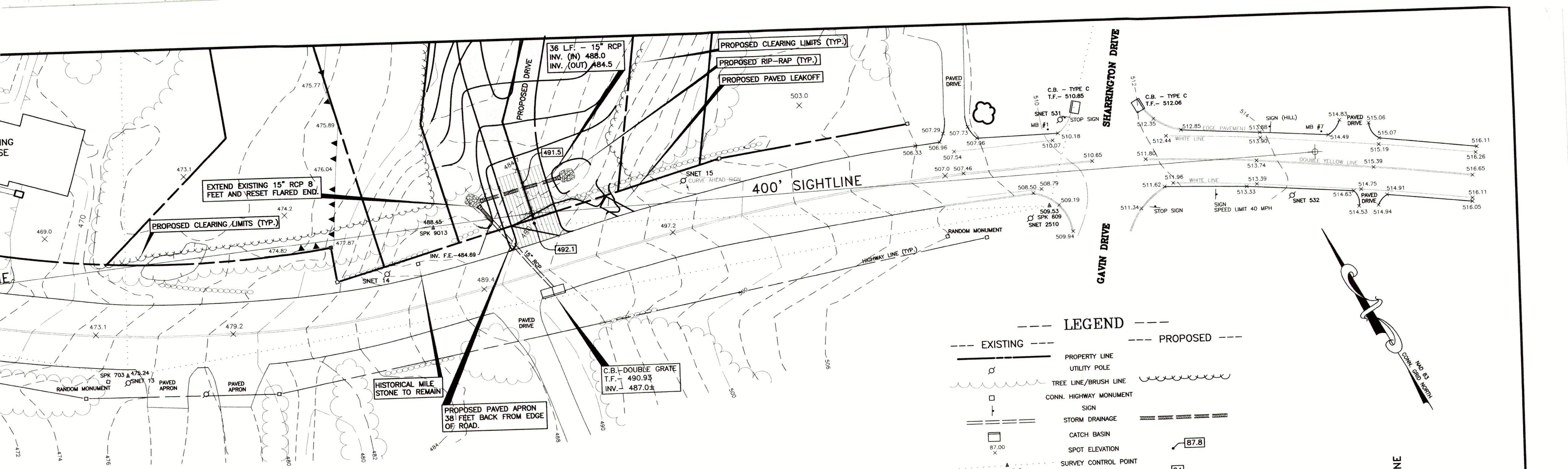
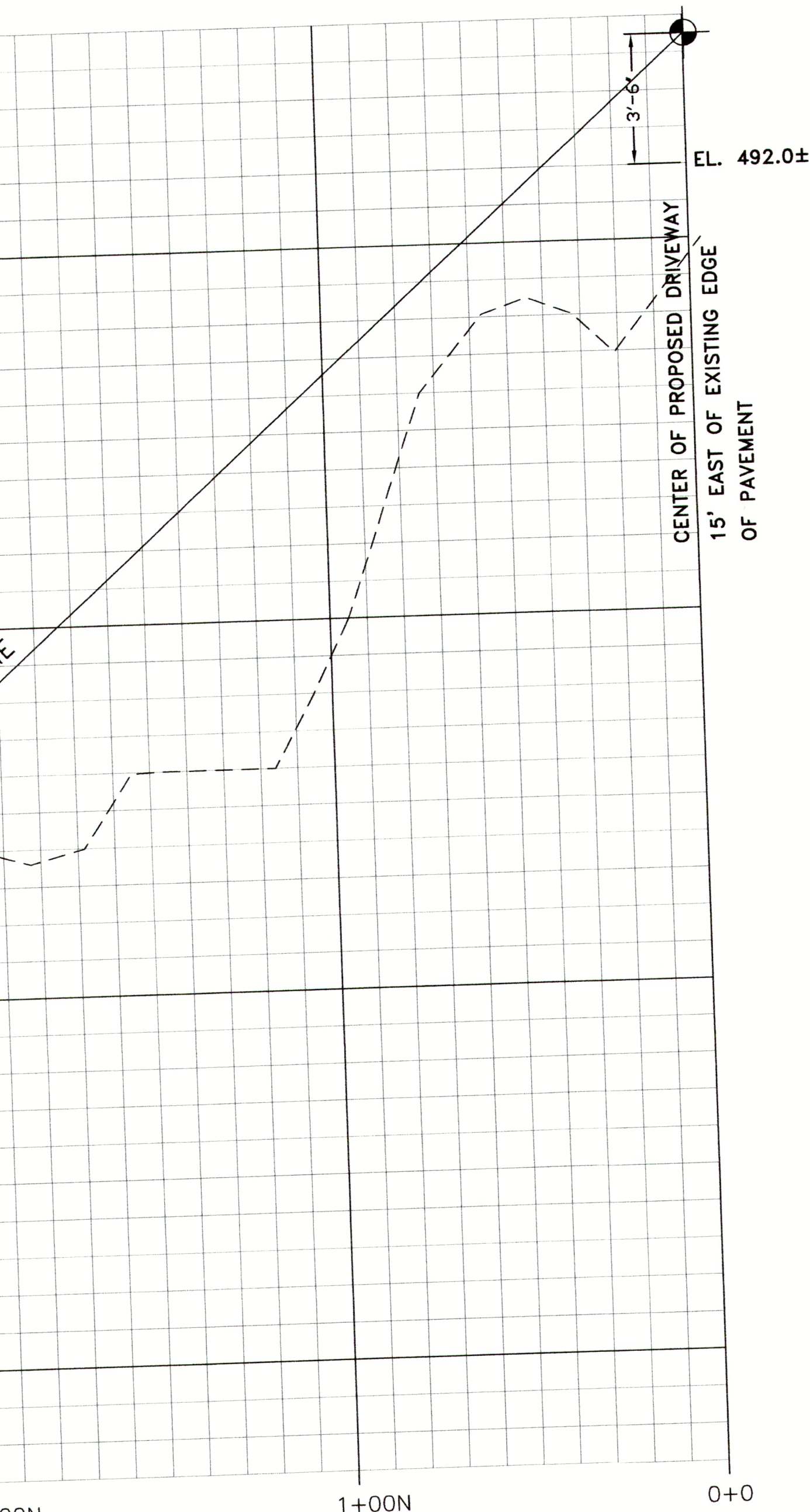
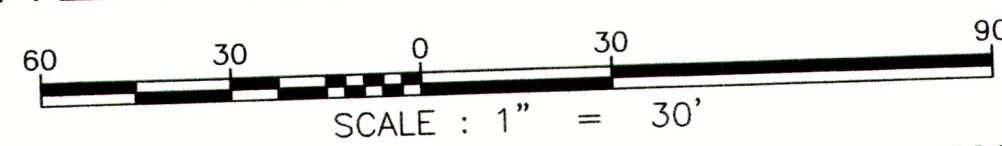


