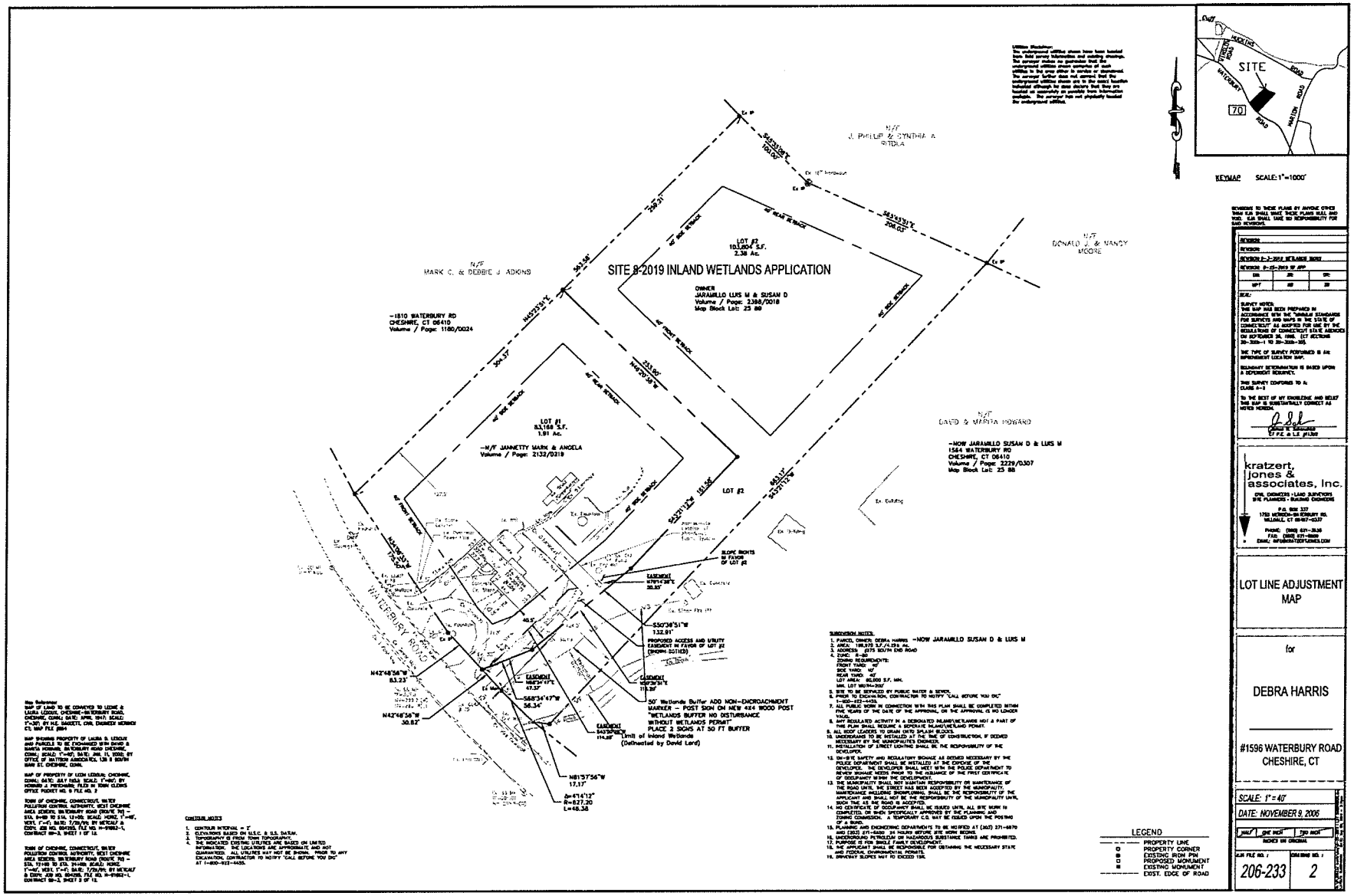


KEYMAP SCALE: 1"=1000'

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- EXISTING IRON PIN
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXIST. EDGE OF ROAD

SURVEYOR NOTES:
1. CONTOUR INTERVAL = 2'.
2. ELEVATIONS BASED ON N.S.C.D. & U.S. DATUM.
3. TOPOGRAPHY IS FROM TOWN TOPOGRAPHY.
4. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.

