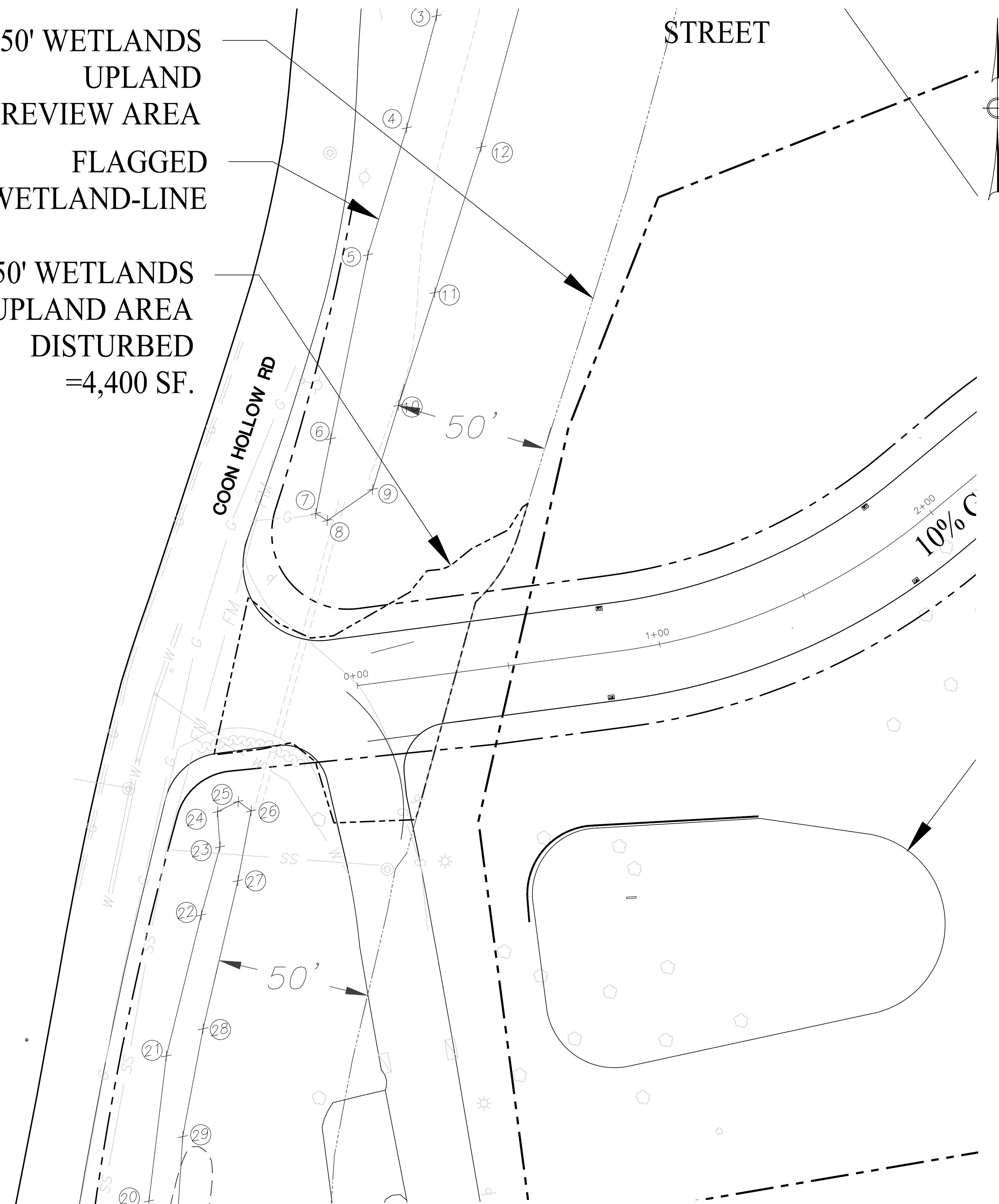


# SITE PLAN NOTES

1. PROPERTY IS PRIMARILY LOCATED IN CITY OF DERBY ZONE "R-5" RESIDENTIAL ZONE.
2. ALL SITE CONSTRUCTION SHALL CONFORM WITH CITY OF DERBY SUBDIVISION REGULATIONS SECTION 3 DESIGN AND CONSTRUCTION STANDARDS, OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 816, 2004.
3. MAX. LOT COVERAGE SHALL BE EQUAL TO OR LESS THAN 30%, IN CONFORMANCE WITH DERBY ZONE R-5 STANDARDS.
4. TOTAL PROPERTY AREA IS EQUAL TO 17.74 ACRES.