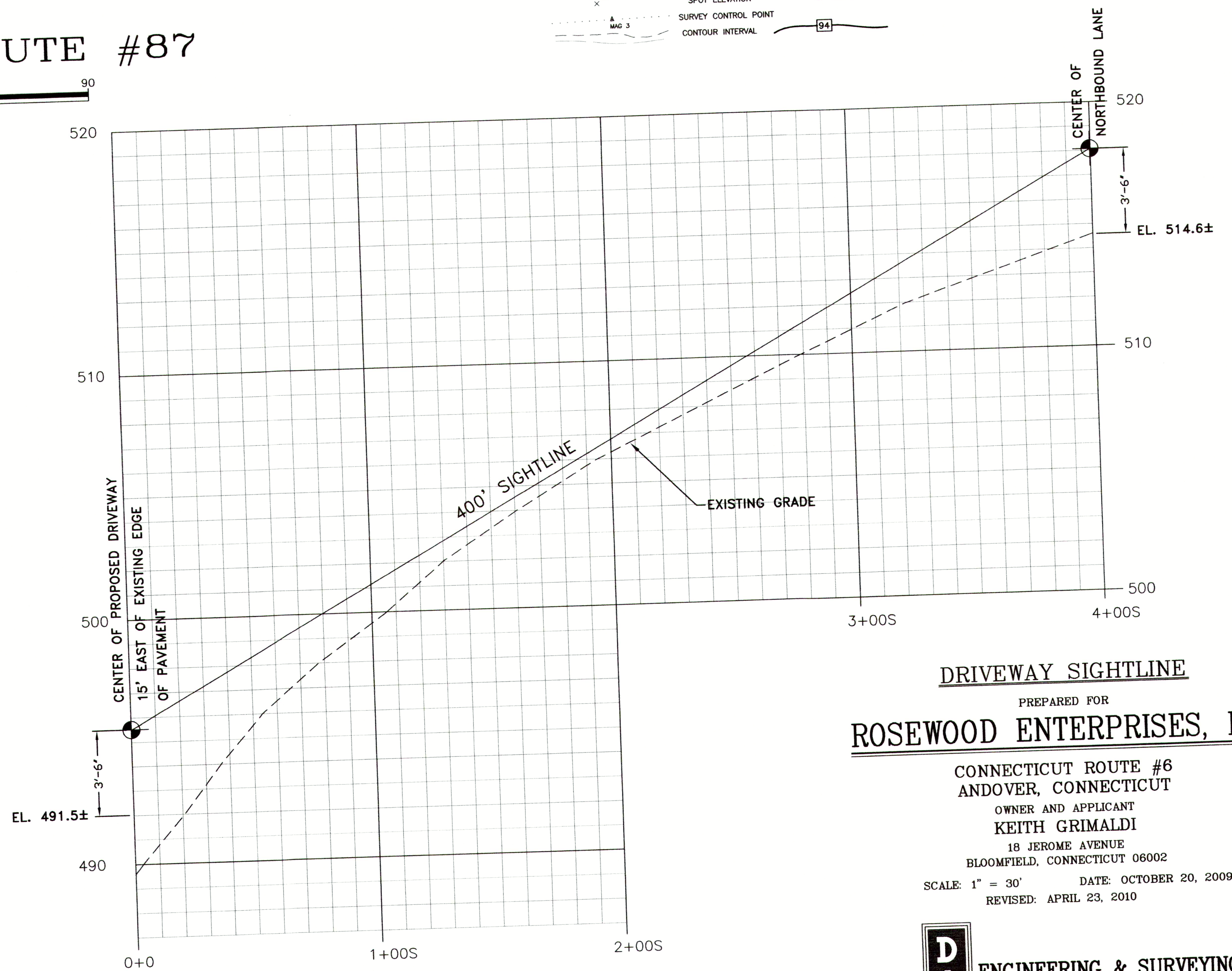


# CONNECTICUT ROUTE #87



## DRIVEWAY SIGHTLINE

SCALE: HORIZONTAL - 1" = 30'  
VERTICAL - 1" = 4'



