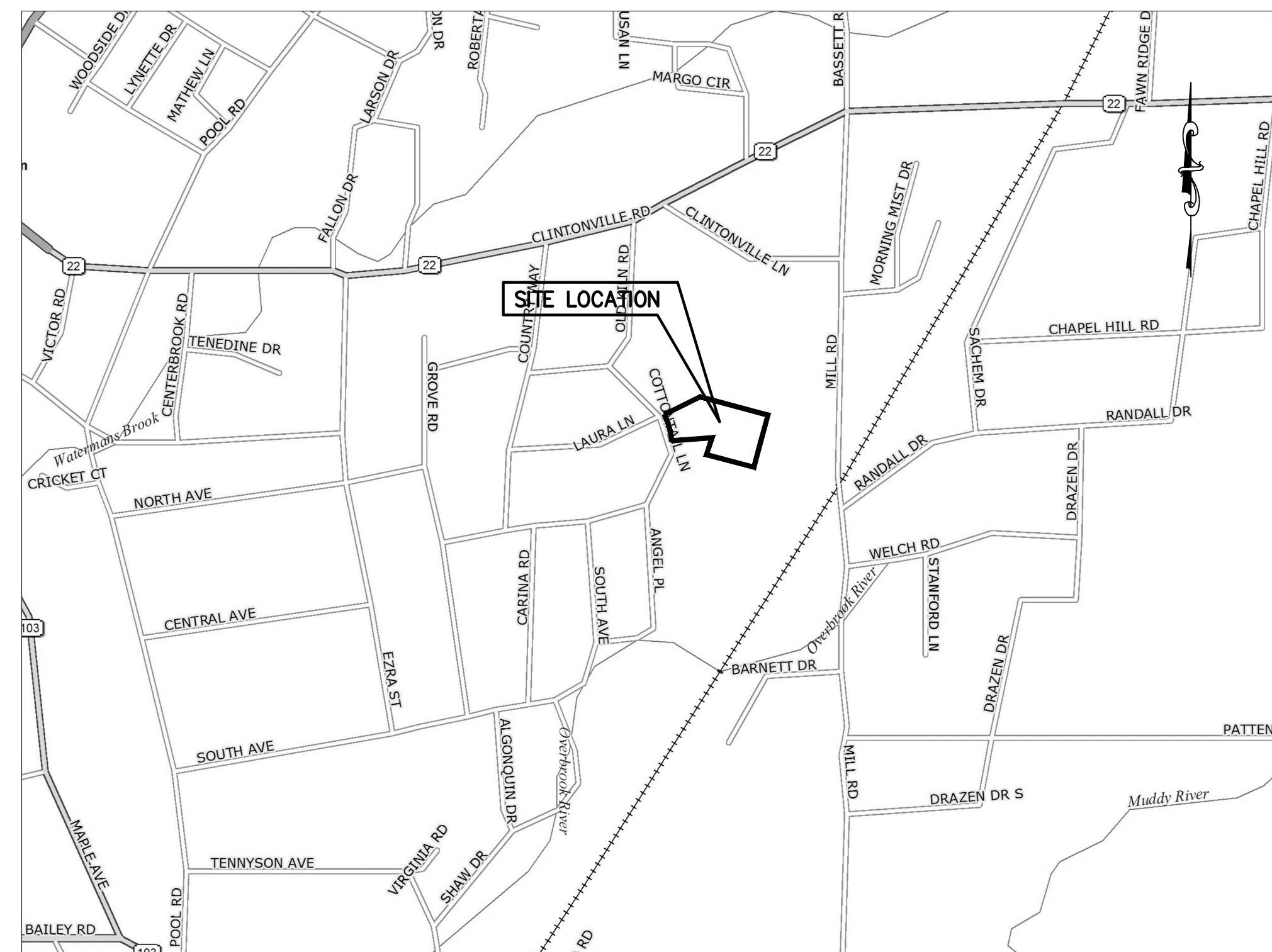


BRUDZ SUBDIVISION SUNDOWN PLACE 15 COTTONTAIL LANE NORTH HAVEN, CONNECTICUT



SITE LOCATION
SCALE = 1"=800'

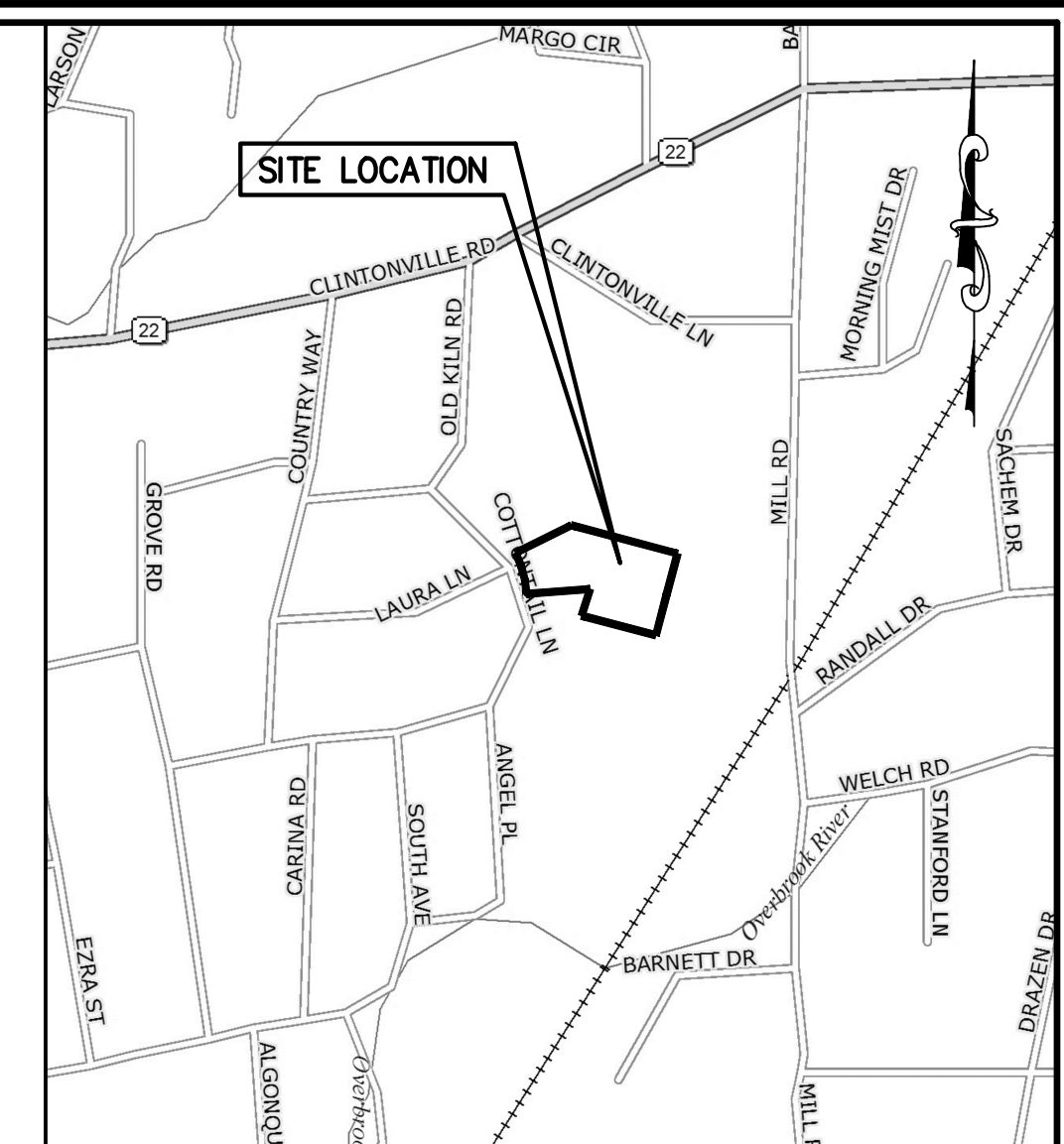
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1	RECORD MAP
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3	EROSION CONTROL
4	EROSION CONTROL DETAILS
5	SITE DETAILS 1
6	SITE DETAILS 2
7	PED RAMP DETAILS



**NAFIS & YOUNG
ENGINEERS, INC.**
1355 Middletown Avenue
Northford, Connecticut 06472
Phone: (203) 484-2793
Fax: (203) 484-7343
Email: nyeng@nafisandyoung.com

#P18-31 SUBDIVISION APPROVAL



LOCATION MAP
SCALE: 1"=800'

NOTE:
118-04 SUBDIVISION REFERRAL


LEGEND:

- PROPERTY LINE
- STREET LINE
- - - LOT SETBACK
- MON ■ MONUMENTATION TO BE SET
- IRON PIN TO BE SET
- ⑤ ASSESSOR STREET ADDRESS

15 COTTONTAIL LANE
MAP 061 / LOT 108
NORTH HAVEN, CONNECTICUT

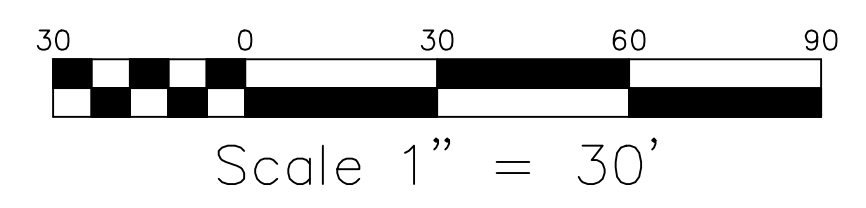
PREPARED FOR: BRUDZ
PROPERTY OWNER: BRUDZ, PHILIP & LISA

RECORD SUBDIVISION



NAFIS & YOUNG ENGINEERS, INC.
1355 Middletown Avenue
Northford, Connecticut 06472
Phone: (203) 484-2793
Fax: (203) 484-7343
Email: nyeng@nafisandyoung.com

DATE: APRIL 25, 2017	REV: OCT. 12, 2018
REV: FEB. 8, 2018	REV: MAR. 22, 2019
REV: SEPT. 14, 2018	REV: MAY. 1, 2019
REV: OCT. 2, 2018	
JOB NO. 2014-055	SHEET NO. 1



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DAVID L. NAFIS, L.S. #22924

N/F
SANTELO-BUTLER SHELLY TRUSTEE

N/F
MAYSAR
ANDREW G. & NECTARINE L.

N/F
CHIROLI
GREGORY P & JUDITH M

N/F
CHIROLI
GREGORY P

N/F
NORTH HAVEN TOWN OF

LOT 2 AREA
= 24917 S.F.±
= 0.5720 Acres.±

LOT 1 AREA
= 37360 S.F.±
= 0.8576 Acres.±

LOT 3 AREA
= 21218 S.F.±
= 0.4871 Acres.±

LOT 4 AREA
= 22451 S.F.±
= 0.5154 Acres.±

LOT 5 AREA
= 32373 S.F.±
= 0.7432 Acres.±

LOT 6 AREA
= 21937 S.F.±
= 0.5036 Acres.±

TOTAL LOT
AREA = 188609 S.F.±
= 4.3299 Acres.±

N/F
CASARELLA JOHN M

REFERENCES:

1. "PROPERTY/BOUNDARY SURVEY, MAP DEPICTING LOT LINE REVISION BETWEEN LAND N/F PHILLIP W. AND LISA O. BRUDZ #15 COTTONTAIL LANE AND LAND N/F ESTATE OF EDITH BRUDZ #11 COTTONTAIL LANE, NORTH HAVEN, CONNECTICUT" DATED SEPTEMBER 26, 2006, SCALE 1" = 40', BY WINTERBOURNE LAND SERVICES, 350 CENTER STREET, WALLINGFORD, CONNECTICUT 06492.

SURVEY NOTES:

1. This survey and map have been prepared in accordance with Sections 20-300b-1 thru 20-300b-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 PROPERTY SURVEY and DATA ACCUMULATION PLAN based on a DEPENDENT RESURVEY conforming to Horizontal Accuracy Class "A-2" and is intended to be used for a Boundary Map.
2. Property is zoned R-20.
3. Lot area for 15 Cottontail Lane is 188609 s.f. / 4.33 Ac.

RECORD SUBDIVISION NOTES:

* = 10' MINIMUM SIDE YARD. THE AGGREGATE WIDTH OF TWO SIDE YARDS SHALL NOT BE LESS THAN 30'.

