

GENERAL NOTES

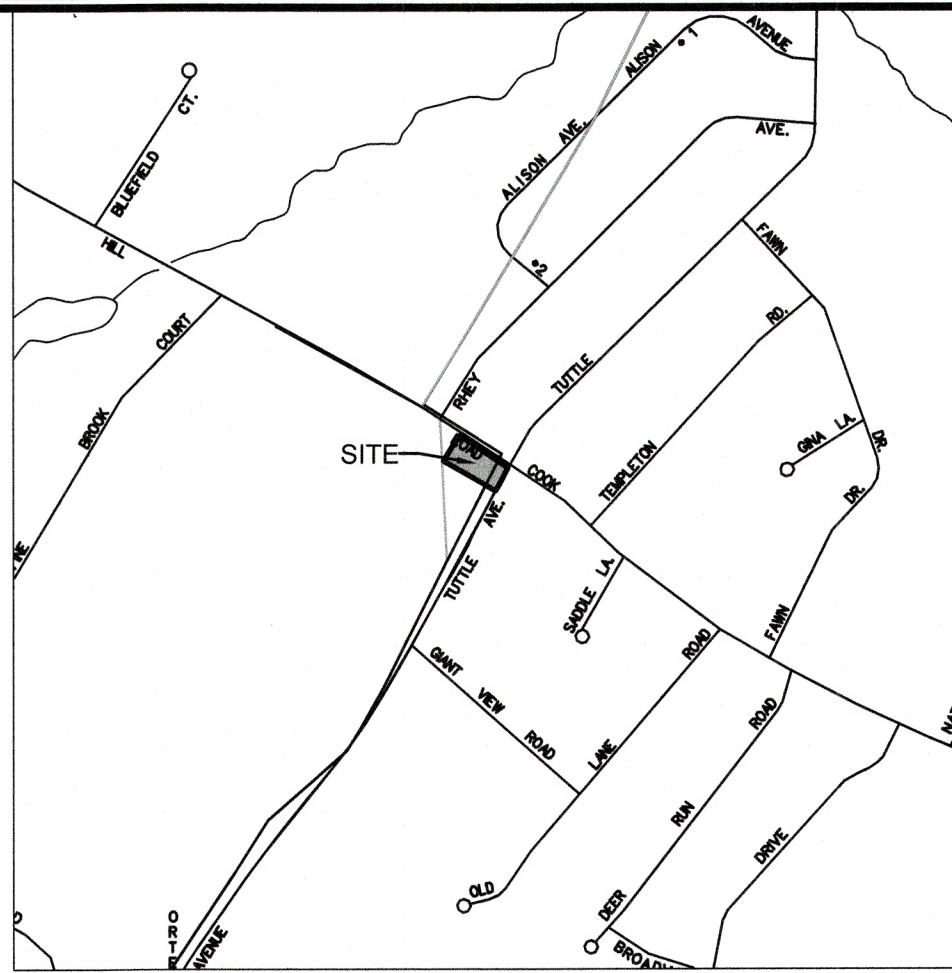
- MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN'S REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, FORM 817 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO THE EXECUTION OF THE WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR DETERMINATION.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION HAS BEEN ESTABLISHED.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITEE.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, AND BE SEEDED WITH GRASS OR SOO, AS SHOWN ON THE PLANS.

SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS 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. IT IS A BOUNDARY & TOPOGRAPHIC SURVEY WITH THE EXISTING PROPERTY LINES BASED ON A RESURVEY. THIS MAP CONFORMS TO A HORIZONTAL ACCURACY CLASS "A-2", THIS MAP CONFORMS TO A TOPOGRAPHIC CLASS "T-2" WITH A VERTICAL ACCURACY CLASS "V-2", THIS MAP IS INTENDED TO DEPICT EXISTING SITE CONDITIONS.
- THE PROPERTY IS LOCATED IN THE TOWN OF CHESHIRE'S R-80 ZONING DISTRICT WITH 40' FRONT, SIDE AND REAR SETBACKS.
- THE ELEVATIONS ARE TIED INTO THE DATUM UTILIZED IN MAP REFERENCE #5.
- THE TOWN LINE MONUMENTS SHOWN ON THIS MAP ARE NOT TO BE DESTROYED. IF THE PROPERTY OWNER NEEDS SITE GRADING, STONE WALL BOUNDARIES, LLC IS TO BE CONTACTED TO RESET THE TOWN LINE MONUMENTS AT A LOWER GRADE.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - "WALLINGFORD-CHESHIRE TOWN LINE" SCALE: 1"=1000'; BY THE TOWN ENGINEERING DEPARTMENT - WALLINGFORD; ON FILE IN THE CHESHIRE LAND RECORDS (C.L.R.) MAP #1013.
 - "STREET LINES @ TUTTLE AVE. & COOK HILL RD." SCALE: 1"=20'; JUNE 1, 1977 BY THE DEPARTMENT OF ENGINEERING - TOWN OF WALLINGFORD; ON FILE IN THE WALLINGFORD ENGINEERING DEPARTMENT - DRAWING NUMBER V - 146.
 - "MAP OF PROPERTY OF LESTER HARRIS, JR., TUTTLE ROAD & COOK HILL ROAD, CHESHIRE, CONN." SCALE: 1"=100'; MAY 1947 BY H.E. DAGGETT, CIVIL ENGINEER, MERIDEN, CONN.; C.L.R. MAP #539.
 - "PROPOSED SUBDIVISION - LAND OF ALEXANDER N. & DOLORES L. MCINNIS - APPLICANT; ALEXANDER N. MCINNIS - COOK HILL RD. & TUTTLE AVE. - NEW HAVEN COUNTY - CHESHIRE, CONNECTICUT - SHEET 4 OF 5 SCALE: 1"=50'; 10/18/95, REVISED 1/19/96 BY CONKUN & SOROKA, INC. - 1484 HIGHLAND AVE - CHESHIRE, CT 06410 & 104 NORTON TOWN ROAD - MADISON, CT 06443 - CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS; C.L.R. MAP #3265.
 - "ROAD RECONSTRUCTION IMPROVEMENT PLAN - TUTTLE AVENUE STA 57+00 TO 69+00 - TUTTLE AVENUE - WALLINGFORD, CONNECTICUT - SHEET PP 5 SCALE: HORIZ: 1"=40' VERT: 1"=4'; DEC. 24, 2003 BY TOWN OF WALLINGFORD DEPARTMENT OF ENGINEERING; ON FILE IN THE WALLINGFORD ENGINEERING DEPARTMENT.
 - "ZONING LOCATION SURVEY LOT 3 - SUBDIVISION OF ALEXANDER N. & DOLORES L. MCINNIS - PREPARED FOR TRILACON DEVELOPMENT CORPORATION - TUTTLE ROAD - CHESHIRE, CONNECTICUT" SCALE: 1"=40'; 3/4/02 BY CONKUN & SOROKA, INC.-1484 HIGHLAND AVENUE, CHESHIRE, CONNECTICUT 06410 & 32 WASHINGTON STREET - MIDDLETOWN, CONNECTICUT 06457 - CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS; ON FILE IN THE CHESHIRE PLANNING DEPARTMENT.
 - "IMPROVEMENT LOCATION SURVEY - PROPOSED SITE DEVELOPMENT PLAN - HIGH MEADOWS - TUTTLE AVENUE & COOK HILL ROAD - WALLINGFORD, CONNECTICUT" SCALE: 1"=50'; JANUARY 31, 2008, REVISED THROUGH 4-4-08 BY WINTERBOURNE LAND SERVICES ROSALIND C. HILTBRAND - ENGINEERS & SURVEYORS - 340 MAPLE AVENUE - BRISTOL, CT 06010; ON FILE IN THE WALLINGFORD ENGINEERING DEPARTMENT MAP #0 - 1376.

