

Site Location Plan
Scale: 1"=500'

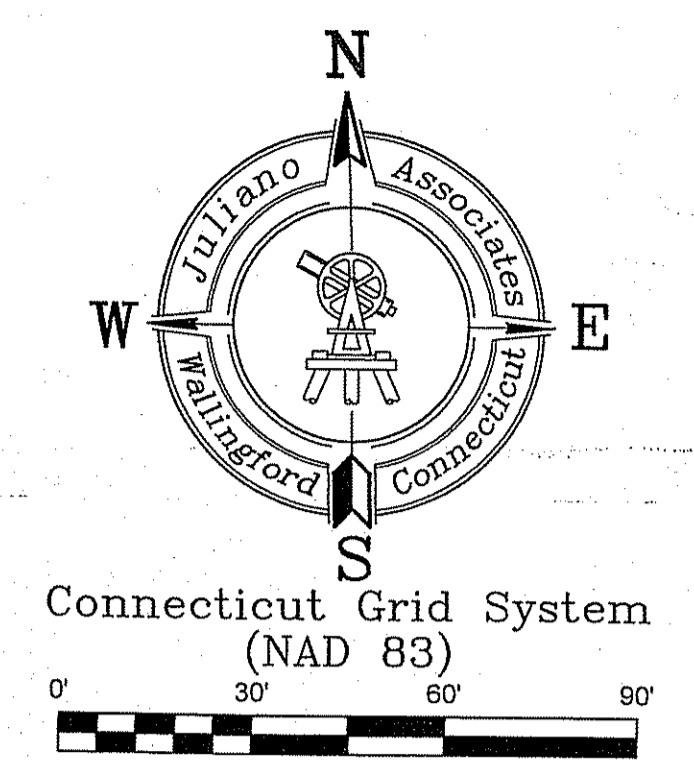
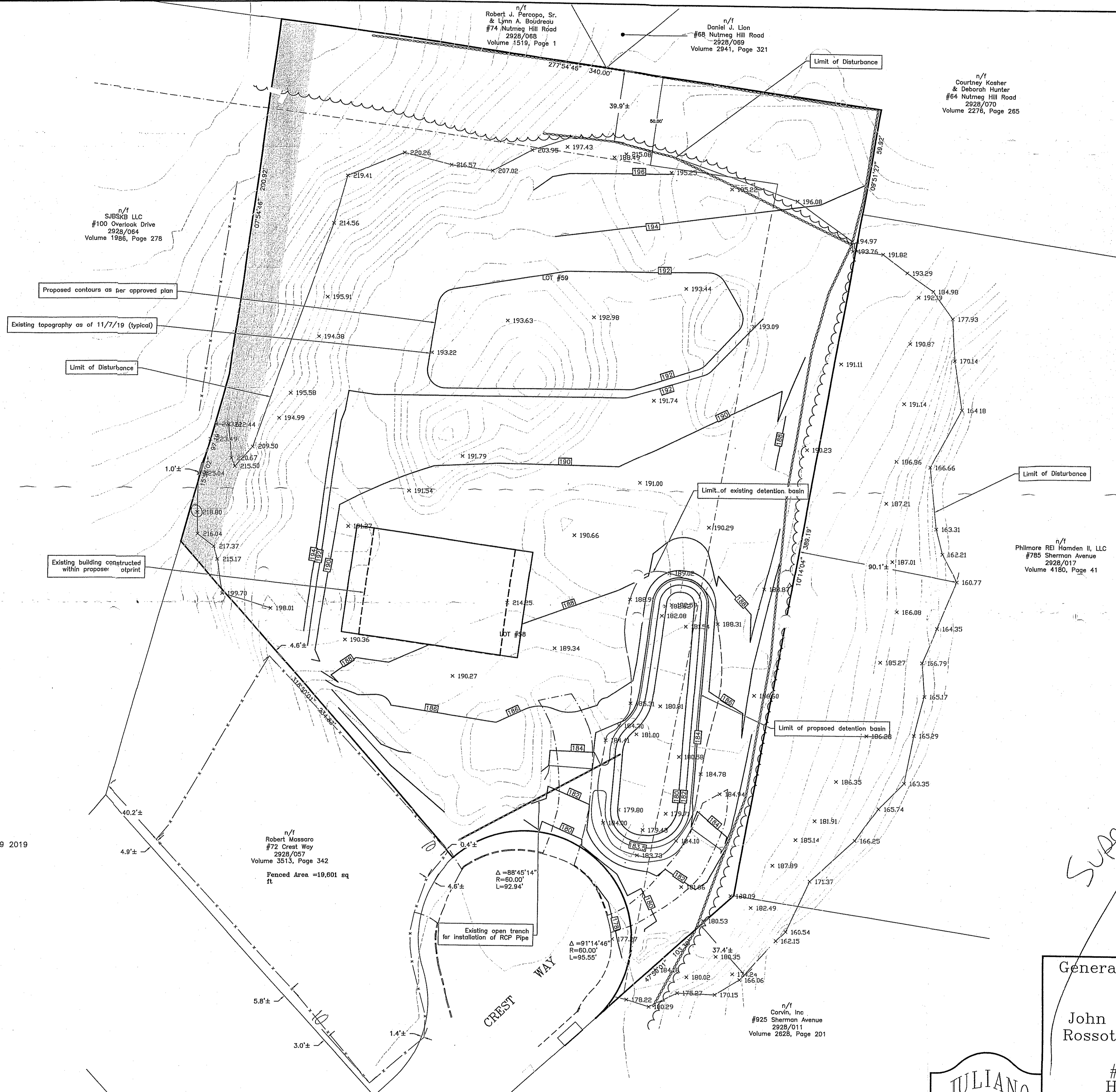
SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 24, 1992, EFFECTIVE DATE JANUARY 1, 1993. SAID STANDARDS ENACTED BY THE STATE OF CONNECTICUT (SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES) EFFECTIVE JUNE 21, 1996.
- THE TYPE OF SURVEY PERFORMED IS A GENERAL LOCATION & TOPOGRAPHIC SURVEY. A GENERAL LOCATION SURVEY IS INTENDED TO ROUGHLY DEPICT A PARCEL OF LAND AND PARTICULAR IMPROVEMENTS BASED ON RECORD RESEARCH AND COMPILATION OF DATA SUPPLEMENTED BY LIMITED FIELD MEASUREMENTS. A TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE CONFIGURATION (RELIEF) OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.
- THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY OF THE MAP REFERENCES.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A VERTICAL ACCURACY STANDARD OF CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2.
- AZIMUTHS AS DEPICTED HEREON ARE BASED UPON THE CONNECTICUT GRID SYSTEM (NAD 83). TOPOGRAPHY AS DEPICTED HEREON IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BOTH DATUMS ESTABLISHED BY GPS.
- THE PROPERTY IS LOCATED WITHIN A MANUFACTURING (M) ZONE.