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY AGENTS TO DEFEND, INDEMNIFY, AND HOLD NAFIS & YOUNG ENGINEERS, INC. HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

Map 061-2018-01.com North Haven Cottontail Lane, L.S. #22924

PLANTINGS TABLE

SYMBOL	QUANTITY	TYPE	SIZE
	3	SHRUBS/CAMELLIA, AZALEA OR RHODODENDRON	1 1/2' - 2' DIA.
	2	WHITE SPRUCE	8'-10' HEIGHT
	10	RED SUNSET MAPLE/ VALLEY FORGE AMERICAN ELM	2.5-3 CAL.

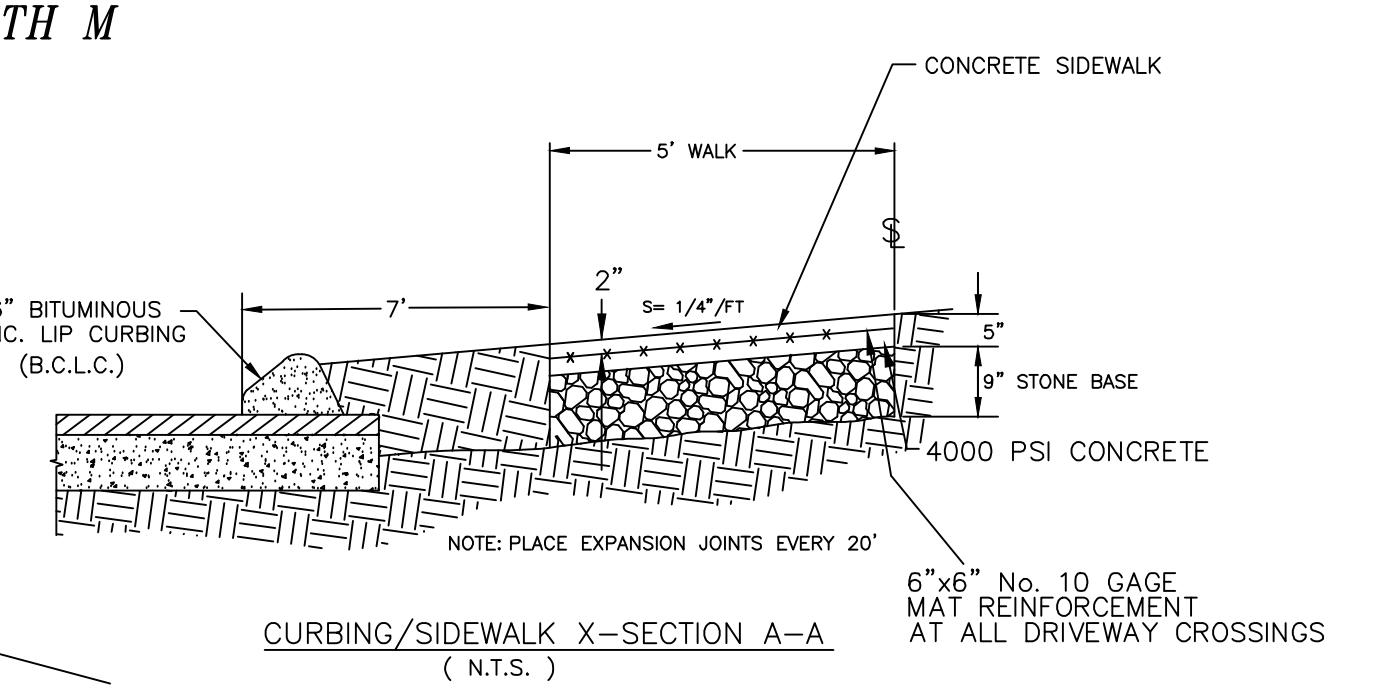
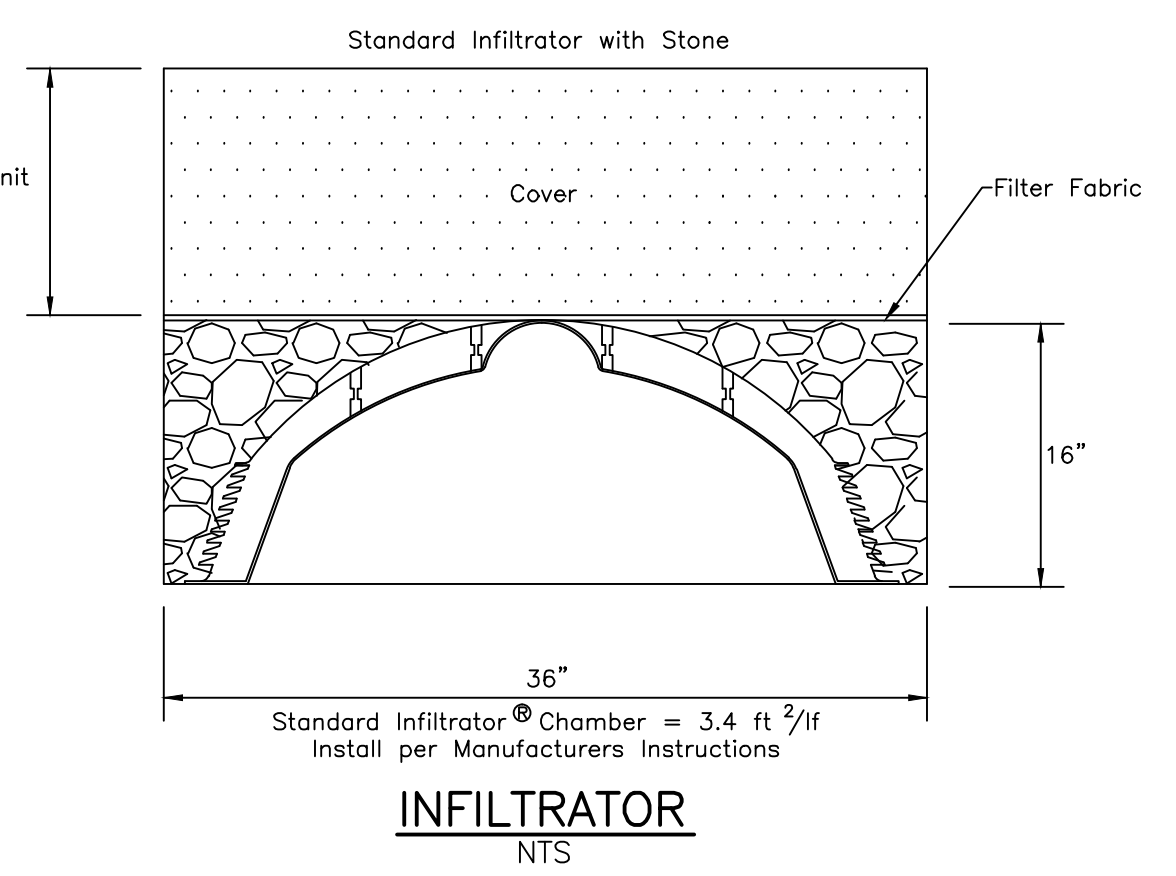
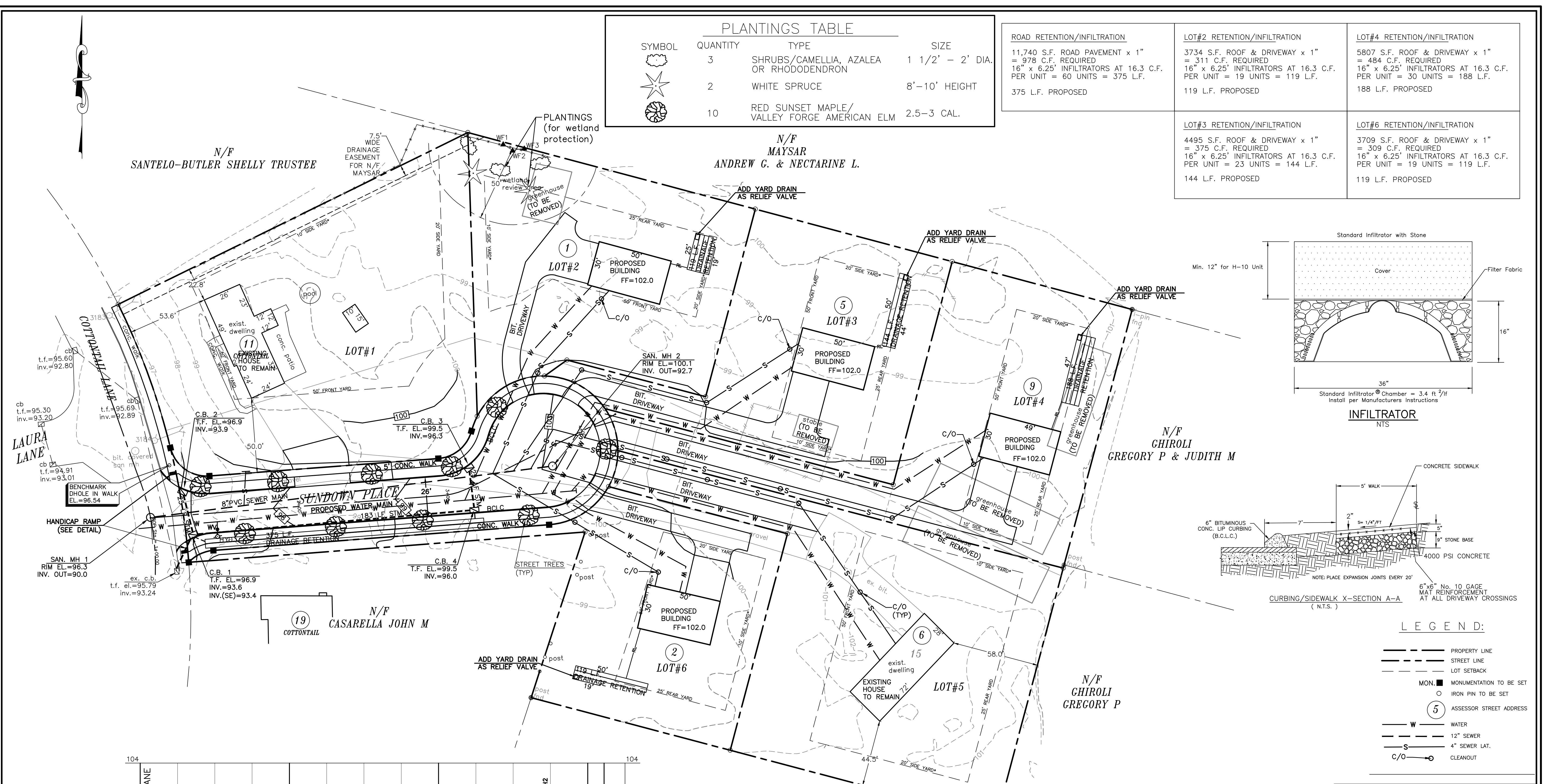
ROAD RETENTION/INFILTRATION
11,740 S.F. ROAD PAVEMENT x 1" = 978 C.F. REQUIRED 16" x 6.25' INFILTRATORS AT 16.3 C.F. PER UNIT = 60 UNITS = 375 L.F.
375 L.F. PROPOSED

LOT#2 RETENTION/INFILTRATION
3734 S.F. ROOF & DRIVEWAY x 1" = 311 C.F. REQUIRED 16" x 6.25' INFILTRATORS AT 16.3 C.F. PER UNIT = 19 UNITS = 119 L.F.
119 L.F. PROPOSED

LOT#4 RETENTION/INFILTRATION
5807 S.F. ROOF & DRIVEWAY x 1" = 484 C.F. REQUIRED 16" x 6.25' INFILTRATORS AT 16.3 C.F. PER UNIT = 30 UNITS = 188 L.F.
188 L.F. PROPOSED

