

- NOTES:**
- 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 Property/Boundary Survey based on a Resurvey conforming to Horizontal Accuracy Class A-2 and Topographic Accuracy Class T-2 standards.
 - Reference Maps:
 - Map entitled: "Property & Topographic Survey, #7 Rimmon Hill Road & #101 Pines Bridge Road, Beacon Falls, Connecticut prepared for Lankolga LLC, Scale: 1"=20'; Dated: 9/13/22", by Horbal & Judson, Land Surveyors & Associates.
 - Map entitled: "Boundary Survey prepared for Nadeem Khalid, Lots Nos. 9+10 Pinesbridge Rd., Beacon Falls, Connecticut; Scale: 1"=20'; Dated: May 18, 2010 and revised 6-14-2010", by Flynn & Cyr Land Surveying, LLC. On file in the Beacon Falls Land Records at Map Volume 22, Page 7.
 - Map entitled: "Property Survey Rimmon Hill Road Relocation at Pines Bridge Road, Beacon Falls, Connecticut; Scale: 1"=40'; Dated: April 20, 1999", by A.M. Engineering. On file in the Beacon Falls Land Records at Map Volume 15, Page 34.
 - Map entitled: "The Rimmon Meadow" Subdivision owned by George & Anna Lafferty, Beacon Falls, Conn.; Scale: 1"=40'; Dated: March 1966" by A.J. MacBrien, R.L.S. On file in the Beacon Falls Land Records at Map Volume 4, Page 34.
 - Map entitled: "Property/Topographic Survey showing existing conditions prepare for Dr. De, #127 Pines Bridge Road (RT. #42) Beacon Falls, Connecticut; Scale: 1"=20'; Dated: July 6, 2011 and revised through August 4, 2011", by Hollissey, Pearson & Cassidy, Civil Engineers & Land Surveyors. On file in the Beacon Falls Land Records at Map Volume 22, Page 16.
 - Parcel Data: #7 Rimmon Hill Road
 Owner & Applicant: Lankolga LLC
 Total Area: 45,483 s.f., 1.1132 acres.
 Wetland Area: 13,100 s.f., 0.302 acres
 Deed Reference: Vol. 248, Pg. 100 of the Beacon Falls Land Records
 Existing Zone: R-1 Residential District
 Proposed Zone: Residential Industrial Transitional Zone
 Lot 9 on Beacon Falls Tax Assessor's Map #3-2.
 - Parcel is subject to:
 - matters shown on Reference Maps 2.A. and 2.B.
 - grant of slope easement from Pines Bridge Associates and C.B.L., Inc. to the Town of Beacon Falls dated May 20, 1999 and recorded May 21, 1999 in Volume 112, Page 359 of the Beacon Falls Land Records.
 - all laws, ordinances, municipal regulations, and rights of record that may exist.
 - Wetlands were field delineated on July 1, 2022 by Soil Science and Environmental Services Inc., Scott D. Stevens, Registered Professional Soil Scientist, and located by field survey.
 - Parcel is NOT located within a Special Flood Hazard Area per National Flood Insurance Program, FIRM, Flood Insurance Rate Map, New Haven County, Connecticut, (All Jurisdictions) Panel 262 of 635, Map Number 09009C0262H, Effective date: December 17, 2010 by the Federal Emergency Management Agency.
 - All utilities are not shown. Subsurface utilities were compiled from parcel evidence, record drawings, and surficial evidence located during the field survey. The surveyor has not physically exposed the subsurface utilities and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted. Any contractors are required to utilize "Call before you dig" one call system prior to any excavation for the purpose of verifying the subsurface utilities in the area.
 - Prior to the start of construction the contractor shall verify the location of all underground utilities and contact Call Before You Dig, Tel: 1-800-922-4453 or 811.
 - All construction to be in conformance with regulations and ordinances of the Town of Beacon Falls.

- EROSION CONTROL NOTES:**
- Land disturbance shall be kept to the minimum necessary for construction operations.
 - 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.
 - 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.
 - Les Nemeth, 65 Lancaster Drive, Beacon Falls, CT, Phone: 203-206-1004 is 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 Town of Trumbull of the transfer of this responsibility, and for conveying a copy of this plan if title to the property is transferred.

