

Map Reference

1. Connecticut State Highway Department Right Of Way Map Town Of Middletown Middlesex Turnpike From Sumner Creek Southeasterly To Tryon Road Route #9 Scale 1" = 40' Date Approved 4-23-34 Number 82-02 Sheet #3 Of #3.
2. Schedule A-3 Declaration Of Autumn Meadows An Active Adult Planned Community Declared By Autumn Meadows, LLC Clew Drive, Saybrook Road, Tryon Street, Middletown, Connecticut Scale 1" = 40' Last Rev. 2-15-08 On File In The City Of Middletown Land Records As Map #09-2015.

General Notes

1. This Survey Has Been Prepared Pursuant To The Regulations Of Connecticut State Agencies Sections 20-300B-1 Thru 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. Property Survey
 - B. Based On A First Survey.
 - C. Conforms To Current A-2 Standards
2. Total Area Parcel #1 & #2 57,015 Sq. Ft. 1.31 Acres
3. See Vol 1643 / Pg 481
Vol 212 / Pg 352
Vol 251 / Pg 476
4. Vertical Datum NAVD 88
Connecticut Geodetic Station #2349
Bench Mark

Site Development Notes

1. Utilities Shown Are From Field Information And From Existing Maps. The Contractor Should Be Aware That Other Utilities May Exist. It Is The Responsibility Of The Contractor To Have All Utilities Marked By The Utility Owner Prior To Construction
Call Before You Dig (811)
2. All City Water And Sanitary Sewer Utilities Shall Be Installed According To The Latest Applicable City Of Middletown Water & Sewer Dept Rules, Regulations And Specifications.
3. Foundation Or Roofwater Drains Shall Not Discharge To The Sanitary Sewer Lateral Or Main
4. All Connection Fees For Water And Sewer Shall Be Paid Prior To The Start Of The Installation Of The Proposed Utility.
5. All Roof Leaders Should Outlet To A Splash Block And Not Be Piped To The Street.
6. Provide Sewer Invert Elevations At The Main & Clean-Out Prior To Installation.

Erosion & Sedimentation Control Notes

Prior To The Start Of Construction, Hay Bales And/Or Silt Fences Shown On This Drawing Shall Be Installed In Accordance With Standards Outlined In "Connecticut Guidelines For Soil Erosion And Sediment Control, 2002 And This Site Plan.

At The Request Of The Town Engineer Or Director Of Public Works, Additional Sediment And Erosion Control Measures Shall Be Installed To Address Field Conditions.
All Disturbed Areas Shall Be Topsoiled, Seeded, Fertilized And Mulched In Accordance With The Minimum Standards Outlined In "Connecticut Guidelines For Soil Erosion And Sediment Control, 2002, As Follows:

- Permanent Seeding And Planting Dates Are April 1st To June 1st And Aug, 15th To Sept 30th.
- Topsoil 4" Depth
- Lime 45-90 LBS Per 1000 SF
- Fertilizer (10-10-10) 7.5 LBS Per 1000 SF
- Seeding-Kentucky Blue Grass-2.25
- Creeping Red Fescue-2.25
- Perennial Ryegrass .50
- Mulch- Straw/Hay 80 LBS Per 1000 SF