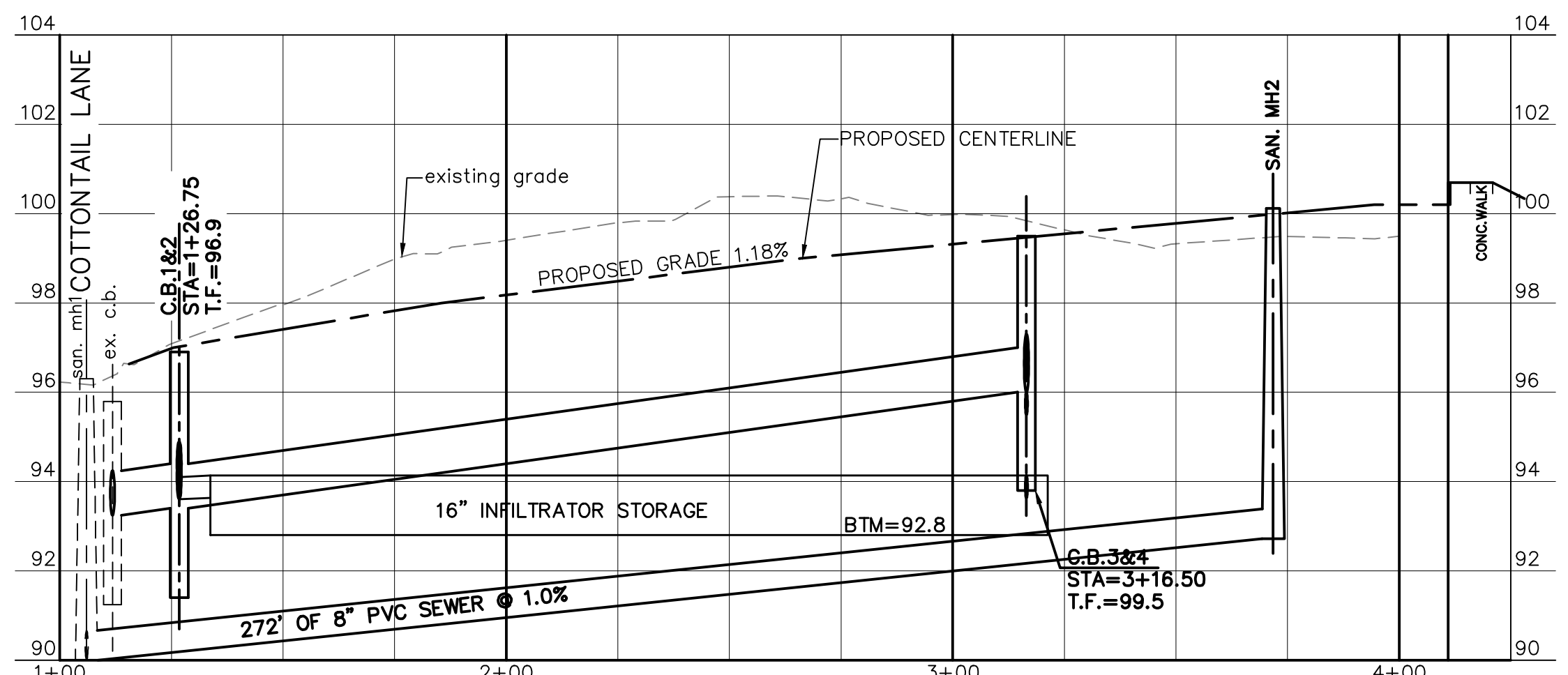
LOT#3 RETENTION/INFILTRATION
4495 S.F. ROOF & DRIVEWAY x 1" = 375 C.F. REQUIRED 16" x 6.25' INFILTRATORS AT 16.3 C.F. PER UNIT = 23 UNITS = 144 L.F.
144 L.F. PROPOSED

LOT#6 RETENTION/INFILTRATION
3709 S.F. ROOF & DRIVEWAY x 1" = 309 C.F. REQUIRED 16" x 6.25' INFILTRATORS AT 16.3 C.F. PER UNIT = 19 UNITS = 119 L.F.
119 L.F. PROPOSED



LEGEND:

- PROPERTY LINE
- STREET LINE
- LOT SETBACK
- MON. ■ MONUMENTATION TO BE SET
- IRON PIN TO BE SET
- (5) ASSESSOR STREET ADDRESS
- W WATER
- S 12" SEWER
- S 4" SEWER LAT.
- C/O CLEANOUT



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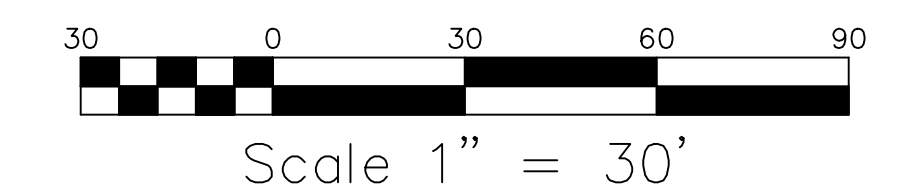
PROFILE SCALE:
HOR: 1" = 30'
VER: 1" = 3'

N/F NORTH HAVEN TOWN OF

- SITE PLAN NOTES:**
- Property is zoned R-20.
 - Elevations are assumed.
 - All structures, except for Lots 1 and 5 existing dwellings, are proposed to be removed in their entirety, including all existing foundations and footings and must be disposed of properly and in accordance of all applicable laws and regulations.
 - There are no buffer requirements in a R-20 zone.
 - The water and sewer lines will be extended within one year of the filing of the subdivision mayor to permit the repaving of Cottontail Lane.
 - All proposed roadway monuments and property corner pins will be set in the field prior to CO issuance.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DAVID L. NAFIS, P.E. #22924



**SUNDOWN PLACE
15 COTTONTAIL LANE
NORTH HAVEN, CONNECTICUT**

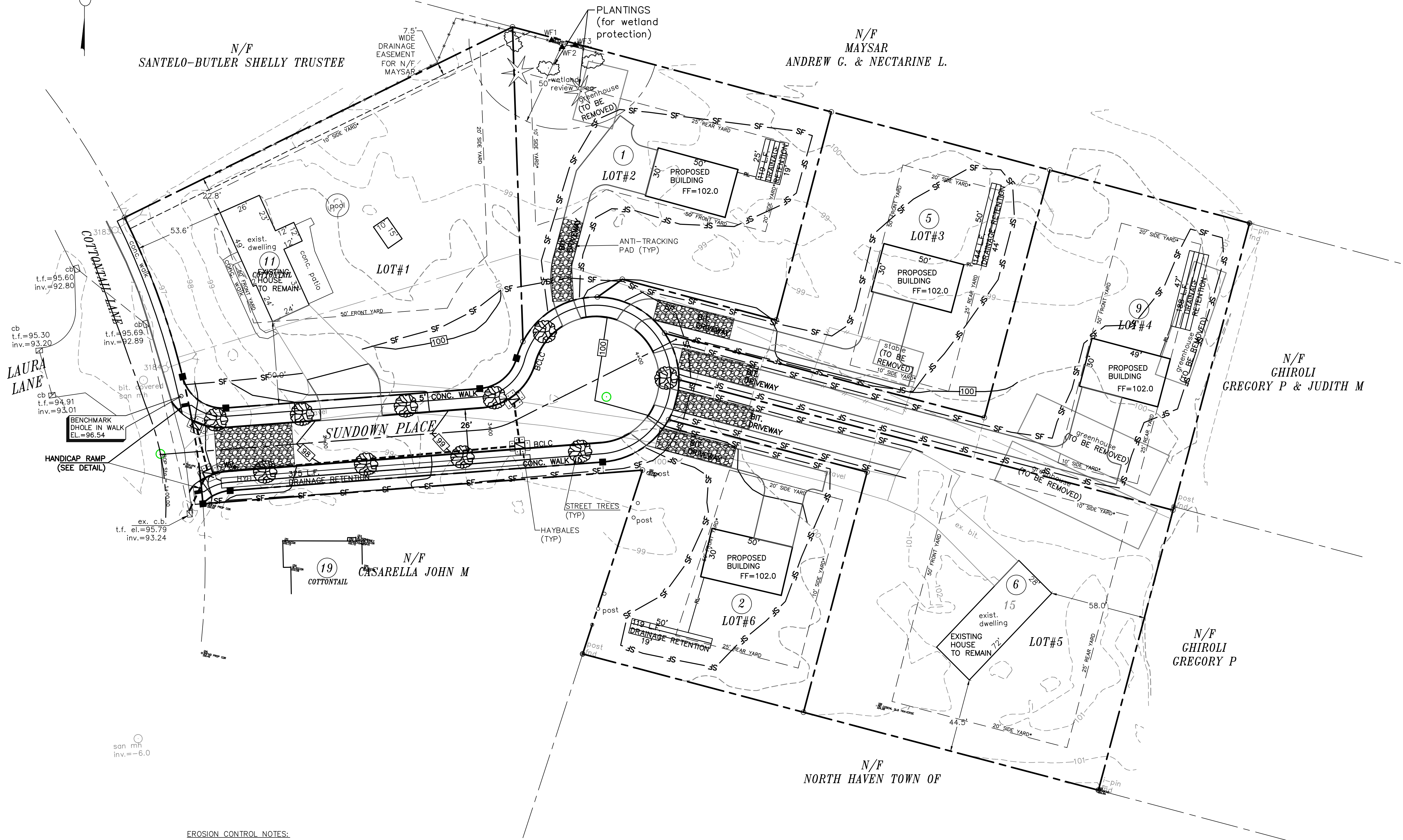
PREPARED FOR: BRUDZ PROPERTY OWNER: BRUDZ, PHILIP & LISA

SITE PLAN

NAFIS & YOUNG ENGINEERS, INC.
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Northford, Connecticut 06472
Phone: (203) 484-2793
Fax: (203) 484-7343
Email: nyeng@nafisandyoung.com

DATE: APRIL 25, 2017	REV: OCTOBER 2, 2018
REV: MAY 23, 2018	REV: OCTOBER 12, 2018
REV: JULY 31, 2018	REV: MARCH 22, 2019
REV: SEPTEMBER 14, 2018	REV: MAY 1, 2019
	REV: AUGUST 5, 2020

JOB NO. 2014-055 SHEET NO. 2



N/F
SANTELO-BUTLER SHELLY TRUSTEE

N/F
MAYSAR
ANDREW G. & NECTARINE L.

N/F
CHIROLI
GREGORY P & JUDITH M

N/F
CHIROLI
GREGORY P

N/F
NORTH HAVEN TOWN OF

N/F
CASARELLA JOHN M

LEGEND:

- PROPERTY LINE
- STREET LINE
- - - LOT SETBACK
- MON. ■ MONUMENTATION TO BE SET
- IRON PIN TO BE SET
- ⑤ ASSESSOR STREET ADDRESS
- SF SILT FENCE
- HAYBALES

EROSION CONTROL NOTES:

1. Soil and erosion control measures must be inspected by the Zoning Enforcement Officer before work may commence.
2. The owner must maintain (repair/replace when necessary) the siltation control until all regulated activity is completed and all disturbed areas are permanently stabilized.

