

SURVEY NOTES

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED BY CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS A "RESUBDIVISION PLAN" BASED ON RESURVEY AND ORIGINAL SURVEY AND CONFORMS TO HORIZONTAL CLASS "A-2" AND TOPOGRAPHIC CLASS "T-2" ACCURACY STANDARDS. THIS SURVEY WAS PREPARED TO DEPICT RESUBDIVISION OF THE SUBJECT PARCEL AND CONCEPTUAL DEVELOPMENT OF THE RESULTANT LOTS.
- NORTH ORIENTATION DEPICTED HEREON WAS DERIVED FROM REFERENCE MAP SA.
- FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE BOZRAH TOWN HALL:
 A QUIT CLAIM DEED FROM LAWRENCE M. GILMAN TO FAITH CROSS OF HARVARD, MASSACHUSETTS AND MICHAEL A. GOLDBLATT, OF NORWICH, CONNECTICUT, TRUSTEES OF THE LAWRENCE M. GILMAN 1988 TRUST, EXECUTED BY LAWRENCE M. GILMAN AS SETTLOR ON SEPTEMBER 7, 1988, RECORDED JULY 13, 1989, IN TOWN OF BOZRAH LAND RECORDS VOLUME 45, PAGE 724.
 A QUIT CLAIM DEED FROM CHARLES M. GILMAN TO FAITH CROSS AND MICHAEL A. GOLDBLATT, TRUSTEES OF THE LAWRENCE M. GILMAN 1988 TRUST, EXECUTED ON SEPTEMBER 8, 1988 BY LAWRENCE M. GILMAN (HEREINAFTER "RELEASEE"), RECORDED JULY 6, 1989, IN TOWN OF BOZRAH LAND RECORDS VOLUME 45, PAGE 692.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS AND CONTACT "CALL BEFORE YOU DIG" AT LEAST 48 HOURS PRIOR TO ANY EARTHWORK OPERATIONS.
- REFERENCE MAPS:
 A. GRADING PLAN SHOWING PORTION OF PROPERTY OF LAWRENCE M. GILMAN 1988 TRUST, CONNECTICUT ROUTE 608 - BRUSH HILL ROAD, BOZRAH, CONNECTICUT, SCALE: 1"=20', CONTOUR INTERVAL: 1', FEBRUARY 1993, PREPARED BY HAROLD M. WELLS, ENGINEER.
 B. PROPERTY SURVEY, LANDS TO BE CONVEYED TO BOZRAH VOLUNTEER FIRE CO., INC., PREPARED FOR RICHARD GILMAN, FITCHVILLE ROAD, BOZRAH, CONNECTICUT, SCALE: 1"=20', OCTOBER 2009, JOB I.D. NO. 09-1749.

GENERAL NOTES

- THIS SITE IS NOT LOCATED WITHIN 500' OF ANOTHER MUNICIPALITY.
- PARKING REQUIREMENTS PER SECTION 14 OF THE BOZRAH ZONING REGULATIONS:
 4,000 SF BUSINESS OFFICE @ 1 SPACE/200 SF G.F.A. = 20 SPACES
 5,000 SF RETAIL SALES ESTABLISHMENT @ 1 SPACE/200 SF G.F.A. = 25 SPACES
- CONCEPTUAL DEVELOPMENT AS SHOWN ON THE PROPOSED LOTS IS SHOWN FOR DEMONSTRATION PURPOSES ONLY. FUTURE DEVELOPMENT OF THE PROPOSED LOTS WILL REQUIRE REVIEW AND APPROVAL OF A SITE DEVELOPMENT PLAN (AT MINIMUM) BY THE BOZRAH PLANNING & ZONING COMMISSION AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION. SITE DESIGN AT THAT TIME WILL INCLUDE SPECIFIC BUILDING DESIGN, ASSOCIATED SITE GRADING, DRAINAGE, AND EROSION CONTROL MEASURES. SAID FEATURES ARE NOT SHOWN ON THIS PLAN DUE TO ITS CONCEPTUAL NATURE.
- CONCEPTUAL CONNECTION TO THE EXISTING WATER MAIN LOCATED SOUTHWESTERLY OF FITCHVILLE ROAD IS SHOWN FOR DEMONSTRATION PURPOSES ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY THE GOVERNING WATER UTILITY. SHOULD THE GOVERNING WATER UTILITY NOT GRANT APPROVAL FOR WATER SERVICE CONNECTION, THE PROPOSED LOTS ARE OF AMBLE SIZE AND DIMENSION THAT ON-SITE WATER SUPPLY WELLS MAY BE UTILIZED.
- CONCEPTUAL SITE GRADING HAS BEEN SHOWN FOR DEMONSTRATION PURPOSES ONLY PER REQUEST OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
- THE FOLLOWING NOTES ARE ADDED PER COMMENTS RECEIVED FROM THE UNCAS HEALTH DISTRICT:
 LOT #3: (1) UTILITY TRENCHES WITHIN 25 FEET OF THE PRIMARY OR RESERVE AREAS MAY NOT BE BACKFILLED WITH FREE DRAINING MATERIAL SUCH AS SAND OR GRAVEL; (2) BUILDING PLANS AND TENANT INFORMATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A SEPTIC PERMIT.
 LOT #4: (1) ADDITIONAL TEST HOLES MUST BE DUG PRIOR TO THE ISSUANCE OF A SEPTIC PERMIT; (2) BUILDING PLANS AND TENANT INFORMATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A SEPTIC PERMIT; (3) PUMP DETAILS MUST BE INCLUDED ON THE FINAL PLANS.

