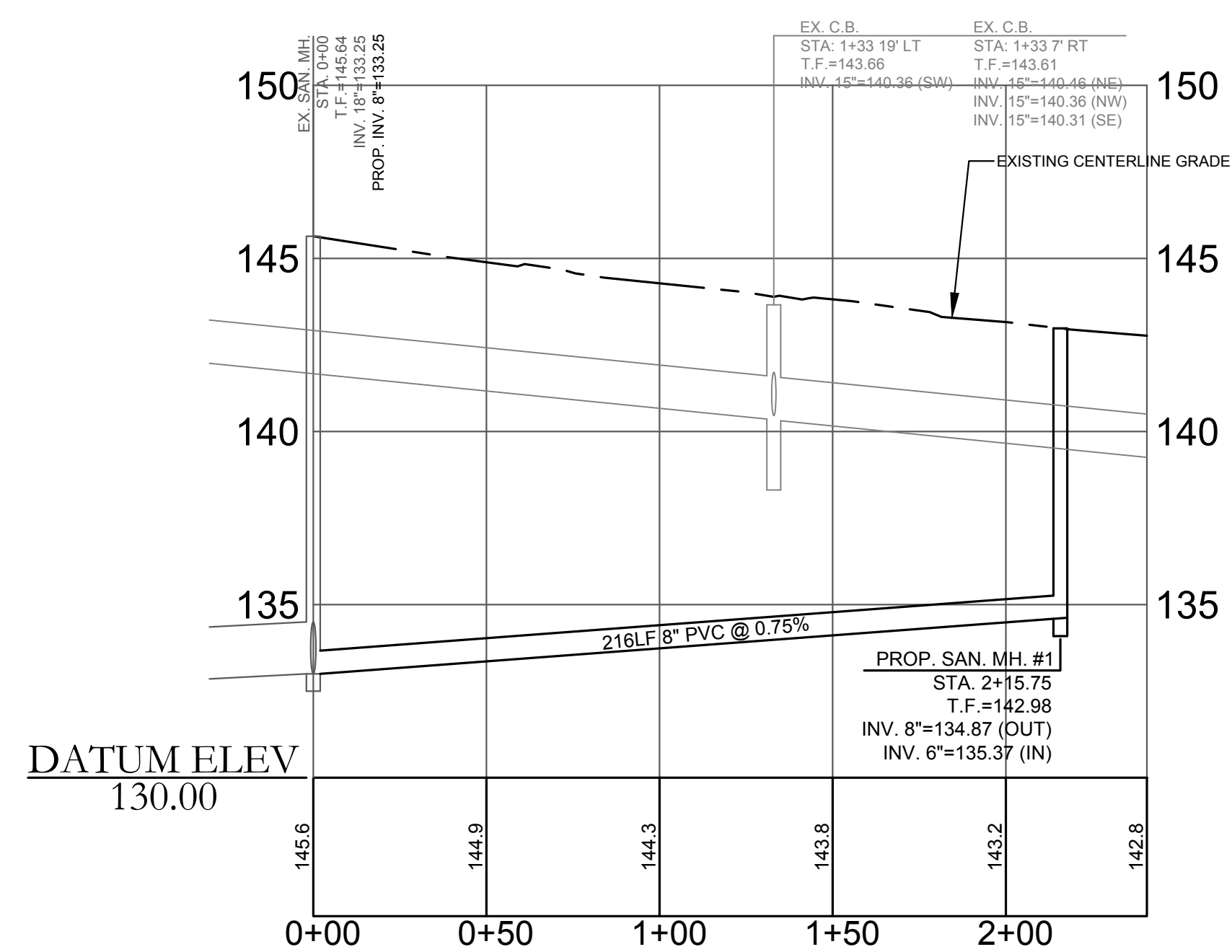
PP1.2



# SANITARY SEWER EXTENSION

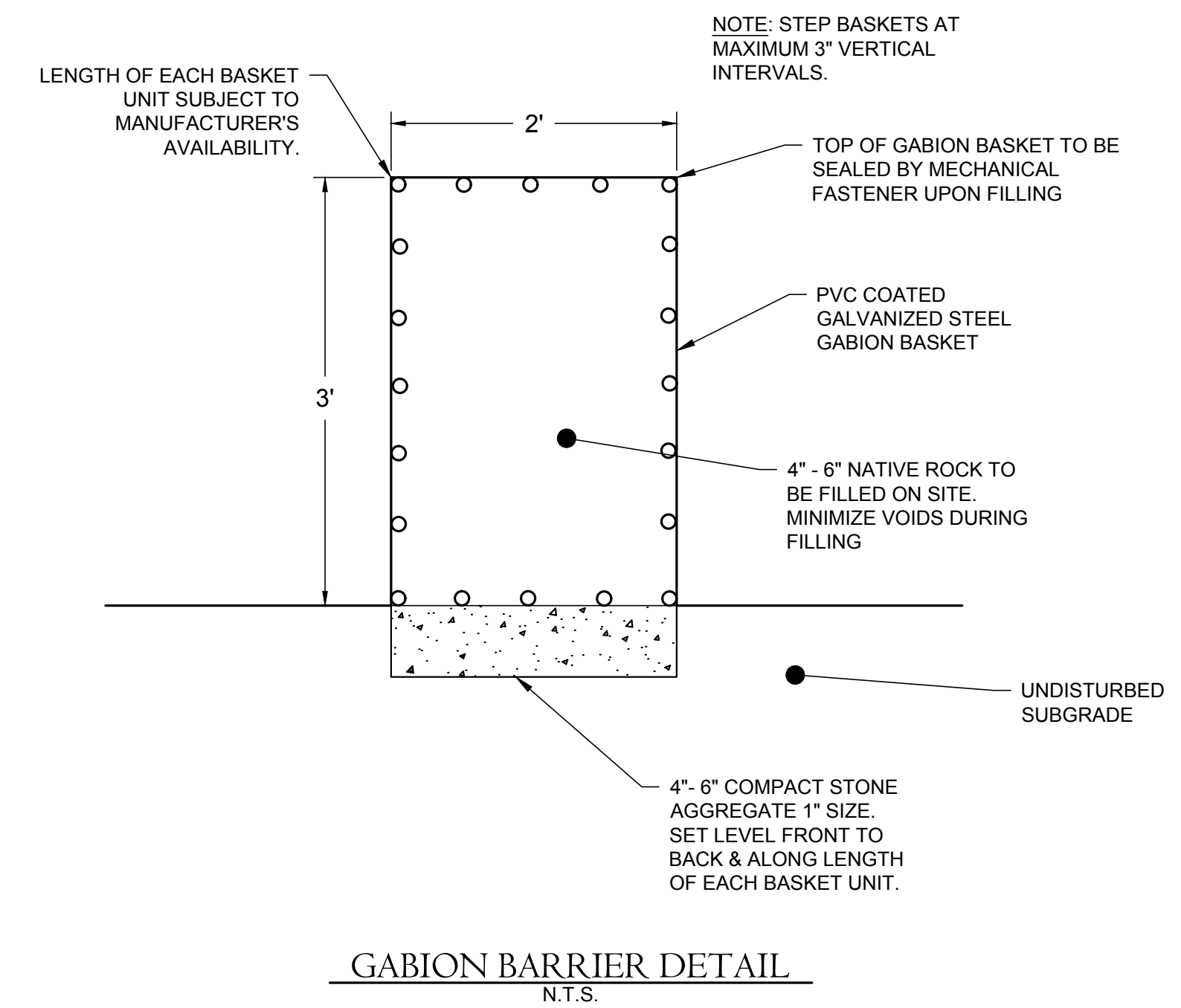
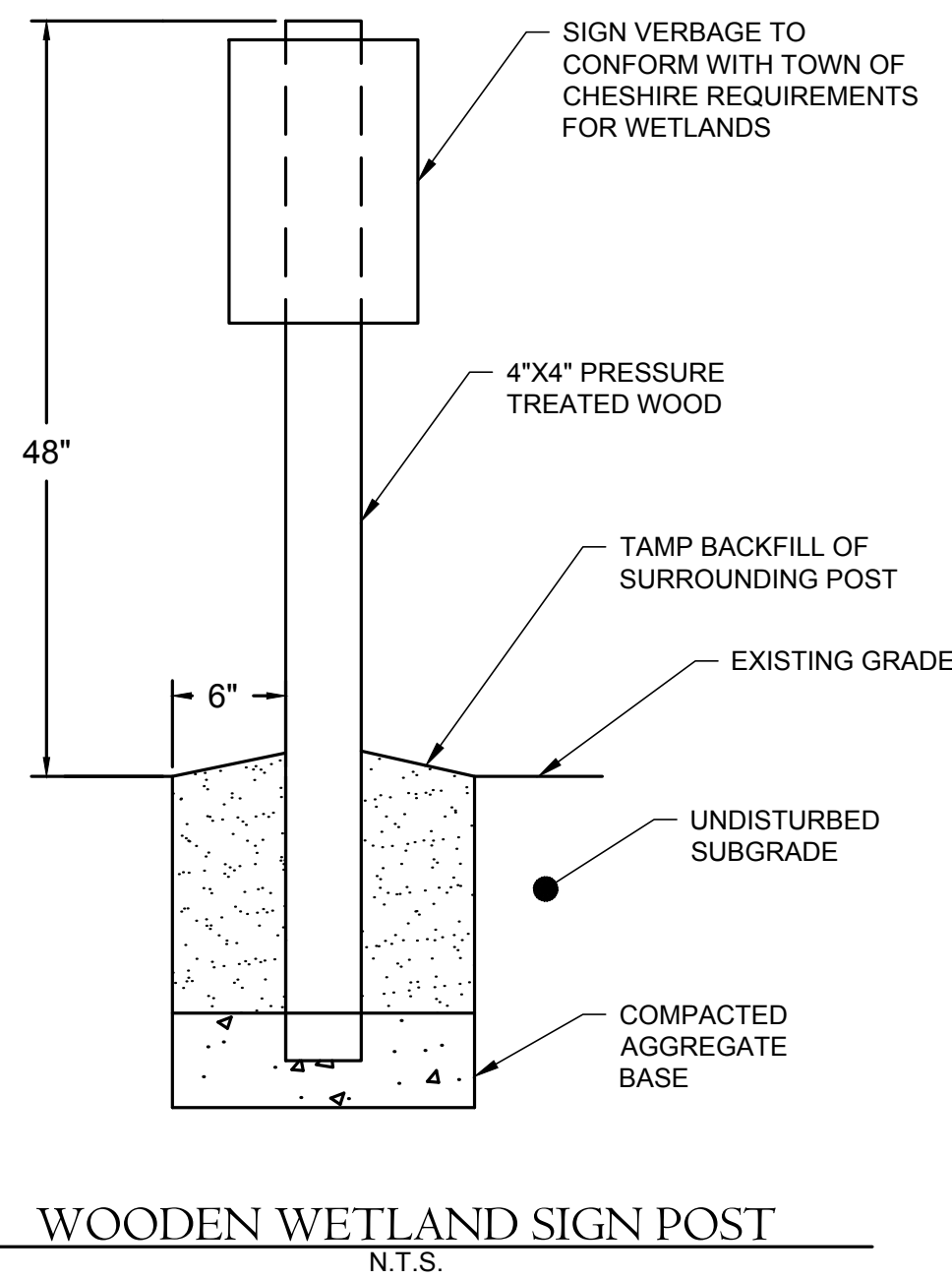
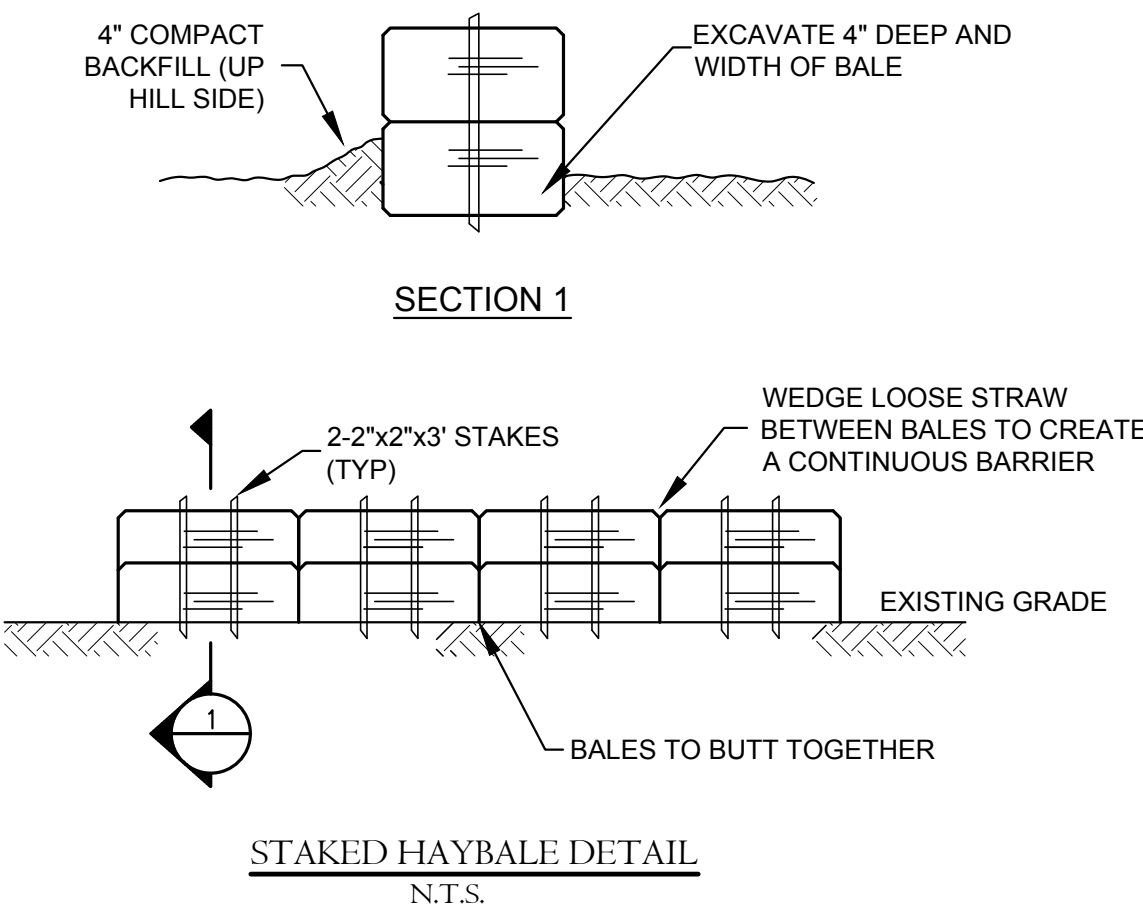
PLAN: 1"=40'

PROFILE: H/1"=40'  
V/1"=4'

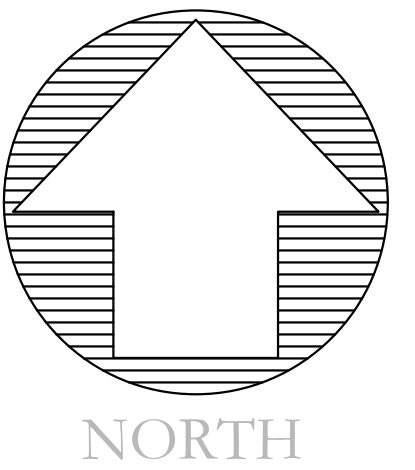
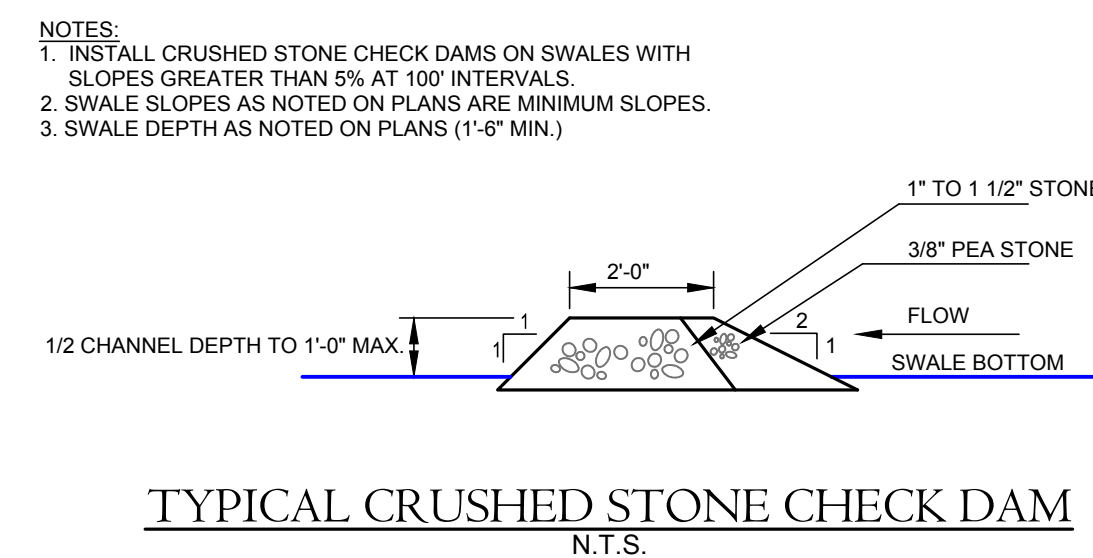
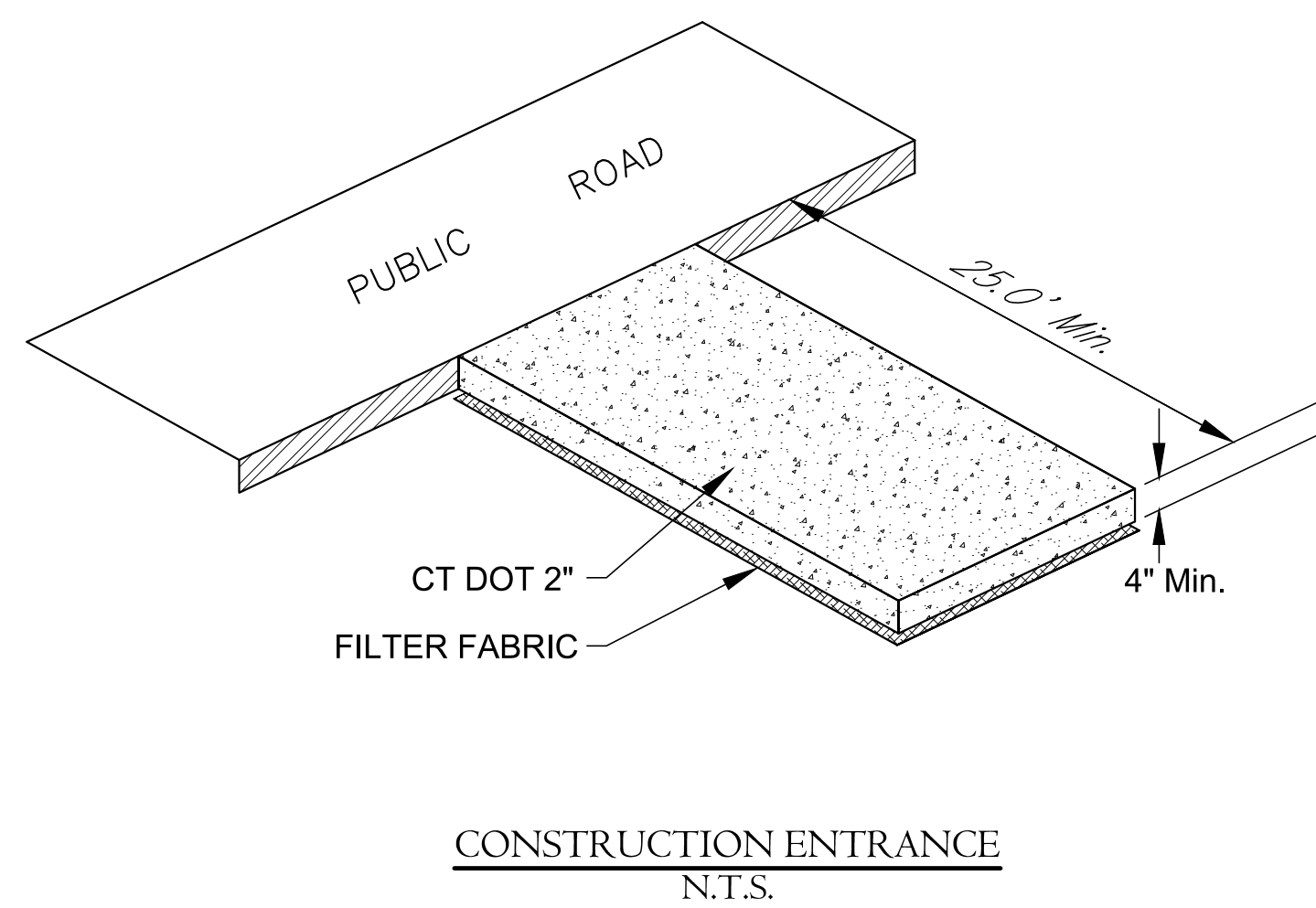
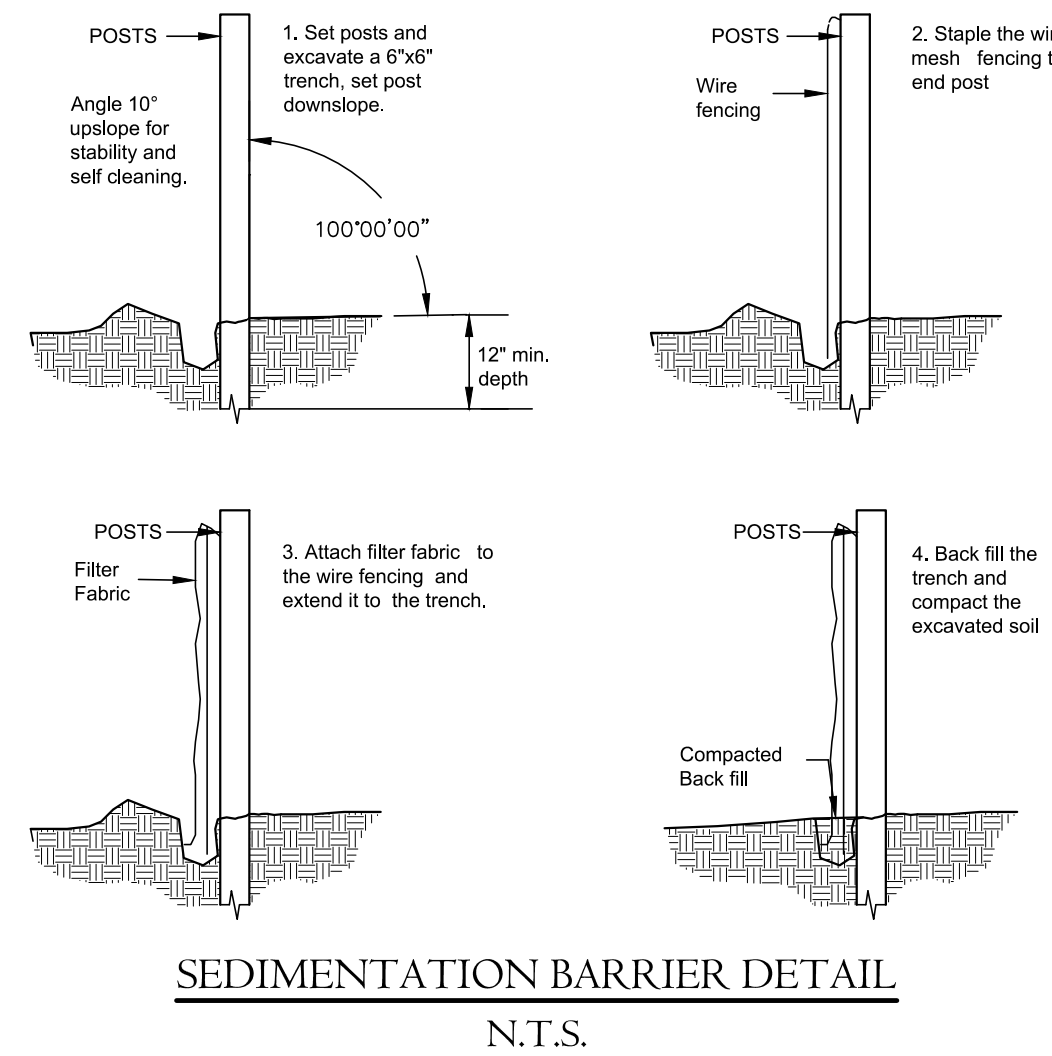