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

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15 COTTONTAIL LANE
NORTH HAVEN, CONNECTICUT

PREPARED FOR: BRUDZ PROPERTY OWNER: PHIL BRUDZ
15 COTTONTAIL LN.
NORTH HAVEN, CT

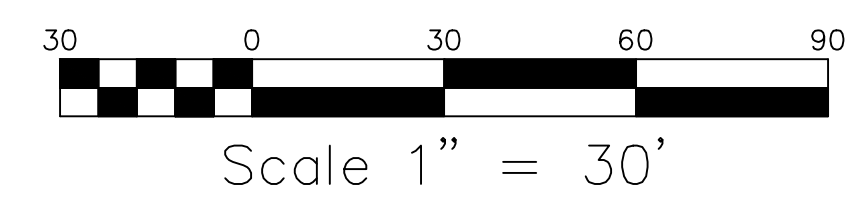
EROSION CONTROL



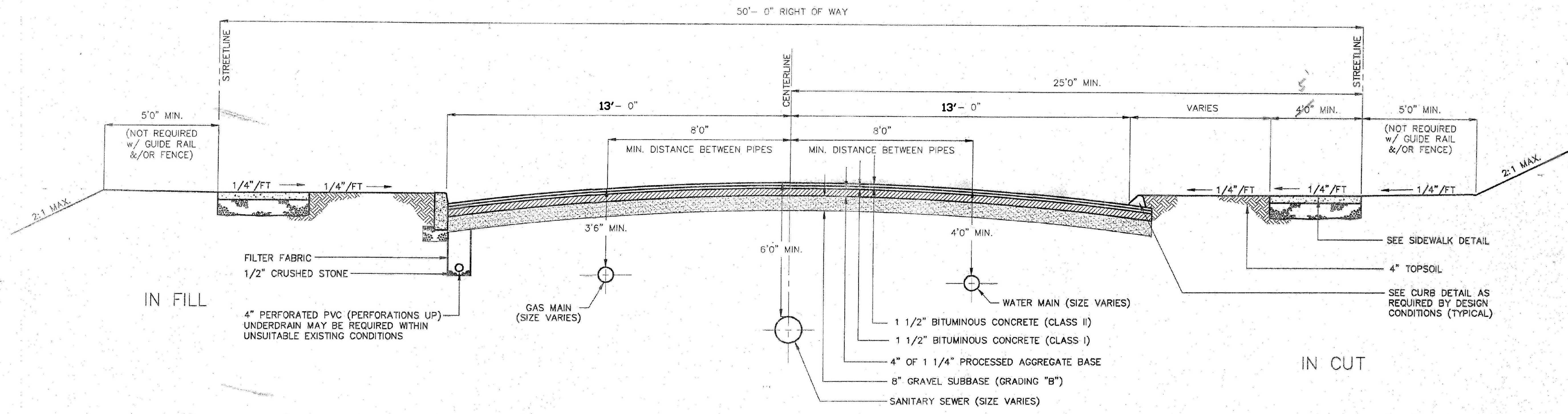
NAFIS & YOUNG ENGINEERS, INC.
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Email: nyeng@nafisandyoung.com

DATE: APRIL 25, 2017 REV: OCT 2, 2018
REV: FEBRUARY 8, 2018 REV: OCT 12, 2018
REV: MAY 23, 2018 REV: MAY 1, 2019
REV: SEPT 14, 2018 REV: AUGUST 5, 2020

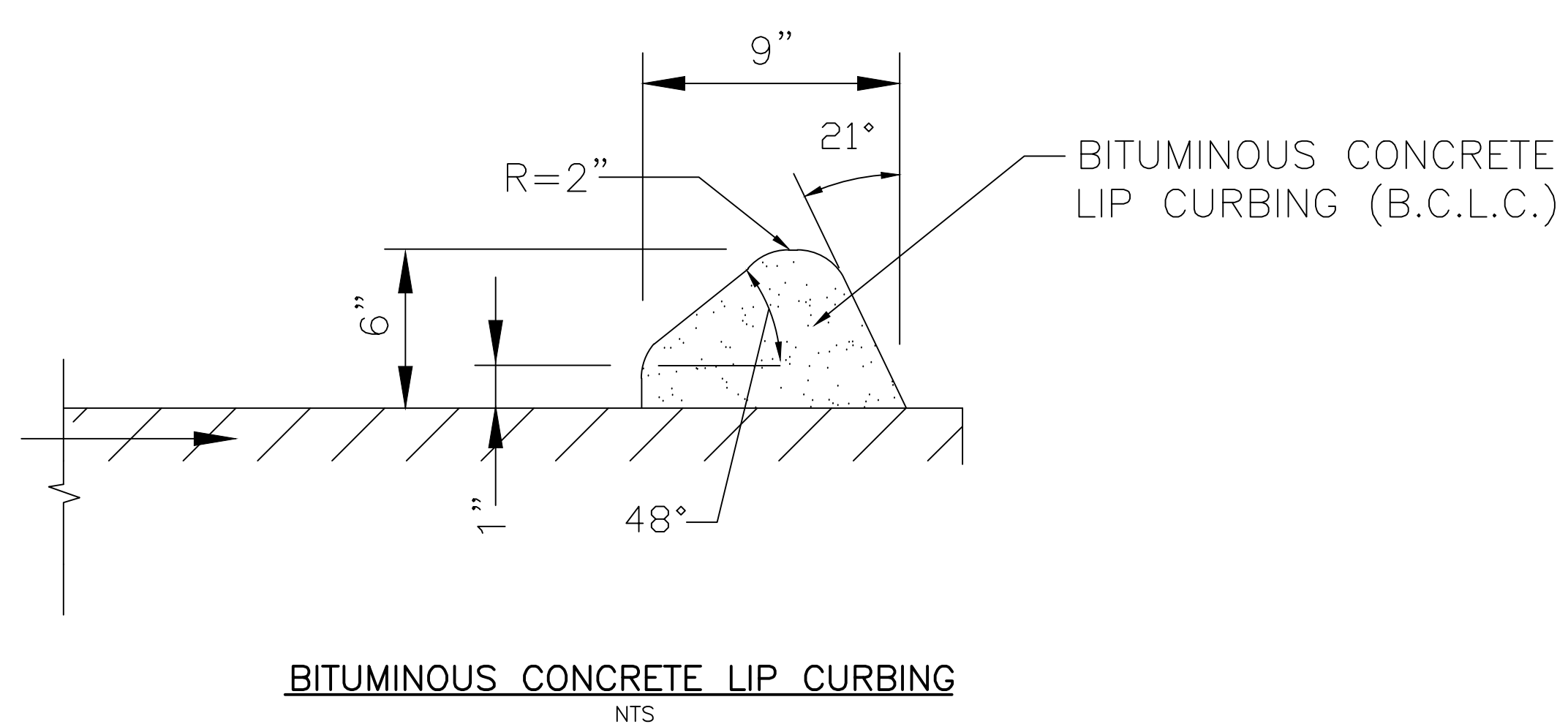
JOB NO. 2014-055 SHEET NO. 3



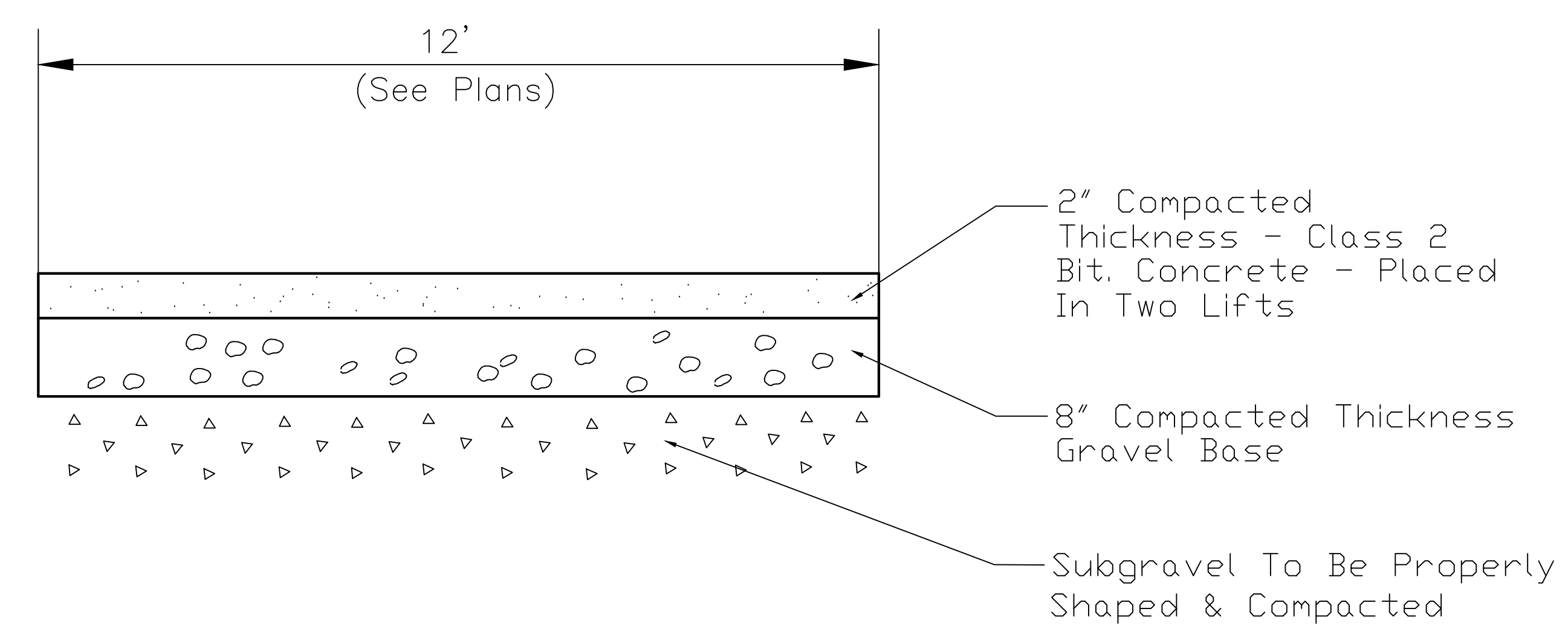
Aug 05, 2020 - 11:20am - 15 COTTONTAIL LANE, N. OF COTTONTAIL LN., 15 COTTONTAIL LN., NORTH HAVEN, CT 06472



TYPICAL ROADWAY CROSS SECTION
RESIDENTIAL ROAD



BITUMINOUS CONCRETE LIP CURBING
NTS



SECTION
TYPICAL DRIVEWAY PAVEMENT
NTS

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

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15 COTTONTAIL LANE
NORTH HAVEN, CONNECTICUT

PREPARED FOR:
BRUDZ

PROPERTY OWNER:
PHIL BRUDZ
15 COTTONTAIL LN.
NORTH HAVEN, CT

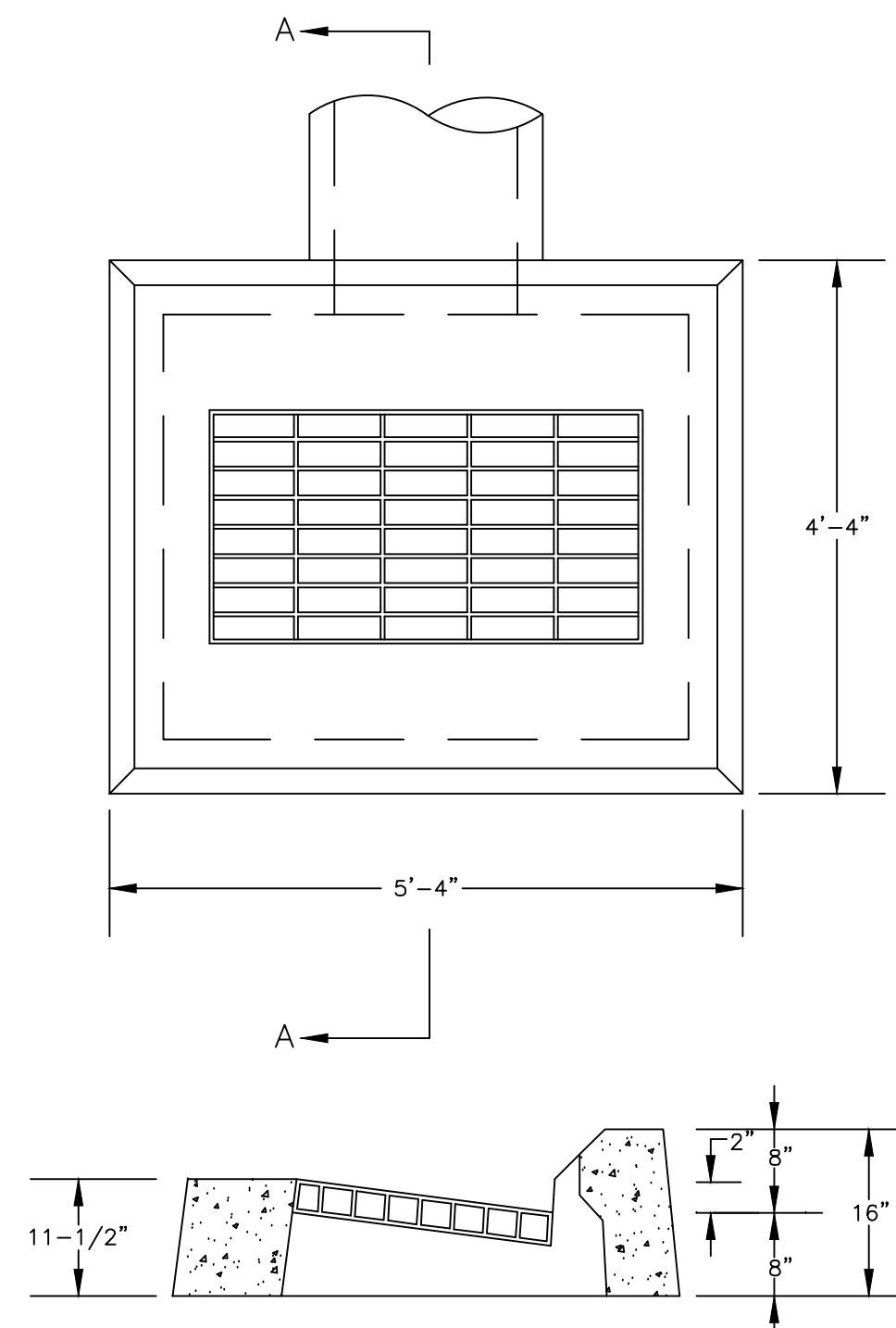
SITE DETAILS 1

NAFIS & YOUNG ENGINEERS, INC.
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Northford, Connecticut 06472
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Email: nyeng@nafisandyoung.com

