

TOWN OF HEBRON, CT. STANDARD PLAN NOTES

MAP REFERENCES:

- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HEBRON HEBRON-COLCHESTER ROAD FROM THE R.R. CROSSING SOUTHERLY ABOUT 5,200 FEET, ROUTE NO. 366, DATE: APRIL, 30, 1932 NUMBER 96-01 SHEET NO. 1 & 2 OF 2 SCALE: 1" = 40'."
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HEBRON, COLCHESTER-HEBRON ROAD FROM THE COLCHESTER TOWN LINE NORTHERLY ABOUT 7,800 FEET, ROUTE NO. 366 DATE: FEB. 29, 1932 NUMBER 96-02 SHEET NO. 1 & 2 OF 2 SCALE: 1" = 40'."
- "MAP OF LAND PURCHASED BY FRED ROWLEY FROM THE AMSTON LAKE COMPANY AT AMSTON TOWN OF HEBRON FROM SURVEY BY H.E. DAGGETT, CIVIL ENGINEER SEPT. 1931 SCALE 1" = 100'."
- "PLAN OF PROPERTIES PREPARED FOR AMSTON LAKE COMPANY HEBRON, CONNECTICUT SCALE: 1" = 40' DECEMBER 8, 1999 FRANCIS E. HAMM & ASSOCIATES LAND SURVEYING ENGINEERING SHEET 1 OF 1."
- "PROPOSED CONSTRUCTION PLAN PREPARED FOR MURRAY OSTRAGER ASSESSORS MAP 2 LOT 10 HILLCREST DRIVE HEBRON CONNECTICUT SCALE 1"=20" MARCH 10, 1992 REV. 1/7/93 FRANCIS E. HAMM & ASSOCIATES LAND SURVEYING PO BOX 772 COLCHESTER, CT. SHEET 1 OF 1."
- "SUBDIVISION PLAN RJS SUBDIVISION PREPARED FOR ROB SWIDER HEBRON, CONN. MEDSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS DATE: 3-28-95 REVISED THRU 6-29-95 SCALE: 1" = 40' MAP NO. 21-95-15."
- "SUBDIVISION PLAN RJS II SUBDIVISION PREPARED FOR RJS SWIDER CONTRACTING, INC. HEBRON, CONN. MEDSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS DATE: 3-28-98 REVISED THRU 6-16-98 SCALE: 1" = 40' MAP NO. 7-98-15."
- "PROPERTY MAP PREPARED FOR ARTHUR AND ALVIN INSTRAUD HEBRON, CONN. SCALE: 1" = 40' DATE: DEC. 27, 1967 FERDINAND A. CZWACZKA, R.L.S. MARLBOROUGH, CONN."
- "PROPERTY MAP OF BRUCE & DOROTHY KEEFE AMSTON LAKE HEBRON, CONN. SCALE: 1" = 40' DATE: NOVEMBER, 1984 FERDINAND A. CZWACZKA, REG. LAND S. MARLBOROUGH, CONNECTICUT."
- "MAP SECTION 1 PROPERTY OF CHAUNCEY G. MARKHAM HEBRON, CONN. MOLLOY & NOZZOCCI ENGINEERS GLASTONBURY, CONN SCALE 1" = 40' DATE: JAN 24, 1949 #49-4."
- "PROPERTY MAP FOR AMSTON LAKE PROPERTY CO. HEBRON, CONNECTICUT SCALE: 1" = 40' DATE: NOV. 1965 FERDINAND A. CZWACZKA MARLBOROUGH, CONN."
- "PROPERTY MAP PREPARED FOR LEO. P. & RITA L. CAYA SCALE: 1" = 40' DATE: DEC. 14, 1967 FERDINAND A. CZWACZKA MARLBOROUGH, CONN."
- "PLAN SHOWING LAND TO BE CONVEYED BY THE AMSTON LAKE COMPANY HEBRON, CONNECTICUT SCALE 1" = 40' OCT., 1957 GILBERT F. PERRY C.E."
- "PLAN OF LAND OF LOUIS AND RUTH MAIN AMSTON CONN. OCT. 1949 SCALE: 1" = 20'."
- "PREPARED FOR REAL G. & ALEXANDRA NADEAU LOTS 3 & 4 CHAUNCEY G. MARKHAM SUBDIVISION HILLCREST DRIVE HEBRON CONNECTICUT RICHARD F. MIHOK CONSULTING ENGINEERS 10 LAUREL, LANE MARLBOROUGH CONNECTICUT 06447 SHEET 1 OF 1 SCALE 1"=20" DATE: 09-13-91."