NARRATIVE

THIS PROPOSAL INVOLVES THE RESUBDIVISION OF A 50± ACRE PARCEL OF LAND INTO A TOTAL OF 2 INDIVIDUAL COMMERCIAL BUILDING LOTS WITH 45± ACRES OF REMAINING LAND. BOTH PROPOSED LOTS ARE LOCATED ENTIRELY IN THE COMMERCIAL ZONING DISTRICT AND THE REMAINING LAND IS LOCATED IN THE COMMERCIAL AND INDUSTRIAL-80 ZONING DISTRICTS. DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL AND INDUSTRIAL-80 ZONING DISTRICT ARE STIPULATED BY SECTIONS 8.4 AND 9.4 OF THE BOZRAH ZONING REGULATIONS, RESPECTIVELY.

PROPOSED LOT #3 WILL HAVE FRONTAGE ON BRUSH HILL ROAD AND PROPOSED LOT #4 WILL HAVE FRONTAGE ON FITCHVILLE ROAD. BOTH WILL BE ACCESSED VIA INDIVIDUAL DRIVEWAYS. BOTH LOTS WILL BE SERVED BY MUNICIPAL WATER IF SO PERMITTED BY THE GOVERNING WATER UTILITY. IF PROPOSED MUNICIPAL WATER SERVICE IS DISALLOWED BY THE GOVERNING WATER UTILITY, INDIVIDUAL ON-SITE WELLS WILL BE UTILIZED. BOTH LOTS WILL HAVE ON-SITE SEPTIC SYSTEMS.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, THE SOILS LOCATED WITHIN PROPOSED SUBDIVISION LOTS 3 AND 4 ARE:

- 15: SCARBORO MUCK
- 38: HINCKLEY GRAVELLY SANDY LOAM, 15-45% SLOPES
- 68C: NARRAGANSETT SILT LOAM, 3-15% SLOPES, EXTREMELY STONY
- 73C: CHARLTON-GRAVELLY COMPLEX, 3-15% SLOPES, VERY ROCKY

PROPOSED LOT 3 CONTAINS NO INLAND WETLANDS OR WATERCOURSES AS DETERMINED BY DEMIAN A. SORRENTINO, C.S.S. PROPOSED SUBDIVISION LOT 4 HAS BEEN THE SUBJECT OF ON-GOING WETLANDS PERMITTING WITH THE BOZRAH INLAND WETLANDS & WATERCOURSES COMMISSION. AS SUCH, THE APPLICANT WILL BE REQUESTING A FINDING OF NO JURISDICTION FROM THE BOZRAH INLAND WETLANDS & WATERCOURSES COMMISSION RELATING TO PROPOSED LOT 4.

