

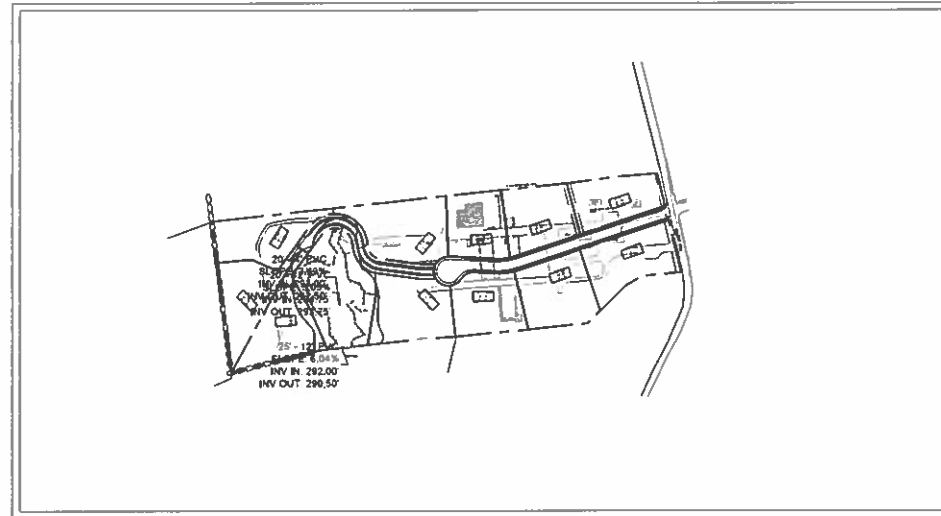
GENERAL NOTES

- BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY PERFORMED BY RCL THOMPSON LLC DATED 5-4-21
- TOPOGRAPHIC INFORMATION SOURCE: "CANTON REGION COUNCIL OF GOVERNMENTS" 1414 ADRIAN BARBERY RETRIEVED FROM HTTP://CTCOUNCILGOVERNMENTS.COM/FILES/1414121818
- HORIZONTAL DATUM = NAD 83, VERTICAL DATUM = NAVD 83
- A WETLAND INSPECTION WAS PERFORMED BY A CERTIFIED SOIL SCIENTIST. THE WETLANDS HAVE BEEN FLAGGED AND ARE DEPICTED ON THESE PLANS.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED ON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CORROBORATED. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-888-822-4488. ANY 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.
- RCL THOMPSON LLC ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA THAT HAVE BEEN SUPPLIED BY OTHERS.
- 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 ESTABLISHED BEST PRACTICES.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, AND BE RESEED WITH GRASS OR SOODS, AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHALL INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS, AND TO APPLICABLE CITY REQUIREMENTS, STANDARDS AND SPECIFICATIONS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, AND STATE CODES FOR UTILITY SYSTEMS. FOR ANY CONFLICTS BETWEEN THE PLANS AND CITY/STATE CODES, THE PREVAILING STANDARD SHALL APPLY. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION/CONSTRUCTION. THE ENGINEER SHALL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO PREVAILING CODE.
- ALL FUEL, OIL, PAINT OR OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED STORAGE AREA WITH AN IMPERMEABLE FLOOR DURING NON-HOUR HOURS.
- THE PROPOSED BUILDINGS ARE TO BE SERVED BY PUBLIC WATER AND ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- THE CONTRACTOR MUST MAINTAIN, REPAIR OR REPLACE (WHEN NECESSARY) THE STATION CONTROL UNITS. ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- THESE PLANS HAVE BEEN PREPARED FOR LOCAL LAND USE APPROVAL ONLY.
- THE PROPOSED HOUSE AND DRIVEWAY LOCATIONS HAVE BEEN SHOWN TO INDICATE HOW THE LOT COULD POSSIBLY BE DEVELOPED, BUT NOT NECESSARILY HOW THE LOT WILL BE DEVELOPED. THE FINAL SIZE, SHAPE AND LOCATION OF HOUSE AND DRIVEWAY, ETC. MAY VARY AS LONG AS ALL REQUIRED SETBACKS, CODES AND DISTANCES ARE MAINTAINED.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL NOTIFY THE TOWN SO THAT INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES CAN BE MADE TO ENSURE THEY ARE IN PLACE. ADDITIONAL MEASURES MAY BE DIRECTED AND ARE TO BE INCORPORATED IF WARRANTED.
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH ANY PUBLIC UTILITY, STRUCTURE OR IMPROVEMENT SUCH AS, BUT NOT LIMITED TO, STREET LINE MONUMENTS, STREET LIGHTS, FIRE HYDRANTS, CATCH BASINS, AND ACCESSIBLE ACCOMMODATIONS.

