

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON AN A-2/T-2 SURVEY PREPARED BY MILONE & MACBROOM, INC. ENTITLED, "PROPERTY & TOPOGRAPHIC SURVEY, MAP OF LAND, 687 SOUTH MAIN STREET, CHESHIRE, CONNECTICUT, OWNED BY: 687 SOUTH MAIN, LLC." DATED: SEPTEMBER 4, 2020, REVISED: 9/24/20.
- HORIZONTAL DATUM: NAD 1983, VERTICAL DATUM: NAVD 1988.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION, MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- 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 "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF CHESHIRE REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 817 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- THE PROPOSED DWELLING UNITS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- PLANS PREPARED FOR REGULATORY APPROVAL ONLY.
- THERE ARE NO WETLANDS OR WATERCOURSES ON THE PROPERTY.
- NO DIRECT BURIAL OF FUEL TANKS SHALL BE PERMITTED WITHOUT APPROVAL OF CHESPROCOTT HEALTH DISTRICT.
- PROPER SIGHT LINES FROM THE PROPOSED DRIVEWAY ARE TO BE ESTABLISHED AS SOON AS PRACTICAL. THE CHESHIRE POLICE DEPARTMENT WILL DETERMINE REQUIRED SIGHT DISTANCES IN THE FIELD. ANY CLEARING, REGRAIDING, OR REMOVAL OF ANY SIGHTLINE OBSTRUCTIONS NECESSARY TO CREATE PROPER SIGHT LINES IS THE RESPONSIBILITY OF THE APPLICANT.
- THE TOWN'S OBLIGATION AND/OR RESPONSIBILITY TO PROVIDE SERVICES, SUCH AS, BUT NOT LIMITED TO, GARBAGE COLLECTION, OTHER WASTE COLLECTIONS, WATER, SEWER, OTHER UTILITIES, MAINTENANCE, AND SNOW REMOVAL CEASES AT THE STREETLINE OF THE TOWN ROAD.
- BUILDING UNIT NUMBERS ARE TO BE POSTED PER TOWN ORDINANCE, SECTION 6-2. BUILDING ALARMS ARE TO BE REGISTERED PER TOWN ORDINANCE, SECTION 10-21.

PROJECT DATA:

AREA:	30,000 SF (0.689 AC.)
EXISTING ZONE:	R-20A
PROPOSED USE:	PLANNED RESIDENTIAL INFILL DEVELOPMENT

PLANNED RESIDENTIAL INFILL DEVELOPMENT ZONING DATA:

	REQUIRED/ALLOWED	PROPOSED
LOT AREA	0.5 - 2.0 ACRES	0.689 ACRES
MIN. FRONT YARD	40'/15'*	40'/15'
MIN. SIDE YARD	15'	15'
MIN. REAR YARD	15'	15'
MAX. DWELLING UNITS	30,000 SF / 4,000 SF = 7.5	7
MAX. LOT COVERAGE	25%	23.7%
MAX. BUILDING HEIGHT	40'	<40'
MIN. PARKING	2 SPACES PER UNIT = 14	24 (10 GARAGE + 8 STANDARD + 6 COMPACT)

*PROVIDED ADEQUATE SIGHT LINES ARE ESTABLISHED, A CORNER LOT OR A LOT FRONTING ON MORE THAN ONE STREET SHALL ONLY BE REQUIRED TO HAVE ONE STREET LINE WHICH SHALL BE STATE HIGHWAY 10.

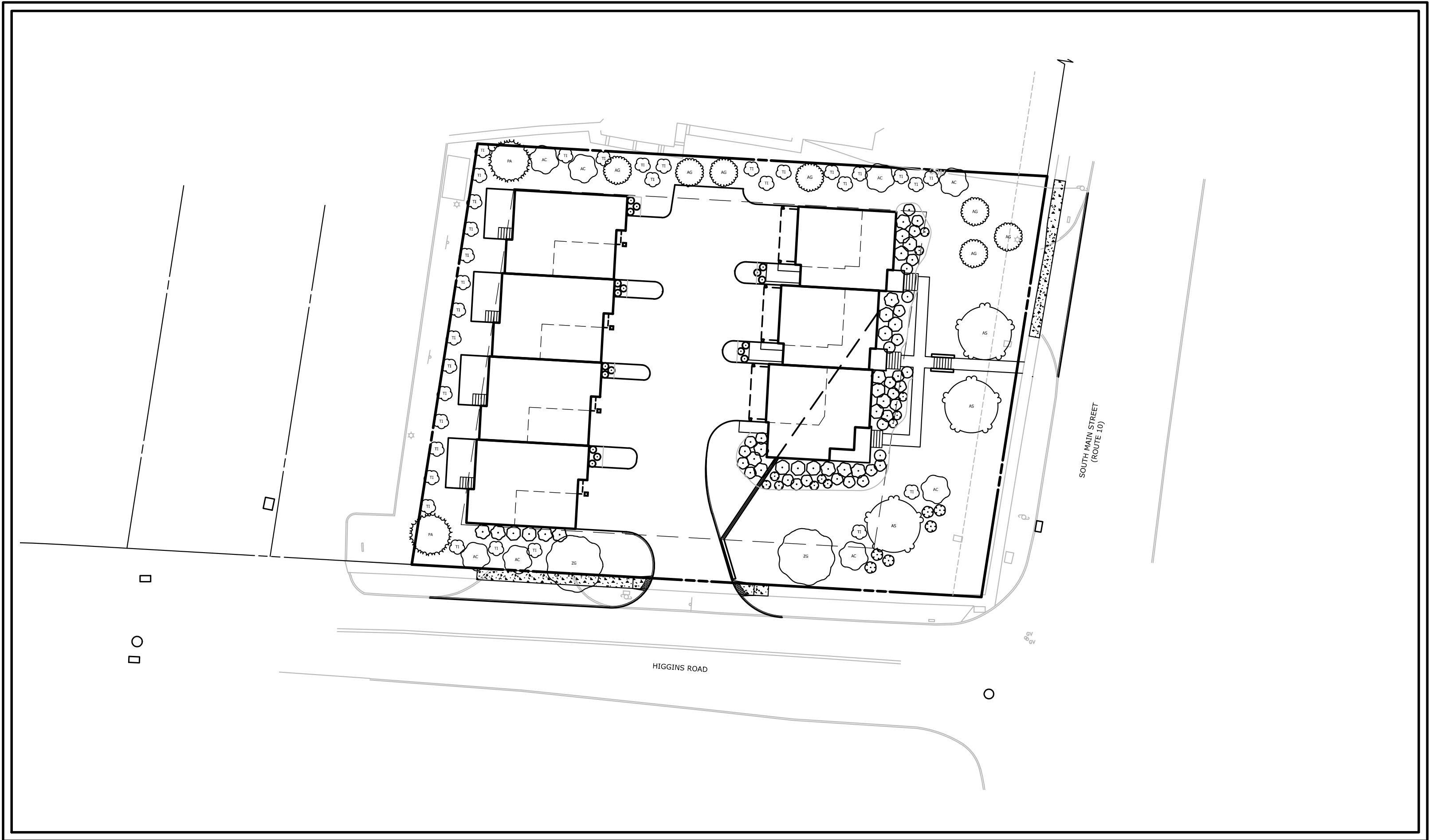


Know what's below.
Call before you dig.
www.cbyd.com

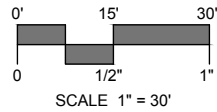
PROPOSED RESIDENTIAL
INFILL DEVELOPMENT

687 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT

1418-56
NOVEMBER 16, 2020
REVISED: FEBRUARY 19, 2021



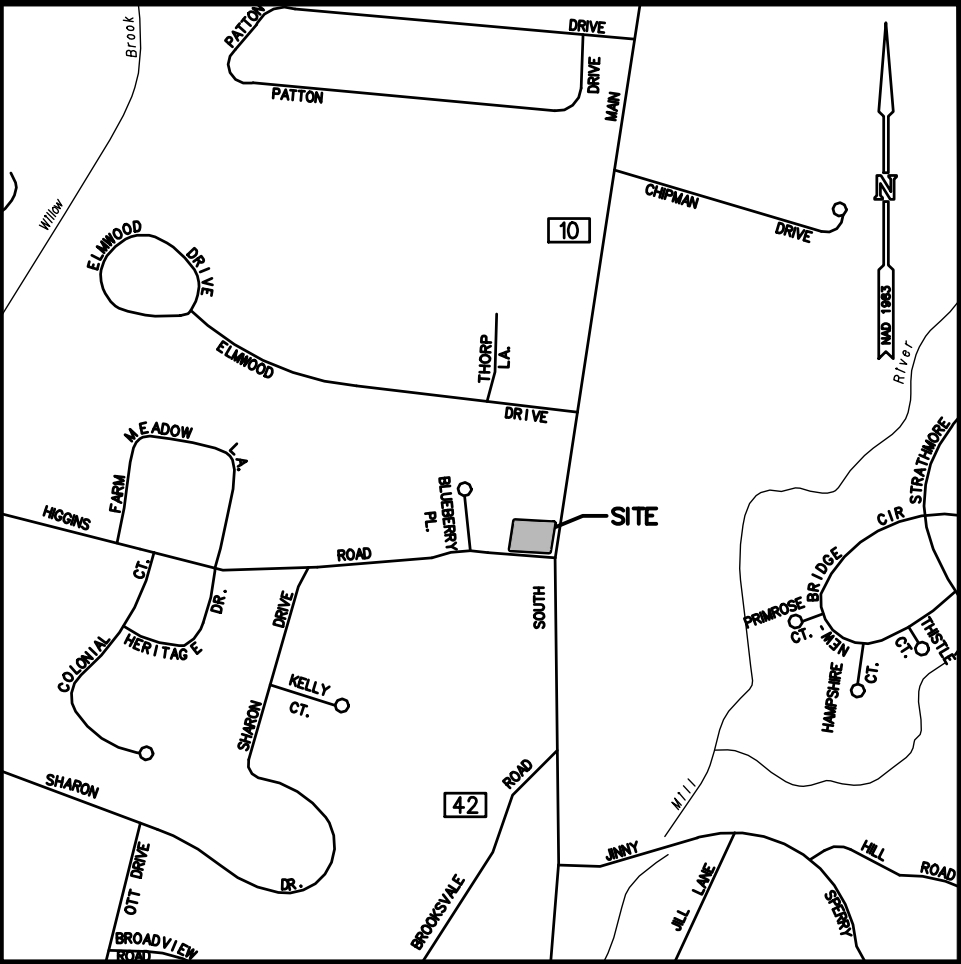
PROJECT SITE VICINITY MAP:



PREPARED BY:



NOW PART OF SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
WWW.MMINC.COM | SLRCONSULTING.COM



LOCATION MAP
SCALE: 1"=1000'

OWNER / APPLICANT:

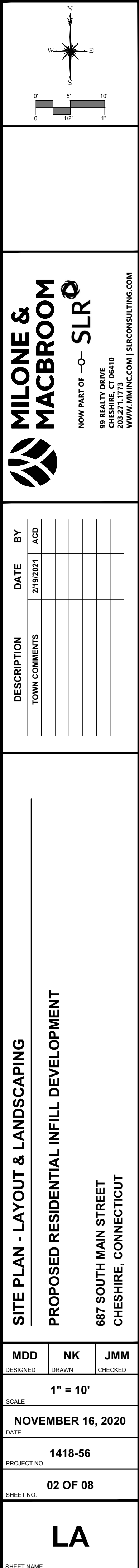
687 SOUTH MAIN, LLC
986 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT 06410