- LEGEND**
- WETLAND
 - 100' UPLAND REVIEW
 - WATERCOURSE
 - PROPERTY LINE
 - EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SEDIMENT FILTER FENCE
 - BUILDING SETBACK LINE
 - EXISTING STONE WALL
 - EXISTING TREELINE
 - DRAINAGE PIPING
 - EXISTING FENCE
 - TEST PIT
 - PERCOLATION TEST
 - PROPOSED LIMIT OF CLEARING

- MONUMENT TO BE SET
- IRON PIN/PIPE
- CONCRETE MONUMENT
- DRAINAGE MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- GAS VALVE
- HYDRANT
- LIGHT POST
- UTILITY POLE
- GRADE TO DRAIN



LOCATION MAP
Scale: 1" = 1000'

Test Pit: A
Date: 03/08/1989

00"-08" TOPSOIL
08"-25" ORANGE BROWN MEDIUM SAND AND SOME SILT
25"-64" COMPACT RED BROWN MEDIUM SAND, SOME SILT
64"-104" LOOSE RED BROWN SILTY MEDIUM AND FINE SAND
64"-104" VERY COMPACT RED ROCK MOUNTAIN WITH DECOMPOSED STONE MIXED WITH RED BROWN SILTY AND LITTLE MEDIUM SAND

MOTTLING-0 25"
GROUNDWATER-N/A
LEDGE-0 64"
ROOTS- N/A
REFUSAL- N/A

Test Pit: B
Date: 03/08/1989

00"-10" TOPSOIL
10"-30" ORANGE BROWN MEDIUM SAND AND SOME SILT
30"-75" COMPACT RED BROWN, MEDIUM SAND, SOME SILT
75"-107" RED BROWN SILTY, SOME MEDIUM AND FINE SAND
107"-120" COMPACT TO VERY COMPACT RED ROCK MIXED WITH DECOMPOSED ROCK AND RED BROWN SILTY LITTLE MEDIUM SAND

MOTTLING-0 36"
GROUNDWATER-N/A
LEDGE-0 107"
ROOTS- N/A
REFUSAL- N/A

Test Pit: C
Date: 03/08/1989

00"-10" TOPSOIL
10"-30" ORANGE BROWN MEDIUM SAND AND SOME SILT
30"-55" RED BROWN COMPACT MEDIUM SAND AND SILT
55"-84" RED BROWN MEDIUM AND FINE SAND, SOME SILT
84"-107" RED BROWN COMPACT SILTY MEDIUM SAND TO VERY COMPACT MIXED WITH RED ROCK AND DECOMPOSED STONE

MOTTLING-0 30"
GROUNDWATER-N/A
LEDGE-0 107"
ROOTS- N/A
REFUSAL- N/A

Test Pit: 4A
Date: 11/09/1995

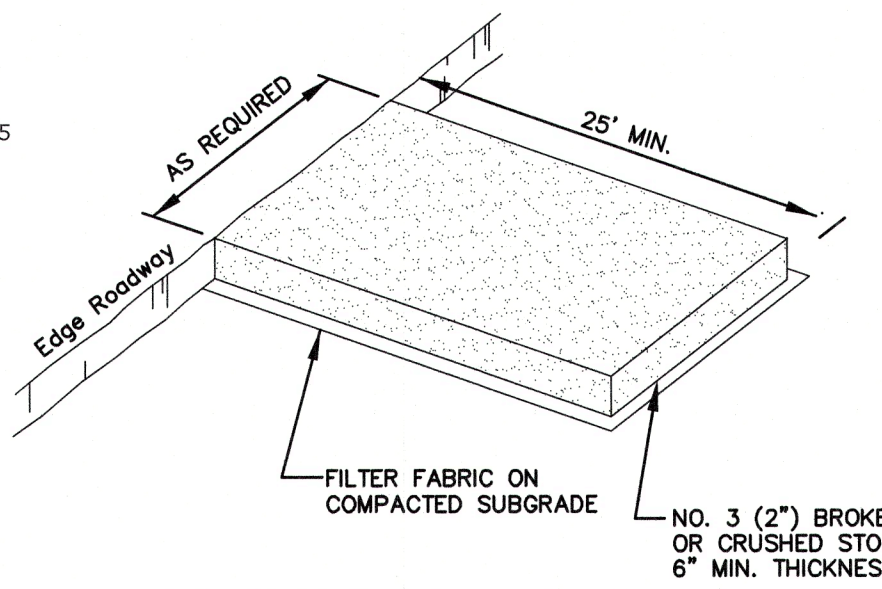
00"-07" TOPSOIL
07"-23" ORANGE BROWN FINE SANDY LOAM
23"-45" MODERATELY COMPACT, RED BROWN MEDIUM SAND; MOTTLED
45"-96" HARDPAN RED BROWN