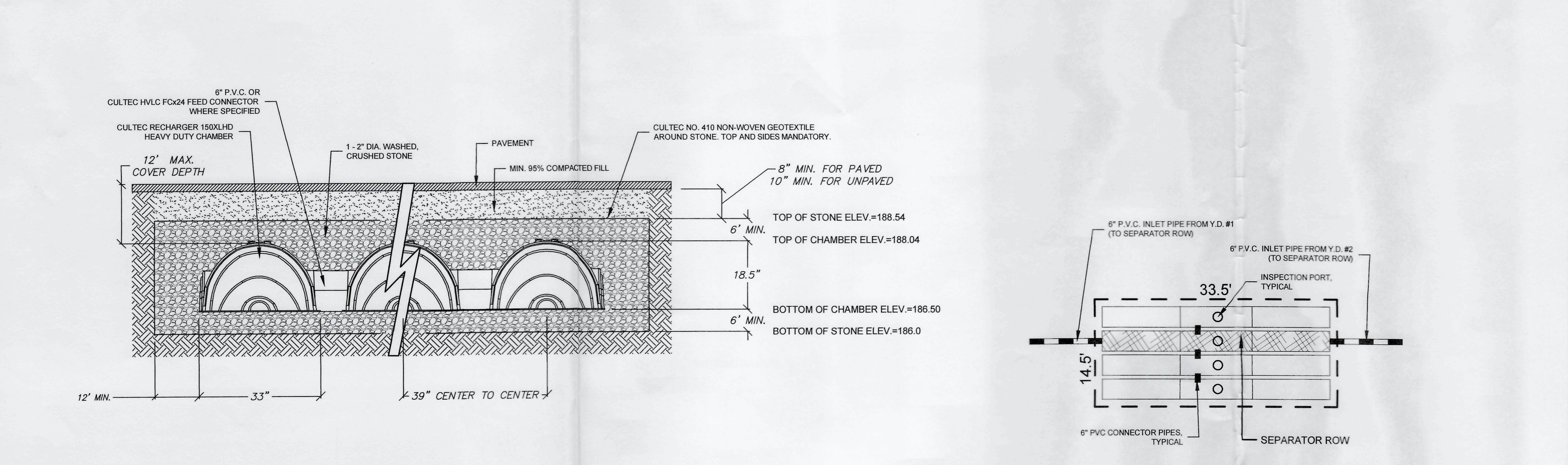
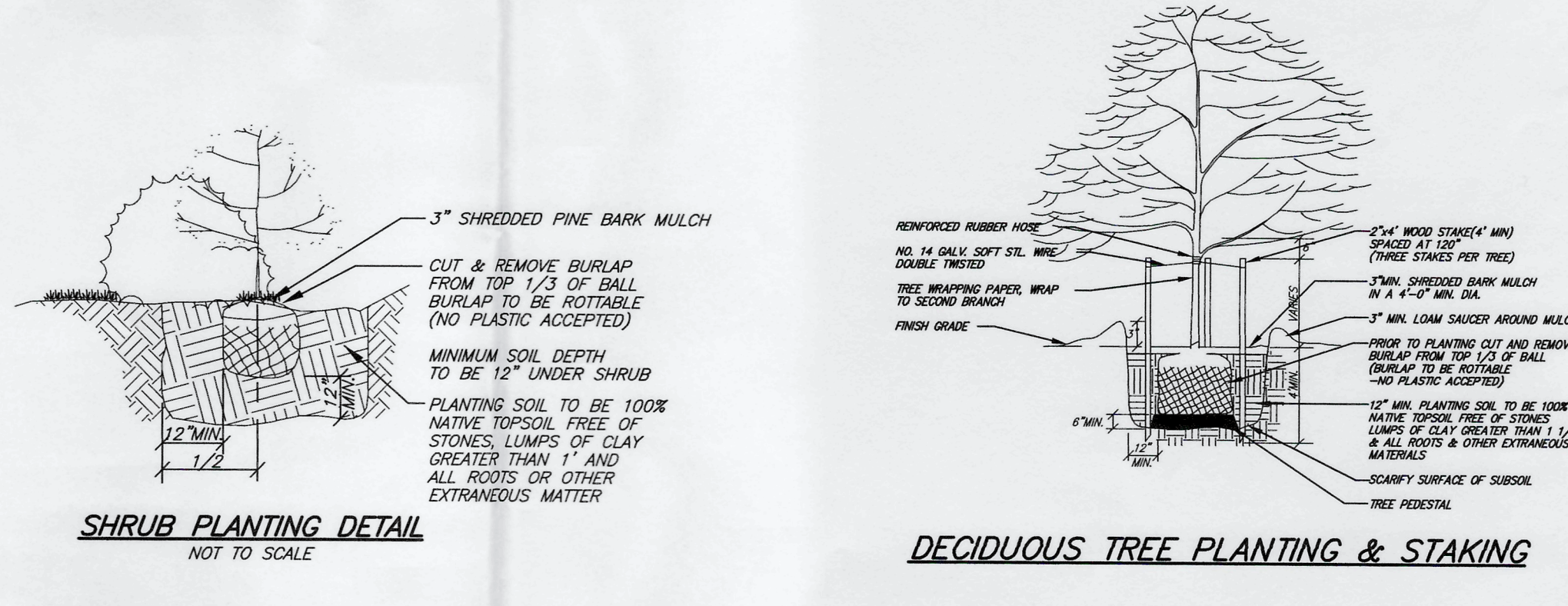