LIST OF DRAWINGS

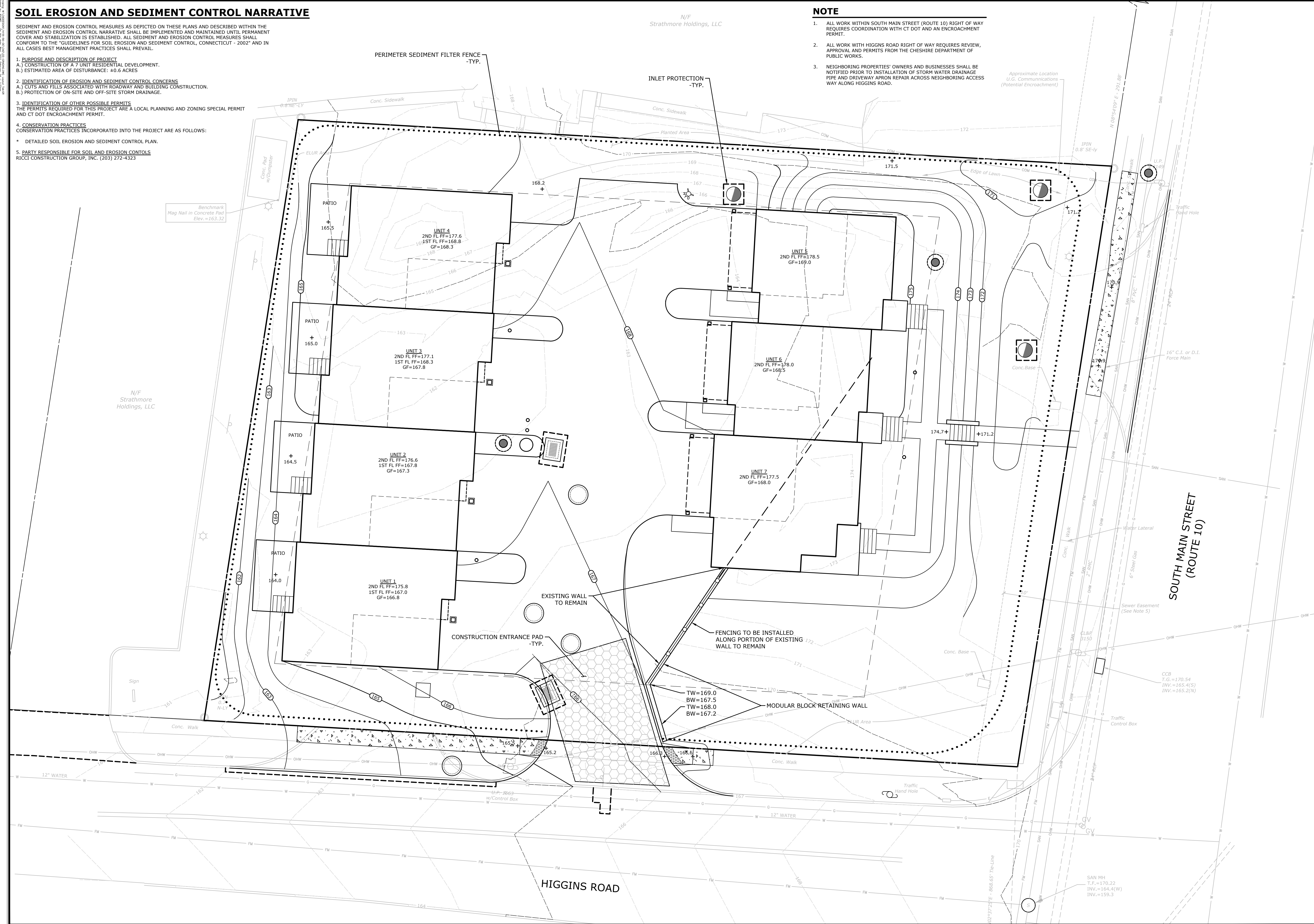
NO.	TITLE
--	TITLE SHEET
LA	SITE PLAN - LAYOUT & LANDSCAPING
GR	SITE PLAN - GRADING & SEDIMENT EROSION CONTROLS
UT	SITE PLAN - UTILITIES
SD-2 - SD-3	SITE DETAILS
1 OF 1	PROPERTY & TOPOGRAPHIC SURVEY

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS. INSTALL SOD AROUND NEW BUILDING. WATER AS NECESSARY TO ESTABLISH SOD.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
6. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WEEDING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
10. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>COMMENTS</u>
AC	8	Abies concolor	White Fir	7' /8" HT.	B&B	
AS	3	Acer rubrum 'Red Sunset'	Red Sunset Maple	3"-3.5" Cal.	B&B	
AG	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6' /7" HT.	B&B	MULTI-STEM
PA	2	Picea abies	Norway Spruce	7' /8" HT.	B&B	
TI	33	Thuja x 'Green Giant'	Green Giant Arborvitae	7' /8" HT.	B&B	
ZG	2	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	3"-3.5" Cal.	B&B	
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>COMMENTS</u>
CS	11	Clethra alnifolia 'Sixteen Candles'	Summersweet Clethra	---	#3	
HW	25	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	---	#3	
IJ	6	Ilex crenata 'Steeds'	Steeds Japanese Holly	---	#3	
PK	13	Pieris japonica 'Katsura'	Katsura Pieris	---	#3	
RD	14	Rhododendron x 'P.J.M. Elite'	P.J.M. Elite Rhododendron	---	#3	
VB	6	Viburnum x 'Burkwoodii'	Burkwood Viburnum	---	#3	
<u>GRASSES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>COMMENTS</u>
PH	18	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	---	#3	



5. PARTY RESPONSIBLE FOR SOIL AND EROSION CONTROLS
RICCI CONSTRUCTION GROUP, INC. (203) 272-4323



1. ALL WORK WITHIN SOUTH MAIN STREET (ROUTE 10) RIGHT OF WAY REQUIRES COORDINATION WITH CT DOT AND AN ENCROACHMENT PERMIT.
2. ALL WORK WITH HIGGINS ROAD RIGHT OF WAY REQUIRES REVIEW, APPROVAL AND PERMITS FROM THE CHESHIRE DEPARTMENT OF PUBLIC WORKS.
3. NEIGHBORING PROPERTIES' OWNERS AND BUSINESSES SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORM WATER DRAINAGE PIPE AND DRIVEWAY APRON REPAIR ACROSS NEIGHBORING ACCESS WAY ALONG HIGGINS ROAD.

[illegible]

387 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT

MDD	MDD	JMM
DESIGNED	DRAWN	CHECKED

SCALE

1" = 10'

NOVEMBER 16, 2020

DATE

1418-56

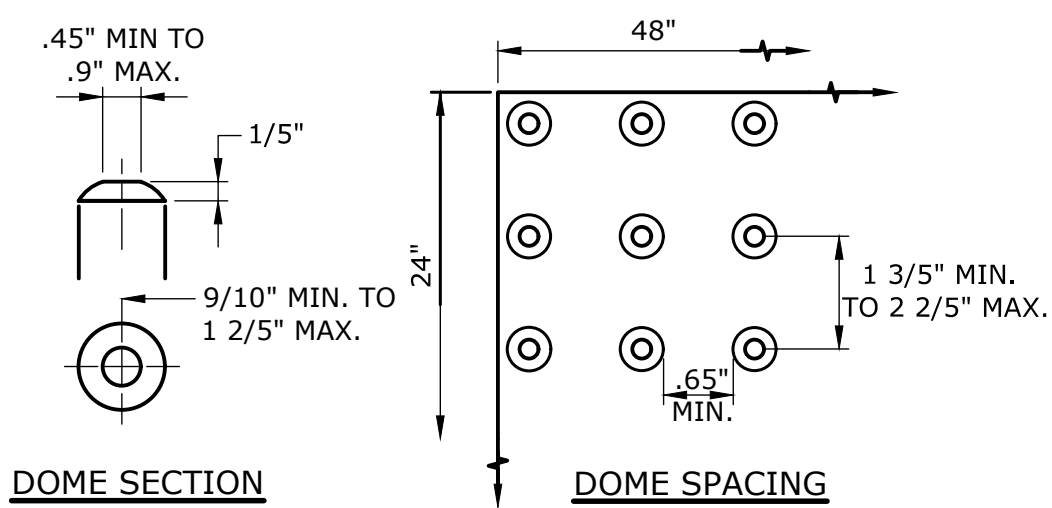
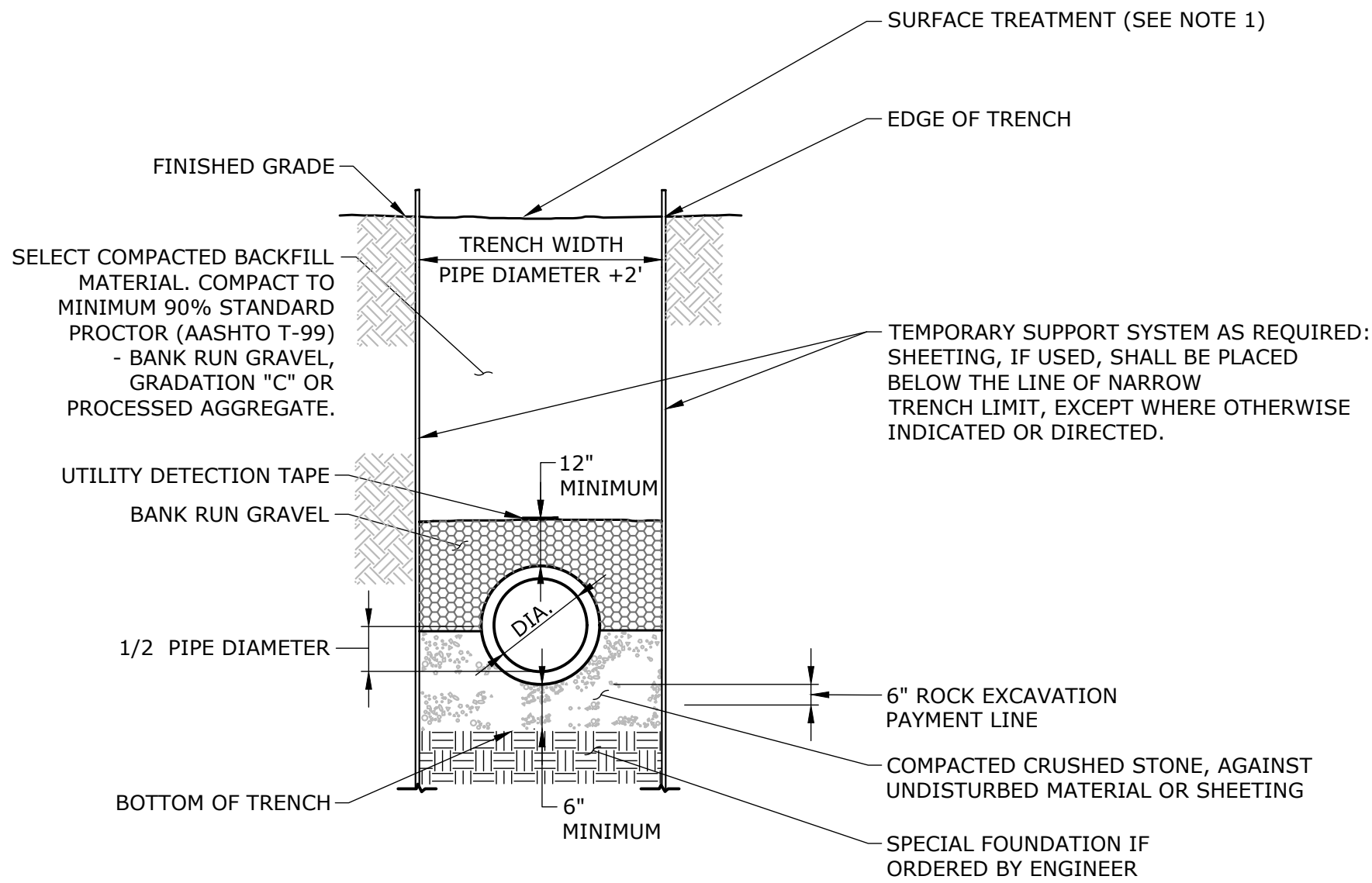
PROJECT NO.