MOTTLING-0 33"
GROUNDWATER-N/A
LEDGE-N/A
ROOTS- N/A
REFUSAL- N/A

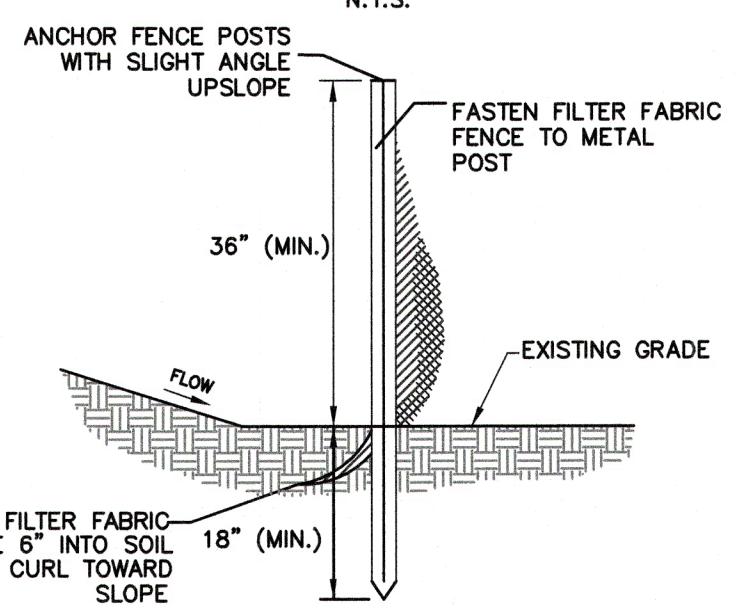
Test Pit: 4B
Date: 03/08/1989

00"-08" TOPSOIL
08"-24" RED BROWN FINE SANDY LOAM
24"-43" RED MEDIUM SAND, ATYPICAL LEDGE @ 43"
43"-106" ATYPICAL LEDGE TO BOTTOM