## DRIVEWAY SIGHTLINE PREPARED FOR ROSEWOOD ENTERPRISES, LLC

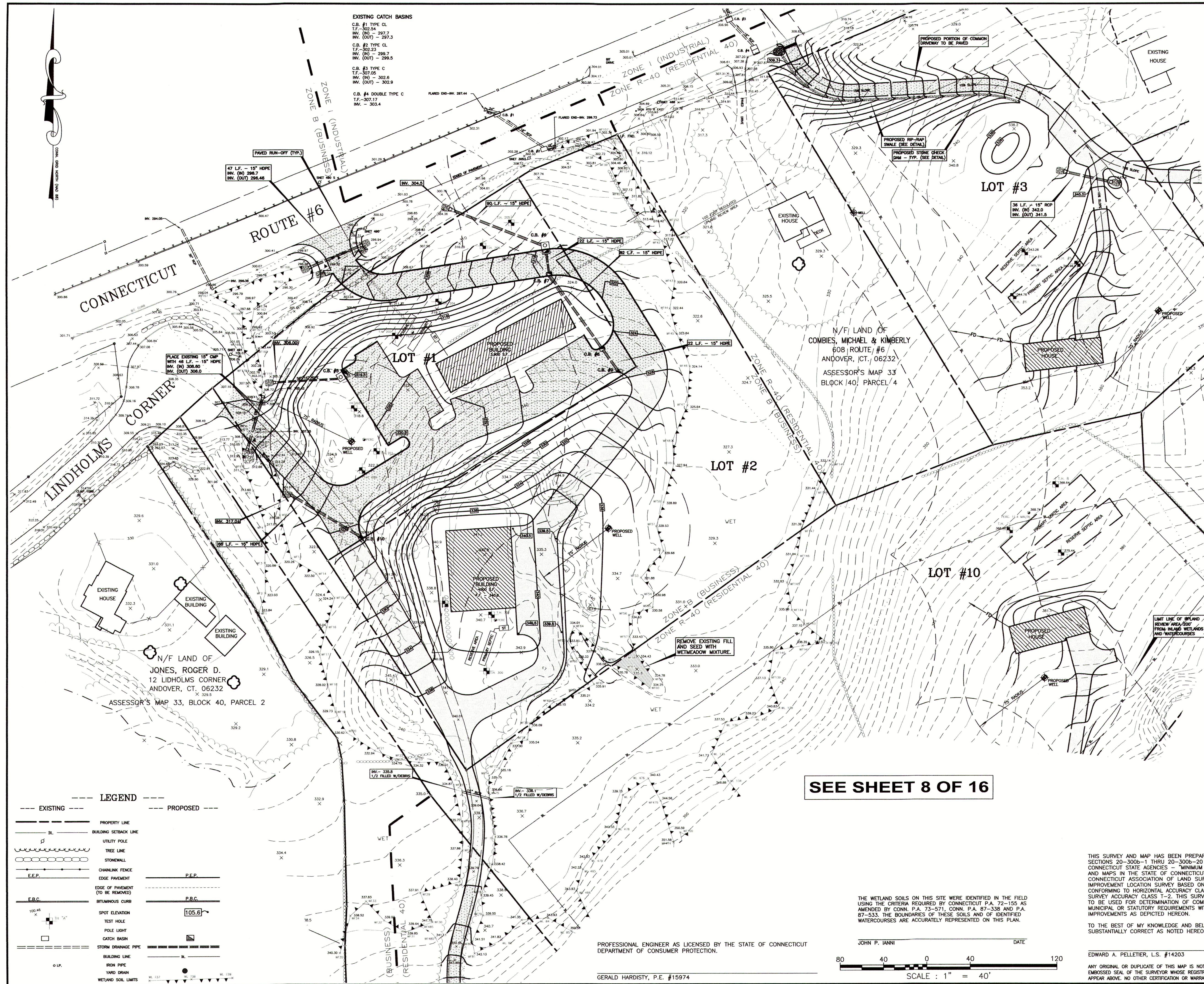
CONNECTICUT ROUTE #6  
ANDOVER, CONNECTICUT  
OWNER AND APPLICANT  
KEITH GRIMALDI  
18 JEROME AVENUE  
BLOOMFIELD, CONNECTICUT 06002  
SCALE: 1" = 30' DATE: OCTOBER 20, 2009  
REVISED: APRIL 23, 2010

## D A T U M ENGINEERING & SURVEYING, LLC

132 CONANTVILLE ROAD  
MANSFIELD CENTER, CT 06250  
TEL (860)456-1357 FAX (860)456-1840

JOB NO. 207069

CHECKED BY: CORRECTIONS BY:



NOTES:  
1.) TOPOGRAPHIC INFORMATION IS BASED ON NAVD DATA TAKEN FROM CGS MONUMENT #1788.  
2.) CONNECTICUT GRID COORDINATES ARE D-BASED ON CGS MONUMENTS NUMBER 1788 AND MULLEN.