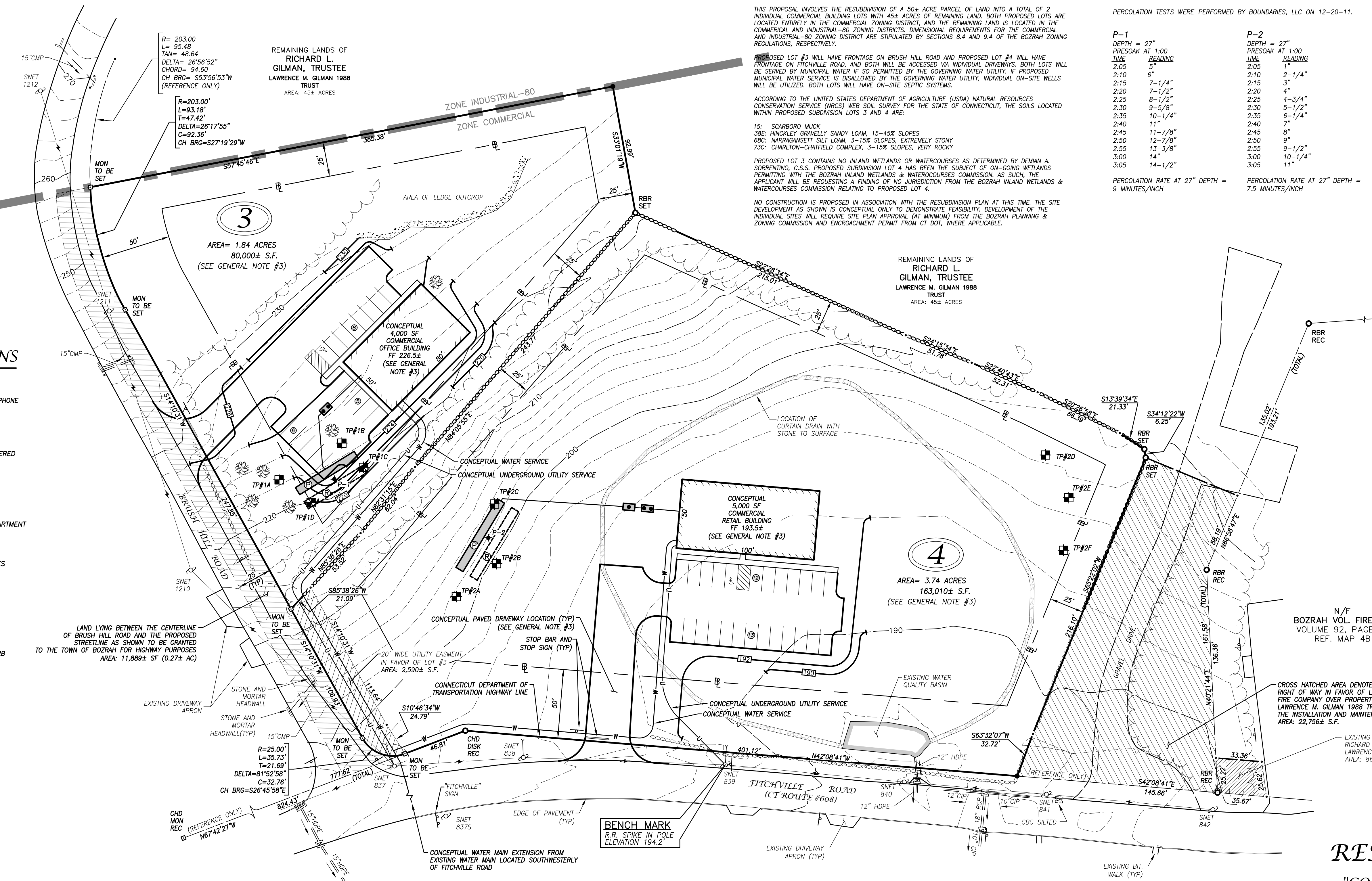
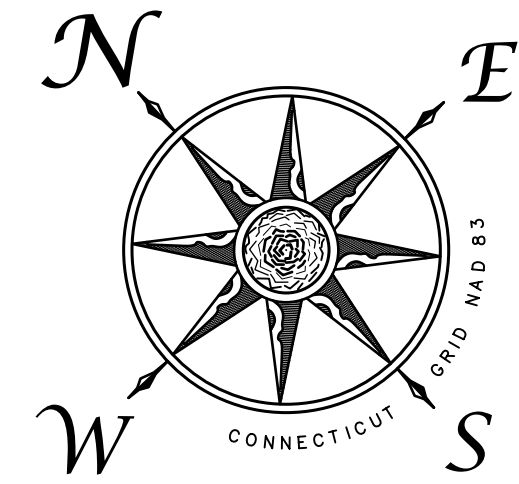
NO CONSTRUCTION IS PROPOSED IN ASSOCIATION WITH THE RESUBDIVISION PLAN AT THIS TIME. THE SITE DEVELOPMENT AS SHOWN IS CONCEPTUAL ONLY TO DEMONSTRATE FEASIBILITY. DEVELOPMENT OF THE INDIVIDUAL LOTS WILL REQUIRE SITE PLAN APPROVAL (AT MINIMUM) FROM THE BOZRAH PLANNING & ZONING COMMISSION AND ENCROACHMENT PERMIT FROM CT DOT, WHERE APPLICABLE.