- "SUBDIVISION PLAN PREPARED FOR PAUL POMPROWICZ HILLCREST DRIVE HEBRON, CONN. TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 290 ROBERTS ST. SUITE 200, EAST HARTFORD, CT. (860) 528-1810 JOB NO: 701 DATE:11-12-98 REVISED THRU 3-21-98 SCALE: AS SHOWN SHEET 2 OF 3."
- "PLAN OF LAND PREPARED FOR PAUL L. POMPROWICZ PARCEL TO BE ACQUIRED FROM JIMMY GROSSMAN & AGNES G. STERN #205 WEST STREET HEBRON, CONN. TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 290 ROBERTS ST. SUITE 200, EAST HARTFORD, CT. (860) 528-1810 JOB NO: 701 DATE:12-23-99 REVISED THRU 4-15-99 SCALE: 1" = 40' SHEET 1 OF 1."
- "MAP SHOWING LAND TO BE DEEDED BY FRED ROWLEY TO PAUL & CHRISTINA PAGAC AT AMSTON TOWN OF HEBRON, CONN. H.E. DAGGETT CIVIL ENGINEER, MERIDEN, CONN SEPT. 1934 SCALE 1" = 20'."
- "MAP OF LAND UNDER CONTRACT TO GRACE C. NICKERSON HEBRON, CONN. SEPT., 1938, SCALE 1" = 30' H.E. DAGGETT, CIVIL ENGINEER, MERIDEN, CONN."
- "TRACT 1 SECTION A THE AMSTON LAKE COMPANY TO JOSEPH GROSSMANN HEBRON, CONNECTICUT SCALE 1" = 100' SEPTEMBER 1960 GILBERT F. PERRY C.E."
- "TRACT 2 SECTION A THE AMSTON LAKE COMPANY TO JOSEPH GROSSMANN HEBRON, CONNECTICUT SCALE 1" = 100' SEPTEMBER 1960 GILBERT F. PERRY C.E."
- "LAND OF JIMMY GROSSMAN & AGNES G. STERN TO BE CONVEYED TO THE TOWN OF HEBRON CHURCH STREET (ROUTE 85) HEBRON, CONNECTICUT PERIMETER SURVEY LAND SURVEY & TECHNICAL SERVICES INC. 85 MAIN STREET P.O. BOX 337 CHESTER, CONNECTICUT 06412-0337 AN AFFILIATION OF NATHAN L. JACOBSON & ASSOCIATES INC. DATE: MAY 2003 SCALE 1" = 40' SHEET NO. 1 OF 1 PROJECT NO. 2-0098-14."
- "PLAN OF LAND OF MURRAY, EVA & SEYMOUR OSTRAGER HEBRON, CONN. SCALE 1" = 100' APRIL, 1976 SHEET NO. 1 OF 2."
- "MAP SHOWING 6 ACRES OF LAND TO BE CONVEYED TO WILLIAM J. BELL & EVA E. BELL HEBRON, CONN. SCALE 1" = 100' NOV. 19, 1979 A.H. FEINSTERN."
- "MAP SHOWING 6 ACRES OF LAND TO BE CONVEYED TO CLAUDE & SANDRA DAIGLE HEBRON, CONN. SCALE 1" = 100' NOV. 19, 1979 A.H. FEINSTERN."
- "PROPERTY OF LAND JAMES & ROSE TRENCHT CROUCH ROAD HEBRON, CONN. SCALE 1" = 100' OCT., 16, 1981 A.H. FEINSTERN."
- "CONVEYANCE PLAN PREPARED FOR WOLFGANG SCHMITT & LORI HALLA #16 LAKE ROAD HEBRON, CONNECTICUT TARBELL, HEINTZ, & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 1227 BURNSIDE AVE., SUITE 31 EAST HARTFORD, CT. (860) 528-1810 JOB NO: 1091 DATE: 8-11-04 SCALE: 1" = 40' DRAWN BY EMW SHEET NO 1 OF 1."
- "CONVEYANCE PLAN PREPARED FOR DANIEL A. & LORRI A. DUCHESNEAU #621 CHURCH STREET AKA CONN RTE #85 HEBRON, CONNECTICUT TARBELL, HEINTZ, & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 1227 BURNSIDE AVE., SUITE 31 EAST HARTFORD, CT. (860) 528-1810 JOB NO: 1091 DATE: 8-11-04 SCALE: 1" = 40' DRAWN BY EMW SHEET NO 1 OF 1."