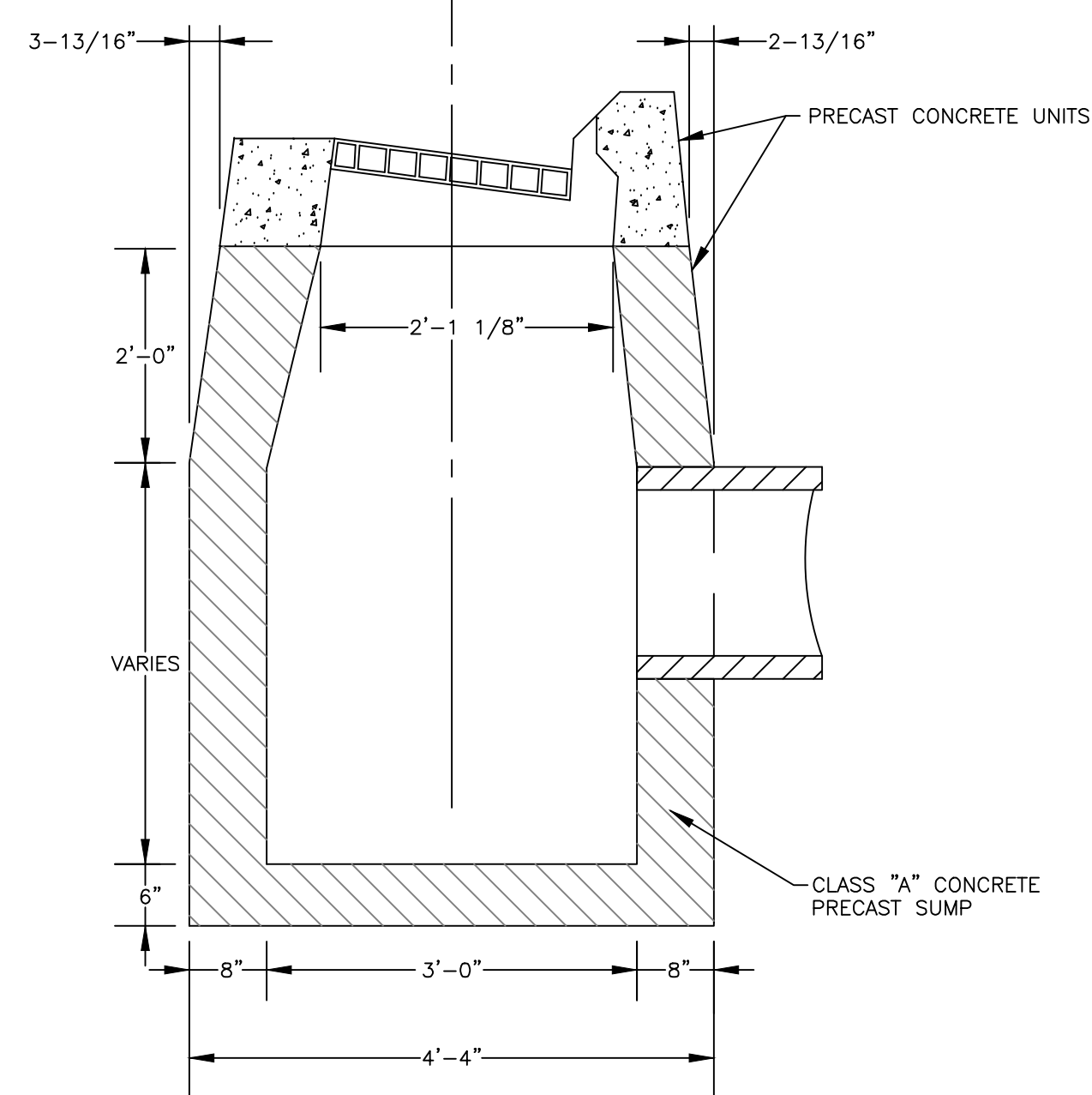
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REV: OCTOBER 2, 2018
REV: OCTOBER 12, 2018
REV: AUGUST 5, 2020

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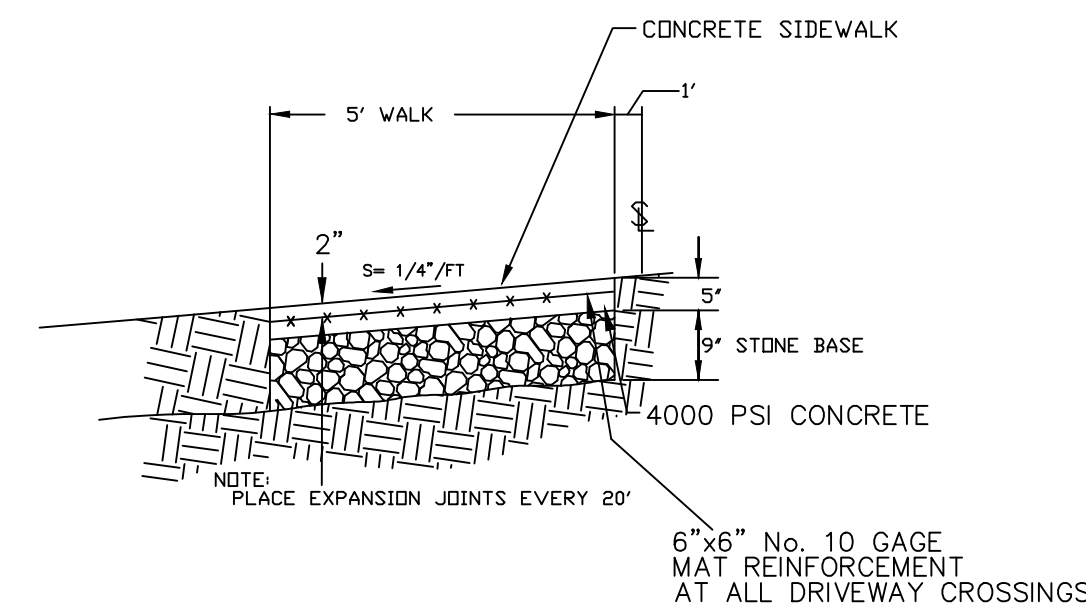
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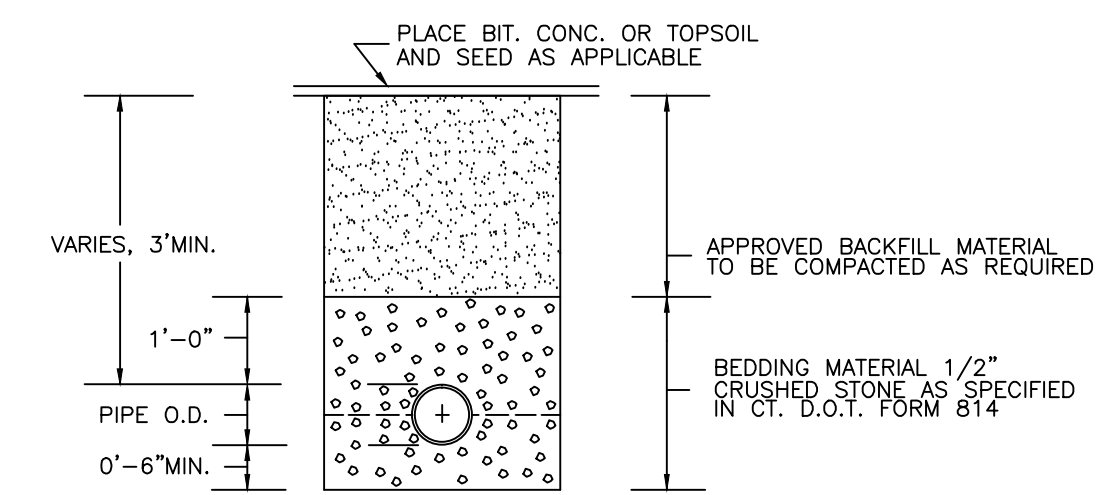
FRAME & GRATE CROSS-SECTION FOR 6" BITUMINOUS CURB



