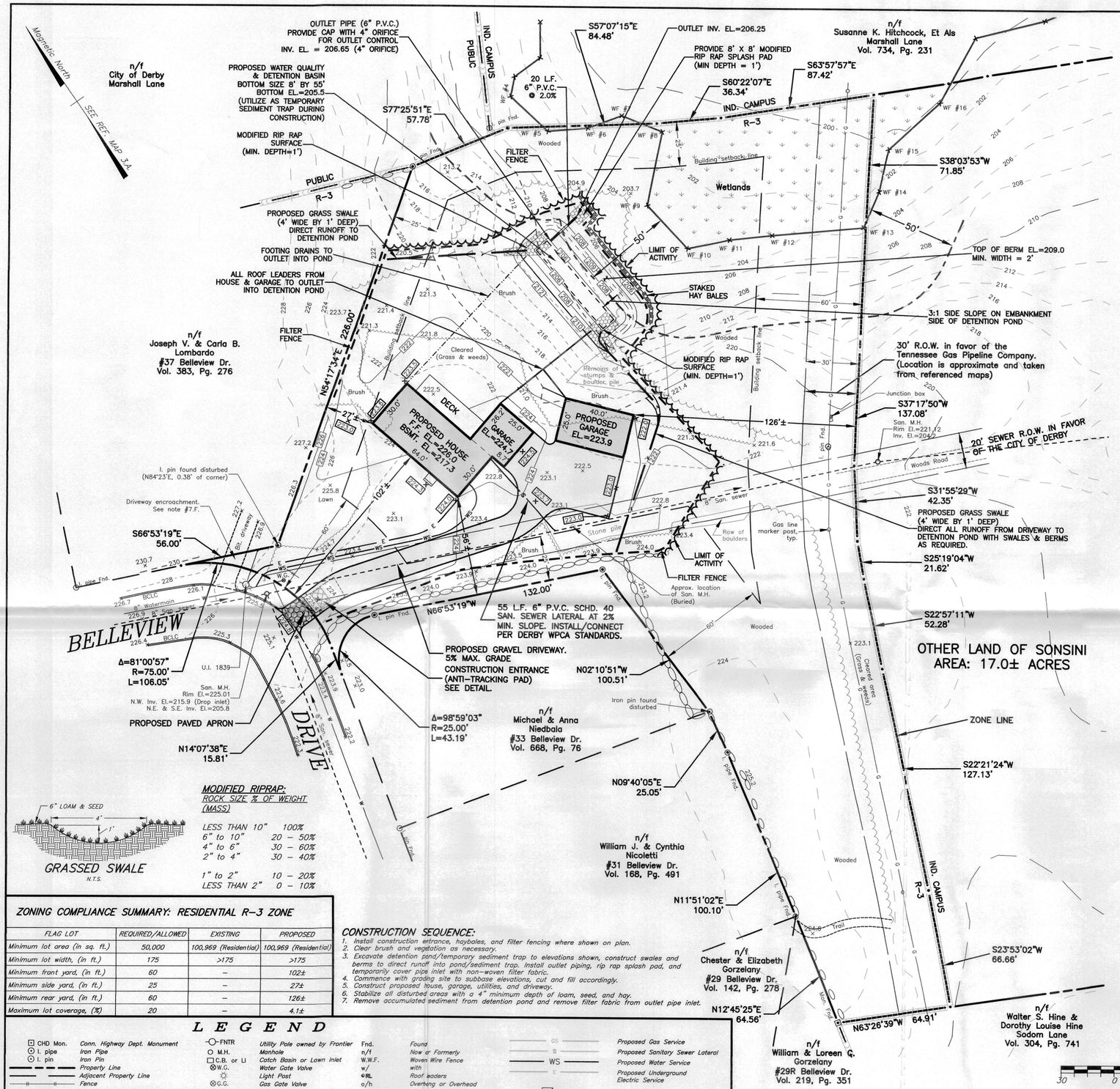
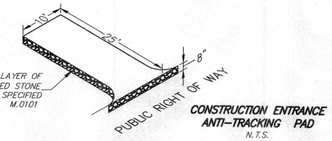
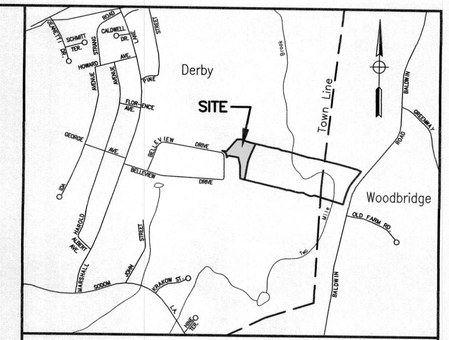
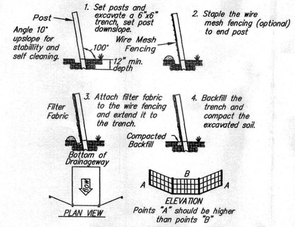