Lot Credit Calculation

1.) Total Area = 123.8 Acres	100' ABUTTERS	100' ABUTTERS
a.) 51.5 Acres Or 41.6% In Sewer Service District.		
b.) 72.3 Acres Or 58.4% In Residence Zone 1 (R-1)		
2.) Deduct 15% of Gross Area For Roadways = 18.45 Acres	HEBRON MAP/LOT	NAME/ADDRESS
123.8 - 18.45 = 104.55 Acres		
3.) Deduct 100% Of Flood Zones = 3.4 Acres	01 2	PAMELA GOODMAN C/O ATTY, CHARLES POPPLE 727 MAIN STREET WILLMANTIC, CT. 06226
104.55 - 3.4 = 101.15 Acres		
4.) Deduct 75% Of Wetlands (Outside Of Flood Zone And Not Lying On Slopes Greater Than 20%)	02 1	ANTHONY A. & ANNE H. STANKELIS 118 HILLCREST DRIVE AMSTON, CT. 06231-1724
15.65 x .75 = 11.74 Acres		
101.15 - 11.74 = 89.41 Acres		
5.) Deduct 50% Of Total Areas With 20% Slopes = 10.8 x .5 = 5.4 Acres	02 3	RITA MICHALSKY PO BOX 211 AMSTON, CT. 06231-0211
89.41 - 5.4 = 84.0 Acres (Net Land Area)		
6.) Lot Credit Calculation	02 04	DAVID B. & JUDITH C. MOORE 80 HILLCREST DRIVE AMSTON, CT. 06231
a.) Percentage Of Land In Sewer Service District = 41.2%		
84.0 x .418 = 34.9 Net Acres		
Allows 2.5 Units Per Net Land Acre		
34.9 x 2.5 = 87.25 Or 87 Lots		
b.) Percentage Of Land In R-1 Zone = 58.4%	02 05	MURRAY OSTRAGER PO BOX 145 AMSTON, CT. 06231-0145
84.0 x 0.584 = 49.1 Net Acres		
Allows 1 Unit Per Acre		
49.1 x 1 = 49.1 Or 49 Lots	02 08	ANDREW G. & LIANA A.K. STANULONIS 52 HILLCREST DRIVE AMSTON, CT. 06231
7.) Total Lots = 87+49 = 136.0 Lots		

Open Space Subdivision In Sewer Service District Net Open Space Required = 40%

Provided:

1) Total Area Of Open Space = 71.235 Acres	02 7.1	BRIAN K. & MELISSA H. SWANSON 44 HILLCREST DRIVE AMSTON, CT. 06231
(71.235/123.832) = 57.5% Open Space (Gross Area)		
a) Area Of Wetlands & Flood Zones In Open Space = 19.0 Acres	02 7.2	JOHN L. JR. GORBORINO 36 HILLCREST DRIVE HEBRON, CT. 06231
b) Net Area Of Open Space (Minus Wetlands & Flood Zones) (71.235 - 19.0 ) = 52.2 Acres		
c) Net Open Space As % Of Total Parcel (52.2/123.832 = 42.2%	02 7.3	BRIAN J. & WENDY J. STEINER 34 HILLCREST DRIVE AMSTON, CT. 06231
2) Total Conservation Easement Areas = 6.774 Acres	02 7A.1	CAROL A. SCHERCZINGER 32 HILLCREST DRIVE AMSTON, CT. 06231
a) Area Of Wetlands In Conservation Easement = 0.845 Acres		
b) Net Area Of Conservation Easement (Minus Wetland Areas) (7.674 - 0.845 ) = 6.829 Acres	02 9	LAURIE S. & TODD R. PRENTICE 10 HILLCREST DRIVE HEBRON, CT. 06231
c) Credit For Net Area Of Conservation Easements = (0.5 x The Area) (6.829 x 0.5) = 3.41 Acres	02 10	ERIN F. & ELIZABETH D. GONSALVES 8 HILLCREST DRIVE AMSTON, CT. 06231
3) Net Open Space + Credited Conservation Easements (52.2 + 3.41) = 55.61 Acres		
4) Net Open Space + Credited Conservation Easements As % Of Total Parcel: (55.61/123.832 = 45%	02 20C	THE AMSTON LAKE COMPANY PO BOX 145 AMSTON, CT. 06231-0145

