

Submitted by Steve Bellis-Shows our homes (in yellow) beyond the Lavitz property line-not near proposed Miller Road extension

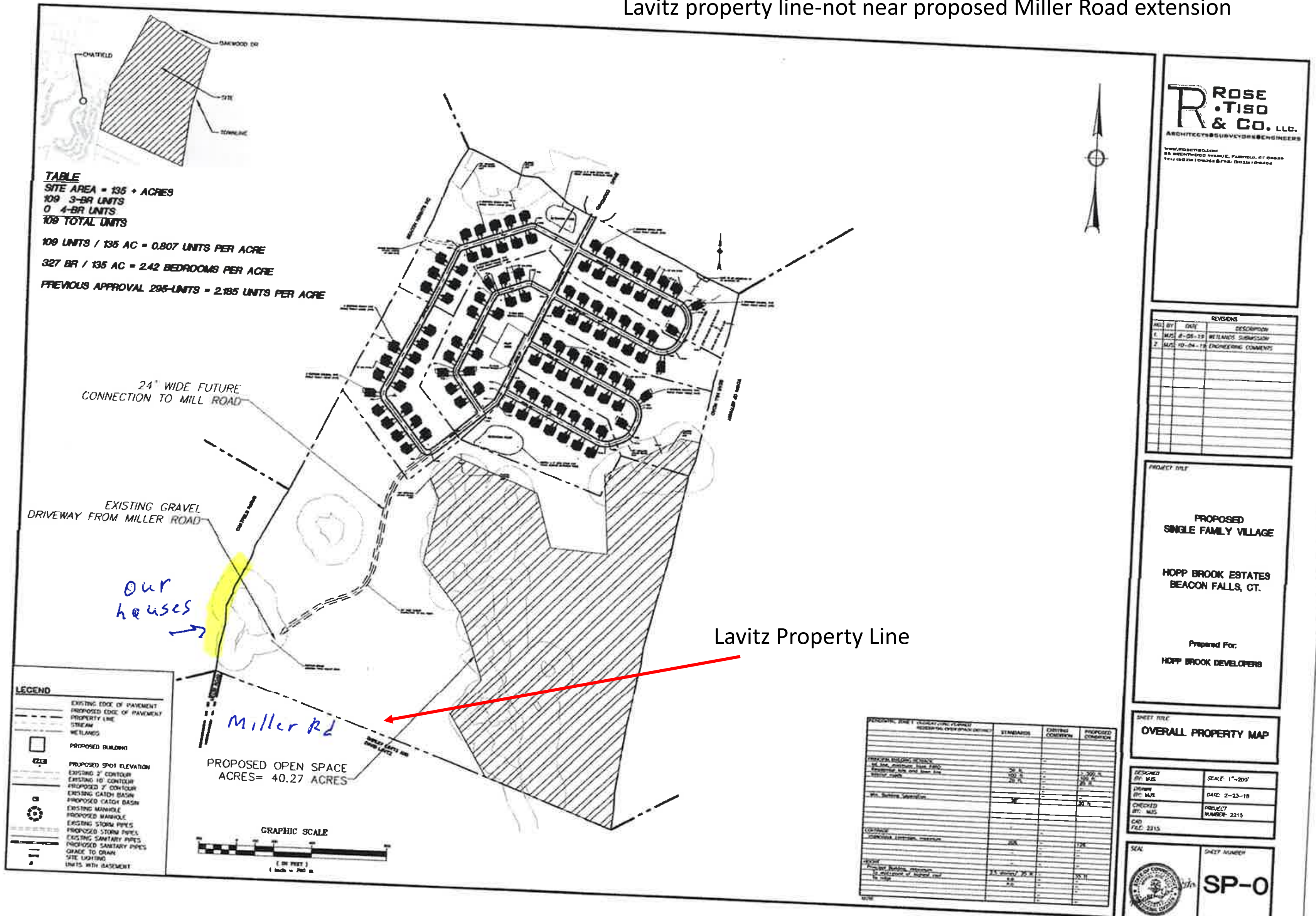


TABLE
 SITE AREA = 135 + ACRES
 109 3-BR UNITS
 0 4-BR UNITS
 109 TOTAL UNITS

 109 UNITS / 135 AC = 0.807 UNITS PER ACRE
 327 BR / 135 AC = 2.42 BEDROOMS PER ACRE
 PREVIOUS APPROVAL 295-UNITS = 2.185 UNITS PER ACRE