MOTTLING-0 24"
GROUNDWATER-N/A
LEDGE- ATYPICAL @ 43"
ROOTS- N/A
REFUSAL- N/A



CONSTRUCTION ENTRANCE PAD

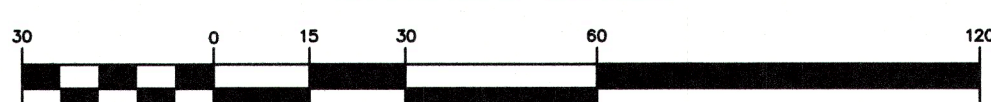


GEOTEXTILE SILT FENCE

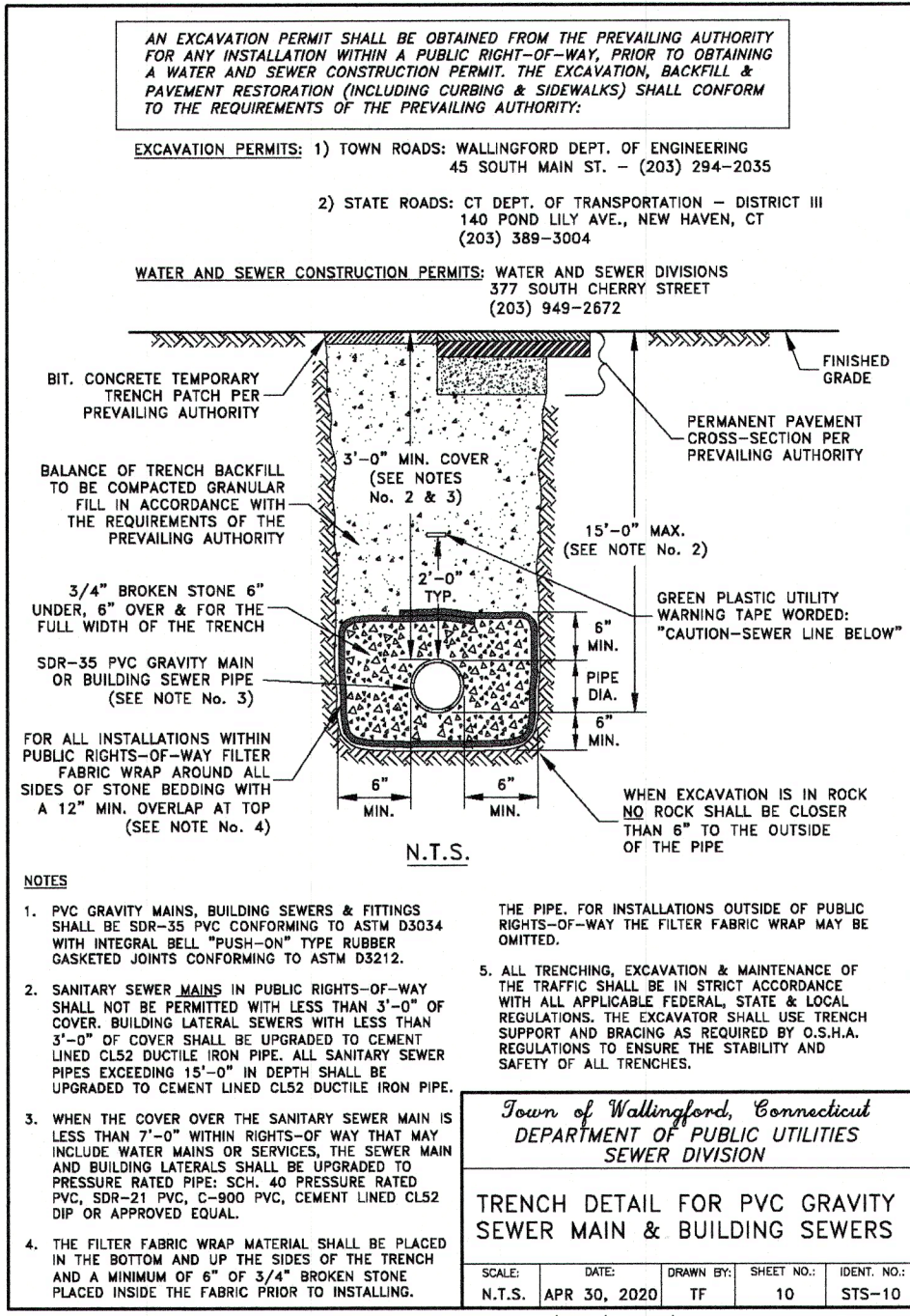
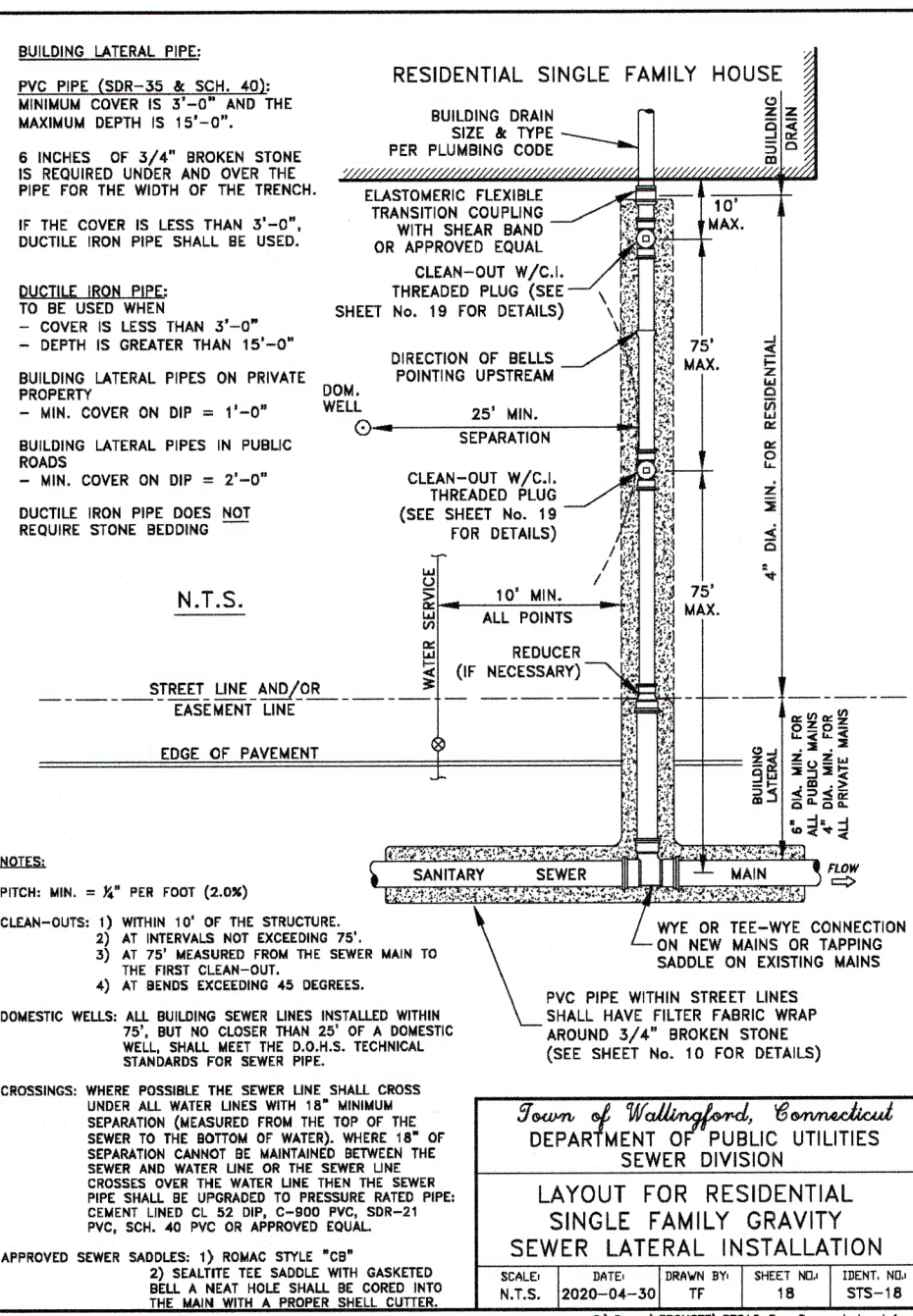
ZONING DATA

ZONE R-80	REQUIRED/PERMITTED	PROPOSED
MIN. LOT AREA	80,000 SQ.FT.	93,202 SQ.FT. (2.139 AC)
MIN. LOT WIDTH	200'	200'
FRONT SETBACK	40'	107'
SIDE SETBACK	40'	42'
REAR SETBACK	40'	307'
MAX. LOT COVERAGE	10%	3.2%
MAX. HEIGHT MAIN BUILDING	40'	>40'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
SLR CONSULTING.COM

KURTZ PLOT PLAN

ASSessor MAP 93, LOT 32, TUTTLE AVENUE
CHESHIRE, CONNECTICUT

DESIGN	DRAWN	CHECKED
KJG	KJG	RJM

SCALE: 1"=30'

DATE: MARCH 02, 2021

PROJECT NO: 11773.0.0004

SHEET NAME: 1 OF 1

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