SECTION A - A

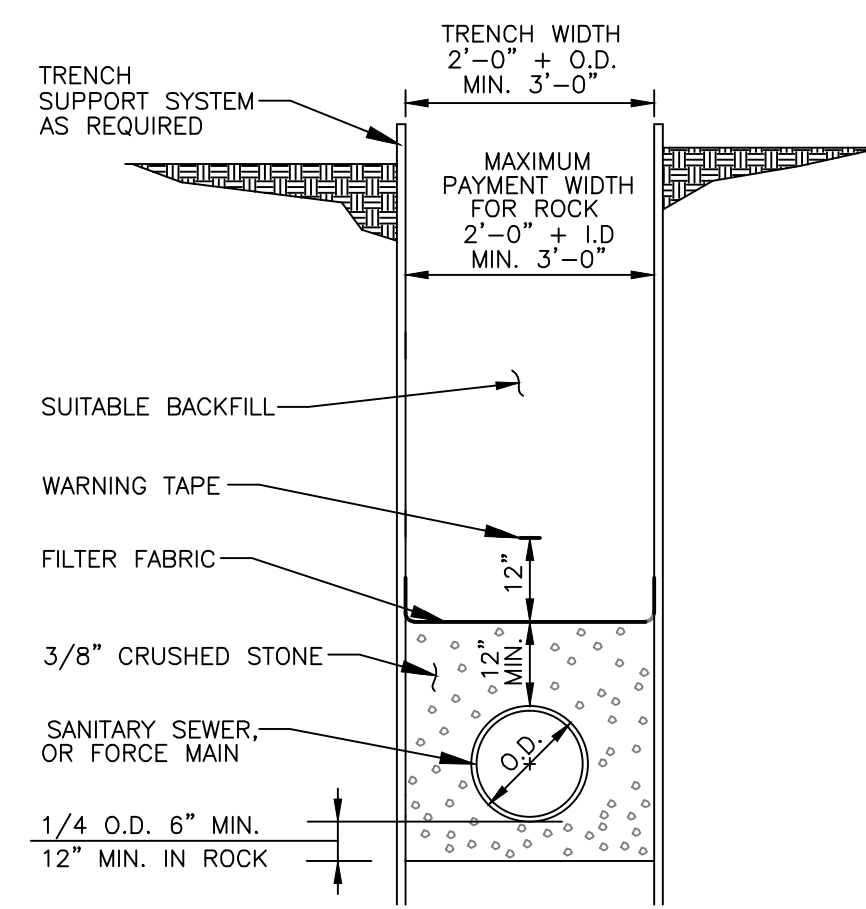


SIDEWALK X-SECTION NTS

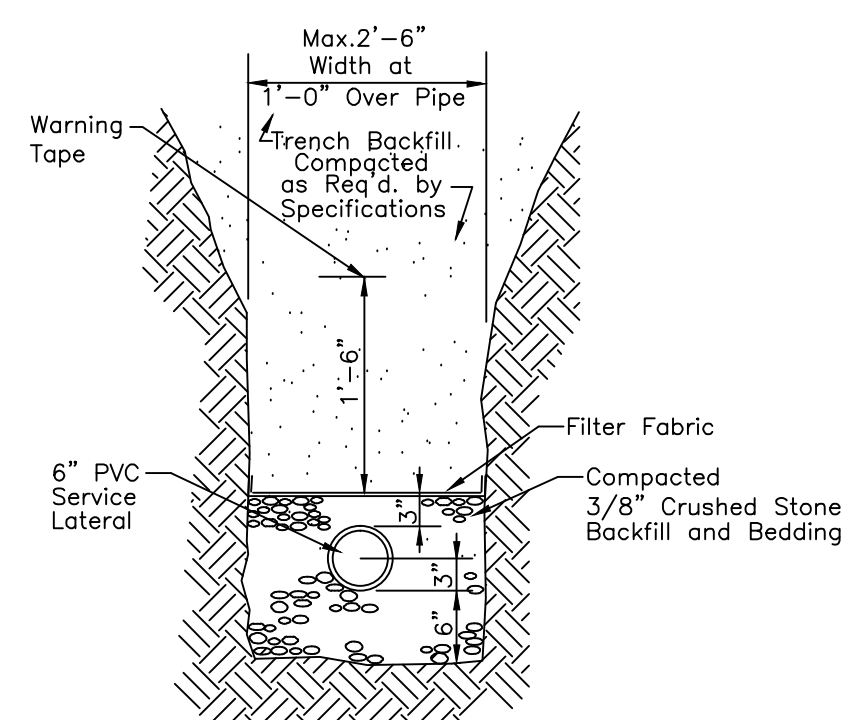


TYPICAL STORM SEWER TRENCH DETAILS NTS

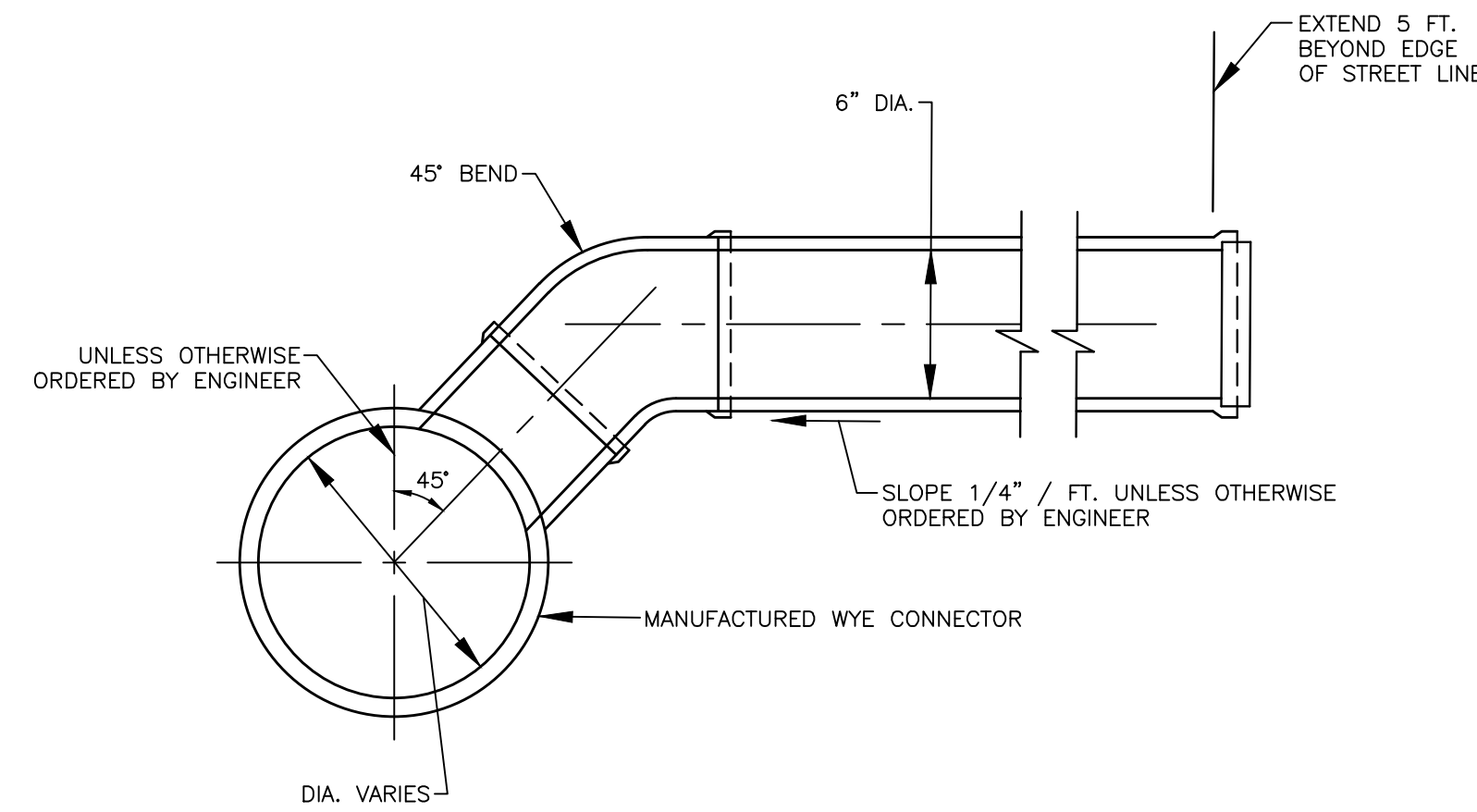
CATCH BASIN STRUCTURE WITH TYPE "C" TOP NTS