03 OF 08

SHEET NO.

GR

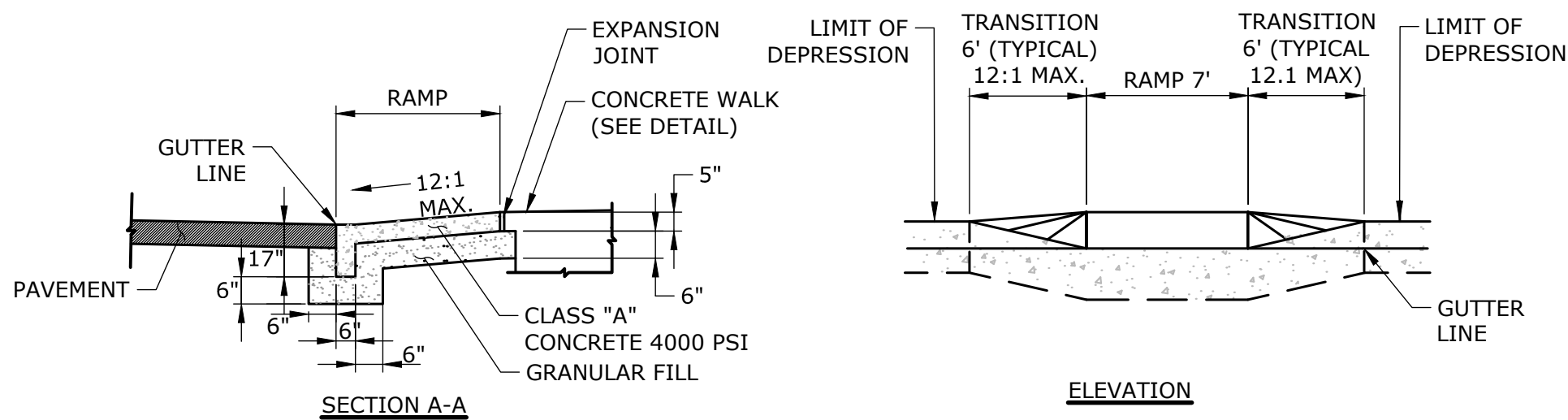
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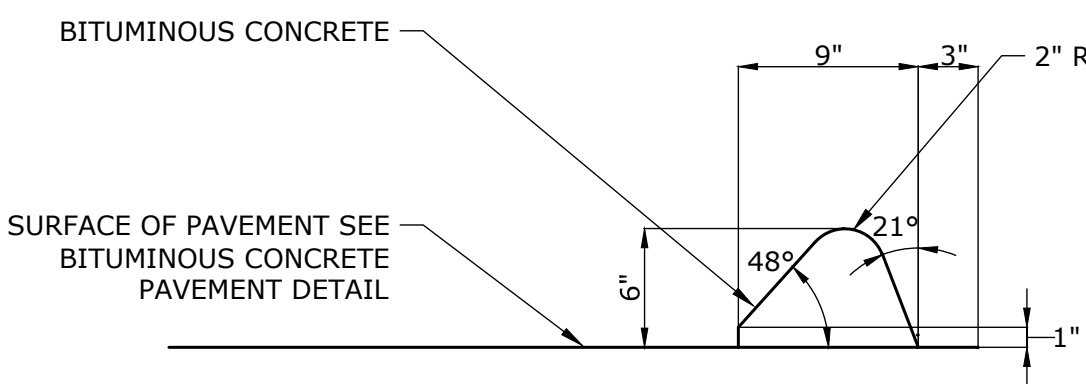
NOTES:

1. MAXIMUM SLOPE OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
2. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
3. ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "C" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS ARTICLE M.03.01.
4. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADAAG SECTION 4.5.
5. DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
6. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION/CONTRACTION JOINT. JOINT SPACING, 12:1 MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECOGNITION OF THIS, A MINIMUM LIMIT OF 15' FOR A PARALLEL RAMP SHALL BE USED. REMOVAL SHALL NOT BE FURTHER THAN 2' FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK".
7. EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN JOINTS EXCEED 12' UNLESS OTHERWISE NOTED.
8. RAISED ISLANDS IN MARKED CROSSINGS SHALL HAVE SIDEWALK RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 4' LONG BETWEEN THE RAMPS. IF THIS CAN NOT BE ACHIEVED, THE RAISED ISLAND SHALL BE CUT THROUGH LEVEL WITH THE ROADWAY AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
9. SIDEWALK RAMPS SHALL BE CONSTRUCTED AND PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK", INCLUDING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP AND DETECTABLE WARNING STRIPS.
10. CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF FORM 814A SECTIONS 8.11 AND 8.13.
11. HANDICAP RAMPS CONFORMING WITH CONNECTICUT GENERAL STATUTES, SEC. 7-118a, SHALL BE INCORPORATED IN ALL PROPOSED SIDEWALKS AND AT ALL STREET INTERSECTIONS, AND AT ALL OTHER LOCATIONS WHERE THE GRADE OF A DRIVEWAY OR OTHER FACILITY TAKES PRECEDENCE OVER THE GRADE OF THE PROPOSED SIDEWALK.
12. TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
13. INSTALL THE EDGE OF THE DETECTABLE WARNING 6" FROM THE EDGE OF ROAD.
14. TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, AND ALIGN DOMES ON A SQUARE GRID. IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOT TO SCALE



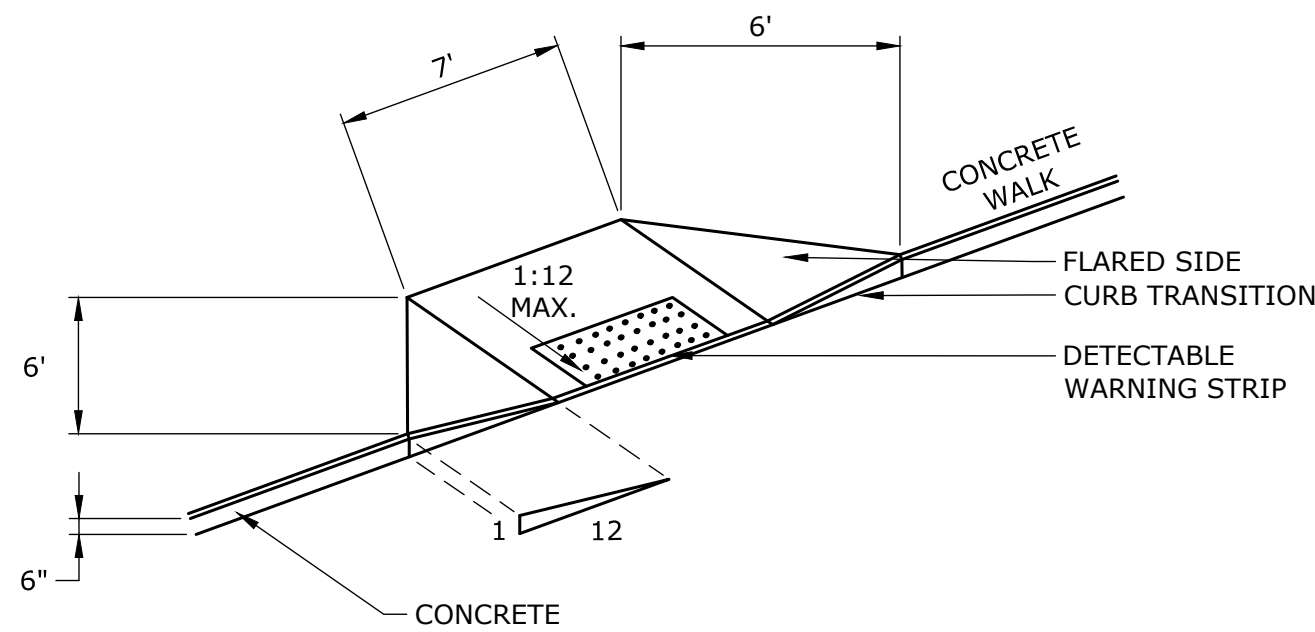
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NOTES:

1. CONCRETE IS TO BE AIR ENTRAINED 3%-6%
2. CONCRETE CURB MAY BE PRECAST UNITS. SUBMIT SHOP DRAWINGS.

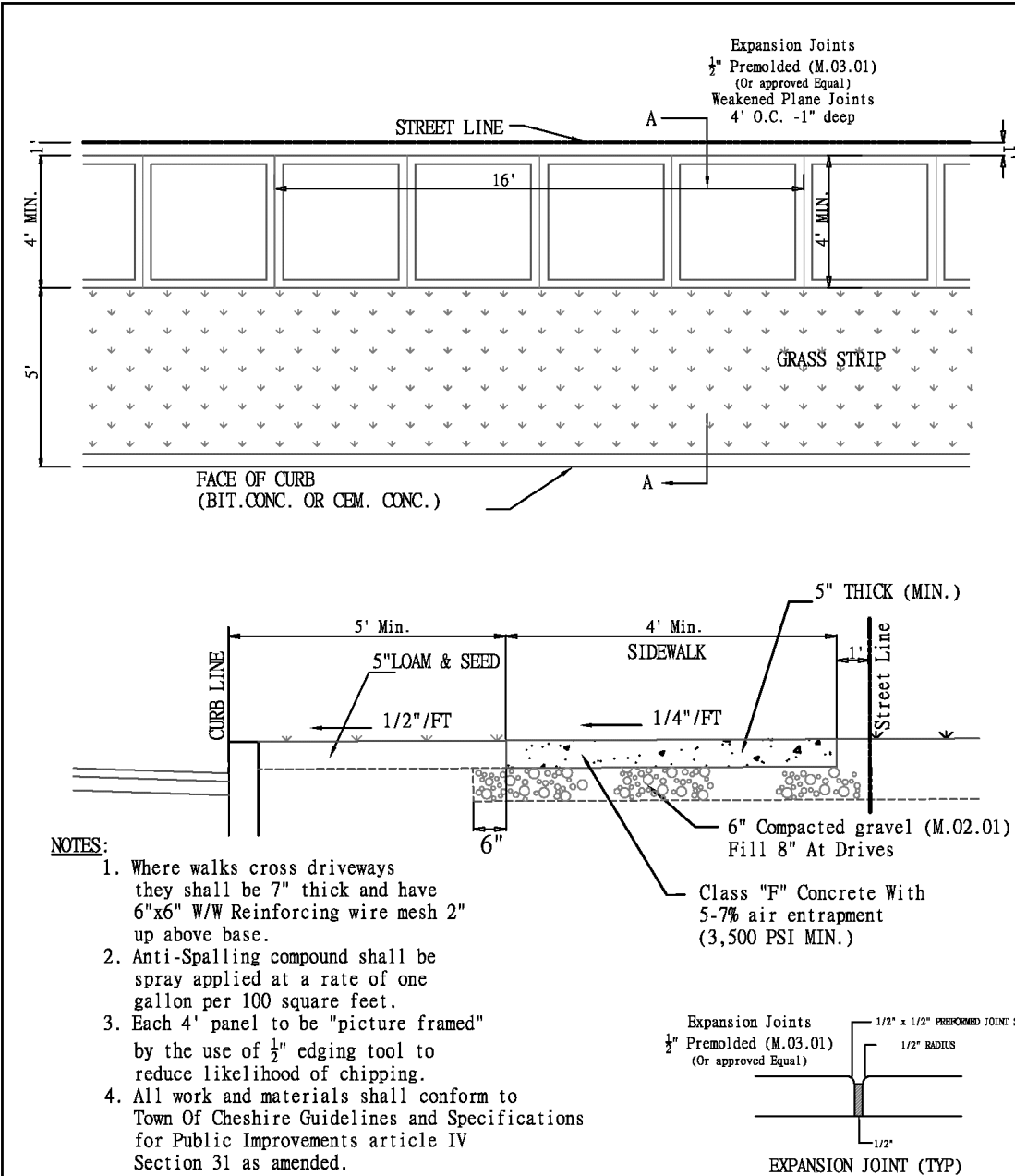
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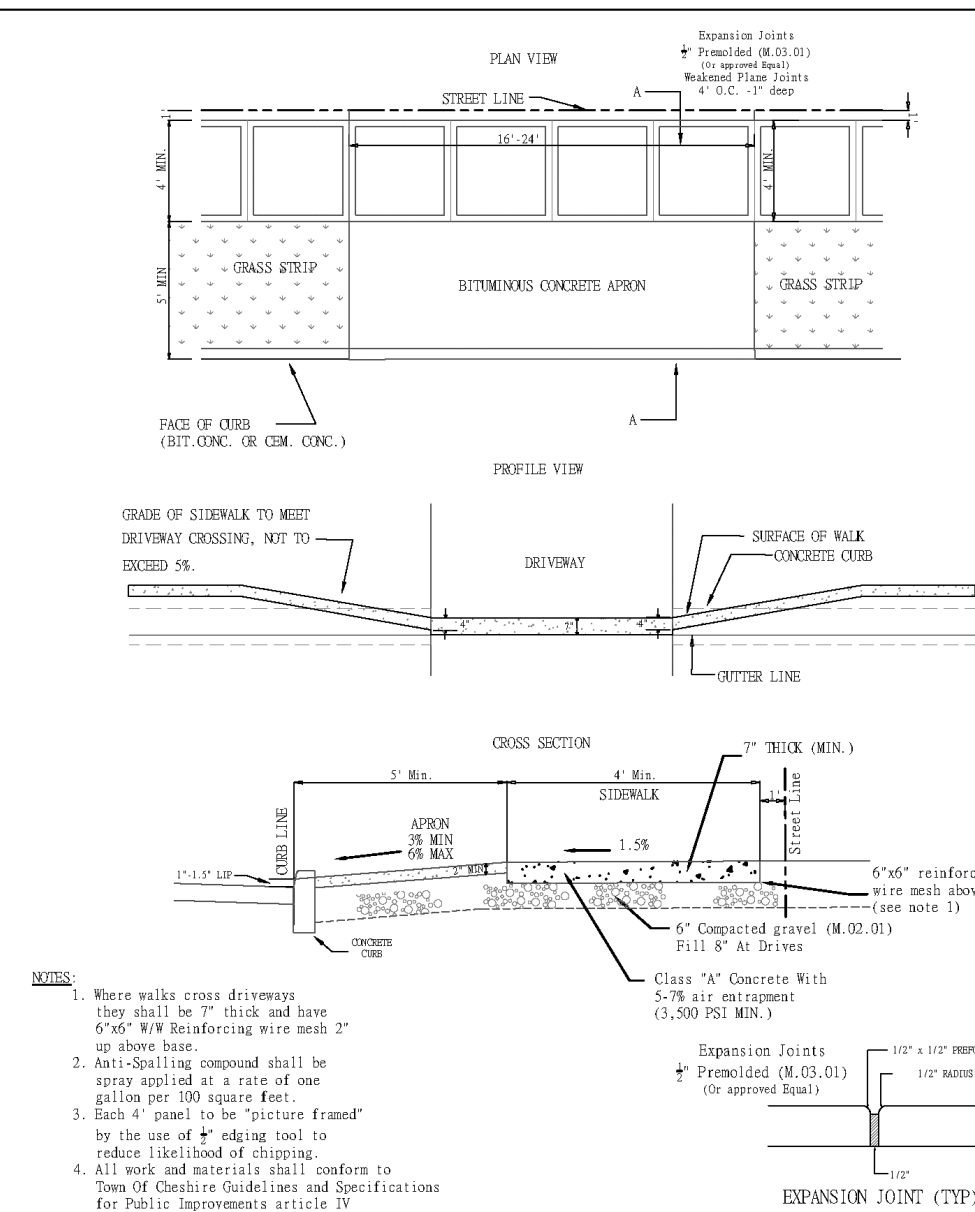
NOTES:

1. ALL INDICATED SLOPES ARE MAXIMUMS

NOT TO SCALE



NOT TO SCALE



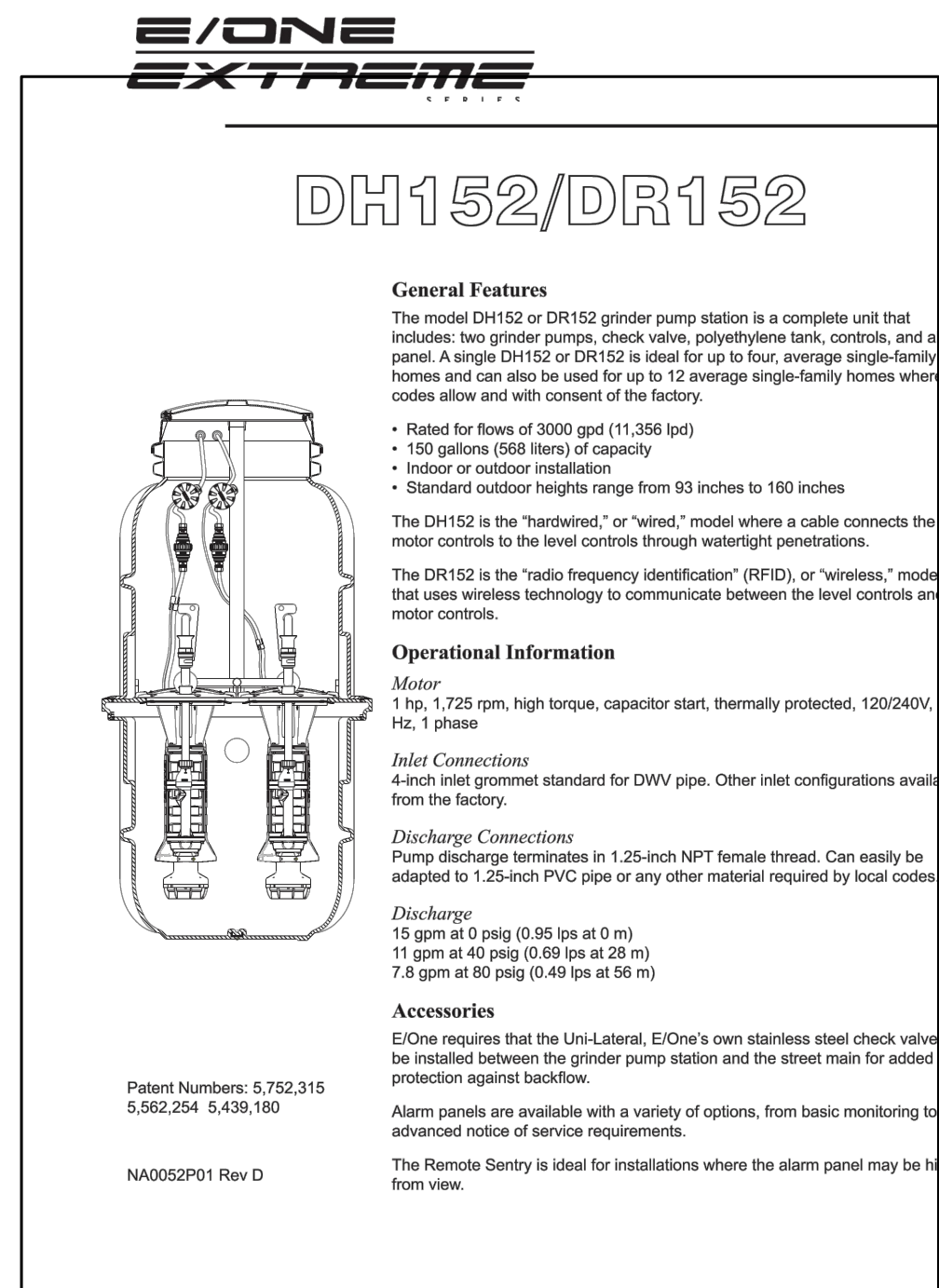
NOTES:

1. Where walks cross driveways they shall be 7" thick and have 6"x6" R/W Reinforcing wire mesh 2" up above base.
2. Anti-Spalling compound shall be spray applied at a rate of one gallon per 100 square feet.
3. Each 4' panel to be "picture framed" by the use of $\frac{1}{2}$ " edging tool to reduce likelihood of chipping.
4. All work and materials shall conform to Town Of Cheshire Guidelines and Specifications for Public Improvements article IV Section 31 as amended.

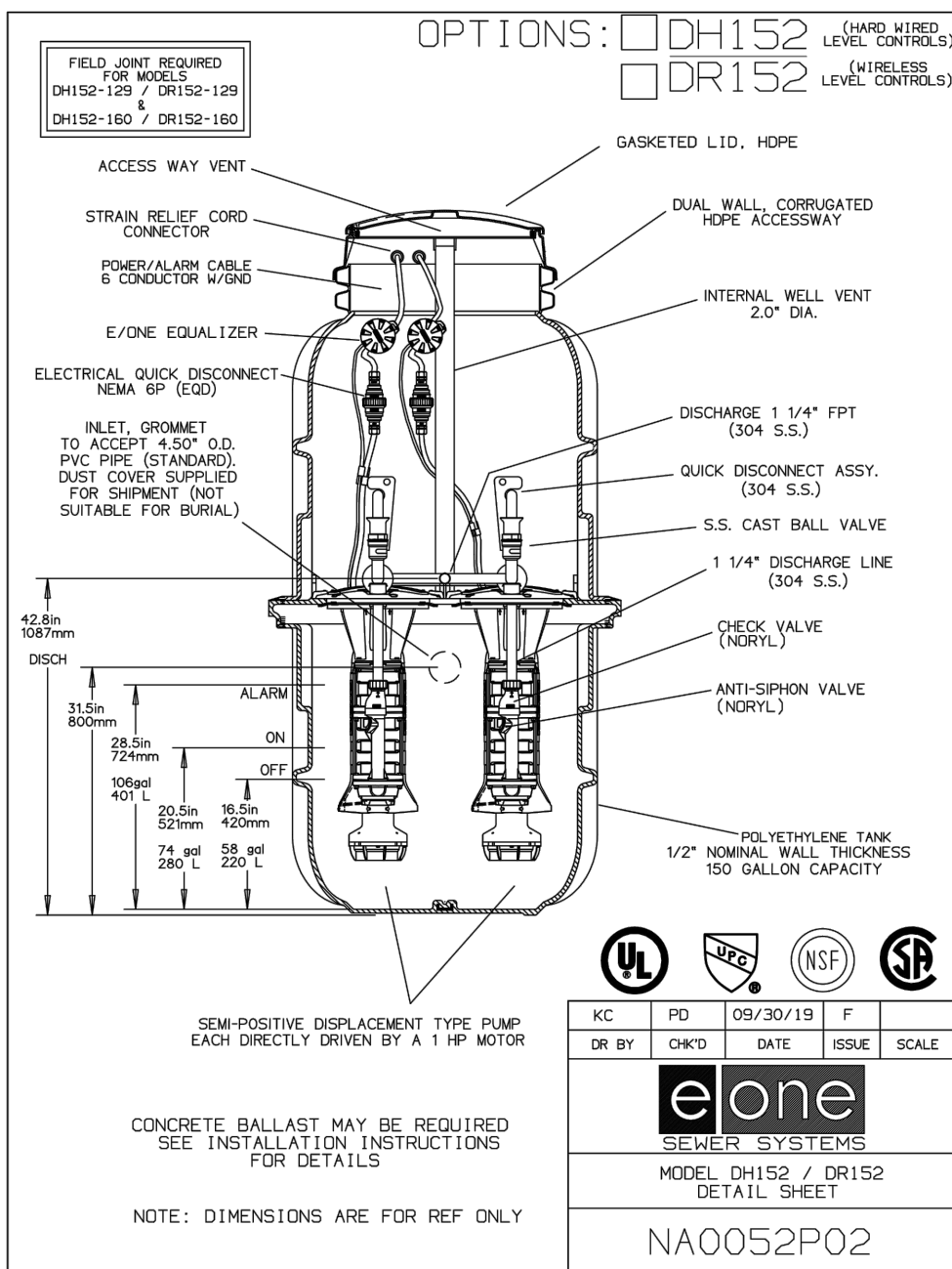
EXPANSION JOINT (TYPE 1)