**ROSE
 TISO
 & Co. LLC.**
 ARCHITECTS/SUBCONTRACTORS/ENGINEERS

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 88 BENTWOOD AVENUE, FAIRFIELD, CT 06424
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REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	MJS	8-28-18	WETLANDS SUBMISSION
2	MJS	10-24-18	ENGINEERING COMMENTS


PROJECT TITLE
**PROPOSED
 SINGLE FAMILY VILLAGE**

 HOPP BROOK ESTATES
 BEACON FALLS, CT.

 Prepared For:
 HOPP BROOK DEVELOPERS

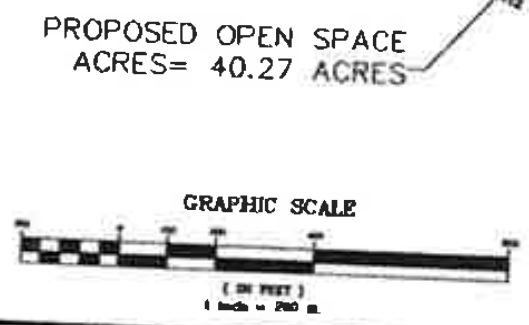
SHEET TITLE
OVERALL PROPERTY MAP

DESIGNED BY: MJS	SCALE: 1"=200'
DRAWN BY: MJS	DATE: 2-23-18
CHECKED BY: MJS	PROJECT NUMBER: 2215
CAD FILE: 2215	

SEAL

 SHEET NUMBER
SP-0

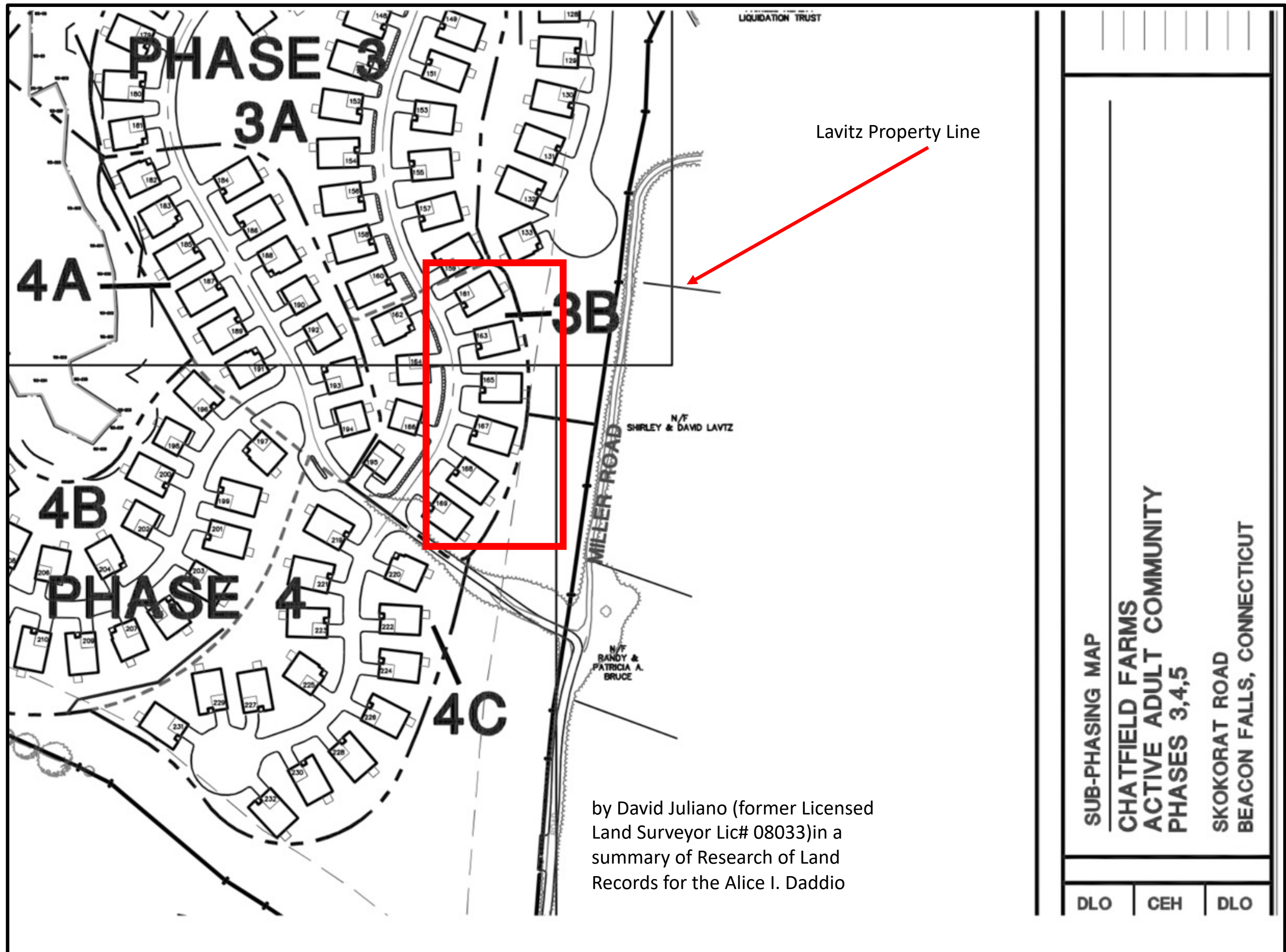
LEGEND

	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPERTY LINE
	STREAM
	WETLANDS
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION
	EXISTING 2' 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



PERIODIC SHEET (VEGETATION, FURNISHING, RESIDENTIAL OVERSPACE DETAIL)	STANDARD	EXISTING CONDITION	PROPOSED CONDITION