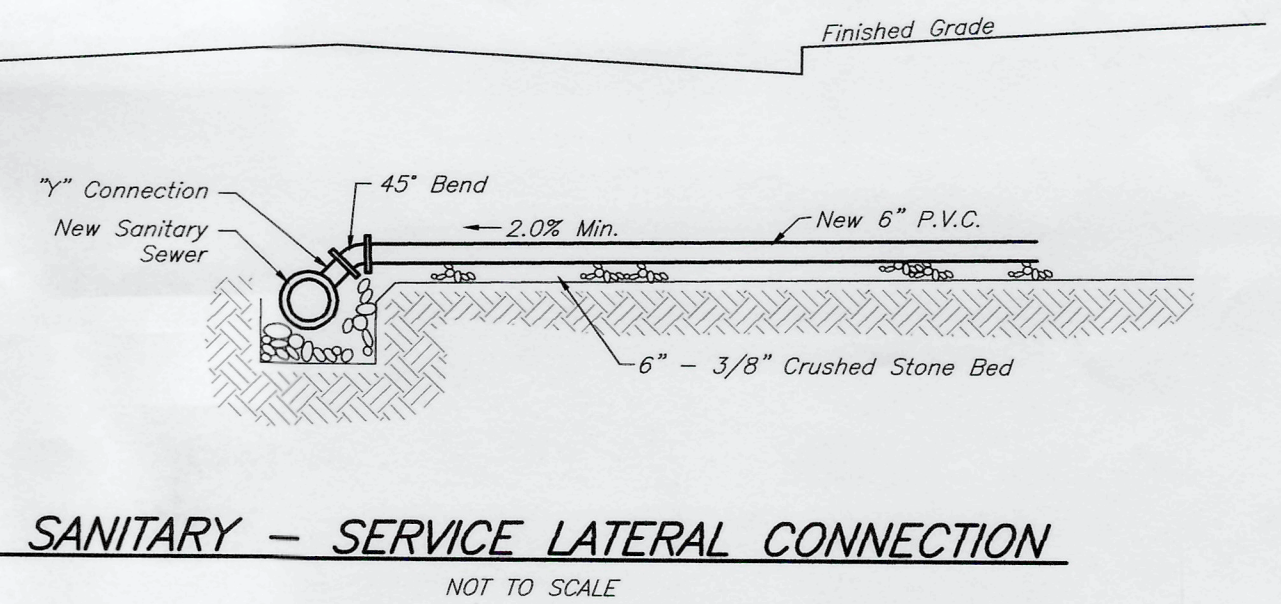
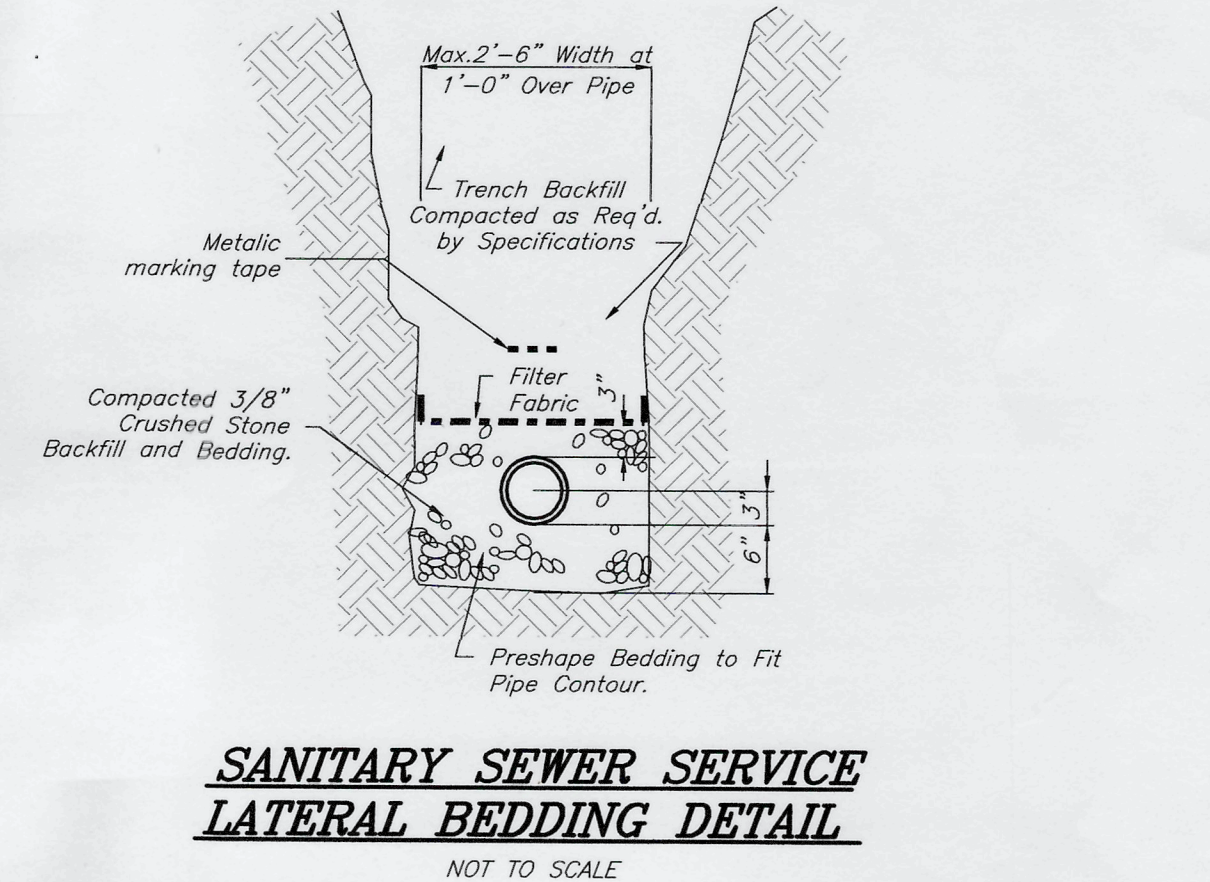
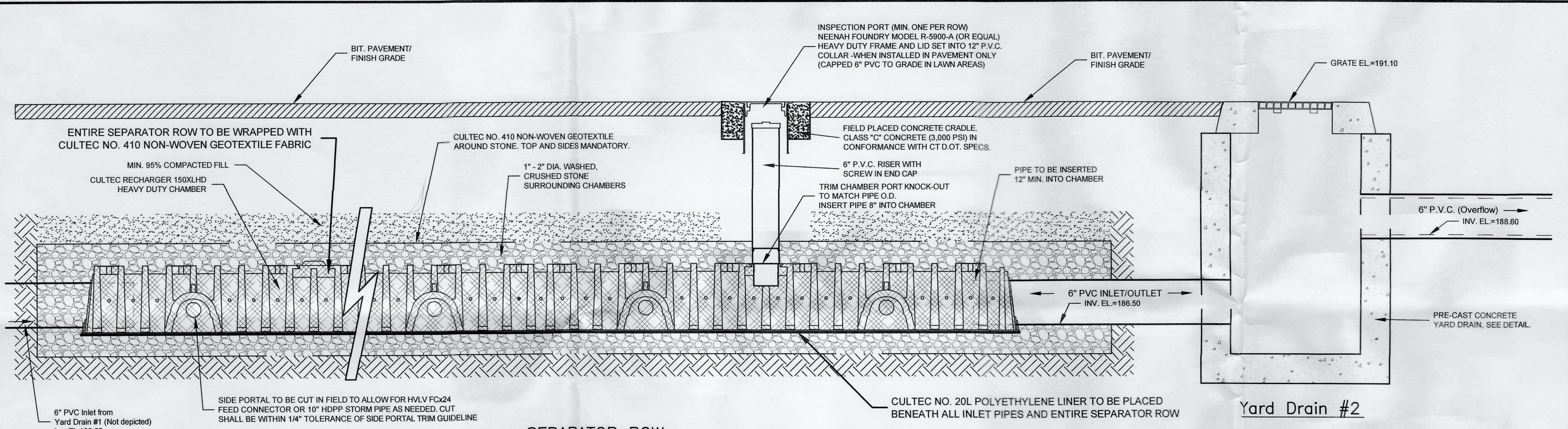