SUBDIVISION NOTES:
1. PARCEL OWNER: DEBRA HARRIS -NOW JARAMILLO SUSAN D & LUIS M
2. AREA: 189,972 S.F./4.36± Ac.
3. ADDRESS: (577) SOUTH END ROAD
4. ZONE: R-80
ZONING REQUIREMENTS:
FRONT YARD: 50'
SIDE YARD: 40'
REAR YARD: 40'
LOT AREA: 80,000 S.F. MIN.
MIN. LOT WIDTH=200'
5. SITE TO BE SERVICED BY PUBLIC WATER & SEWER.
6. PRIOR TO EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" 1-800-922-4455.
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL OR THE APPROVAL IS NO LONGER VALID.
8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND WETLANDS AREA NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE INLAND WETLAND PERMIT.
9. ALL STREET LIGHTING SHALL BE APPROVED BY THE PLANNING BOARD.
10. MAILBOXES TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITIES ENGINEER.
11. INSTALLATION OF STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
12. ON-SITE SAFETY AND REGULATORY SIGNAGE AS DEEMED NECESSARY BY THE POLICE DEPARTMENT SHALL BE INSTALLED AT THE EXPENSE OF THE 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.
13. THE MUNICIPALITY SHALL NOT MAINTAIN RESPONSIBILITY OR MAINTENANCE OF THE ROAD UNTIL THE STREET HAS BEEN ACCEPTED BY THE MUNICIPALITY. MAINTENANCE INCLUDING SNOWPLOWING SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF THE MUNICIPALITY UNTIL SUCH TIME AS THE ROAD IS ACCEPTED.
14. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR BOND SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
15. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT (860) 271-6670 AND (203) 271-6620 24 HOURS BEFORE SITE WORK BEGINS.
16. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
17. PURPOSE IS FOR SINGLE FAMILY DEVELOPMENT.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
19. DRIVEWAY SLOPES NOT TO EXCEED 10%.

Title Reference:
MAP OF LAND TO BE CONVEYED TO LOUISE & LAURA LOGOLUSO, CHESHIRE-WATERBURY ROAD, CHESHIRE, CONN.; DATE: APRIL 1947; SCALE: 1"=30'; BY H.E. BARRETT, CIVIL ENGINEER MERIDEN CT; MAP FILE 2864

MAP SHOWING PROPERTY OF LAURA S. LOGOLUSO AND PARCELS TO BE EXCHANGED WITH DAVID B. MARITA HOWARD, 577 SOUTH END ROAD CHESHIRE, CONN.; SCALE: 1"=50'; DATE: JUNE 15, 2000; BY OFFICE OF MATTSON ASSOCIATES, 126 E SOUTH MAIN ST. CHESHIRE, CONN.

MAP OF PROPERTY OF LEON LEGOLUSO, CHESHIRE, CONN.; DATE: JULY 1943; SCALE: 1"=50'; BY HOWARD J. PATCHANES; FILED BY JOHN CLOSKS OFFICE PRODUCT NO. 5 FILE NO. 3

TOWN OF CHESHIRE, CONNECTICUT, WATER POLLUTION CONTROL AUTHORITY, WEST CHESHIRE AREA SEWERS, 1564 WATERBURY ROAD (ROUTE 70) - STA. 0+00 TO 2+14, 12+00; SCALE: HORIZ. 1"=40', VERT. 1"=5'; DATE: 7/29/99; BY METCALF & EDDY; JOB NO. 89-2502; FILE NO. W-99882-1, CONTRACT 89-2, SHEET 1 OF 12.

TOWN OF CHESHIRE, CONNECTICUT, WATER POLLUTION CONTROL AUTHORITY, WEST CHESHIRE AREA SEWERS, 1564 WATERBURY ROAD (ROUTE 70) - STA. 12+00 TO 23+, 24+00; SCALE: HORIZ. 1"=40', VERT. 1"=5'; DATE: 7/29/99; BY METCALF & EDDY; JOB NO. 89-2502; FILE NO. W-99882-1, CONTRACT 89-2, SHEET 2 OF 12.

REFERENCE TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION		
REVISION		
REVISION 2-1-2019 WETLANDS BOARD		
REVISION 8-15-2019 TP APP		
DES.	JRS	DFC
APP.	MP	TP

SEAL:

SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DAVID E. SOLOMON
CT P.E. & L.S. #15302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MIDDLETON-BETHANY RD.
MILLDALE, CT 06467-0337
PHONE: (203) 631-3630
FAX: (203) 631-3699
EMAIL: INFO@KRATZERPLUMES.COM

