

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing tree line

- LEGEND**
- Existing edge of pavement
 - Proposed cutting
 - Existing/Proposed well
 - Existing catch basin
 - Existing drainage manhole
 - Existing sanitary manhole
 - Proposed catch basin
 - Proposed manhole
 - Existing utility box
 - Proposed sidewalk ramp
 - Existing contour
 - Existing spot elevation
 - Proposed contour
 - Proposed spot elevation
 - Deep test location
 - Percolation test location
 - Grade to drain
 - Proposed Riprap
 - Proposed Drainage Pipe

TABLE OF AREAS

LOT #	LOT AREA SQ. FT.	LOT AREA ACRES	INLAND WETLAND AREA ACRES	NET LOT ACRES
1	16,013	0.37	0	0.37
2	16,139	0.37	0	0.37
3	20,706	0.48	0	0.48
4	20,706	0.48	0	0.48
5	20,706	0.48	0	0.48
6	21,724	0.50	0	0.50
7	25,450	0.58	0	0.58
8	33,275	0.76	0	0.76
9	16,534	0.38	0	0.38
10	16,376	0.38	0	0.38
11	16,697	0.37	0	0.37
12	16,500	0.38	0	0.38
13	16,500	0.38	0.01	0.38

TEMPORARY CUL-DE-SAC FIFTY FOOT (50') RIGHT-OF-WAY FOR FUTURE ROADWAY EXTENSION & RIGHT-TO-GRAB TO BE DEEDED TO THE CITY OF MIDDLETOWN UPON FUTURE EXTENSION OF ROADWAY AND ACCEPTANCE BY THE CITY. PORTIONS OF THE CUL-DE-SAC OUTSIDE OF THE 50 FOOT RIGHT-OF-WAY SHALL REVERT TO ADJOINING LOT OWNERS. THE FUTURE DEVELOPER OF ADJOINING LAND SHALL BE RESPONSIBLE FOR THE REMOVAL OF PAVEMENT, RESETTling OF CURBS AND SIDEWALKS, BACK FILLING BEHIND CURBS, LOADING AND BEHIND ALL DISTURBED AREAS.

REMAINING LAND OF GUIHEEN REVOCABLE LIVING TRUST (VOLUME 1124, PAGE 229) 54.026 acres

DIVISION NOTES
 Owner: Guiheen Revocable Living Trust
 Applicant: Cocomo Brothers, LLC
 All work in connection with this subdivision shall be completed within five years from date of approval.
 Public water service and public sewer service proposed.
 Developer shall be responsible to correct any unforeseen field conditions.
 Any future grading activity not a part of this subdivision which involves designated inland wetlands shall require approval by the Inland Wetland Commission.
 Property owner/owners are responsible for maintaining any existing watercourses.
 On-site regulatory signage as deemed necessary by the Police Department shall be installed at the expense of the applicant. The applicant shall meet with the Police Department to review signage needs prior to the issuance of the first Certificate of Occupancy within the development.
 The City shall not maintain responsibility or maintenance of any proposed streets until the street has been accepted by the Town. Maintenance, including plowing, shall be the responsibility of the applicant and shall not be the responsibility of the City until such time that the street is accepted.
 Installation of any required street lighting shall be the responsibility of the applicant.
 Solar energy techniques have been considered in the design of this subdivision.

BY NOTES:
 This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 10b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 2008.

Kind of survey performed: Property Survey
 Boundary determination category: Original Survey
 Accuracy: Horizontal: A-2

The intent of this map is to depict or note the position of boundaries with respect to: (A) locations boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record assessments and visible means of ingress and egress; (D) easements, rights of way, and other encroachments; (E) lines of occupation, including as a minimum: walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all wetland boundary encroachments; and (I) monumentation required to be set at all corners created at an interval angle of not less than 70 degrees between two consecutive courses at an intervals exceed 600 feet (180 meters) along the boundaries between said corners, except where a natural or man-made monumentation defines or occupies the line.