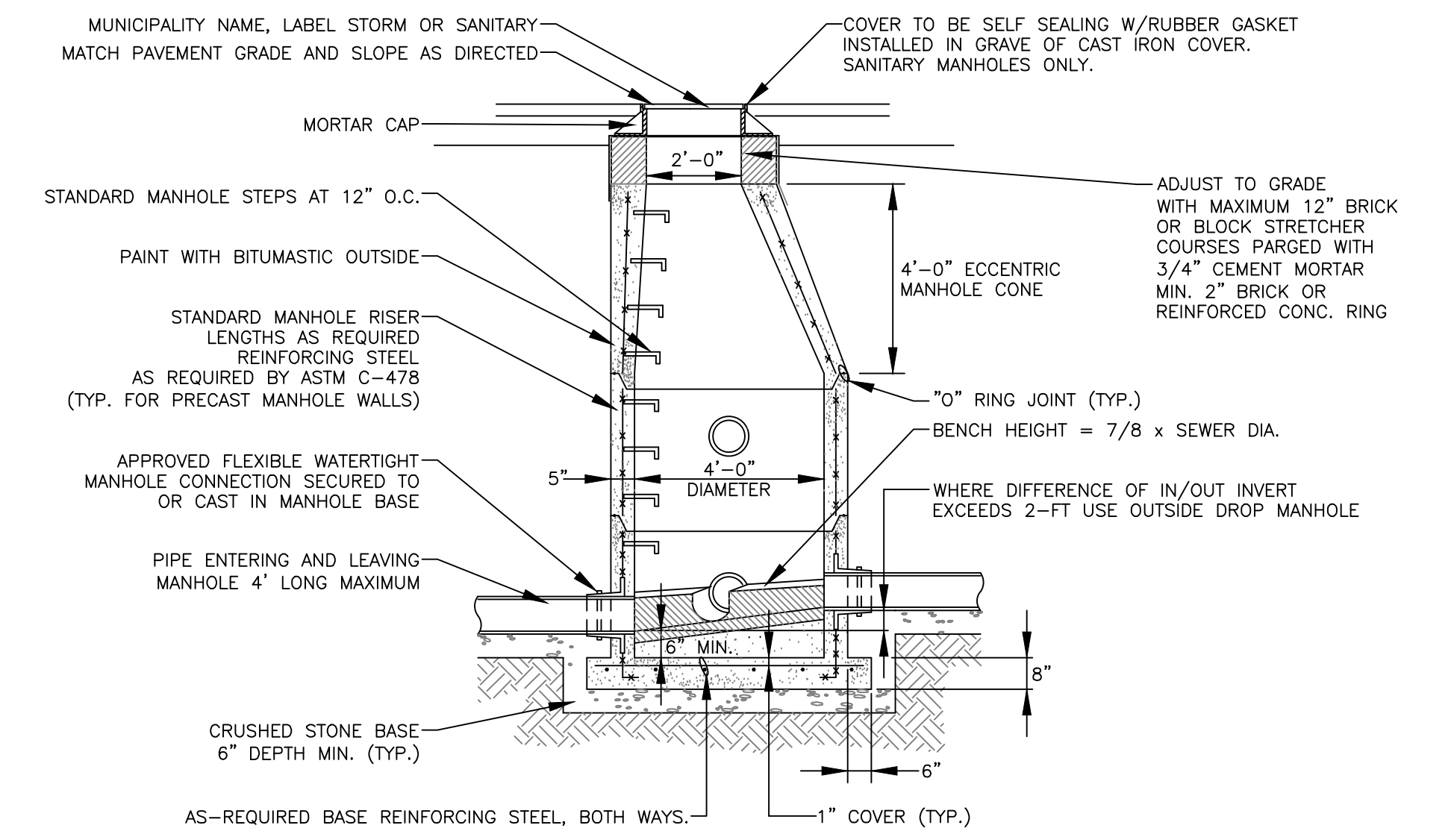
SEWER PIPE TRENCH DETAIL NTS



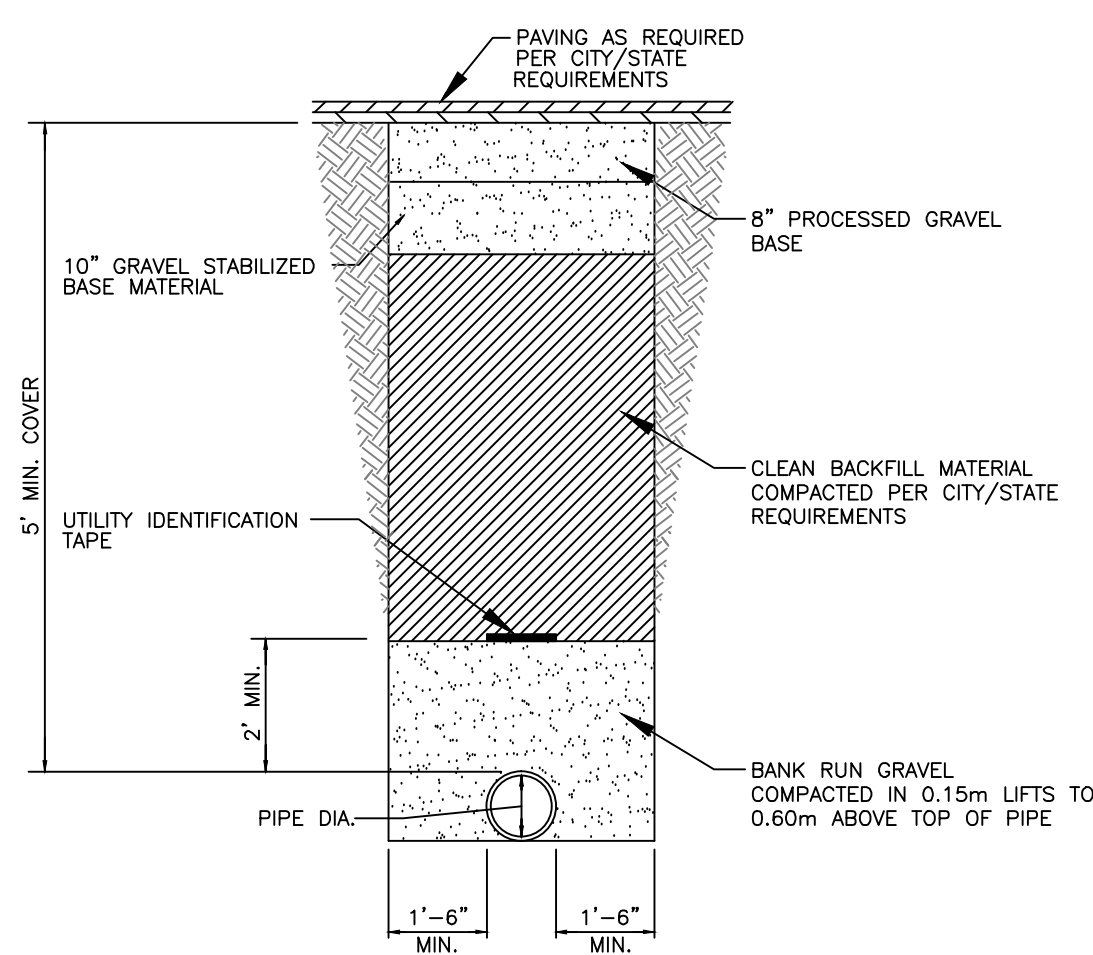
SERVICE LATERAL DETAIL NTS



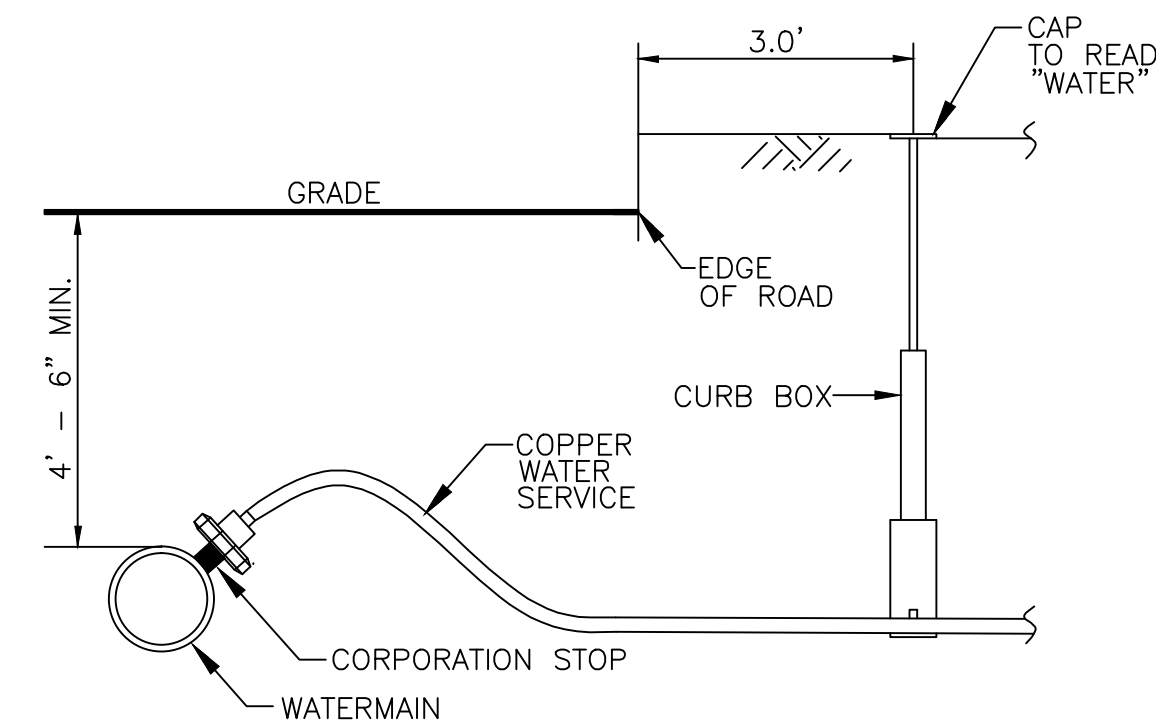
STANDARD SERVICE LATERAL CONNECTION NTS



STANDARD SANITARY MANHOLE NTS

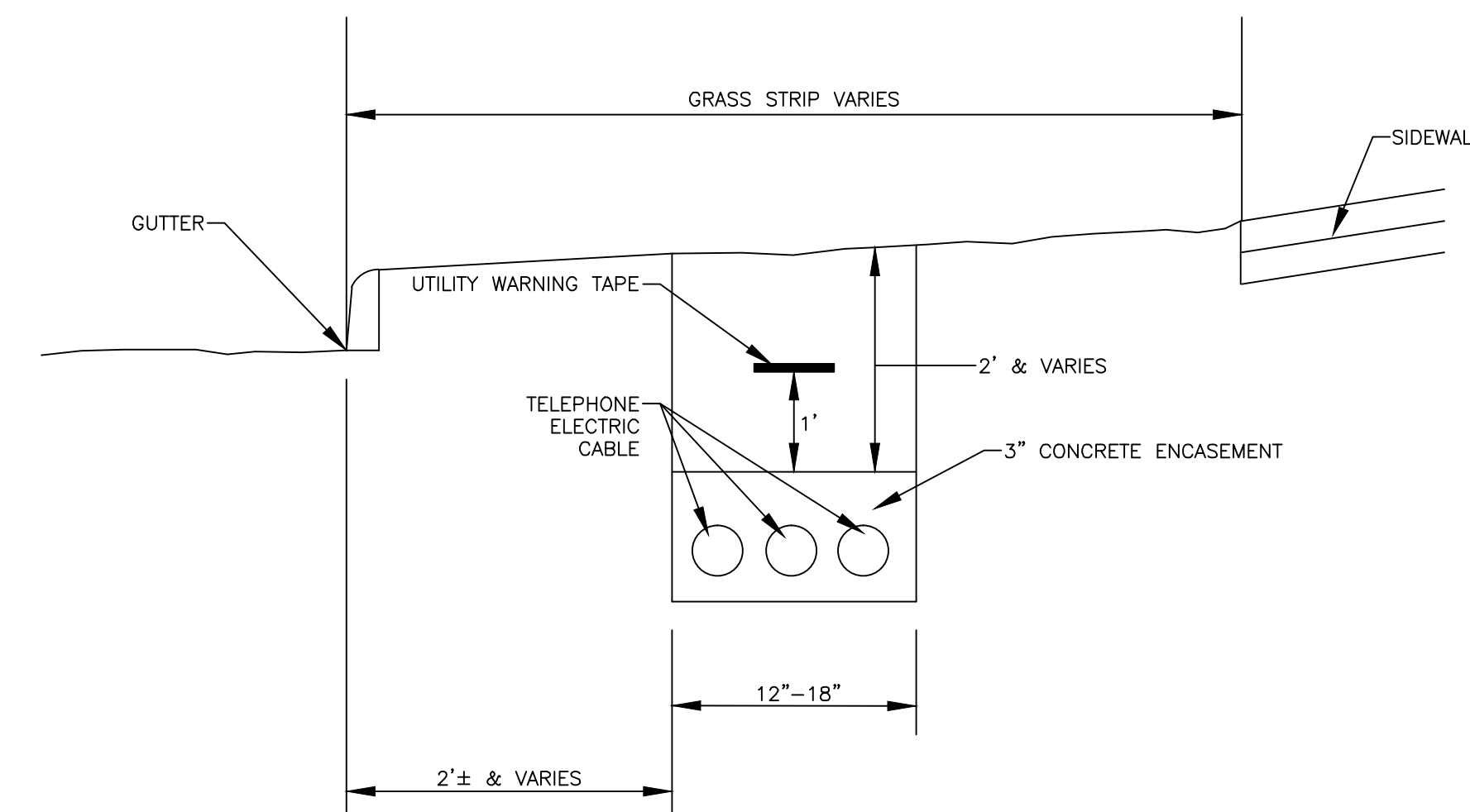


TYPICAL WATER MAIN TRENCH NTS



NOTE: WATER METER TO BE INSTALLED BY WATER UTILITY.

TYPICAL WATER SERVICE DETAIL NTS



TYPICAL UTILITY TRENCH NTS

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15 COTTONTAIL LANE
NORTH HAVEN, CONNECTICUT

PREPARED FOR:
BRUDZ

PROPERTY OWNER:
PHIL BRUDZ
15 COTTONTAIL LN.
NORTH HAVEN, CT

SITE DETAILS 2



NAFIS & YOUNG ENGINEERS, INC.
1355 Middletown Avenue
Northford, Connecticut 06472
Phone: (203) 484-2793
Fax: (203) 484-7343
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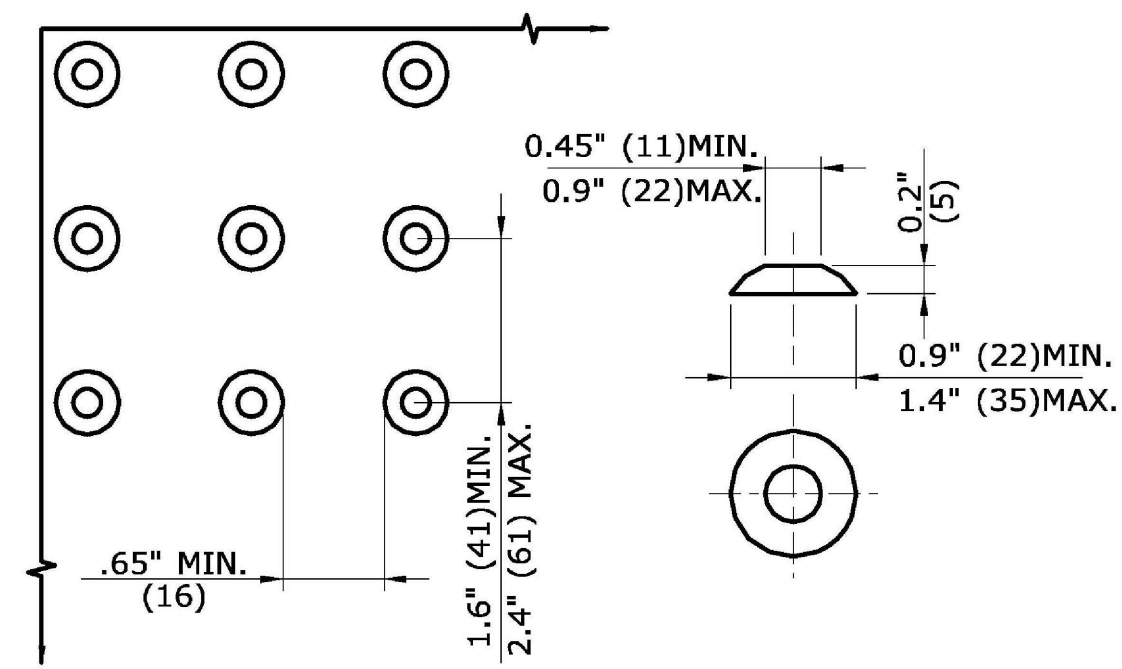
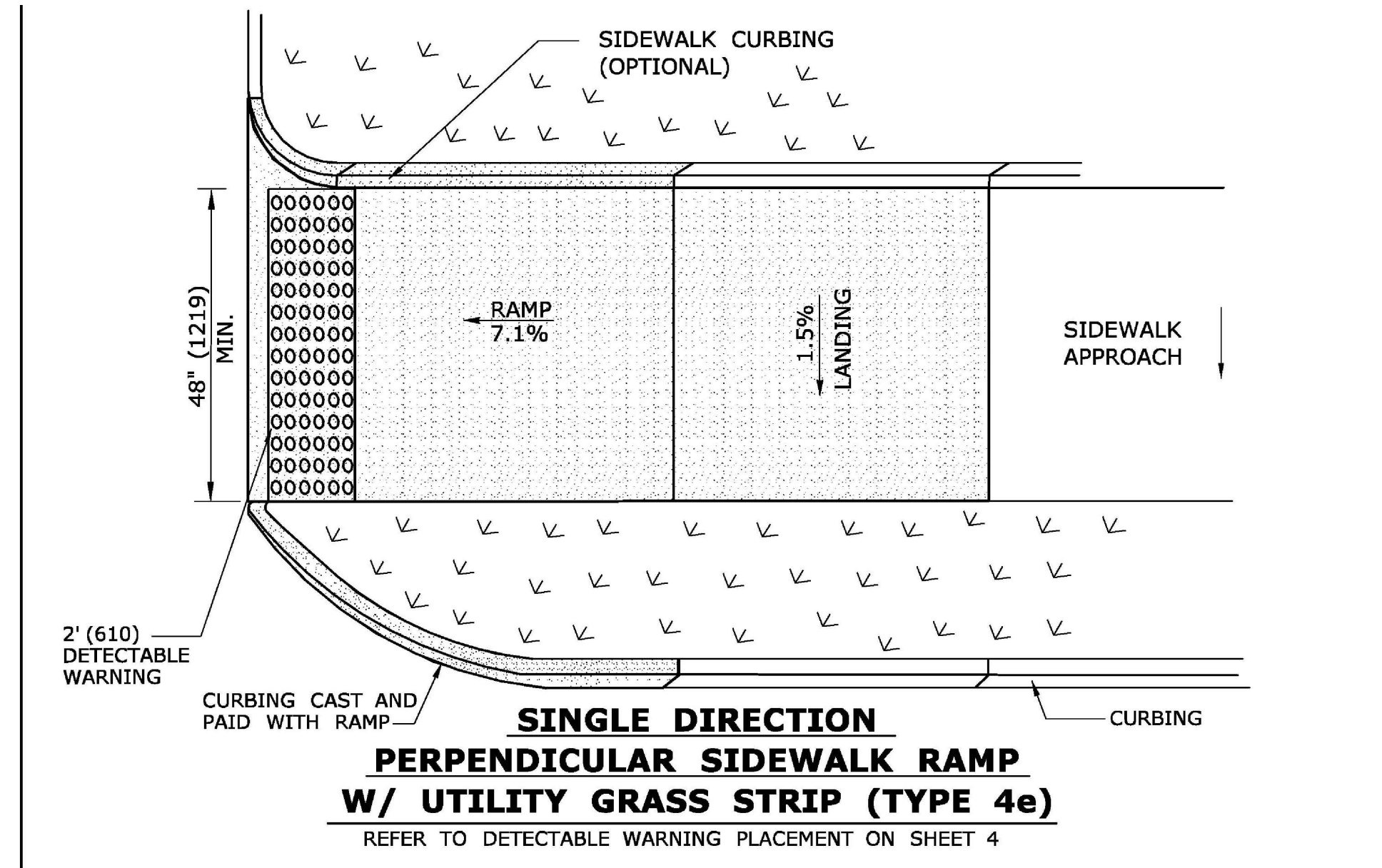
DATE: APRIL 25, 2017
DATE: SEPT 14, 2018

