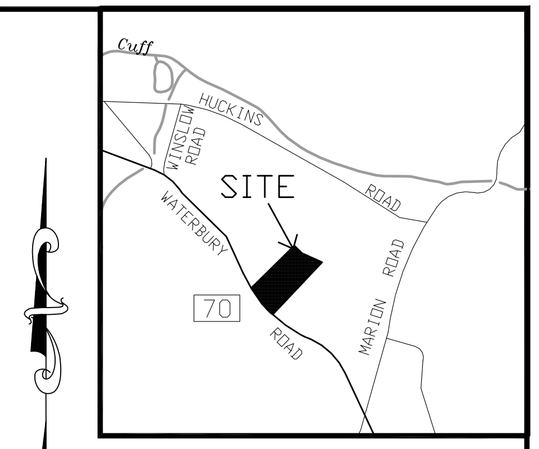
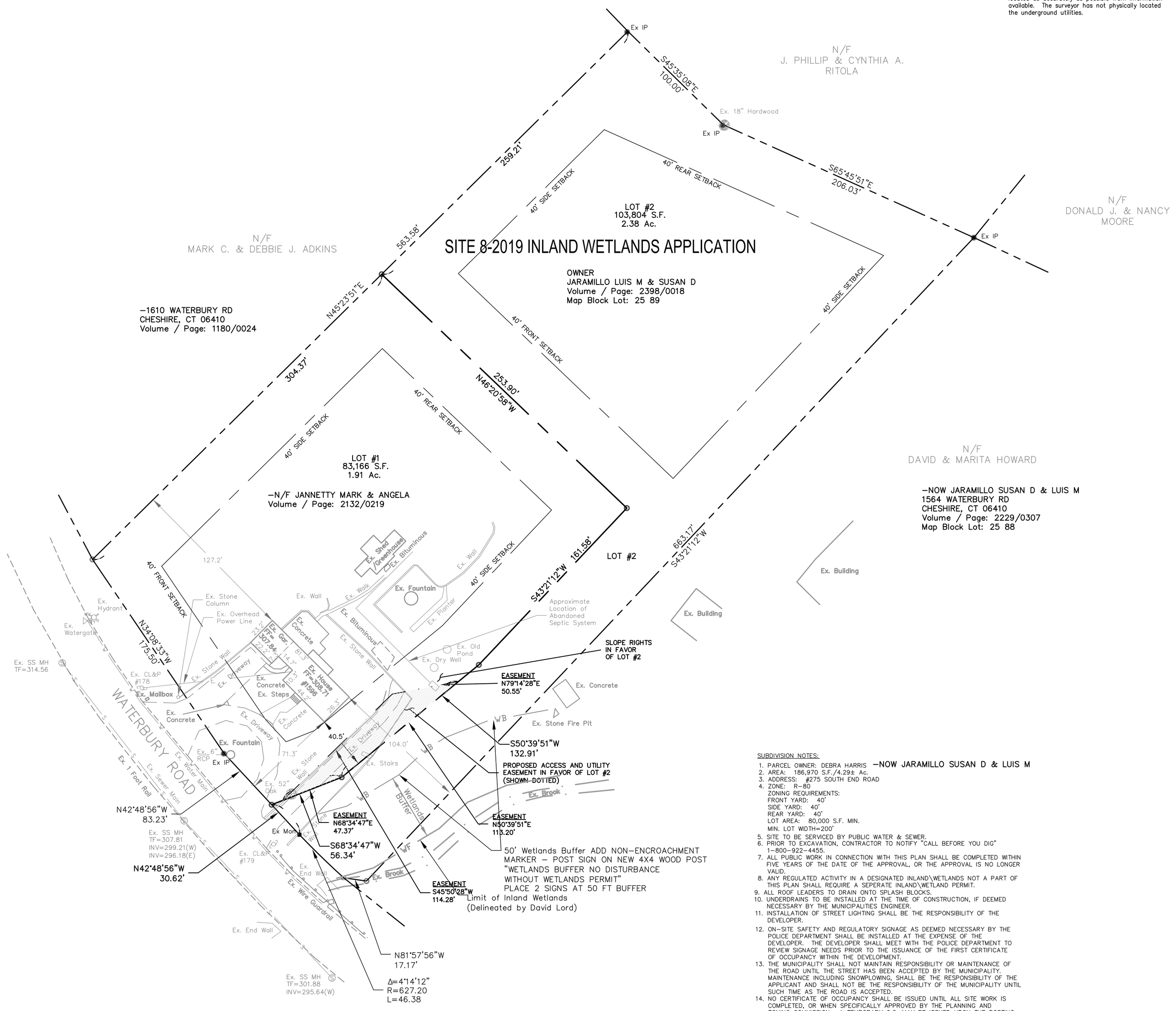
Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