References:
 Property Survey Map, Map #10, Parcels #0028 & 0029, Prepared For, Cocomo Brothers, Mile Lane, Middletown, Connecticut, August 19, 2013, Scale: 1"=50', by Stephen M. Giudice, #70145

agreement with property owner no boundary corners were set by this survey unless noted otherwise. All monumentation found is depicted or noted herein.

Zone: R-15 (Residential)
 Total area: 378,574 sq. ft., 8.69 acres

Owner: Guiheen Revocable Living Trust
 City of Middletown Assessors Map #10, Parcels #0028 & 0029.
 Deeds filed in Volume 1124, Page 229 of the City Clerk's office.

This survey does not include the location of any underground improvements or encroachments, or surface utility lines or buried debris. Nor does it necessarily reflect the existence of any wetlands or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

ZONING DATA CHART

PRESENT ZONE:	R-15, RESIDENTIAL	
ITEM	REQUIRED	PROVIDED
ZONE	R-15	R-15
USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	15,000 s.f.	15,000 s.f.
LOT WIDTH	100'	100'
FRONT YARD	25'	25'
SIDE YARD	10'	10'
REAR YARD	30'	30'
BLDG HEIGHT	36'	36'
LOT COVERAGE	25.0%	25.0%

ZONING DATA CHART

UNITED STATES GOVERNMENT (VOLUME 269, PAGE 132)

COMMISSION CHAIR

CITY PLANNING DIRECTOR

WORK COMPLETION DATE

EXPIRATION DATE

THE SUBDIVISION OF LAND DEPICTED ON THIS SHEET WAS GRANTED FINAL APPROVAL BY THE MIDDLETOWN PLANNING AND ZONING COMMISSION AT ITS MEETING ON _____ AND IS THEREFORE ELIGIBLE TO BE FILED IN THE OFFICE OF THE TOWN CLERK.

This map was originally prepared by HARRY E. COLE & SON

DATE	REVISION
July 2, 2014	Phase I and Phase II
April 10, 2014	Revise Layout Lot #9.
Dec. 4, 2013	Revise Per Staff Comments, P.Z.C.
November 6, 2013	Lot 1 Sanitary Easement