JOB NO. 2014-055

SHEET NO. 6

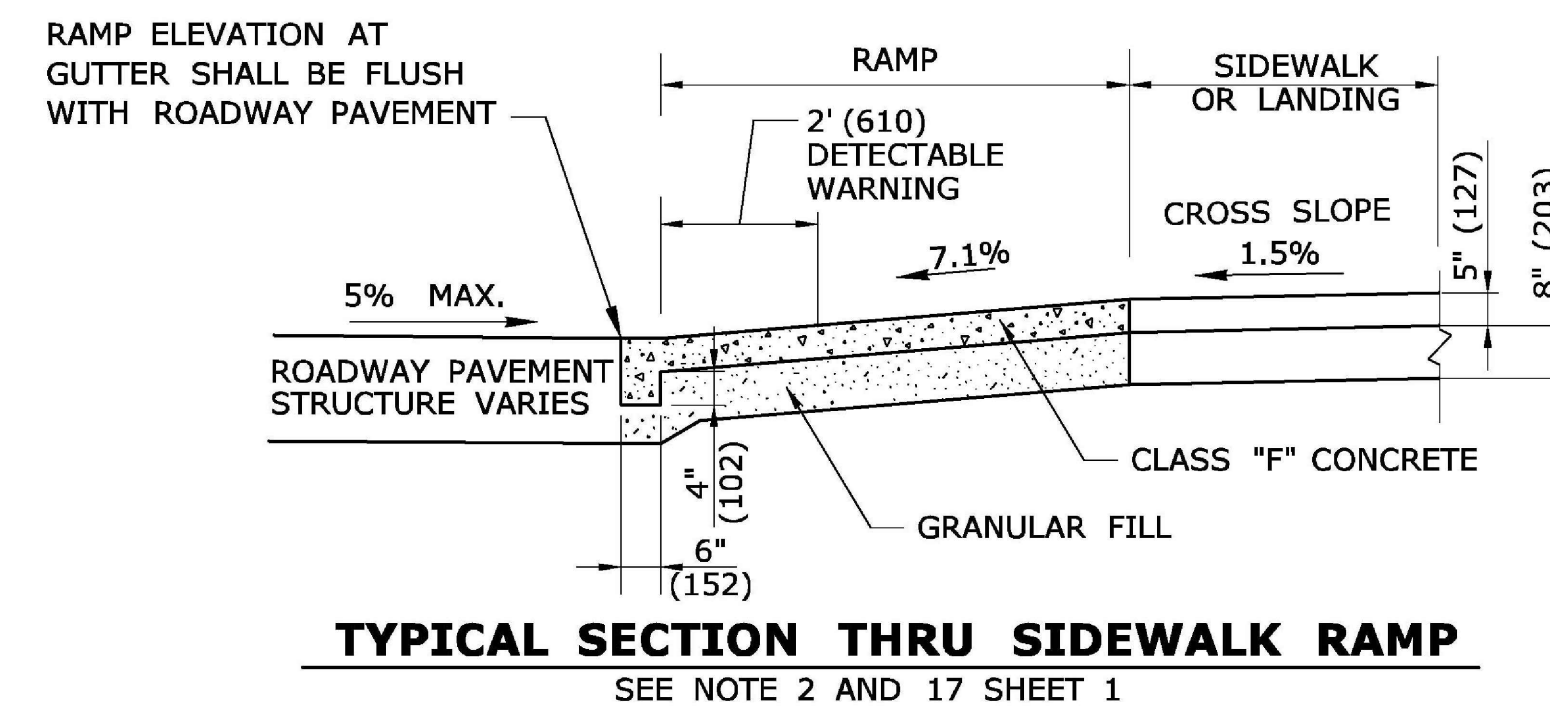
GENERAL NOTES:

1. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP SHOULD NOT EXCEED 5%. THE MAXIMUM GRADE DIFFERENCE BETWEEN THE GUTTER AND CURB RAMP SHALL NOT EXCEED 13%. SEE DETAIL 1 ON SHEET 4.
2. RAMP GRADE SHALL BE UNIFORM, FREE OF SAGS AND ABRUPT GRADE CHANGES. RUNNING SLOPES OF RAMPS SHALL NOT EXCEED 8.33% AND SHALL NOT EXCEED 15' (4.5m) WITHOUT PROVIDING A LANDING.
3. ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "F" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS.
4. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE OF ALL SIDEWALK RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. SURFACE DISCONTINUITIES SHALL NOT EXCEED 1/2" (13) MAX. VERTICAL DISCONTINUITIES BETWEEN 1/4" (6.4) AND 1/2" (13) MAX. SHALL BE BEVELED 1:2 MINIMUM APPLIED ACROSS THE ENTIRE LEVEL CHANGE.
5. DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. DIAGONAL AND PERPENDICULAR RAMPS SHALL HAVE THE RAMP CUT PERPENDICULAR TO THE TANGENT OF THE CURB RADIUS FOR THE DESIGNATED ACCESSIBLE ROUTE. BOTH LONGITUDINAL SIDES OF THE RAMP SHOULD BE THE SAME LENGTH. SKEWED RAMPS SHOULD BE AVOIDED. FLARES ARE NOT CONSIDERED PART OF PEDESTRIAN ACCESS ROUTE. DIAGONAL RAMPS SHOULD NOT BE INSTALLED WHERE CURB RADII IS LESS THAN 20'(6096).
6. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION OR CONTRACTION JOINT. 8.3% MAXIMUM SLOPE MAY NOT BE ACHIEVABLE DUE TO EXISTING SIDEWALK GRADE. IN RECOGNITION OF THIS, A LIMIT OF 15' (4572) FOR REMOVAL SHALL BE USED UNLESS OTHERWISE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK RAMP" OR "CONCRETE SIDEWALK".
7. EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' (3658) UNLESS OTHERWISE NOTED.
8. CONCRETE SIDEWALK RAMPS, SHALL BE PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK RAMP", AS DEFINED BY THE CONSTRUCTION LIMITS ON THE PLANS AND SHALL BE FIELD VERIFIED.
9. SIDEWALK RAMPS SHALL BE CONSTRUCTED WITH THE TOE AT THE GUTTER CAST INTEGRALLY WITH RAMP UNLESS DIRECTED OTHERWISE BY THE ENGINEER (SEE TYPICAL SECTION ON SHEET 3). CURB REMOVAL AND CAST IN PLACE CURBING REQUIRED FOR THE RAMP, SHALL BE INCLUDED WITH PAY ITEM "CONCRETE SIDEWALK RAMP". CURBING OUTSIDE LIMITS OF RAMP OR LANDING SHOWN ON SHEET 3 SHALL BE CONSTRUCTED AND PAID FOR IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS.
10. PREFERRED LOCATION TO INSTALL DETECTABLE WARNING STRIP SHALL BE 6" (152) FROM THE EDGE OF ROAD ALONG THE FULL WIDTH OF THE RAMP. FOR ALTERNATE LOCATIONS, REFER TO DETECTABLE WARNING PLACEMENT DETAILS ON SHEET 4.
11. TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF RUNNING SLOPE (PERPENDICULAR TO CURB OR SLOPE BREAK). THE TRANSITION FROM RAMP TO GUTTER SHALL BE FLUSH WITHOUT A LIP.
12. WHERE COMMERCIAL DRIVEWAYS ARE PROVIDED WITH TRAFFIC SIGNALS AND THE SIDEWALK IS CONTINUOUS THROUGH DRIVEWAY, DETECTABLE WARNINGS ARE REQUIRED AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND DRIVEWAY.
13. CONSTRUCT A SIDEWALK CURB WHEN THERE IS INSUFFICIENT BUFFER AVAILABLE TO GRADE OR WHEN CALLED FOR IN PLANS. PAID FOR WITH SIDEWALK RAMP WHEN REQUIRED FOR RAMP.
14. THE TOP AND BOTTOM OF RAMPS SHOULD BE PROVIDED WITH A 4' x 4' (1219 x 1219) MINIMUM LEVEL LANDING AREA WITH A CROSS SLOPE LESS THAN OR EQUAL TO 2% IN ANY DIRECTION.
15. UTILITY POLES, LUMINAIRE, PEDESTRIAN OR SIGNAL POLES, GRATES, ACCESS COVERS, AND OTHER APPURTENANCES SHALL NOT BE LOCATED ON RAMPS, LANDINGS, BLENDED TRANSITIONS, AND @ GUTTERS WITHIN THE PEDESTRIAN ACCESS ROUTE.
16. APPROACH SIDEWALK WIDTHS, GRASS STRIP OR UTILITY STRIP WIDTHS MAY VARY.
17. APPROACH SIDEWALK AND LANDING CROSS SLOPE SHALL NOT EXCEED 2%.
18. THE RUNNING OR CROSS SLOPES ON LANDINGS AT MID BLOCK CROSSING MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
19. FOR PERPENDICULAR CURB RAMPS A MIN. 4'(1.2m) x 4'(1.2m) LEVEL LANDING SHALL BE PROVIDED AT THE TOP OF CURB RAMP. WHERE THE LEVEL LANDING IS RESTRICTED AT THE BACK OF SIDEWALK THE LEVEL LANDING SHALL BE 4'(1.2m) x 5'(1.5m) WITH THE 5'(1.5m) DIMENSION PROVIDED IN THE DIRECTION OF THE RAMP RUN.
20. FOR PARALLEL CURB RAMPS, A MIN. 4'(1.2m) x 4'(1.2m) LEVEL LANDING SHALL BE PROVIDED AT THE BOTTOM OF CURB RAMP. IF THE LEVEL LANDING IS RESTRICTED ON 2 OR MORE SIDES, THE LEVEL LANDING SHALL BE 4'(1.2m) x 5'(1.5m) WITH THE 5'(1.5m) DIMENSION PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
21. WHEN WIDTH OF SIDEWALK IS $\geq 48"$ AND A PERPENDICULAR SIDEWALK RAMP IS INSTALLED, THE FLARED SIDES SHALL BE 10% MAX. IF WIDTH OF SIDEWALK IS $< 48"$ THE FLARED SIDES MUST NOT EXCEED 8.33% (12:1).
22. SHADED AREAS ARE TYPICAL PAY LIMITS FOR CONCRETE SIDEWALK RAMP BUT, MAY VARY AS DIRECTED BY THE ENGINEER.
23. OPTIONAL RAMP, WHEN REQUIRED, SHALL BE PAID FOR AS PART OF CONCRETE SIDEWALK RAMP.




DOMES SPACING DOME SECTION

STANDARD DOME ON DETECTABLE WARNING TILES



LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE WRITTEN AND WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY AGREEING TO DEFEND, INDEMNIFY, AND HOLD NAFIS & YOUNG ENGINEERS, INC. HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

15 COTTONTAIL LANE NORTH HAVEN, CONNECTICUT		 NAFIS & YOUNG ENGINEERS, INC. 1355 Middletown Avenue Northford, Connecticut 06472 Phone: (203) 484-2793 Fax: (203) 484-7343 Email: nyeng@nafisandyoung.com
PREPARED FOR: BRUDZ	PROPERTY OWNER: PHIL BRUDZ 15 COTTONTAIL LN. NORTH HAVEN, CT	
PED RAMP DETAILS		DATE: OCTOBER 2, 2018 REV: OCTOBER 12, 2018
		JOB NO. 2014-055 SHEET NO. 7

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