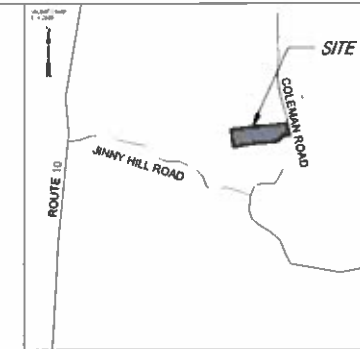
SUBDIVISION OF TRIPODINA ESTATE

791 COLEMAN ROAD
CHESHIRE, CONNECTICUT

PN# 20-23
11/10/2021



PROJECT VICINITY MAP



SHEET INDEX	
Sheet Number	Sheet Title
CG001	COVER SHEET
CV101	EXISTING CONDITIONS
CV102	DEMOLITION PLAN
CC101	SUBDIVISION PLAN
CC102	SITE DEVELOPMENT PLAN
CC103	SEPTIC DATA & DESIGN
CC104	STORM SEWER PLAN & PROFILE
CC501	PRE- & POST- DEVELOPMENT DRAINAGE DIVIDES
CC502	SITE & DRAINAGE DETAILS
CC503	SITE DETAILS
CC504	SITE DETAILS CONTINUED
CC505	EROSION & SEDIMENT CONTROL NOTES & DETAILS
CC506	ROADWAY DESIGN
CC507	INTERSECTION GRADING PLAN

OWNER
ESTATE OF TRIPODINA LLC
791 COLEMAN ROAD
CHESHIRE, CONNECTICUT

PREPARED BY
RCL THOMPSON LLC
19 PEPPERBUSH DRIVE
CLINTON, CT 06413
P: 860-941-7721

PREPARED FOR
PINNACLE LAND DEVELOPMENT
31 WALLINGFORD ROAD
CHESHIRE, CT

PROJECT DATA	
TOTAL AREA:	16.42 AC
EXISTING ZONE:	R-40
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS:	11 PROPOSED

ZONING DATA		
	REQUIRED / ALLOWED	PROVIDED
MIN. LOT AREA	40,000 SF	40,000 SF
MIN. LOT WIDTH AT FRONT BUILDING LINE	200'	200'
MIN. LOT WIDTH AT FRONT LOT LINE	50'	50'
DENSITY	1 DU / 1.49 AC	1 DU / 1.49 AC
PRINCIPAL BUILDING SETBACKS		
MIN. FRONT YARD SETBACK	40'	40'
MIN. SIDE YARD SETBACK	30'	30'
MIN. REAR YARD SETBACK	40'	40'