TOWN OF CHESHIRE Department Of Public Works And Engineering	CEMENT CONCRETE SIDEWALK	SCALE:	DATE:	REVISION
		N.T.S.	1/18	
		DETAIL NO.	CAD FILE	FILE NO.
			APPENDIX A-	

TOWN OF CHESHIRE Department Of Public Works And Engineering	CEMENT CONCRETE SIDEWALK DRIVEWAY CROSSING	SCALE:	DATE:	REVISION
		N.T.S.	6/16	
		DETAIL NO.	CAD FILE FILE NO. APPENDIX A-	

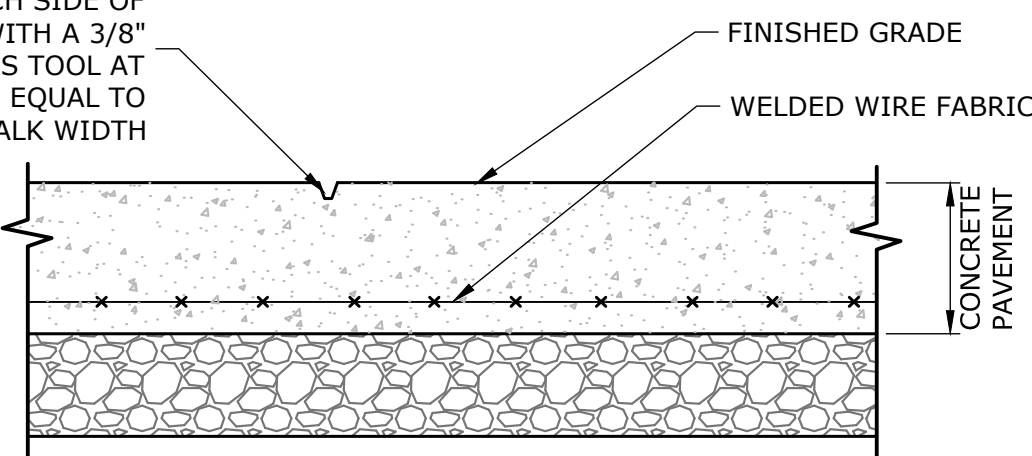


NOT TO SCALE



1/4"W x 1"D GROOVE,
TROWEL EACH SIDE OF
JOINT WITH A 3/8"
RADIUS TOOL AT
SPACING EQUAL TO
SIDEWALK WIDTH

NOT TO SCALE



SITE DETAILS

PROPOSED RESIDENTIAL INFILL DEVELOPMENT

687 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT

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DESIGNED	DRAWN	CHECKED

NOT TO SCALE

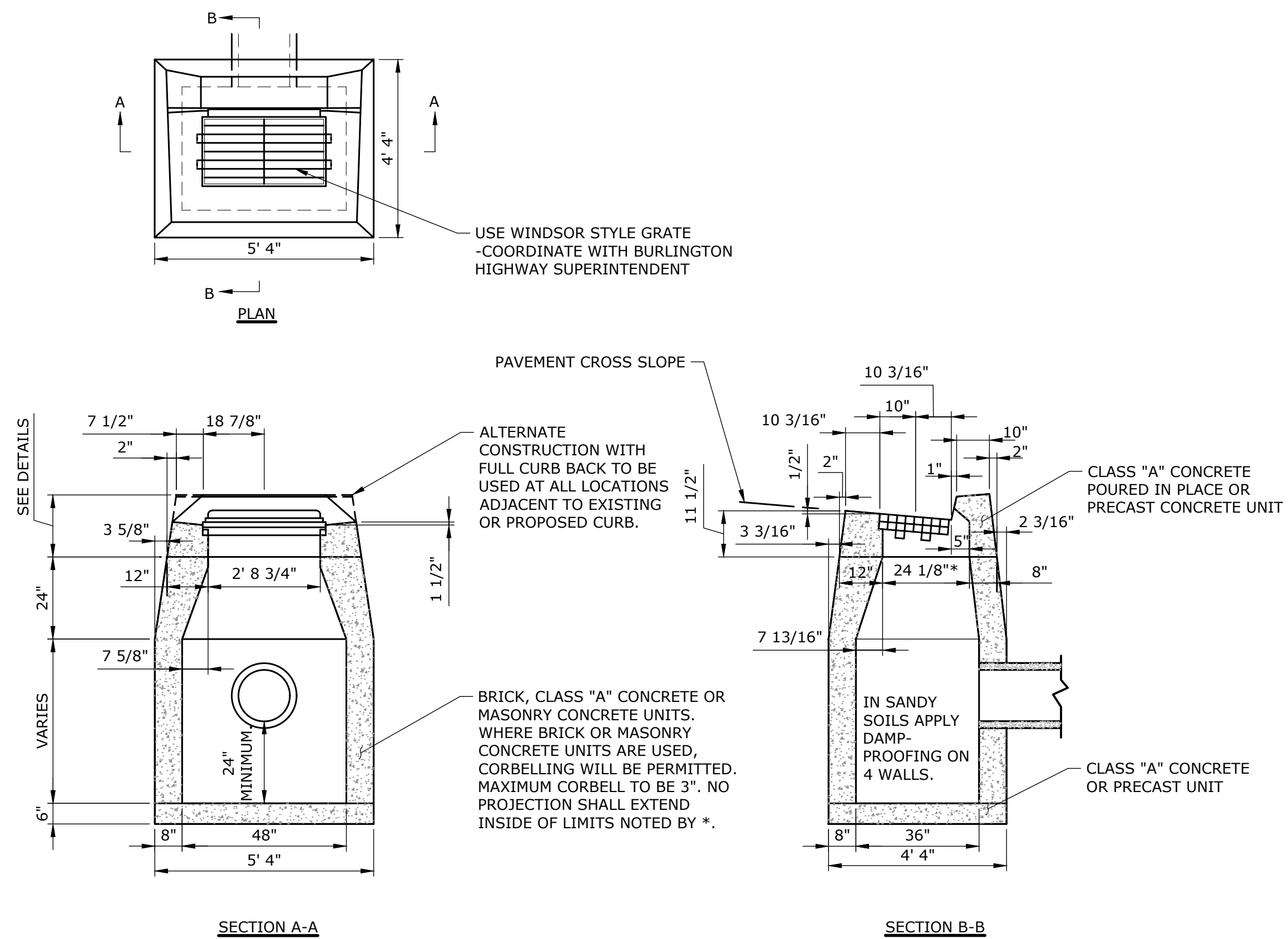
NOVEMBER 16, 2020

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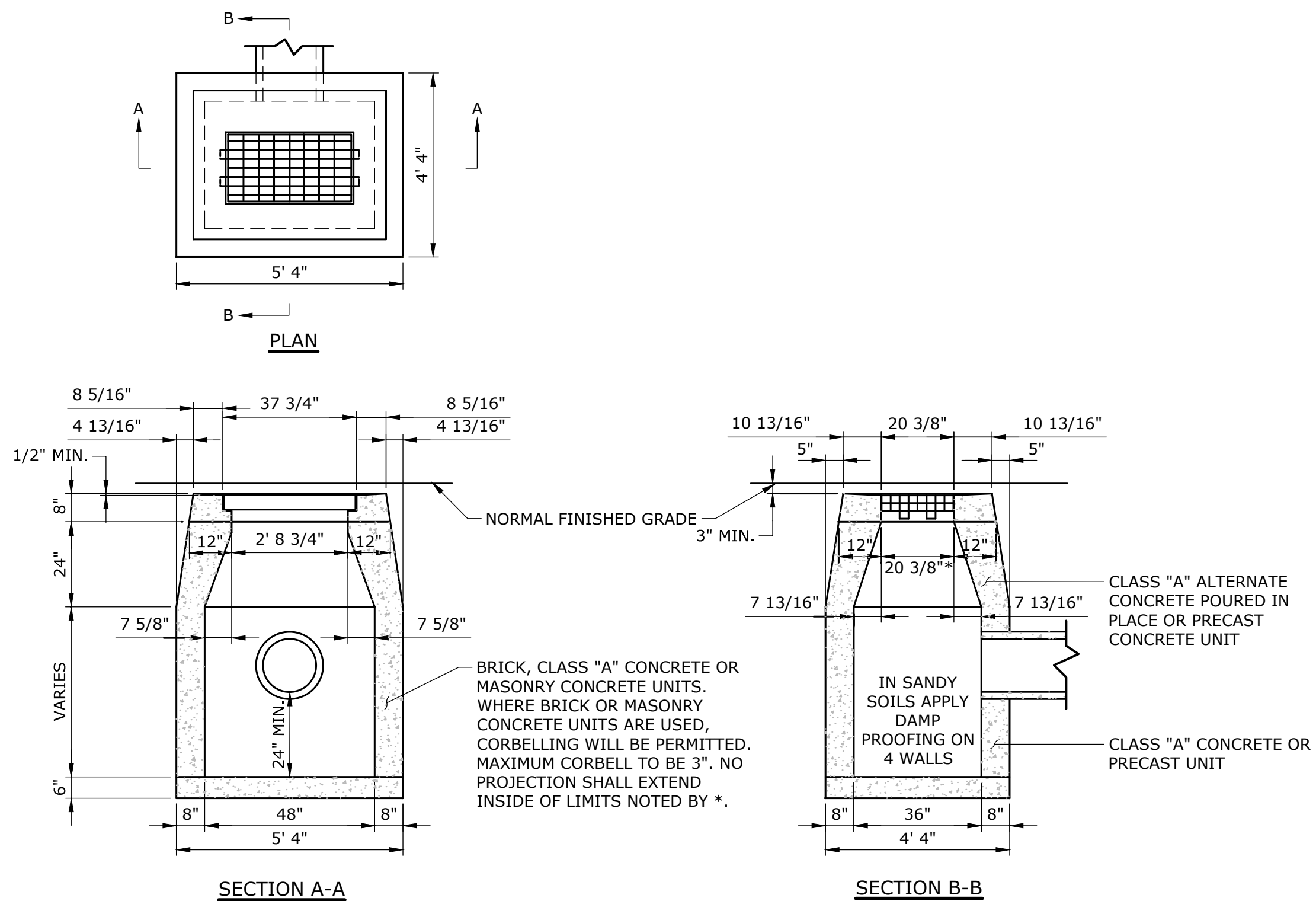
SD-2