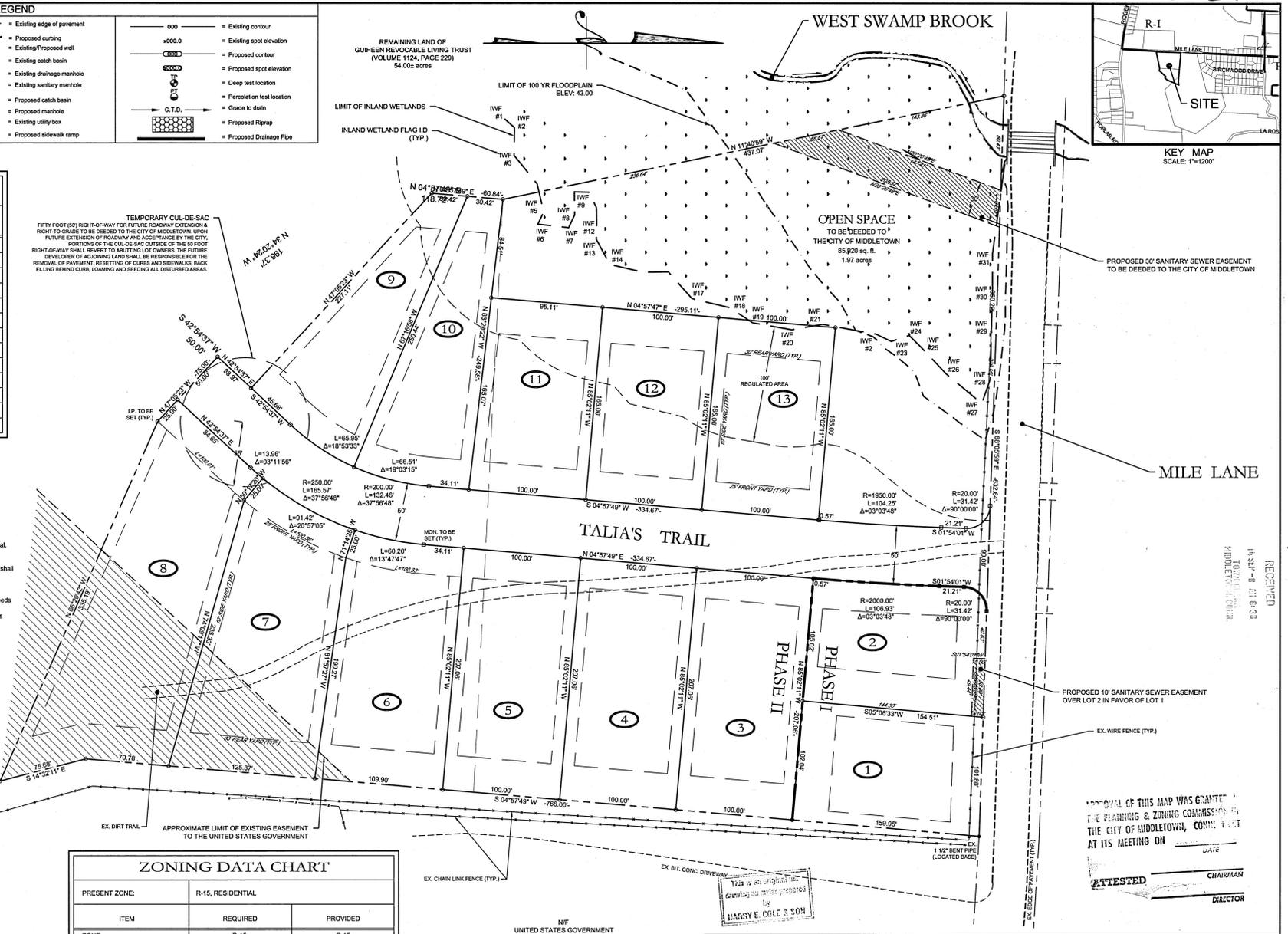
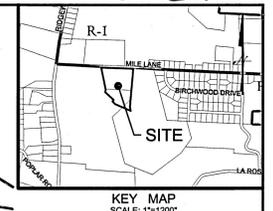
To the best of my knowledge and belief, this map is a true and correct representation of the facts as noted hereon.

Stephen M. Giudice, L.S., #70145 Reg. No.
 NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO

SUBDIVISION MAP
 GUIHEEN ESTATES
 PREPARED FOR
COCOMO BROTHERS, LLC
 MILE LANE
 MIDDLETOWN, CONNECTICUT
 AUGUST 30, 2013 SCALE: 1" = 40'

PROJECT #: 0983 F.B. #: 471 DWG. #: D4846

cole
 HARRY E. COLE & SON
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 Plainville, CT 06479-0044
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 Fax: (860) 638-4194
 www.hecsc.com



PROPOSED 30' SANITARY SEWER EASEMENT TO BE DEEDED TO THE CITY OF MIDDLETOWN

MILE LANE

PROPOSED 10' SANITARY SEWER EASEMENT OVER LOT 2 IN FAVOR OF LOT 1

EX. WIRE FENCE (TYP.)

APPROXIMATE LIMIT OF EXISTING EASEMENT TO THE UNITED STATES GOVERNMENT

APPROVAL OF THIS MAP WAS GRANTED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF MIDDLETOWN, CONNECTICUT AT ITS MEETING ON _____

ATTESTED _____ CHAIRMAN
 _____ DIRECTOR

RECEIVED
 10:58:48 10-03-13
 TOWN OF MIDDLETOWN
 PLANNING & ZONING DEPARTMENT