CG001
PINNACLE LAND
DEVELOPMENT
31 WALLINGFORD ROAD
CHESHIRE, CT 06410

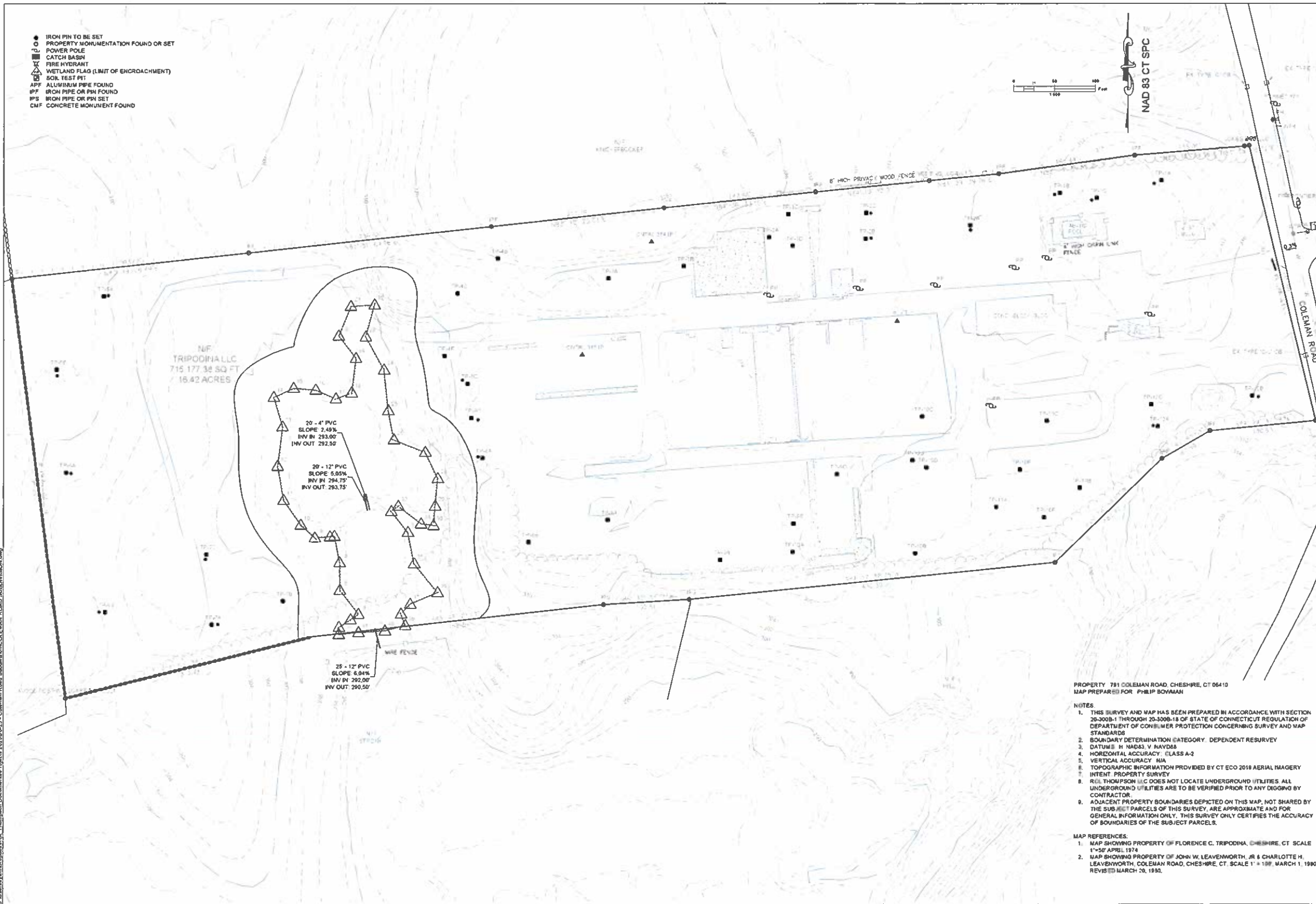
COVER SHEET
SUBDIVISION OF THE TRIPODINA ESTATE
791 COLEMAN ROAD
CHESHIRE, CT

RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721



C:\Users\jthompson\Desktop\Projects\202002-23 - Coleman Road\Submittal\Coleman Road Subdivision.dwg

- IRON PIN TO BE SET
- PROPERTY MONUMENT FOUND OR SET
- ⊕ POWER POLE
- ▣ CATCH BASIN
- ⊕ FIRE HYDRANT
- △ WETLAND FLAG (LIMIT OF ENCROACHMENT)
- ⊕ SOIL TEST PIT
- APF ALUMINUM PIPE FOUND
- IPF IRON PIPE OR PIN FOUND
- IPS IRON PIPE OR PIN SET
- CMF CONCRETE MONUMENT FOUND



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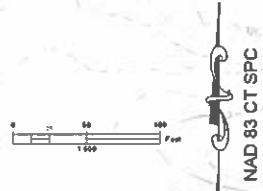
NF
TRIPODINA LLC
715,177 SQ FT
16.42 ACRES

20 - 4" PVC
SLOPE 2.49%
INV IN 293.00'
INV OUT 292.52'

20 - 12" PVC
SLOPE 5.05%
INV IN 294.75'
INV OUT 293.75'

25 - 12" PVC
SLOPE 6.04%
INV IN 292.00'
INV OUT 290.50'

WIRE FENCE



PROPERTY 781 COLEMAN ROAD, CHESHIRE, CT 06410
MAP PREPARED FOR PHILIP BOWMAN

- NOTES
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 28-300B-1 THROUGH 28-300B-19 OF STATE OF CONNECTICUT REGULATION OF DEPARTMENT OF CONSUMER PROTECTION CONCERNING SURVEY AND MAP STANDARDS.
 2. BOUNDARY DETERMINATION CATEGORY DEPENDENT RESURVEY
 3. DATUMS NAD83 V NAVD83
 4. HORIZONTAL ACCURACY CLASS A-2
 5. VERTICAL ACCURACY NA
 6. TOPOGRAPHIC INFORMATION PROVIDED BY CT ECO 2018 AERIAL IMAGERY
 7. INTENT PROPERTY SURVEY
 8. RCL THOMPSON LLC DOES NOT LOCATE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED PRIOR TO ANY DIGGING BY CONTRACTOR.
 9. ADJACENT PROPERTY BOUNDARIES DEPICTED ON THIS MAP, NOT SHARED BY THE SUBJECT PARCELS OF THIS SURVEY, ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THIS SURVEY ONLY CERTIFIES THE ACCURACY OF BOUNDARIES OF THE SUBJECT PARCELS.

- MAP REFERENCES
1. MAP SHOWING PROPERTY OF FLORENCE C. TRIPODINA, CHESHIRE, CT SCALE 1"=50' APRIL 1974
 2. MAP SHOWING PROPERTY OF JOHN W. LEAVENWORTH, JR & CHARLOTTE H. LEAVENWORTH, COLEMAN ROAD, CHESHIRE, CT, SCALE 1"=100' MARCH 1, 1990, REVISED MARCH 20, 1992.

CV101
**PINNACLE LAND
DEVELOPMENT
31 WALLINGFORD ROAD
CHESHIRE, CT 06410**

EXISTING CONDITIONS
SUBDIVISION OF THE TRIPODINA ESTATE
781 COLEMAN ROAD
CHESHIRE, CT

RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721



DATE	DESCRIPTION