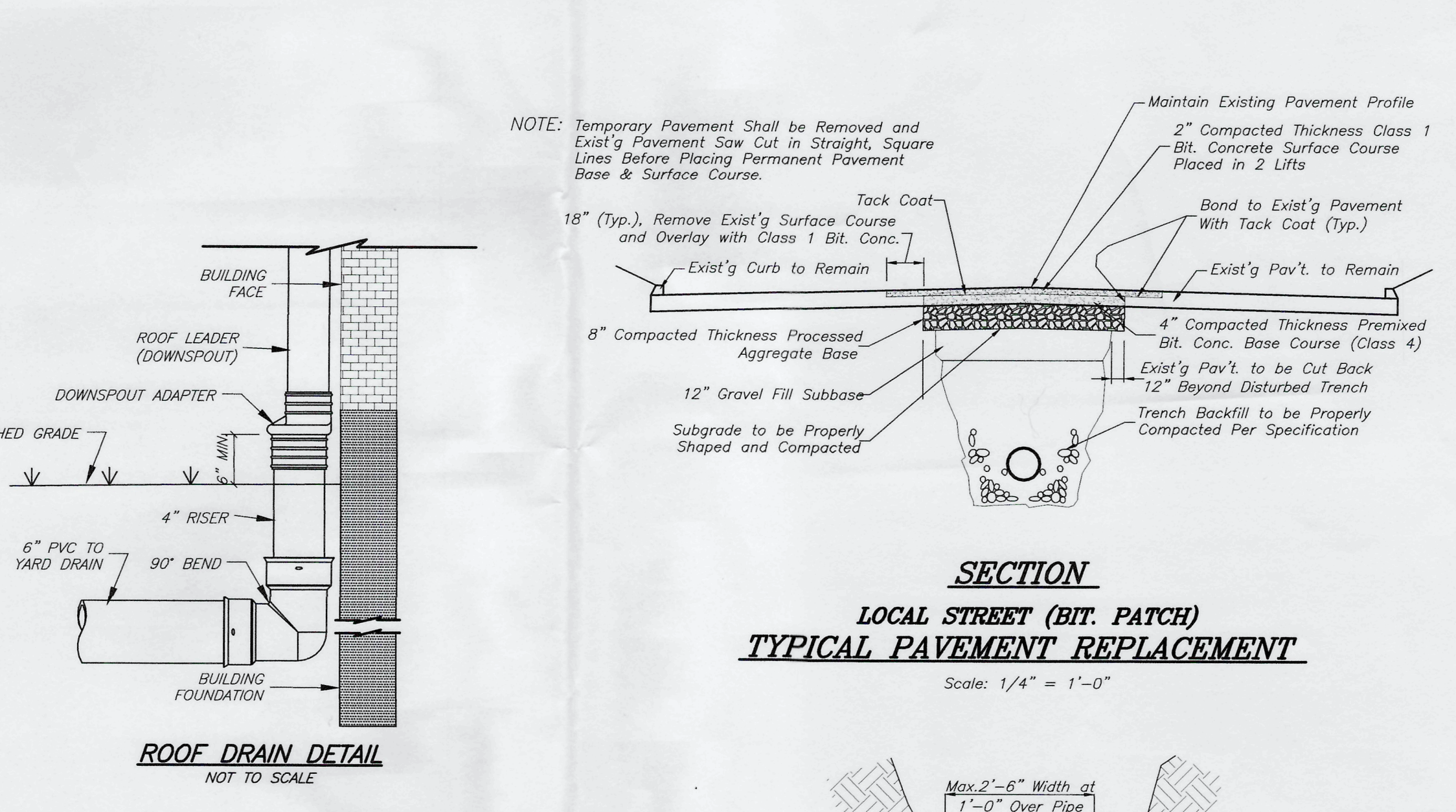
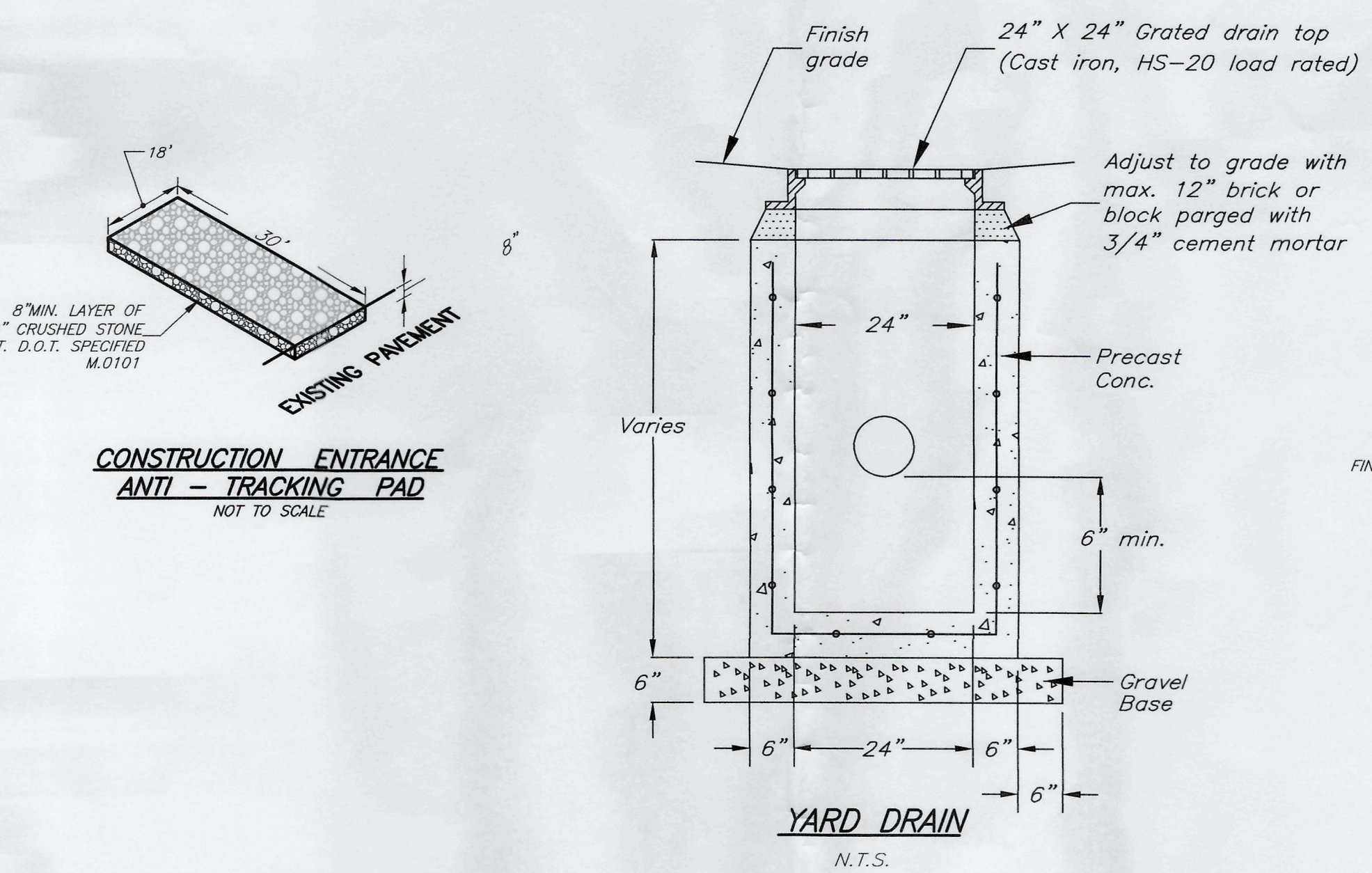