50' WETLANDS  
UPLAND  
REVIEW AREA  
FLAGGED  
WETLAND-LINE

50' WETLANDS  
UPLAND AREA  
DISTURBED  
=4,400 SF.



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REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

**PROPOSED  
SUBDIVISION**

**SUMMIT STREET  
EXTENSION  
DERBY, CONNECTICUT**

Prepared For:

**SUMMIT HILL, LLC**

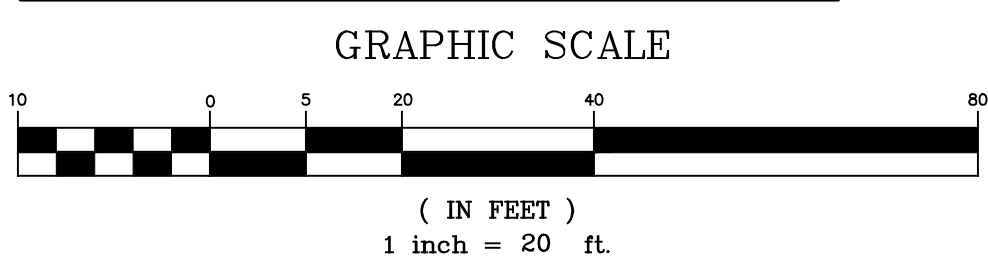
SHEET TITLE

**COON HOLLOW CONNECTION  
SITE PLAN**

DESIGNED BY: SFS	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 05/27/25
CHECKED BY: MJS	PROJECT NUMBER: 2508
CAD FILE: R:\2508\dwg\2508	

SEAL 	SHEET NUMBER <b>SP-1A</b>
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LEGEND	
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPERTY LINE
	STREAM
	WETLANDS
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING STORM PIPES
	PROPOSED STORM PIPES
	EXISTING SANITARY PIPES
	PROPOSED SANITARY PIPES
	GRADE TO DRAIN
	SITE LIGHTING
	UNITS WITH BASEMENT