#### ZONING COMPLIANCE TABLE

| ZONE: BUSINESS DISTRICT |              |
|-------------------------|--------------|
| CRITERIA                | REQUIRED     |
| LOT SIZE                | 20,000 S.F.  |
| LOT WIDTH               | 100'         |
| FRONT YARD SETBACK      | 45'          |
| SIDE YARD SETBACK       | 10'          |
| REAR YARD SETBACK       | 35'          |
| ADJACENT TO RESIDENTIAL |              |
| FRONT YARD SETBACK      | 45'          |
| SIDE YARD SETBACK       | 50'          |
| REAR YARD SETBACK       | 50'          |
| MAXIMUM BUILDING HEIGHT | 35'          |
| BUILDING COVERAGE       | 25%          |
| ZONE: RESIDENTIAL R-40  |              |
| CRITERIA                | REQUIRED     |
| LOT SIZE                | 40,000 S.F.  |
| LOT WIDTH               | 200'         |
| FRONT YARD SETBACK      | 75'          |
| SIDE YARD SETBACK       | 20'          |
| REAR YARD SETBACK       | 50'          |
| TOTAL SIDE YARD         | 50'          |
| LOT SIZE - REAR LOT     | 160,000 S.F. |
| REAR LOT FRONTAGE       | 40'          |

SEE SHEET 4 OF 16

PROPOSED CATCH BASINS  
C.B. #5 - SEDIMENTATION BASIN  
T.F. - 319.50  
INV. (OUT) - 309.36  
C.B. #6 - SEDIMENTATION BASIN  
T.F. - 318.70  
INV. (IN) - 314.20  
INV. (OUT) - 312.0  
C.B. #7 - TYPE C  
T.F. - 318.70  
INV. - 314.42  
C.B. #8 - TYPE C  
T.F. - 325.00  
INV. - 321.4  
C.B. #9 - TYPE C  
T.F. - 325.70  
INV. - 321.64  
C.B. #10 - TYPE C  
T.F. - 321.7  
INV. - 318.1

ASSESSOR'S MAP #38, BLOCK 40, PARCEL #15

### SITE DEVELOPMENT PLAN FOR SUBDIVISION ENTITLED ROSEWOOD ACRES

PREPARED FOR  
ROSEWOOD ENTERPRISES, LLC

CONNECTICUT ROUTE #6  
ANDOVER, CONNECTICUT  
OWNER AND APPLICANT  
KEITH GRIMALDI  
18 JEROME AVENUE  
BLOOMFIELD, CONNECTICUT 06002

SCALE: 1" = 40' DATE: OCTOBER 28, 2009

REVISED: FEBRUARY 3, 2010

REVISED: MARCH 3, 2010

REVISED: MAY 10, 2010 (PER ENGINEER'S REVIEW COMMENTS)

SHEET 3 OF 16

ENGINEERING & SURVEYING, LLC

132 CONANTVILLE ROAD  
MANSFIELD CENTER, CT 06250  
TEL (860)456-1357 FAX (860)456-1840

JOB NO. 207069

CHECKED BY: CORRECTIONS BY:

THE WETLAND SOILS ON THIS SITE WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY CONN. P.A. 73-571, CONN. P.A. 87-338 AND P.A. 87-533. THE BOUNDARIES OF THESE SOILS AND OF IDENTIFIED WATERCOURSES ARE ACCURATELY REPRESENTED ON THIS PLAN.