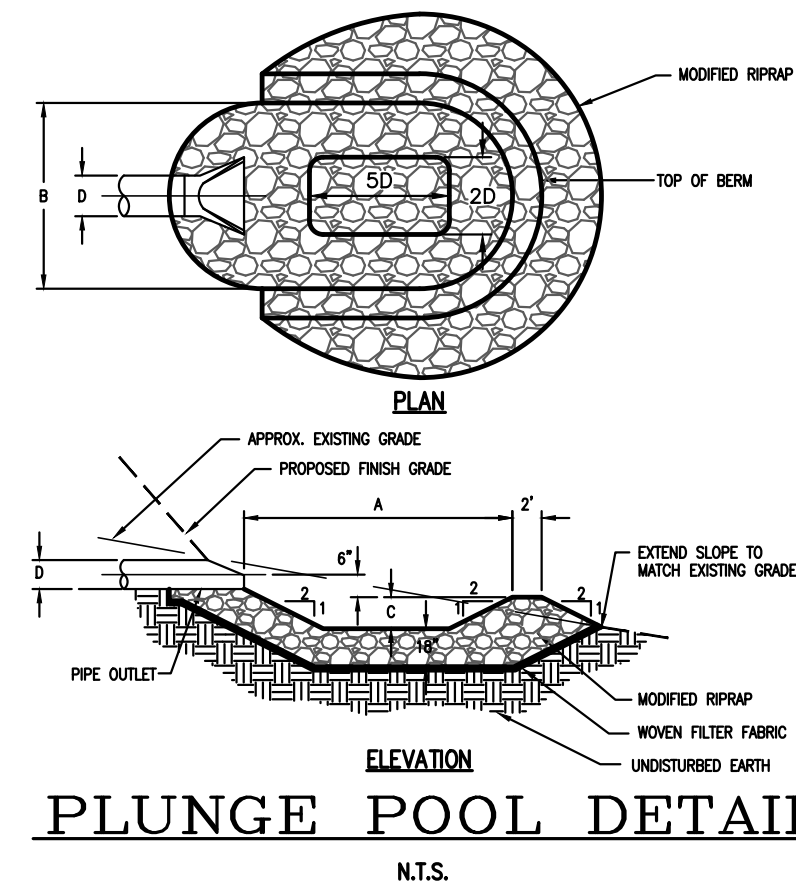


**Plan & Profile Notes:**

- Prior to any excavation, contractor to notify "Call Before You Dig" at 1-800-922-4455.
- All existing utilities shown are from best available information.
- Contractor required to field verify all dimensions, elevations, quantities, and details prior to any construction.
- Elevations are based on U.S.C. & G.S. datum.
