

10/8/20
200/60

Date of Receipt
Fee and date paid

#920-29 File Number
Approval date

TOWN OF NORTH HAVEN
PLANNING AND ZONING COMMISSION
SUBDIVISION OR RESUBDIVISION APPLICATION FORM

39 UPPER STATE STREET, NORTH HAVEN, CT R-40
(LOCATION OF SUBDIVISION OR RESUBDIVISION) ZONE

4.03 ACRES (175,546 sq. ft.)
TOTAL SQUARE FOOTAGE

PRESENT OWNER(S) OF RECORD: KENNETH & ANITA RUPLEY
(Attach a list of the names, and addresses of all persons with 10% or more interest in the property)

THIS APPLICATION IS FOR: Submit 14 copies of application, 2 bond estimate forms, and 14 copies of the plan 24" x 36"

SUBDIVISION _____ Proposed Number of Lots _____ Number of lots for this application
RESUBDIVISION 1 Proposed Number of Lots 1 Number of lots for this application
(Mandatory Public Hearing)
Title of Plan: RUPLEY ESTATES

Date and most current revision date of plan: MAY 28, 2020

ANSWER ALL QUESTIONS THAT ARE APPLICABLE OR WRITE N/A:

CITY Type of water proposed
SEPTIC Type of sewage disposal proposed
NO Does property lie within 500' of an adjoining municipality or will traffic or water
drainage impact an adjoining municipality
NO Does property lie within the Coastal Area Management boundary
NO Contain any wetlands and/or watercourses. If yes, an application must be submitted
to the Inland Wetlands Commission no later than the day this application is submitted.
NO Does property lie within the Aquifer Protection Zone
NO Does property lie within the Channel Encroachment Zone
NO Does property lie within the floodplain or floodway
NO Does property lie within 50' of the Quinnipiac River or Muddy River

DAVID L. NAFIS (203) 484-2793 DAVID L. NAFIS
PRINT CERTIFYING PROFESSIONAL ENGINEER'S NAME AND PHONE NUMBER PRINT LAND SURVEYOR'S NAME

ANTHONY DIANA
Print Applicant's name
100 PATTEN ROAD, NORTH HAVEN, CT
Applicant's address

KENNETH & ANITA RUPLEY
Print owner's name
39 UPPER STATE STREET NORTH HAVEN, CT
Owner's address

(203) 915-3555
Applicant's phone number fax number

OCT - 8 2020 (203) 494-6475

Applicant's signature [Signature]

TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT
Owner's signature [Signature]

SUBMITTED BY:

100 PATTEN ROAD, NORTH HAVEN, CT. 06473

ADDRESS

ANTHONY DIANA (203) 915-3555

NAME & PHONE NUMBER OF CONTACT PERSON

NORTH HAVEN PLANNING AND ZONING COMMISSION
Subdivisions or Resubdivisions
APPLICATION CHECK LIST

Requirements for submitting a complete application:

- ☐ Application form completely and accurately filled out and all necessary signatures (Owner of property and applicant, if different)
- ☐ Fee
- ☐ 14 copies of proposed subdivision plan (See cover sheet), prepared by a professional, with all of the following: live certification (8.2.11); a location map at scale 1" = 800', showing adjacent properties and streets (8.2.10); scale and true north point; boundary lines with distances and bearings; dimension to property from nearest accepted street (8.2.4); layout of lots, with areas, dimensions, bearings, etc. (8.2.5); layout of existing and proposed streets, easements and right-of-ways (8.2.6); number of lots (8.2.7); proposed street names (8.2.7); monument locations and descriptions (8.2.8); layout of land used for public use (8.2.8); zoning district (8.2.2); names of all abutting property owners must be shown on the plan (8.2.1)
- ☐ Soil and Erosion control plan – ½ acre or more of the site will be disturbed.
- ☐ Plan for water supply including all necessary water mains, branch offsets, fire hydrants and other necessary appurtenances in cases of subdivisions served by public water
- ☐ Plan for sanitary sewage disposal
- ☐ Final grading plan
- ☐ Storm water drainage plan
- ☐ Roadways, sanitary sewers and storm sewers designed by a registered professional engineer.
- ☐ Meet all highway standards per Section 4
- ☐ Meet all requirements of Layout of lots and open space per Section 5

Do any of the following apply to this application:

- No Property lies in more than one district (zone)
- No More than 200 cars
- No Are any waivers being requested?
- No Is a public hearing required?

Note: Failure of the applicant to include all of the requirements as listed in the regulations for subdivision applications may result in denial or delay of the application by the commission.

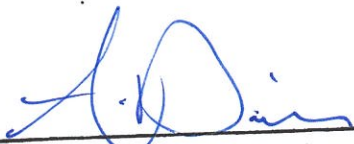
APPLICATION FOR FINAL APPROVAL OF SUBDIVISION

To the Planning and Zoning Commission
Town of North Haven, Connecticut 06472

"The undersigned developer hereby submits to the Planning and Zoning Commission of North Haven the final map dated MAY 28, 2020 ~~18~~ Rev. 1, of a development to be known as DIANA ESTATE in the Town of North Haven, and respectfully requests its approval for the recording of said map in the Town Clerk's office."

In consideration for said approval and the privileges accruing thereto, the developer hereby agrees:

1. To file said map in the Town Clerk's office within 90 days as provided by law.
2. To carry out the improvements agreed upon and as shown and intended by said map, including any work made necessary by unforeseen conditions which become apparent during construction.
3. To post all streets "Private" until accepted by the Town and to provide and install standard street signs as approved by the Town for all street intersections.
4. To give the Town, on demand, proper deeds for land or right-of-way reserved on the map for streets, drainage, or other purposes as agreed upon.
5. To save the Town of North Haven harmless from any obligation it may incur, or repairs it may make, because of my failure to carry out any of the foregoing provisions.
6. To fulfill the requirements of Section 12 and 13.
7. To make no changes whatsoever in the Final Plan as approved by the Commission unless a revised plan or a plan of resubdivision is submitted to and approved by the Commission.
8. The following is hereby designated as the person to whom all communications to the developer may be addressed and the person on whom legal process may be served in connection with any proceedings arising out of the agreement herein.



DEVELOPER'S SIGNATURE

ANTHONY DIANA

DEVELOPER

100 PATTEN ROAD

ADDRESS

NORTH HAVEN, CT. 06473

(203) 915-3555

PHONE NUMBER