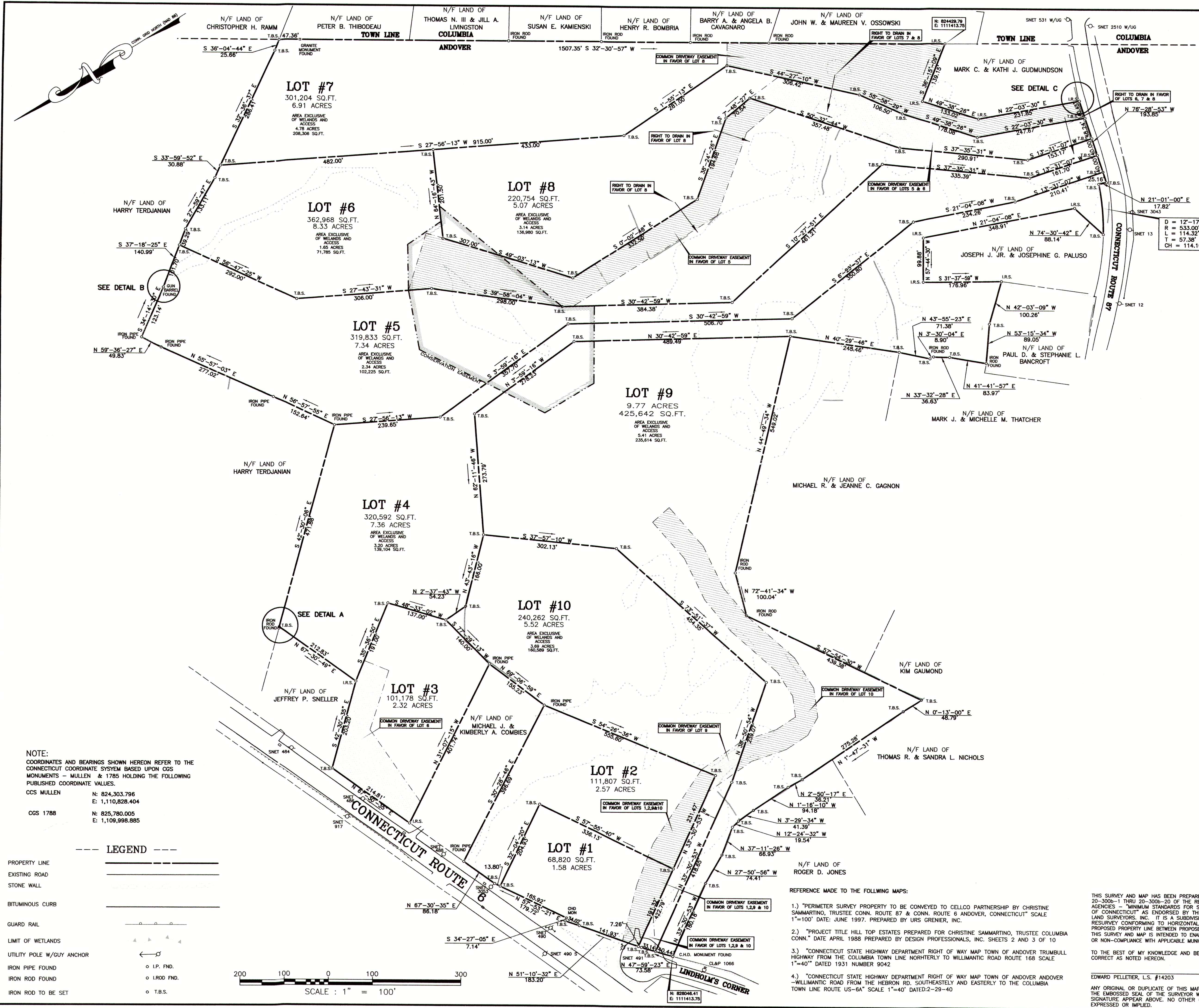
JOHN P. IANNI DATE

80 40 0 40 120

SCALE: 1" = 40'

PROFESSIONAL ENGINEER AS LICENSED BY THE STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION.