... THE AREA OF THE TOTAL PROPERTY IS 88.4± SQUARE FEET (2.0± ACRES) WITH THE AREAS FOR INDIVIDUAL LOTS ARE AS FOLLOWS, LOT #58 (82 CREST WAY) IS 50,799± SQUARE FEET (1.2± ACRES) AND FOR LOT #59 (92 CREST WAY) IS 88,034± SQUARE FEET (2.0± ACRES).
- THE PROPERTY IS CURRENTLY OWNED BY JOHN JR. & VIRGINIA H. ROSSOTTO, SUZANNA ROSSOTTO, AND LYNN ANNE ORSER AND THE PROPERTY ADDRESS IS 82 AND 92 CREST WAY, HAMDEN, CONNECTICUT 06514. THE PROPERTY IS DESIGNATED ON THE HAMDEN TOWN ASSESSOR'S RECORDS AS PARCEL 2928/068 & 2928-059.
- REFERENCE IS MADE TO THE FOLLOWING MAP(S):
a. SUBDIVISION PLAT PLAN OF SHERMAN HEIGHTS INDUSTRIAL PARK OFF OF SHERMAN AVENUE IN HAMDEN CONNECTICUT BY JULIANO ASSOCIATES. SCALE 1"=100', DATE AUGUST 1998, SHEET 1
- PROPERTY IS SUBJECT/PRIVILEGED TO:
a. 92 CREST WAY IS SUBJECT TO A 50 FOOT EASEMENT RUNNING ALONG THE NORTHERLY BOUNDARY OF THE PREMISES NOW OR FORMERLY OF PASQUALE F. ESPASITO, JR. AND MARILYN H. ESPASITO FOR PURPOSES OF INGRESS, EGRESS AND INSTALLATION OF UTILITIES AS CONTAINED IN DEED DATED SEPTEMBER 8, 1986 AND RECORDED IN VOLUME 519 AT PAGE 446 OF THE HAMDEN LAND RECORDS.
b. OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
- CREST WAY IS A TOWN HIGHWAY WITH A DESIGNATED 50 FOOT RIGHT-OF-WAY.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.
- THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXTENT OF DISTURBANCE DUE TO CONSTRUCTION ACTIVITIES.