PERCOLATION TEST RESULTS

PERCOLATION TESTS WERE PERFORMED BY BOUNDARIES, LLC ON 12-20-11.

P-1	DEPTH = 27"	P-2	DEPTH = 27"
PRESOAK AT 1:00	TIME	PRESOAK AT 1:00	TIME
2:05	5"	2:05	1"
2:10	6"	2:10	2-1/4"
2:15	7-1/4"	2:15	3"
2:20	7-1/2"	2:20	4"
2:25	8-1/2"	2:25	4-3/4"
2:30	9-5/8"	2:30	5-1/2"
2:35	10-1/4"	2:35	6-1/4"
2:40	11"	2:40	7"
2:45	11-7/8"	2:45	8"
2:50	12-7/8"	2:50	9"
2:55	13-3/8"	2:55	9-1/2"
3:00	14"	3:00	10-1/4"
3:05	14-1/2"	3:05	11"

PERCOLATION RATE AT 27" DEPTH = 9 MINUTES/INCH
 PERCOLATION RATE AT 27" DEPTH = 7.5 MINUTES/INCH



LEGEND & ABBREVIATIONS

- UTILITY POLE
- SNET SOUTHERN NEW ENGLAND TELEPHONE
- ± MORE OR LESS
- REC RECOVERED
- SF SQUARE FEET
- REBAR OR IRON PIN RECOVERED
- ANGLE POINT
- RBR REBAR
- IP IRON PIPE
- DH DRILL HOLE
- MON MONUMENT
- CHD CONNECTICUT HIGHWAY DEPARTMENT
- TBS TO BE SET
- MONUMENT
- ④ NUMBER OF PARKING SPACES
- TF TOP OF FRAME
- MH MANHOLE
- TP TYPICAL
- CONC CONCRETE
- ▣ CATCH BASIN
- CB CATCH BASIN
- BCLC BITUMINOUS CONCRETE LIP CURB
- CMP CORRUGATED METAL PIPE
- CIP CAST IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE
- INV INVERT
- N/F NOW OR FORMERLY
- W— TREE LINE
- U— UTILITY LINE
- 200- EXISTING CONTOUR
- BIT BITUMINOUS
- G.F.A. GROSS FLOOR AREA

DEEP TEST PIT RESULTS

DEEP TEST PITS #1A-2F WERE WITNESSED BY AIMEE EBERLY, R.S., M.P.H. OF THE UNCAS HEALTH DISTRICT AND BOUNDARIES LLC ON 10-18-10.