PROPOSED BIRCH TREES	20' H	-	200 H
PROPOSED REDWOOD TREES	20' H	-	200 H
PROPOSED PINE TREES	20' H	-	200 H
PROPOSED SPRUCE TREES	20' H	-	200 H
PROPOSED SHEDS	20' H	-	200 H
PROPOSED GARAGES	20' H	-	200 H
PROPOSED DRIVEWAYS	20' H	-	200 H
PROPOSED SIDEWALKS	20' H	-	200 H
PROPOSED STAIRS	20' H	-	200 H
PROPOSED FENCES	20' H	-	200 H
PROPOSED SIGNAGE	20' H	-	200 H
PROPOSED LIGHTING	20' H	-	200 H
PROPOSED UTILITY LINES	20' H	-	200 H
PROPOSED DRIVEWAYS	20' H	-	200 H
PROPOSED SIDEWALKS	20' H	-	200 H
PROPOSED STAIRS	20' H	-	200 H
PROPOSED FENCES	20' H	-	200 H
PROPOSED SIGNAGE	20' H	-	200 H
PROPOSED LIGHTING	20' H	-	200 H
PROPOSED UTILITY LINES	20' H	-	200 H

Surveyed map shows our homes are BELOW the Lavitz property line-very close to the proposed Miller Road extension



by David Juliano (former Licensed Land Surveyor Lic# 08033) in a summary of Research of Land Records for the Alice I. Daddio



Our homes

Bethany

End of Miller Rd

Google

Google Maps-Proposed Miller Road extension: Heavily wooded area-steep incline up to cul-de-sac