Volume Report
Comparing Grid: C:\Carlson Projects\rus existing.grd
and Grid: C:\Carlson Projects\rus proposed.grd
Grid corner locations: 954097.06,707062.15 to 954432.06,707667.15
Grid resolution X: 67, Y: 121 Grid cell size X: 5.00, Y: 5.00
Area in Cut : 616.1 S.F., 0.01 Acres
Area in Fill: 27,703.3 S.F., 0.64 Acres
Total inclusion area: 28,399.4 S.F., 0.65 Acres
Cut to Fill ratio: 0.00
Average Cut Depth: 0.60 Average Fill Depth: 5.76
Max Cut Depth: 1.60 Max Fill Depth: 18.35
Cut (C.Y.) / Area (acres): 21.03
Fill (C.Y.) / Area (acres): 9083.30
Cut volume: 370.3 C.F., 13.71 C.Y.
Fill volume: 159,980.8 C.F., 5,925.22 C.Y.

Wed Nov 6 11:55:39 2019

n/i
Robert Massaro
#72 Crest Way
2928/057
Volume 351.3, Page 342
Fenced Area = 19,601 sq ft



n/i
Courtney Kosher
& Deborah Hunter
#64 Nutmeg Hill Road
2928/070
Volume 2276, Page 285

n/i
Philmore REI Hamden II, LLC
#785 Sherman Avenue
2928/017
Volume 4180, Page 41

n/i
Corvin, Inc.
#925 Sherman Avenue
2928/011
Volume 2628, Page 201

Supervisor

RECEIVED
TOWN OF HAMDEN
NOV 18 2019
PLANNING AND
ZONING DEPT.

Preliminary
General Location & Topographic
Survey
Land of
John Rossotto, Jr., Virginia H.
Rossotto, Suzanne Rossoto and
Lynn Anne Orser
#82 & #92 Crest Way
Hamden, Connecticut

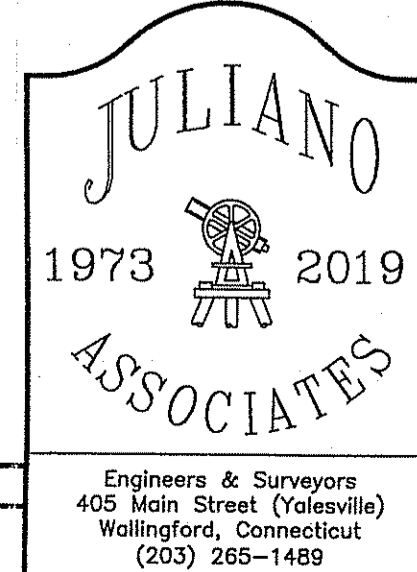
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

David W. Juliano L.S. #08033
Christopher S. Juliano L.S. #19725

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DATE	DESCRIPTION



Drawn: JDIMEO	Date: 11/05/19	Scale: 1" = 30'
Designed: JDIMEO	Project no.: 15-128	Sheet: 1 of 1
Checked: CJULIANO	Released: CJULIANO	Revision: 0

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