LOT LINE ADJUSTMENT MAP

for

DEBRA HARRIS

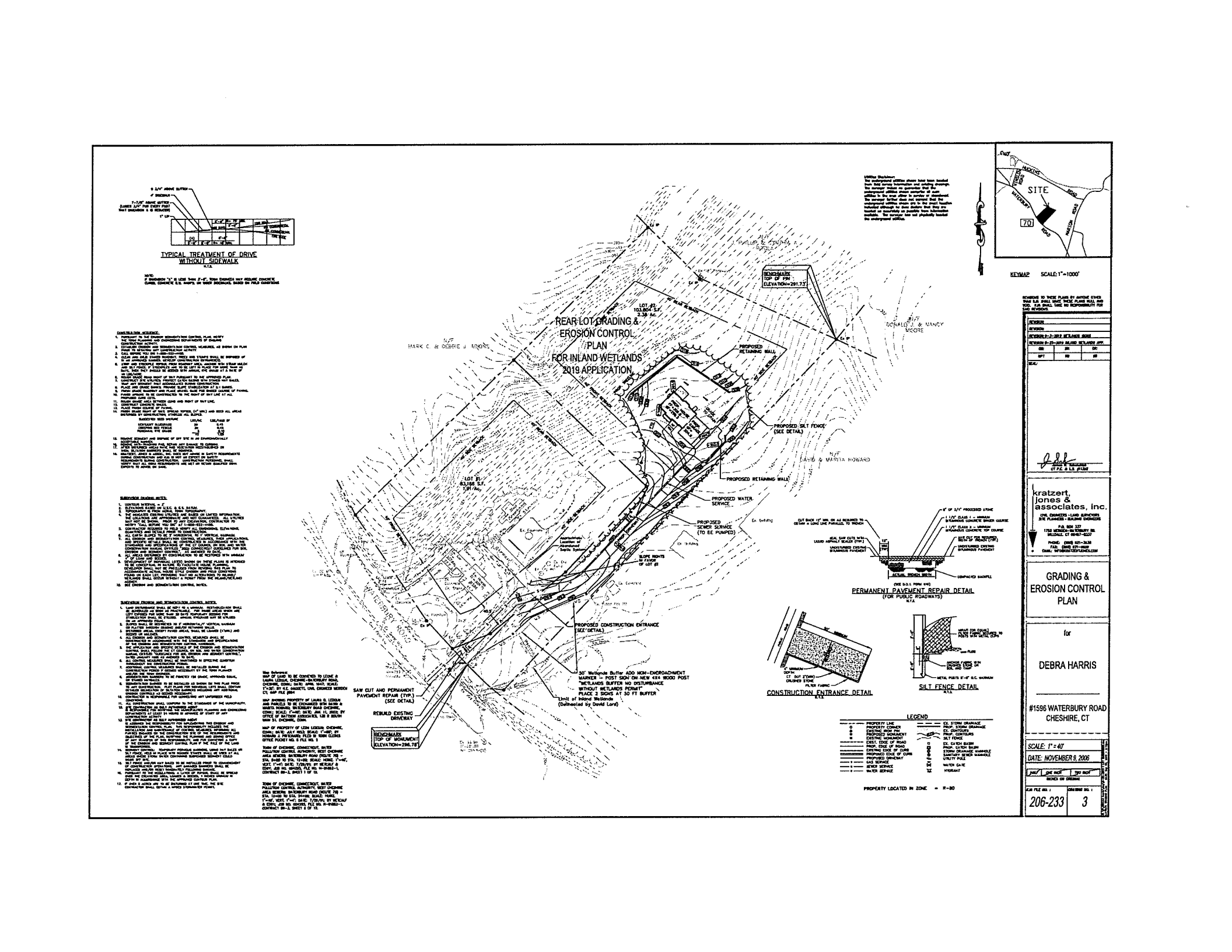
#1596 WATERBURY ROAD
CHESHIRE, CT

SCALE: 1" = 40'

DATE: NOVEMBER 9, 2006

MAY	ONE INCH	TWO INCH
	INCHES ON ORIGINAL	

JOB FILE NO.:	DRAWING NO.:
206-233	2


REAR LOT GRADING & EROSION CONTROL PLAN FOR INLAND WETLANDS 2019 APPLICATION
SITE
KEYMAP SCALE: 1"=1000'
BENCHMARK TOP OF PIN ELEVATION=291.73'
BENCHMARK TOP OF MONUMENT ELEVATION=296.78'
PROPOSED RETAINING WALL
PROPOSED SILT FENCE (SEE DETAIL)
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE (TO BE PUMPED)
PROPOSED CONSTRUCTION ENTRANCE (SEE DETAIL)
SAW CUT AND PERMANENT PAVEMENT REPAIR (TYP.) (SEE DETAIL)
REBUILD EXISTING DRIVEWAY
30' Wetlands Buffer ADD NON-ENCROACHMENT MARKER = POST SIGN ON NEW 4'X4' WOOD POST "WETLANDS BUFFER NO DISTURBANCE WITHOUT WETLANDS PERMIT" PLACE 3 SIGNS AT 50 FT BUFFER
Limit of Inland Wetlands (Delineated by David Lord)
MARK C. & DEBBIE J. ATKINS
DONALD J. & NANCY MOORE
DAVID & MARITA HOWARD
WATERBURY ROAD
LOT #1 63,155 S.F. 1.91 Ac.
LOT #2 103,804 S.F. 2.38 Ac.
TYPICAL TREATMENT OF DRIVE WITHOUT SIDEWALK
PERMANENT PAVEMENT REPAIR DETAIL (FOR PUBLIC ROADWAYS)
CONSTRUCTION ENTRANCE DETAIL
SILT FENCE DETAIL
LEGEND
PROPERTY LOCATED IN ZONE = R-80
kratzert, jones & associates, inc.
GRADING & EROSION CONTROL PLAN
for
DEBRA HARRIS
#1596 WATERBURY ROAD CHESHIRE, CT
SCALE: 1" = 40'
DATE: NOVEMBER 9, 2006
206-233
3