GERALD HARDISTY, P.E. #15974



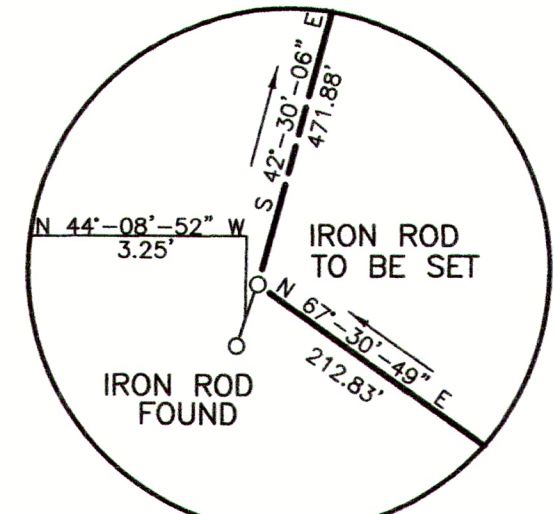
PROFESSIONAL ENGINEER AS LICENSED BY THE STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION.

GERALD HARDISTY, P.E. #15974

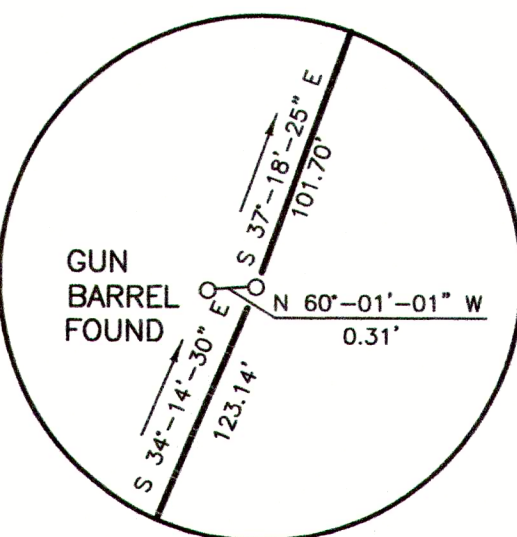
THE WETLAND SOILS ON THIS SITE WERE IDENTIFIED IN THE FIELD  
USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS  
AMENDED BY CONN. P.A. 73-571, CONN. P.A. 87-338 AND P.A.  
87-533. THE BOUNDARIES OF THESE SOILS AND OF IDENTIFIED  
WATERCOURSES ARE ACCURATELY REPRESENTED ON THIS PLAN.

JOHN P. IANNI

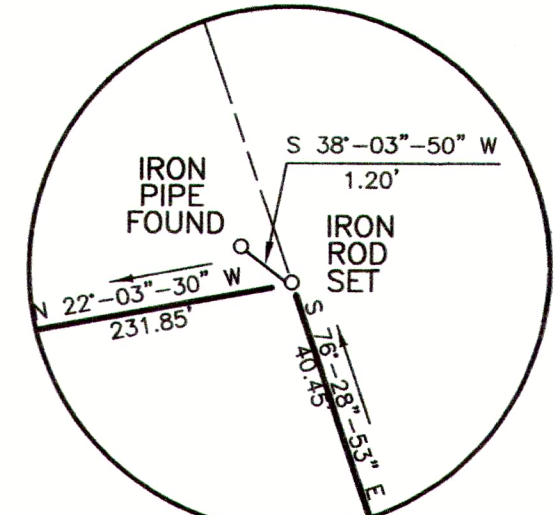
DATE



DETAIL A  
NOT TO SCALE



DETAIL B  
NOT TO SCALE



DETAIL C  
NOT TO SCALE

ASSESSOR'S MAP #38, BLOCK 40, PARCEL #15

# BOUNDARY PLAN FOR SUBDIVISION ENTITLED ROSEWOOD ACRES

PREPARED FOR  
**ROSEWOOD ENTERPRISES, LLC**

CONNECTICUT ROUTE #6  
ANDOVER, CONNECTICUT  
OWNER AND APPLICANT  
**KEITH GRIMALDI**  
18 JEROME AVENUE  
BLOOMFIELD, CONNECTICUT 06002