SHEET NAME



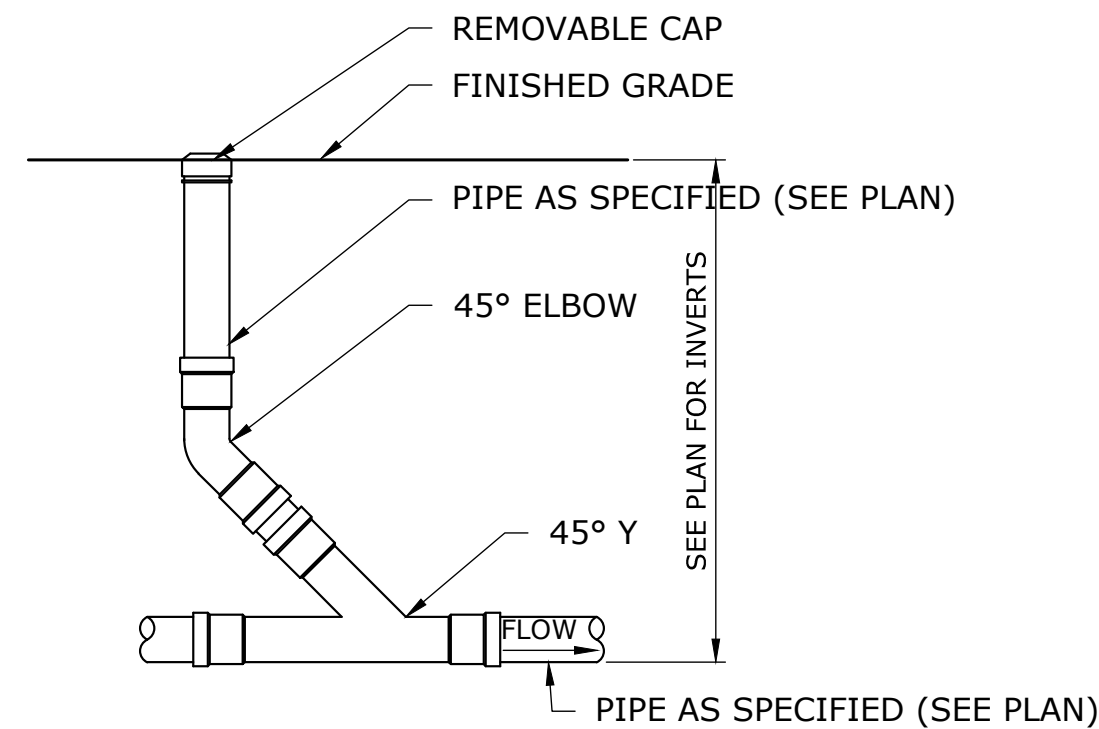
- NOTES:**
1. WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT, THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.
 2. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.

TYPE "C" CATCH BASIN
NOT TO SCALE

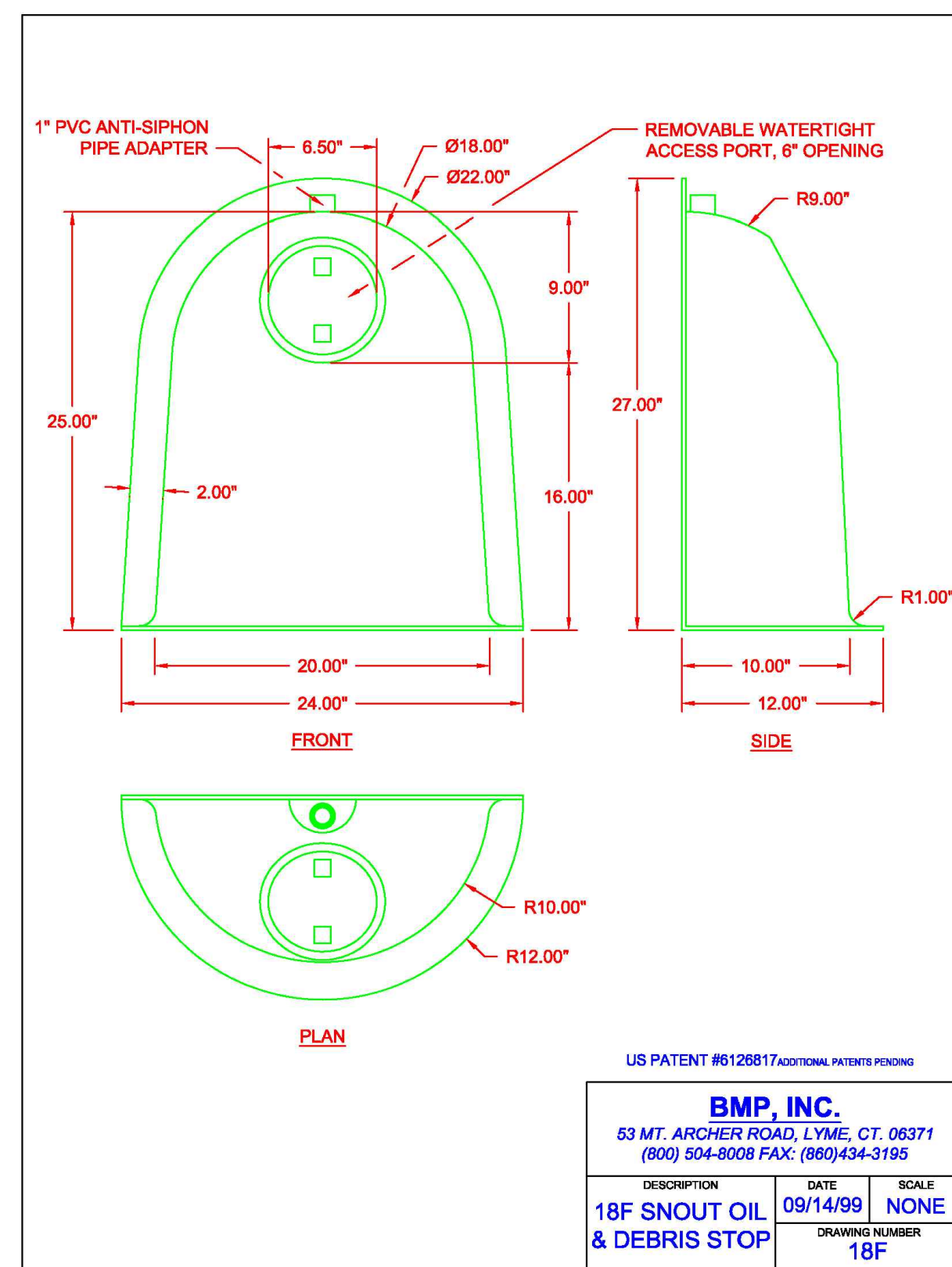


- NOTES:**
1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

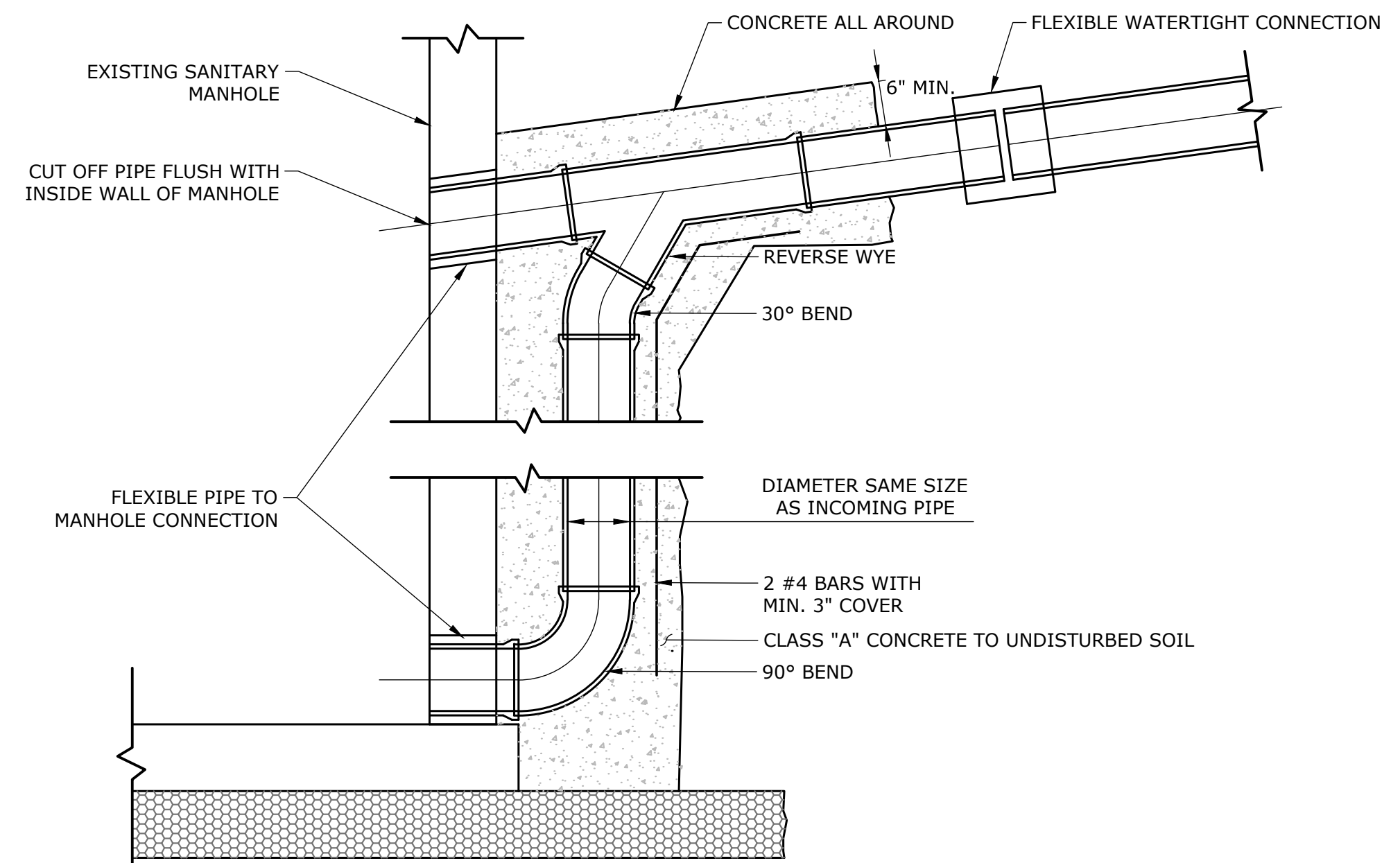
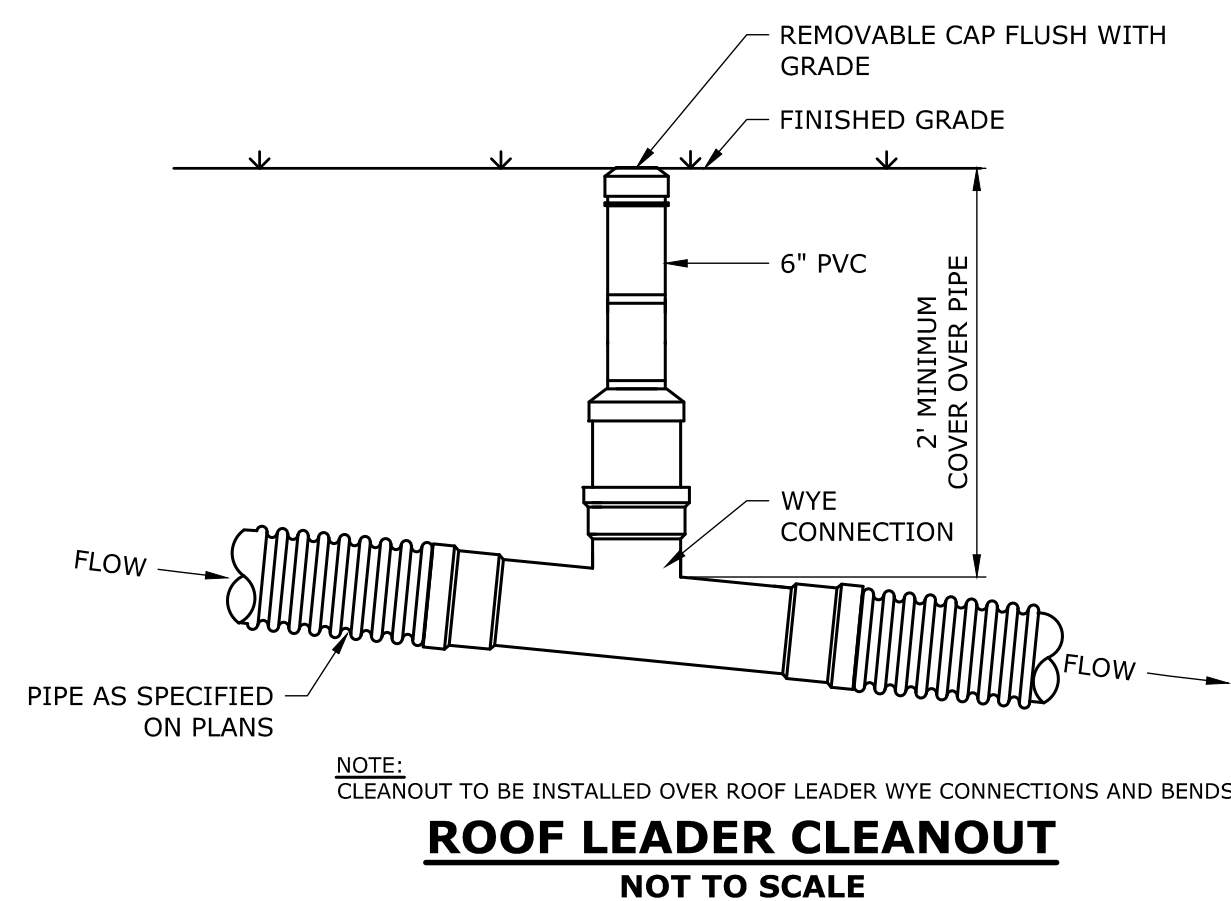
TYPE "C-L" CATCH BASIN
NOT TO SCALE