- All construction to conform to C.D.O.T. Form 816 as amended to date.
- All catch basins to be C.H.D. type "C" unless otherwise noted, all catch basins shall have a two foot sump, minimum.
- All storm drainage pipe to be class IV R.C.P., unless otherwise noted.
- All public work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
- Planning and Engineering Departments to be notified at 203-271-6670 and 203-271-6650, 24 hours before any construction activity begins.
- Any regulated activity in a designated inland wetland area not a part of this plan shall require a Special Permit.
- Under drains to be installed at the time of construction, if deemed necessary by the City Engineer.
- Hydrants shall be set plumb with outlets 18" (0.46m) above finished grade.
- Installation of street lighting shall be the responsibility of the developer.
- On-site safety and regulatory signage as deemed necessary by the Police Department shall be installed at the expense of developer. The developer shall meet with the Police Department to review signage needs prior to the issuance of the first Certificate of Occupancy within the development.
- The city shall not maintain responsibility or maintenance of the road until the street has been accepted by town. Maintenance, including snowplowing, shall be the responsibility of the developer until such a time as the road is accepted by the town.
- No Certificate of Occupancy shall be issued until all site work is completed, or when specifically approved by the Planning and Zoning Commission. A temporary C.O. may be issued upon the posting of a bond.



DIMEN.	PIPE DIAMETER "D"							
	15"	18"	21"	24"	30"	36"	42"	48"
A	11.25"	13.25"	15.75"	17.00"	21.50"	24.00"	30.50"	33.00"
B	6.50"	8.00"	9.50"	10.00"	13.00"	14.00"	19.00"	20.00"
C	1.00"	1.00"	1.50"	1.50"	2.00"	2.00"	3.00"	3.00"



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CONSTRUCTION  
DETAILS

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PP1.3