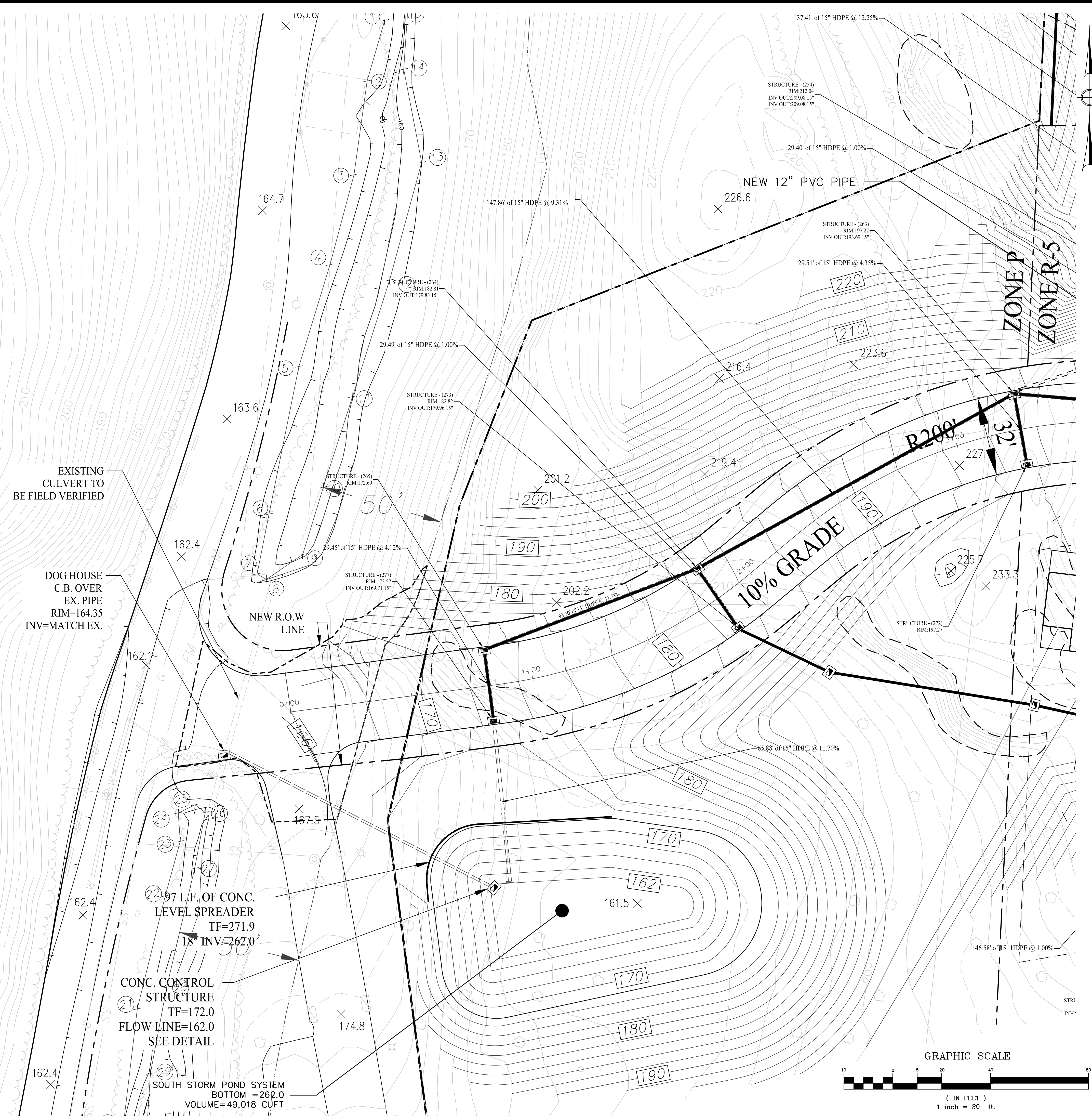


# NOTES

1. ALL ROOF DRAINS AND YARD DRAIN DISCHARGE PIPING SHALL BE MIN 4" PVC PLASTIC PIPE (ASTM D 3034) SDR-35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS.
2. ALL PERFORATED DISTRIBUTION PIPES WITHIN GALLERIES SHALL BE 4" PERFORATED PVC PLASTIC PIPE (ASTM D 2729) WITH BELL AND SPIGOT, NO GASKET.
3. ALL SITE CONSTRUCTION SHALL CONFORM TO THE CITY OF DERBY STANDARD SPECIFICATIONS OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 816, 2004.
4. MAINTAIN 36" MINIMUM VERTICAL CLEARANCE BETWEEN ALL PROPOSED UTILITIES

## LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- EXISTING SANITARY PIPES
- PROPOSED SANITARY PIPES
- HAYBALE CHECKDAMN
- SILTSACK @ MANHOLES
- SILTSACK @ CATCH BASINS
- ANTI-TRACKING APRON
- SILT FENCE
- REINFORCED SILT FENCE



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REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

**PROPOSED SUBDIVISION**

**SUMMIT STREET EXTENSION**  
**DERBY, CONNECTICUT**

Prepared For:

**SUMMIT HILL, LLC**

SHEET TITLE

**UTILITY & GRADING PLAN**  
**@ COONS HOLLOW RD**

DESIGNED BY: SFS	SCALE:
DRAWN BY: SFS	DATE: 05/27/25
CHECKED BY: MJS	PROJECT NUMBER: 2508
CAD FILE: R:\2508\dwg\2508	

SEAL

SHEET NUMBER

**SP-2D**