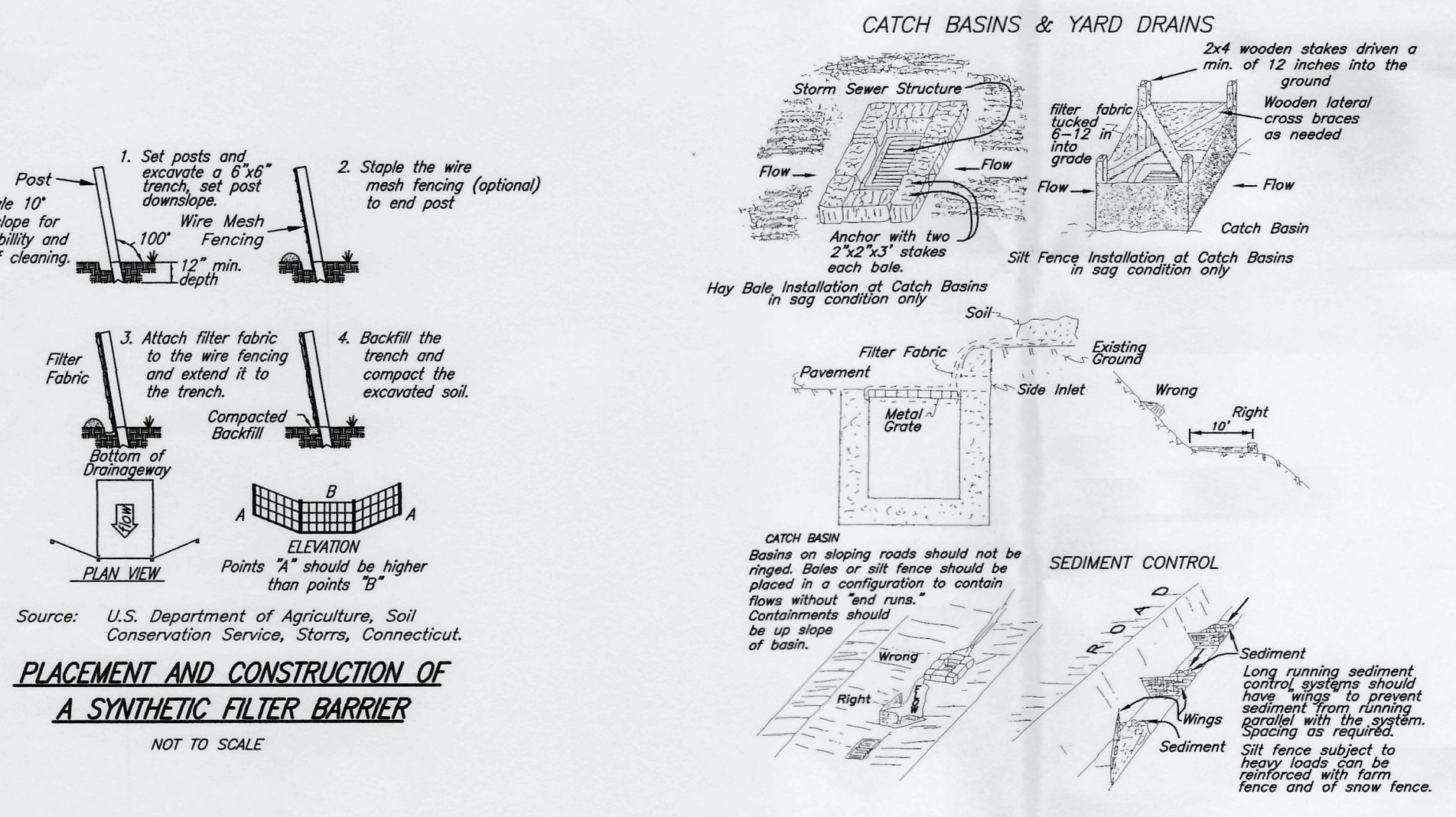
LEGEND		C.O.O		Sewer cleanout	
Monument	Utility Pole owned by C.L.&P.	Steel Ballast	Found	Sanitary Sewer	Found
Iron Pipe	Manhole	Gas Service	n/f	Water Service	n/f
Iron Pin	Catch Basin or Lawn Inlet	Sanitary Sewer	Woven Wire Fence	Underground Electric Service	W.F.F.