KEYMAP SCALE: 1"=1000'



SUBDIVISION NOTES:

1. PARCEL OWNER: DEBRA HARRIS -NOW JARAMILLO SUSAN D & LUIS M
2. AREA: 186,970 S.F./4.29± Ac.
3. ADDRESS: #275 SOUTH END ROAD
4. ZONE: R-80
   ZONING REQUIREMENTS:
   FRONT YARD: 40'
   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WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.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 NOT A PART OF THIS PLAN SHALL REQUIRE A SEPERATE INLAND\WETLAND PERMIT.
9. ALL ROOF LEADERS TO DRAIN ONTO SPLASH BLOCKS.
10. UNDERDRAINS 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 WHEN 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 (203) 271-6670 AND (203) 271-6650 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 15%.

LEGEND

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

Map Reference:
MAP OF LAND TO BE CONVEYED TO LEONE & LAURA LEDOUX, CHESHIRE-WATERBURY ROAD, CHESHIRE, CONN.; DATE: APRIL 1947; SCALE: 1"=30'; BY H.E. DAGGETT, CIVIL ENGINEER MERIDEN CT; MAP FILE #864

MAP SHOWING PROPERTY OF LAURA D. LEDOUX AND PARCELS TO BE EXCHANGED WITH DAVID & MARITA HOWARD; WATERBURY ROAD CHESHIRE, CONN.; SCALE: 1"=40'; DATE: JAN. 11, 2002; BY OFFICE OF MATTSON ASSOCIATES, 138 R SOUTH MAIN ST. CHESHIRE, CONN.

MAP OF PROPERTY OF LEON LEDOUX, CHESHIRE, CONN.; DATE: JULY 1953; SCALE: 1"=60'; BY HOWARD J. PRITCHARD; FILED IN TOWN CLERKS OFFICE POCKET NO. 8 FILE NO. 2

TOWN OF CHESHIRE, CONNECTICUT, WATER POLLUTION CONTROL AUTHORITY, WEST CHESHIRE AREA SEWERS; WATERBURY ROAD (ROUTE 70) - STA. 0+00 TO STA. 12+00; SCALE: HORIZ. 1"=40', VERT. 1"=4'; DATE: 7/29/91; BY METCALF & EDDY; JOB NO. 004295, FILE NO. H-91862-1, CONTRACT 89-3, SHEET 1 OF 12.

TOWN OF CHESHIRE, CONNECTICUT, WATER POLLUTION CONTROL AUTHORITY, WEST CHESHIRE AREA SEWERS; WATERBURY ROAD (ROUTE 70) - STA. 12+00 TO STA. 24+00; SCALE: HORIZ. 1"=40', VERT. 1"=4'; DATE: 7/29/91; BY METCALF & EDDY; JOB NO. 004295, FILE NO. H-91862-1, CONTRACT 89-3, SHEET 2 OF 12.

CONTOUR NOTES

1. CONTOUR INTERVAL = 2'
2. ELEVATIONS BASED ON U.S.C. & G.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.

REVISIONS 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: 9-3-2019 WETLANDS SIGNS
REVISION: 8-25-2019 IW APP

DB:	SR:	DR:
MPT	RB	SB

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.

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
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SITE PLANNERS • BUILDING ENGINEERS
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MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

LOT LINE ADJUSTMENT MAP

for

DEBRA HARRIS

#1596 WATERBURY ROAD
CHESHIRE, CT

SCALE: 1" = 40'
DATE: NOVEMBER 9, 2006

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

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

M:\LAYOUTS\Harris Debra\206-233 LOT SUBDIVISION.dwg, 9/3/2019 2:37:57 PM, MPT