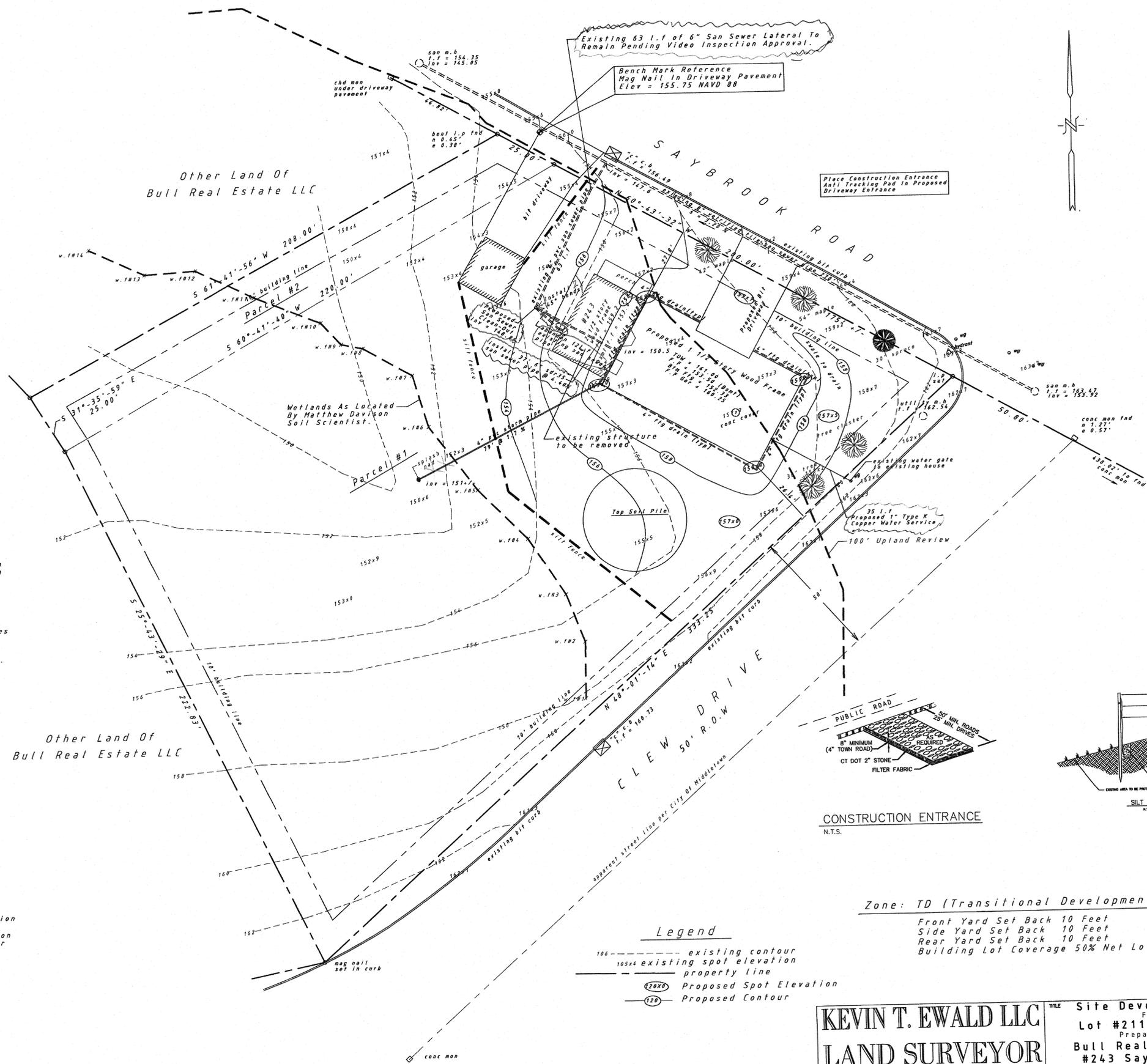
The Person Responsible For The Implementation Of This Plan Is:

Name Chris Bull
Address 191 Saybrook Road
Middletown, Ct 06457
Tel # (860) 346-9691

An E&S Bond In The Amount To Be Determined By The Town Engineer Must Be Posted Prior To The Issuance Of A Zoning Permit.
Land Disturbances Shall Be Kept At A Minimum And Land Reestablishment Scheduled As Soon As Practicable.
All Finished Grading Shall Be Permanently Stabilized Within 7 Days.
No Work Area Shall Be Left Disturbed And/Or Unstable For More Than 30 Days Without The Application Of Stabilization Measures (ie. Seeding, Mulching, Etc.)
All Stabilized And Disturbed Areas, Control Measures And Construction Entrances Shall Be Inspected Weekly And Within 24 Hours Of The End Of The End Of A Rainstorm That Is 0.01 Inches Or Greater. Repair Or Correct Damage And/Or Add Additional Measures Within 3 Days Of Inspection Required Above.
All Control Measures Shall Be Properly Maintained In Effective Condition Throughout The Construction Period And Until Permanent Vegetation Cover Has Been Established For A Period Of At Least 3 Months.

To The Best Of My Knowledge And Belief This Map Is Substantially Correct As Noted Above

Kevin T. Ewald, Ct L.S. Reg #18138
This Plan Is Invalid Unless Original Seal And Signature Are Affixed



Legend

- 106 --- existing contour
- 105x4 --- existing spot elevation
- property line
- (220x) --- Proposed Spot Elevation
- (120) --- Proposed Contour

Zone: TD (Transitional Development)

- Front Yard Set Back 10 Feet
- Side Yard Set Back 10 Feet
- Rear Yard Set Back 10 Feet
- Building Lot Coverage 50% Net Lot Area

KEVIN T. EWALD LLC
LAND SURVEYOR

MIDDLETOWN, CT 759 NEWFIELD ST

| | |
|--|--|
| TITLE Site Development Plan For Lot #211 Tax Map #35 Prepared For Bull Real Estate LLC #243 Saybrook Road Middletown, Connecticut | |
| DATE July 28, 2020 | SCALE 1" = 20' |
| REVISIONS/ISSUED 8-24-20 | DRAWN BY Middletown Water & Sewer Department Comments 9-30-20 |
| SHEET # | |



DEPT. PLANNING & ZONING
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