- TEST PIT #1A: 0'-4" TOPSOIL; 4'-18" BROWN SUBSOIL; 18"-36" LIGHT BROWN SAND; 36"-92" SAND AND GRAVEL WITH COBBLES AND LARGE ROCKS; NO GROUNDWATER, NO LEDGE, NO MOTTLING
- TEST PIT #1B: 0'-7" TOPSOIL; 7'-38" BROWN SUBSOIL, ROOTS; 38"-92" SAND AND GRAVEL WITH LARGE ROCKS AND COBBLES; NO GROUNDWATER, NO LEDGE, NO MOTTLING
- TEST PIT #1C: 0'-28" TOPSOIL; 28"-96" BROWN SUBSOIL; 96"-100" SAND AND GRAVEL; 100"-106" SAND AND GRAVEL; 106"-112" SAND AND GRAVEL; 112"-120" SAND AND GRAVEL; 120"-126" SAND AND GRAVEL; 126"-132" SAND AND GRAVEL; 132"-138" SAND AND GRAVEL; 138"-144" SAND AND GRAVEL; 144"-150" SAND AND GRAVEL; 150"-156" SAND AND GRAVEL; 156"-162" SAND AND GRAVEL; 162"-168" SAND AND GRAVEL; 168"-174" SAND AND GRAVEL; 174"-180" SAND AND GRAVEL; 180"-186" SAND AND GRAVEL; 186"-192" SAND AND GRAVEL; 192"-198" SAND AND GRAVEL; 198"-204" SAND AND GRAVEL; 204"-210" SAND AND GRAVEL; 210"-216" SAND AND GRAVEL; 216"-222" SAND AND GRAVEL; 222"-228" SAND AND GRAVEL; 228"-234" SAND AND GRAVEL; 234"-240" SAND AND GRAVEL; 240"-246" SAND AND GRAVEL; 246"-252" SAND AND GRAVEL; 252"-258" SAND AND GRAVEL; 258"-264" SAND AND GRAVEL; 264"-270" SAND AND GRAVEL; 270"-276" SAND AND GRAVEL; 276"-282" SAND AND GRAVEL; 282"-288" SAND AND GRAVEL; 288"-294" SAND AND GRAVEL; 294"-300" SAND AND GRAVEL; 300"-306" SAND AND GRAVEL; 306"-312" SAND AND GRAVEL; 312"-318" SAND AND GRAVEL; 318"-324" SAND AND GRAVEL; 324"-330" SAND AND GRAVEL; 330"-336" SAND AND GRAVEL; 336"-342" SAND AND GRAVEL; 342"-348" SAND AND GRAVEL; 348"-354" SAND AND GRAVEL; 354"-360" SAND AND GRAVEL; 360"-366" SAND AND GRAVEL; 366"-372" SAND AND GRAVEL; 372"-378" SAND AND GRAVEL; 378"-384" SAND AND GRAVEL; 384"-390" SAND AND GRAVEL; 390"-396" SAND AND GRAVEL; 396"-402" SAND AND GRAVEL; 402"-408" SAND AND GRAVEL; 408"-414" SAND AND GRAVEL; 414"-420" SAND AND GRAVEL; 420"-426" SAND AND GRAVEL; 426"-432" SAND AND GRAVEL; 432"-438" SAND AND GRAVEL; 438"-444" SAND AND GRAVEL; 444"-450" SAND AND GRAVEL; 450"-456" SAND AND GRAVEL; 456"-462" SAND AND GRAVEL; 462"-468" SAND AND GRAVEL; 468"-474" SAND AND GRAVEL; 474"-480" SAND AND GRAVEL; 480"-486" SAND AND GRAVEL; 486"-492" SAND AND GRAVEL; 492"-498" SAND AND GRAVEL; 498"-504" SAND AND GRAVEL; 504"-510" SAND AND GRAVEL; 510"-516" SAND AND GRAVEL; 516"-522" SAND AND GRAVEL; 522"-528" SAND AND GRAVEL; 528"-534" SAND AND GRAVEL; 534"-540" SAND AND GRAVEL; 540"-546" SAND AND GRAVEL; 546"-552" SAND AND GRAVEL; 552"-558" SAND AND GRAVEL; 558"-564" SAND AND GRAVEL; 564"-570" SAND AND GRAVEL; 570"-576" SAND AND GRAVEL; 576"-582" SAND AND GRAVEL; 582"-588" SAND AND GRAVEL; 588"-594" SAND AND GRAVEL; 594"-600" SAND AND GRAVEL; 600"-606" SAND AND GRAVEL; 606"-612" SAND AND GRAVEL; 612"-618" SAND AND GRAVEL; 618"-624" SAND AND GRAVEL; 624"-630" SAND AND GRAVEL; 630"-636" SAND AND GRAVEL; 636"-642" SAND AND GRAVEL; 642"-648" SAND AND GRAVEL; 648"-654" SAND AND GRAVEL; 654"-660" SAND AND GRAVEL; 660"-666" SAND AND GRAVEL; 666"-672" SAND AND GRAVEL; 672"-678" SAND AND GRAVEL; 678"-684" SAND AND GRAVEL; 684"-690" SAND AND GRAVEL; 690"-696" SAND AND GRAVEL; 696"-702" SAND AND GRAVEL; 702"-708" SAND AND GRAVEL; 708"-714" SAND AND GRAVEL; 714"-720" SAND AND GRAVEL; 720"-726" SAND AND GRAVEL; 726"-732" SAND AND GRAVEL; 732"-738" SAND AND GRAVEL; 738"-744" SAND AND GRAVEL; 744"-750" SAND AND GRAVEL; 750"-756" SAND AND GRAVEL; 756"-762" SAND AND GRAVEL; 762"-768" SAND AND GRAVEL; 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