CONSTRUCTION ENTRANCE
ANTI-TRACKING PAD
N.T.S.

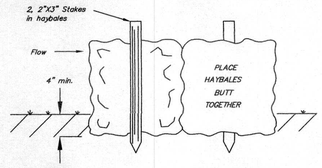


LOCATION MAP SCALE: 1" = 1000'



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut.
NOTE: All silt fence to be DGI CT21303611 Silt fence manufactured by DGI Industries or approved equal.

PLACEMENT AND CONSTRUCTION OF SILT FENCE
NOT TO SCALE



STAKED HAY BALES
NOT TO SCALE

EROSION CONTROL NOTES:

1. Land disturbance shall be kept to the minimum necessary for construction operations.
2. All soil erosion and sediment control measures must be constructed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control by the Connecticut Council on Soil and Water Conservation in cooperation with the Connecticut Department of Environmental Protection.
3. Erosion and sediment control measures shall be installed as depicted on this plan, and maintained in an effective condition throughout the construction period. Additional measures shall be installed as necessary and required.
4. Stephen & Nina Sonsini; 35 Belleview Drive, Derby, CT. Phone: 404-372-0662 are assigned the responsibility for implementing the control measures of this plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of this plan, and notifying the appropriate City of Derby land use personnel of the transfer of this responsibility, and for conveying a copy of this plan if title to the property is transferred.

NOTES:

1. This survey (map) has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as revised 10-26-2018 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc: It is a Limited Property/Boundary Survey based on a Resurvey conforming to Horizontal Accuracy Class A-2. Topography within the area of proposed development conforms to Topographical Accuracy Class T-2. Remainder of topography conforms to Topographical Accuracy Class T-D, see legend.
2. Parcel boundary/zone line as depicted on Reference Map 3.A., "Consolidation Map", as approved by the City of Derby Zoning Official on 9/20/2011 and filed in Map Volume 11, at Page 51 of the Derby Land Records, and being a portion of the property conveyed to Stephen & Nina Sonsini in a deed dated January 3, 2018 and recorded in Volume 770 at Page 15 of the Derby Land Records.
3. Reference Maps:
   A. Map entitled: "Consolidation Map, Belleview Homes LLC, Belleview Drive, Derby, Connecticut; Scale: 1"=40'; Dated: 8/22/11", by D'Amico Associates, Surveying & Engineering Consultants. Derby Land Records Map Volume 11, Page 51.
   B. Map entitled: "Record Subdivision Map, Belleview Farms, Belleview Drive, Derby, Connecticut; Scale: 1"=40'; Dated: 3/5/11 and revised through 2/22/2012", by D'Amico Associates, Surveying & Engineering Consultants.
   C. Map entitled: "Property Survey Map for 874 Baldwin Road, Woodbridge, Connecticut & 35 Belleview Drive, Derby, Connecticut, prepared for Shelton Investment Company, Incorporated; Scale: 1"=60'; Dated: Oct. 14, 1998 revised 11/2/98", by Land Engineering Associates, Inc., Consulting Engineers & Planners.
   D. Map entitled: "Topographic Map for 874 Baldwin Road, Woodbridge, Connecticut & 35 Belleview Drive, Derby, Connecticut, prepared for Shelton Investment Company, Incorporated; Scale: 1"=60'; Dated: Feb. 2, 2005", by Land Engineering Associates, Inc., Consulting Engineers & Planners.
   E. Map entitled: "Revised Lot Lines at 'Belleview Drive' prepared for the Shelton Investment Co. Inc., Derby, Conn.; Scale: 1"=60'; Dated: March 1, 1967 and revised July 18, 1967", by Joseph L. Alberti, RLS. Derby Land Records Map Volume 5, Page 64.
4. Parcel Area (Residential portion) = 100,969 S.F. - 2.318± Acres.
5. Parcel is located within the R-3 Residential zoning district.
6. Wetland boundary depicted taken from Reference Maps 3.A, 3.B, 3.C. & 3.D.
7. Parcel is subject to:
   A. all laws, ordinances and governmental regulations, including building, building lines, inland-wetland, and zoning regulations.
   B. all notes and conditions on Reference Maps 3.A, 3.B, 3.C, 3.D., & 3.E.
   C. terms of a permanent injunctura dated June 13, 1958 and recordeed in Volume 138 at Page 244 of the Derby Land Records.
   D. 30' Right of Way in favor of Tennessee Gas Pipeline Company as described in Volume 129 at Page 424 of the Derby Land Records.
   E. 20' easement for domestic sewers in favor of The City of Derby as described in Volume 157 at Page 274 of the Derby Land Records.
   F. right of others, if any, in area designated as "Proposed Rd." on Reference Map 3.E.
   G. rights and restrictions of record, including riparian rights, that may exist.
8. Per letter by the City of Derby Zoning Official dated Feb. 8, 2019 and filed in Volume 791 at Page 244 of the Derby Land Records, the "Belleview Farms Subdivision" approved Dec. 20, 2011 has expired and is no longer valid.
9. All underground utilities, structures and facility locations shown and depicted hereon have been compiled, in part by actual field location and in part, from record mapping supplied by the respective utility companies or governmental agencies. These locations must be considered approximate in nature. Additionally, other such underground utilities are NOT shown, the existence and location of which are unknown to Horbal & Judson, Land Surveyors & Associates.

GRASSED SWALE
N.T.S.

MODIFIED RIPRAP:

ROCK SIZE	% OF WEIGHT (MASS)
LESS THAN 10"	100%
6" to 10"	20 - 50%
4" to 6"	30 - 60%
2" to 4"	30 - 40%
1" to 2"	10 - 20%
LESS THAN 2"	0 - 10%

ZONING COMPLIANCE SUMMARY: RESIDENTIAL R-3 ZONE

FLAG LOT	REQUIRED/ALLOWED	EXISTING	PROPOSED
Minimum lot area (in sq. ft.)	50,000	100,969 (Residential)	100,969 (Residential)
Minimum lot width, (in ft.)	175	>175	>175
Minimum front yard, (in ft.)	60	–	102±
Minimum side yard, (in ft.)	25	–	27±
Minimum rear yard, (in ft.)	60	–	126±
Maximum lot coverage, (%)	20	–	4.1±

CONSTRUCTION SEQUENCE:

1. Install construction entrance, haybales, and filter fencing where shown on plan.
2. Clear brush and vegetation as necessary.
3. Excavate detention pond/temporary sediment trap to elevations shown, construct swales and berms to direct runoff into pond/sediment trap. Install outlet piping, rip rap splash pad, and temporarily cover pipe inlet with non-woven filter fabric.
4. Commence with grading site to subbase elevations, cut and fill accordingly.
5. Construct proposed house, garage, utilities, and driveway.
6. Stabilize all disturbed areas with a 4" minimum depth of loam, seed, and hay.
7. Remove accumulated sediment from detention pond and remove filter fabric from outlet pipe inlet.