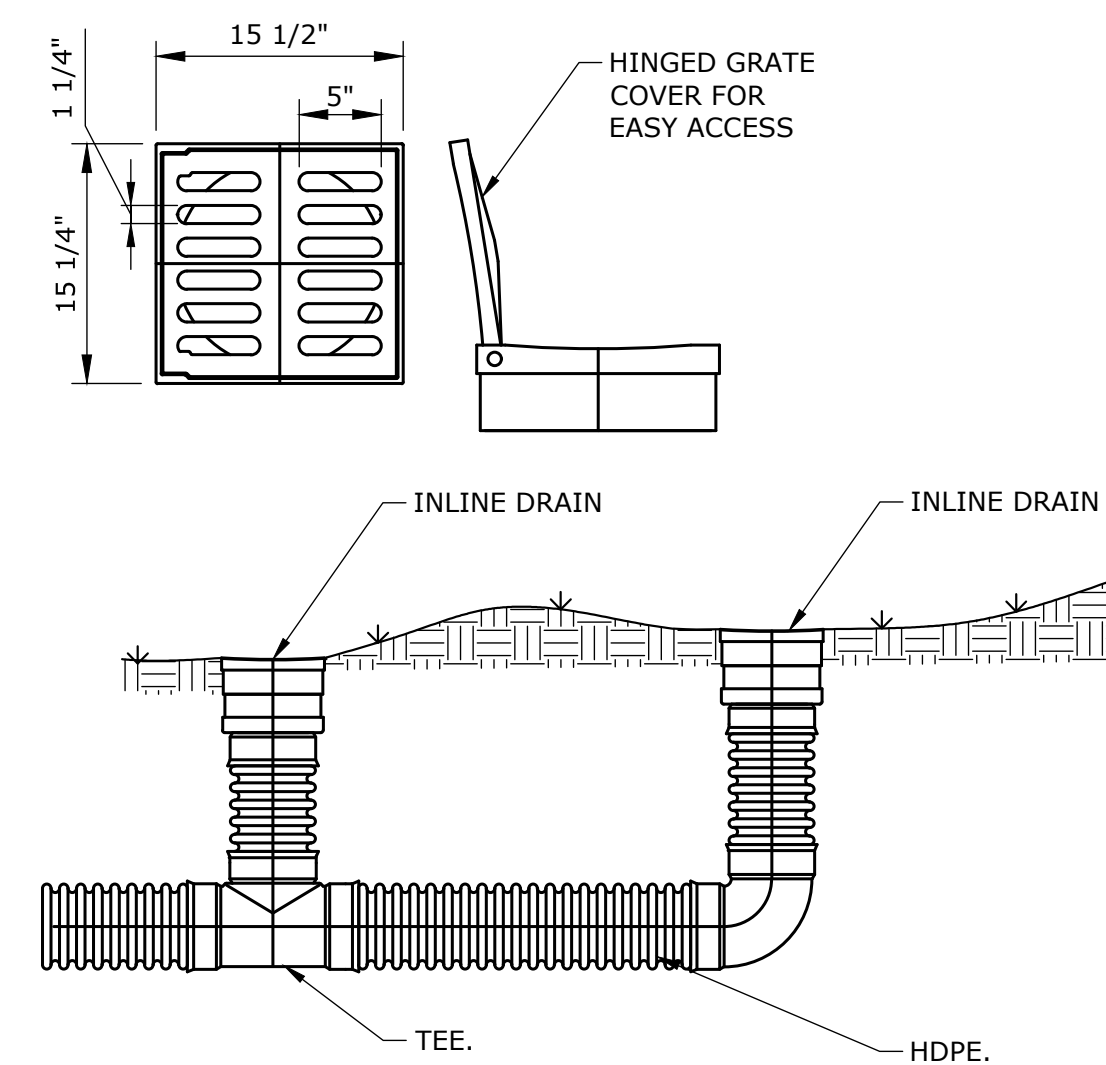
SANITARY CLEANOUT
NOT TO SCALE



HOODED OUTLET DETAIL
NOT TO SCALE

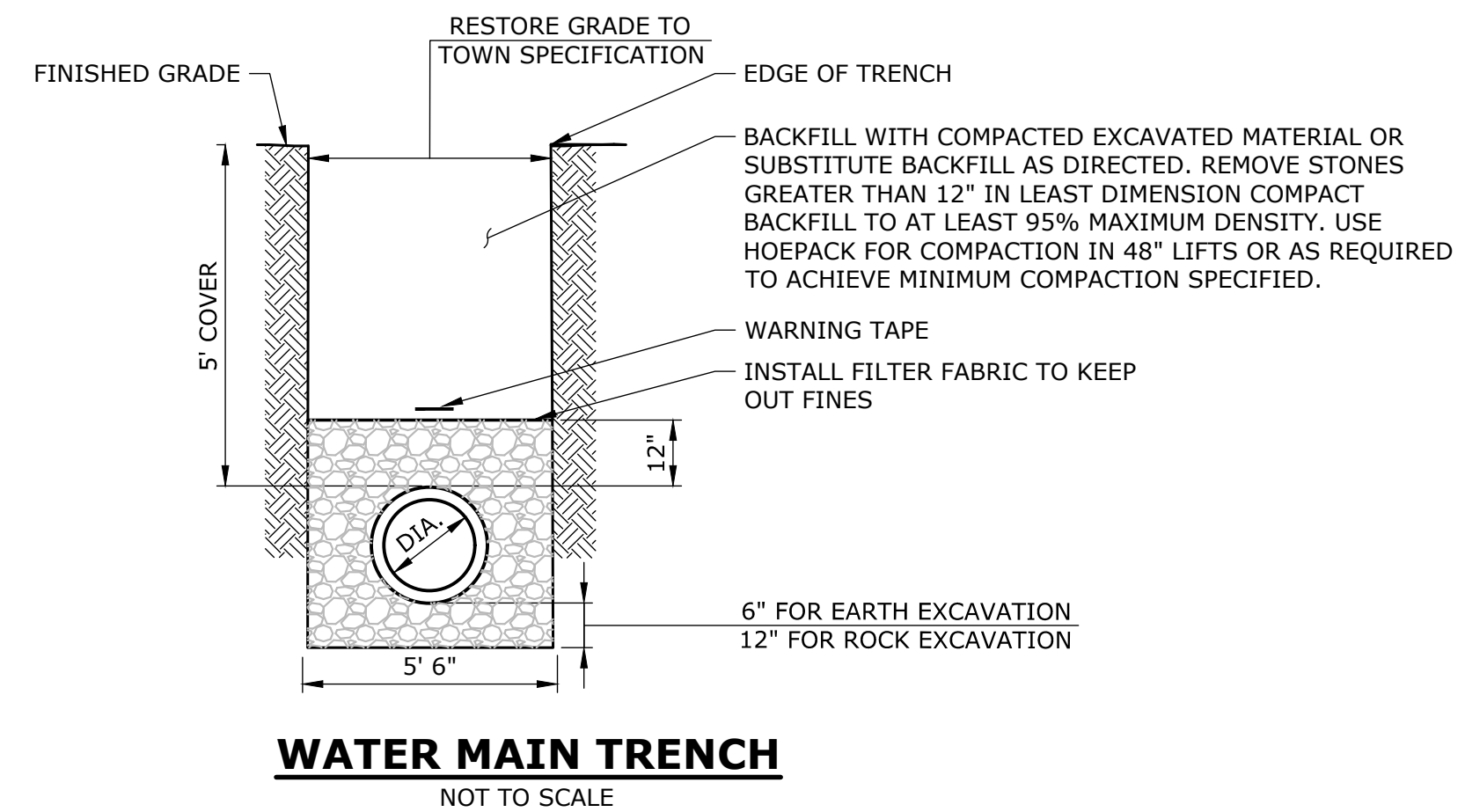


OUTSIDE DROP MANHOLE
NOT TO SCALE



- NOTES:**
1. ALL AREA DRAIN GRATES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS.
 - 1.1. 15" CAST IRON GRATE DRAIN AREA = 92.5SQ. INCH GRATE HAS H-20 (HEAVY TRAFFIC) DOT RATING .
 - 1.2. MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B.
 - 1.3. CASTINGS ARE FURNISHED WITH A BLACK PAINT.
 - 1.4. INLINE DRAIN TO BE NYLOPLAST INC OR APPROVED EQUAL.