SCALE: 1" = 100' DATE: FEBRUARY 3, 2010  
REVISED: MARCH 3, 2010  
REVISED: MAY 10, 2010 (PER ENGINEER'S REVIEW COMMENTS)

SHEET 2 OF 16

**ENGINEERING & SURVEYING, LLC**

132 CONANTVILLE ROAD  
MANSFIELD CENTER, CT 06250  
TEL (860)456-1357 FAX (860)456-1840

JOB NO. 207069

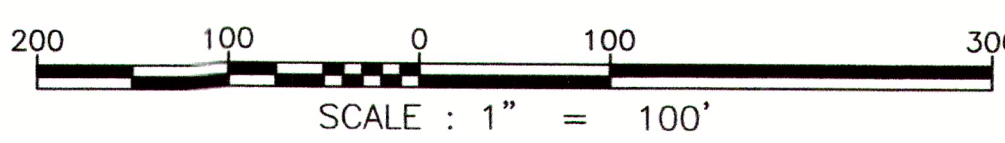
CHECKED BY: CORRECTIONS BY:

NOTE:  
COORDINATES AND BEARINGS SHOWN HEREON REFER TO THE  
CONNECTICUT COORDINATE SYSTEM BASED UPON CGS  
MONUMENTS - MULLEN & 1785 HOLDING THE FOLLOWING  
PUBLISHED COORDINATE VALUES.

|            |                                    |
|------------|------------------------------------|
| CGS MULLEN | N: 824,303.796<br>E: 1,110,828.404 |
| CGS 1788   | N: 825,780.005<br>E: 1,109,998.885 |

## LEGEND

- PROPERTY LINE
- EXISTING ROAD
- STONE WALL
- BITUMINOUS CURB
- GUARD RAIL
- LIMIT OF WETLANDS
- UTILITY POLE W/GUY ANCHOR
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD TO BE SET



## REFERENCE MADE TO THE FOLLOWING MAPS:

- "PERIMETER SURVEY PROPERTY TO BE CONVEYED TO CELCO PARTNERSHIP BY CHRISTINE SAMMARTINO, TRUSTEE CONN. ROUTE 87 & CONN. ROUTE 6 ANDOVER, CONNECTICUT" SCALE 1"=100' DATE: JUNE 1997. PREPARED BY URS GRENIER, INC.
- "PROJECT TITLE HILL TOP ESTATES PREPARED FOR CHRISTINE SAMMARTINO, TRUSTEE CONN. ROUTE 87 & CONN. ROUTE 6 ANDOVER, CONNECTICUT" SCALE 1"=100' DATE: JUNE 1997. PREPARED BY URS GRENIER, INC.
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ANDOVER TRUMBULL HIGHWAY FROM THE COLUMBIA TOWN LINE NORTHERLY TO WILLIMANTIC ROAD ROUTE 168 SCALE 1"=40" DATED 1931 NUMBER 9042
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ANDOVER ANDOVER -WILLIMANTIC ROAD FROM THE HEBRON RD. SOUTHEASTELY AND EASTERLY TO THE COLUMBIA TOWN LINE ROUTE US-6A" SCALE 1"=40" DATED:2-29-40

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300-1 THRU 20-300-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2". THE PROPOSED PROPERTY LINE BETWEEN PROPOSED LOTS BEING AN ORIGINAL SURVEY. THIS SURVEY AND MAP IS INTENDED TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

EDWARD PELLETIER, L.S. #14203

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

**DATUM**