LEGEND

CHD Mon.	Conn. Highway Dept. Monument	FNTR	Utility Pole owned by Frontier	Fnd.	Found
I. pipe	Iron Pipe	M.H.	Manhole	n/f	Now or Formerly
I. pin	Iron Pin	C.B. or LI	Catch Basin or Lawn Inlet	W.W.F.	Woven Wire Fence
	Property Line	W.G.	Water Gate Valve	w/	with
	Adjacent Property Line		Light Post	e.RL	Roof leaders
	Fence	G.G.	Gas Gate Valve	o/h	Overhang or Overhead
	Proposed Timber Guide Rail		Stormwater Infiltration Trench	P.V.C.	Polyvinyl Chloride Pipe
	Stone Wall			R.C.P.	Reinforced Concrete Pipe
	Wetlands Boundary Line		Proposed Storm Water Pipe	C.M.P.	Corrugated Metal Pipe
WL #	Wetlands Boundary Flag w/number	GS	Gas Service Lateral	San.	Sanitary
		WS	Water Service Lateral	Inv.	Invert
T.P.#1	Location of soil Test Pit w/number	S	Sanitary Sewer Lateral	el. or elev.	Elevation
	Storm Water Sewer Pipe	170	10 foot contour with elevation	bit.	Bitumenous
CATV CATV	Underground Cable TV Wire	168	2 foot contour with elevation	conc.	Concrete
UGE	Underground Electric Wire	169.3	Spot elevation	Mas.	Masonry
RL	Roof leader	170	10 foot contour (Class T-D)	(BCLC)	Bituminous Concrete Lip Curb
OHE	Overhead Utility Wires	168	2 foot contour (Class T-D)	Max.	Maximum
W	Water main	160	Proposed 10 ft. contour w/el.	Min.	Minimum
GS	Gas main	162	Proposed 2 ft. contour w/el.	R=	Radius equals
	Sanitary Sewer Pipe	×169.4	Proposed spot elevation	Ex.	Existing

GS	Proposed Gas Service
S	Proposed Sanitary Sewer Lateral
WS	Proposed Water Service
E	Proposed Underground Electric Service
C.B. #1	Catch Basin w/number
ST M.H. #1	Storm Manhole q/number
SAN. M.H. #1	Sanitary Sewer Manhole w/number
	Deep Test Pit Location
	Construction Entrance – Anti-tracking Pad
	Staked Hay Bales
	Filter Fence
	Temporary Diversion Berm/Ditch
<	Grass Swale

30 0 30 60

THIS MAP IS NOT VALID WITHOUT SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DATE: 11/12/2020

JESSE T. JUDSON L.S. REG. NO. 70390

EDWARD LEAVY, P.E.
10 Shelview Dr., Shelton CT. 06484
Phone (203) 929-0546

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REVISIONS		
NO.	DESCRIPTION	DATE
1.	Drainage, driveway, wetland setback	1/8/2021

IMPROVEMENT LOCATION SURVEY-PROPOSED

#35 BELLEVIEW DRIVE

DERBY, CONNECTICUT

PREPARED FOR

STEPHEN & NINA SONSINI

HORBAL & JUDSON
Land Surveyors & Associates
52 Main Street, Seymour, Connecticut (203)888-9660

Scale:	1"=30'
Date:	11/12/2020
Sheet:	1 of 1
Checked By:	J.T.J.
Drawn By:	G.P.D.
F.B. No.	484 & 485
CAD No.	d2421.dwg
Disk:	83/6
Job No.	D-2421

MAP/CIS:P:\Maps & Worksheets\Derby\Sonsini\d2421s LS-Proposed.dwg, Layout1, 1/6/2021 2:38:34 PM