AREA DRAIN AND GRATE
NOT TO SCALE



DESCRIPTION	DATE	BY
TOWN COMMENTS	2/19/2021	ACD

SITE DETAILS

PROPOSED RESIDENTIAL INFILL DEVELOPMENT

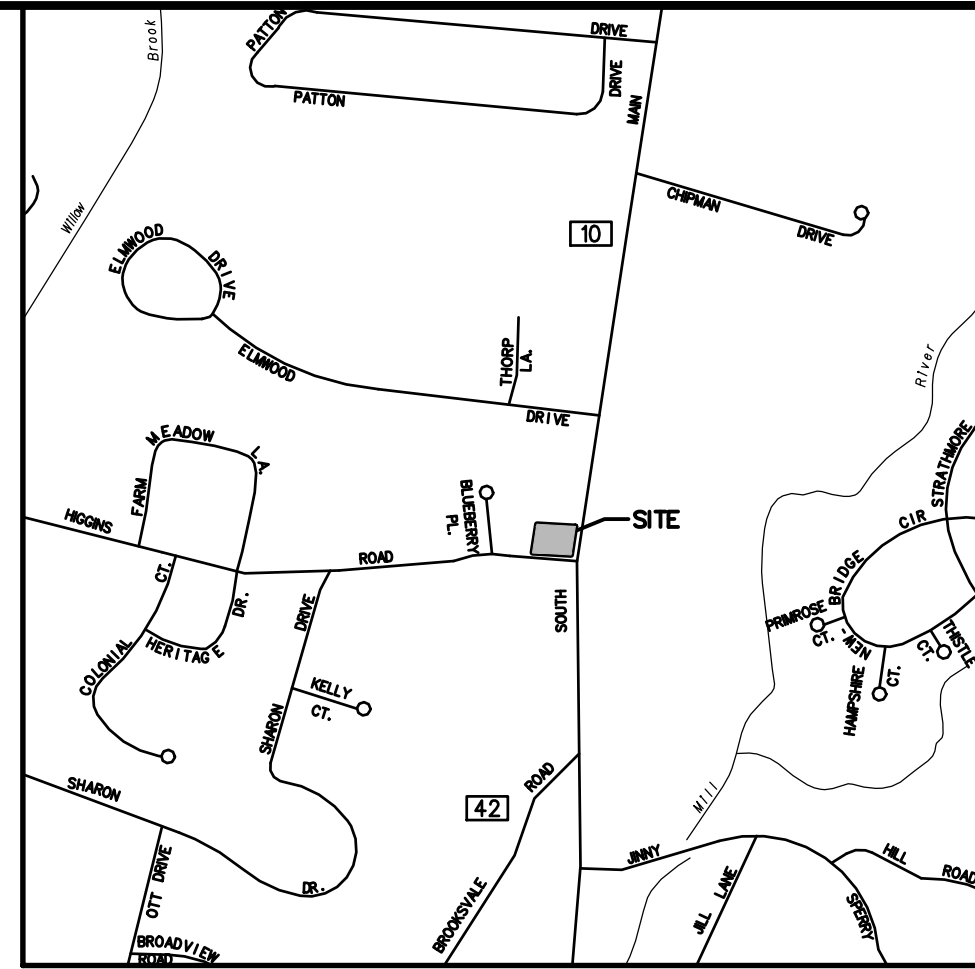
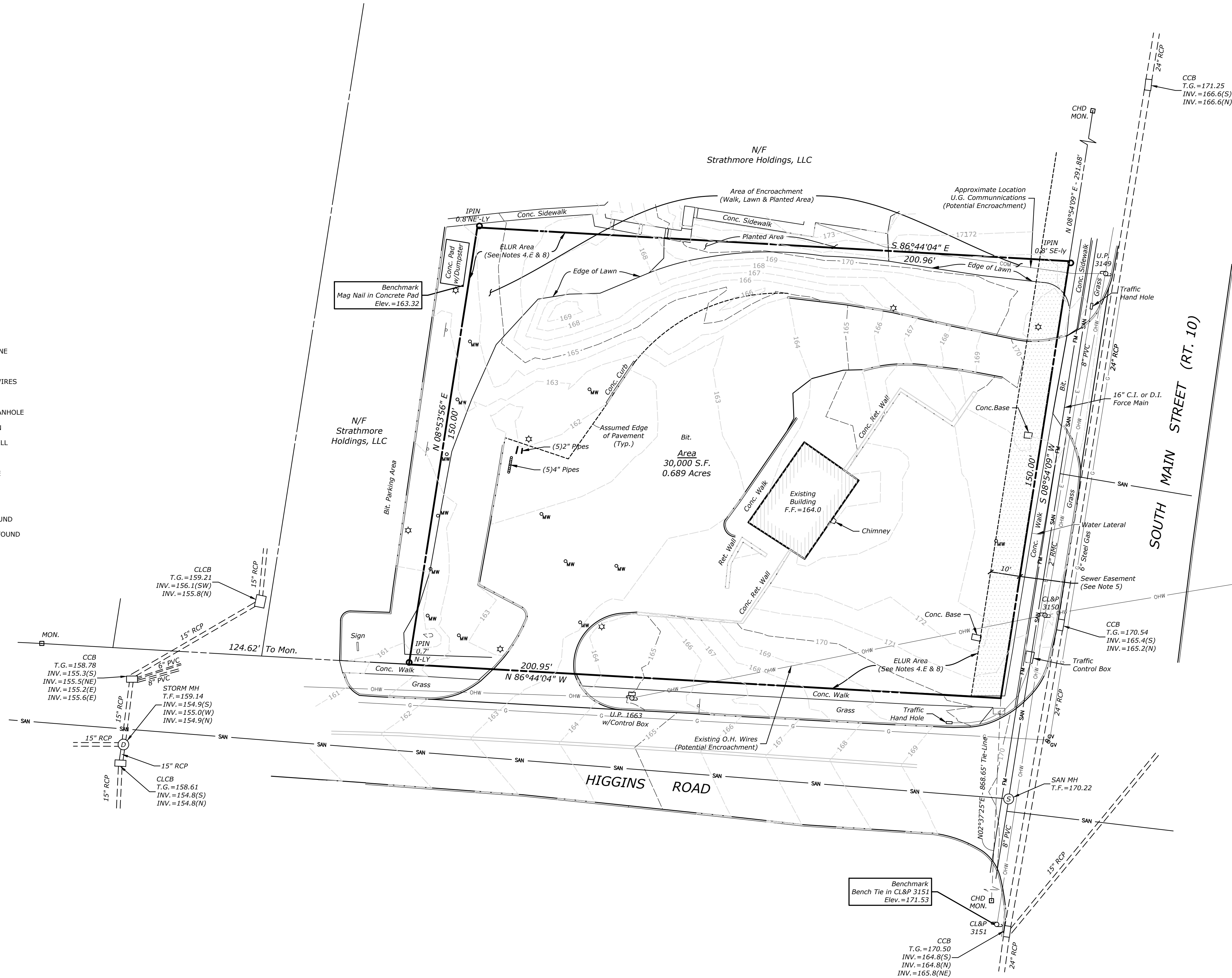
687 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT

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DESIGNED	DRAWN	CHECKED
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SCALE		
NOVEMBER 16, 2021		
DATE		
1418-56		
PROJECT NO.		
07 OF 08		
SHEET NO.		
SD-3		
SHEET NAME		



LEGEND

- STREET LINE
- PROPERTY LINE
- EASEMENT
- OHW
- FM
- SANITARY MANHOLE
- CATCH BASIN
- MONITOR WELL
- GAS VALVE
- UTILITY POLE
- LIGHT POST
- SIGN
- IRON PIN FOUND
- MONUMENT FOUND



LOCATION MAP
SCALE: 1"=1000'

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 AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN PROPERTY AND T-2 TOPOGRAPHIC SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS V-2.
- NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983) ESTABLISHED BY GPS.
- ELEVATIONS, CONTOURS, AND BENCHMARKS ARE BASED UPON NAVD 1988 ESTABLISHED BY GPS.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF CHESHIRE NEW HAVEN-CHESHIRE ROAD FROM RICHARDS CORNERS NORTHERLY TO SO. MERIDEN ROAD ROUTE NO.10.", SCALE: 1"=40', DATED: DECEMBER 12, 1935
 - "SEWER COMMISSION TOWN OF CHESHIRE, CONNECTICUT SANITARY SEWER EASEMENTS PLAN NO.51" BY METCALF & EDDY, INC., SCALE: 1"=40', DATED: OCT. 1976 (SEE VOLUME 300, PAGE 264 C.L.R.)
 - "RESUBDIVISION MAP 673 SOUTH MAIN STREET CHESHIRE, CONN." BY DONALD L. DISBROW, SCALE: 1"=50', DATED: JANUARY 18, 1985, REVISED MARCH 22, 1985 (MAP #2296-B C.L.R.)
 - "BOUNDARY & TOPOGRAPHICAL SURVEY 687 SOUTH MAIN STREET CHESHIRE, CT. PREPARED FOR ALDIN ASSOCIATES" BY FRANSEN CONSULTANTS, INC. SCALE: 1"=20', DATED: 9/14/88 (MAP #2773 C.L.R.)
 - "EASEMENT MAP PREPARED FOR ALDIN ASSOCIATES LIMITED PARTNERSHIP 687 SOUTH MAIN STREET CHESHIRE, CONNECTICUT - EASEMENT MAP "FORMER CHESHIRE SUNOCO STATION" EXHIBIT C OF THE DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT" BY LENARD ENGINEERING, INC., SCALE: 1"=20', DATED: JUNE 21, 2013 (MAP #4406 C.L.R.)
- PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF A COVENANT & AGREEMENT AS DESCRIBED IN VOLUME 261, PAGE 191 OF THE CHESHIRE LAND RECORDS.
- PROPERTY SUBJECT TO SANITARY SEWER EASEMENT DESCRIBED IN VOLUME 300, PAGE 264 OF THE CHESHIRE LAND RECORDS.
- REFERENCE IS MADE TO A APPROVAL OF SUBORDINATION WAIVER AS DESCRIBED IN VOLUME 2603, PAGE 268 OF THE CHESHIRE LAND RECORDS.
- THE PROPERTY IS SUBJECT TO A DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT AS DESCRIBED IN VOLUME 2603, PAGE 257 OF THE CHESHIRE LAND RECORDS.
- SITE WAS UNDER ACTIVE CONSTRUCTION AT TIME OF SURVEY AND EXISTING WOOD CHIP PILES WERE ON SITE POTENTIALLY OBSCURING FEATURES.
- PER MAP REFERENCE IN NOTE 4.E THE SITE CONTAINS NUMEROUS MONITORING WELLS WHICH WERE NOT VISIBLE AT THE TIME OF THE FIELD SURVEY.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO MILONE & MACBROOM, INC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. "CALL BEFORE YOU DIG" DIAL 811 OR 1-800-922-4455.

PROPERTY & TOPOGRAPHIC SURVEY

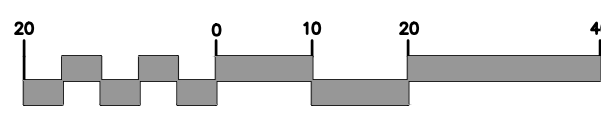
MAP OF LAND
687 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT
OWNED BY
687 SOUTH MAIN, LLC

JG/RC	TP/MC	--
FIELD	DRAWN	CHECKED
SCALE	1"=20'	
DATE	SEPTEMBER 4, 2020	

MILONE & MACBROOM
SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
WWW.MMINE.COM | SLRCONSULTING.COM

1418-56
PROJECT NO.
1 OF 1
SHEET NO.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATE	REVISION