Property Line	Water Gate Valve	Water Service	Roof leaders	Catch Basin w/number	W.F.
Adjacent Property Line	Light Post	Underground Electric Service	Overhang or Overhead	Storm Manhole w/number	W.F.
Fence	Gas Gate Valve	Catch Basin w/number	Polyvinyl Chloride Pipe	Sanitary Sewer Manhole w/number	W.F.
Retaining wall	Proposed Austrian Pipe	Deep Test Pit Location	Reinforced Concrete Pipe	Invert	W.F.
Stone Wall	Proposed Flowering Pear	Construction Entrance -	Corrugated Metal Pipe	Staked Hay Bales	W.F.
Wetlands Boundary Line	Proposed Dwarf Inlet	Anti-tracking Pad	Sanitary	Filter Fence	W.F.
Wetlands Boundary Flag w/number	Stormwater Infiltration Trench	Staked Hay Bales	Invert	Diversion Berm/Ditch	W.F.
Storm Water Sewer Pipe	Proposed Storm Water Pipe	Filter Fence	el. or elev.	P.B.C. (Proposed Bituminous Curb)	W.F.
Underground Cable TV Wire	Gas Service Lateral	Maximum	bit.	P.C.C. (Proposed Concrete Curb)	W.F.
Underground Electric Wire	Water Service Lateral	Minimum	conc.		W.F.
Roof leader	Sanitary Sewer Lateral	Radius equals	Masonry		W.F.
Overhead Utility Wires	10 foot contour with elevation	Existing	BCLC		W.F.
Water main	2 foot contour with elevation		Max.		W.F.
Gas main	Spot elevation		Min.		W.F.
Sanitary Sewer Pipe	Proposed 10 ft. contour w/el.		R=		W.F.
	Proposed 2 ft. contour w/el.		R=		W.F.
	Proposed spot elevation		Ex.		W.F.

EDWARD LEAVY, P.E.
 10 Shelview Dr., Shelton CT. 06484
 Phone (203) 929-0548

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.
 JESSE T. JUDSON Date: 11/1/2022 L.S. REG. NO. 70390
 COPYRIGHT © 11/1/22 ALL RIGHTS RESERVED BY HORBAL & JUDSON L.S.A. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

REVISIONS			GRADING, UTILITY, AND S.E.S.C. PLAN	
NO.	DESCRIPTION	DATE	Scale: 1"=20'	
			Date: 11/1/2022	
			Sheet: 2 of 3	
			Checked By: J.T.J.	
			Drawn By: G.P.D.	
			F.B. No. 492 & 493	
			CAD No. d2540a.dwg	
			Disk: 46/10	
			Job No. D-2540a	

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



BED SIZE TO BE 14.5' BY 33.5' WITH 12 CULTEC RECHARGER 150XLHD UNITS IN FOUR ROWS (3 UNITS PER ROW)

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

REVISIONS			DETAILS	
NO.	DESCRIPTION	DATE	Scale: AS NOTED	
			IMPROVEMENT LOCATION SURVEY #7 RIMMON HILL ROAD BEACON FALLS, CONNECTICUT PREPARED FOR LANKOLGA LLC	
			Date:	11/1/2022
			Sheet:	3 of 3
			Checked By:	J.T.J.
			Drawn By:	G.P.D.
			F.B. No.:	492 & 493
			CAD No.:	d2540a.dwg
			Disk:	46/10
			Job No.:	D-2540a
			HORBAL & JUDSON Land Surveyors & Associates 52 Main Street, Seymour, Connecticut (203)888-9660	