Notes:

1.) Parcel Contains 123.8 Acres	100' ABUTTERS	100' ABUTTERS
2.) Parcel Shown On Assessor's Map 10 As Lot #20	HEBRON MAP/LOT	NAME/ADDRESS
3.) Owner: James Grossman 9 Woodland Drive Westport, Ct. 06880	10 7	THE AMSTON LAKE COMPANY PO BOX 145 AMSTON, CT. 06231-0145
Applicant: James Grossman 9 Woodland Drive Westport, Ct. 06880	10 9	BINGHAM ROSS 203 SCOTT HILL ROAD COLCHESTER, CT. 0641
4.) Parcel Zoned Residence -1 (R-1).	10 9A	NELL EAST LLC 1 MAUCHLY IRVAN, CA. 92618
5.) Parcel Partially Lies In Aquifer Protection Zone.	10 10	NANCY B. MUSSMAN TRUSTEE 29 MAIN STREET FARMINGTON, CT. 06032
6.) Parcel Partially Lies In Sewer Service District.	10 11	REJA ACQUISITION CORP 22 BUCKLEY HIGHWAY STAFFORD SPRINGS, CT. 06076
7.) Parcel is Located In A Special Flood Zone As Shown On Flood Insurance Rate Map Town Of Hebron, Connecticut Tolland County Panel 10 Of 10 Community Panel Number 090162 0010 B November 29, 1974 Revised March 16, 1991.	10 12	ANNE M. PEKOSKE & JOHN T. KRYJAC 598 CHURCH STREET AMSTON, CT. 06249
8.) Parcel Contains 18.8 Acres Of Wetlands.	10 14	WOLFGANG SCHMITT & LORI HALLA 18 LAKE ROAD AMSTON, CT. 06231
9.) Horizontal control based on referenced map #22.	10 15	CHARLES L. & ELAINE M. WALLACE 12 LAKE ROAD AMSTON, CT. 06231
10.) Vertical control based on NGVD 1929 Datum.	10 16	MICHAEL A. & CHERYL E. CHINIGO 808 CHURCH STREET AMSTON, CT. 06231
11.) Iron pins to be set on all property and easement corners, monuments are to be set at all street line inflection points, as shown on sop.	10 17	DANIEL A. & LORRI A. DUCHESNEAU 621 CHURCH STREET AMSTON, CT. 06231
12.) All utilities to be underground.	10 18	CATHERINE POULIN 637 CHURCH STREET AMSTON, CT. 06231
13.) Soil types taken from "Natural Resources Conservation Services Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov/app/WebSoilsurvey.aspx Tolland County, Connecticut.	10 19	JOSEPH BURBA 645 CHURCH STREET AMSTON, CT. 06231
14.) Temporary slope rights on all lots until all road improvements are accepted by the town of Hebron.	10 20A	TOWN OF HEBRON COMPANY #2 FRESHHOUSE 15 GILLEAD STREET HEBRON, CT. 06249
15.) Any Driveway over 10% must be paved.	10 20B	TOWN OF HEBRON 15 GILLEAD STREET HEBRON, CT. 06249
16.) Total Area Street Right Of Way = 195,526 a.f. (4.49 ac.) Total Area Conservation Easements = 245,525 a.f. (5.64 ac.)	10 22B	MURRAY & SYMOUR OSTRAGER 1667 EXETER ROAD LEBANON, CT. 06249
	10 22C	MURRAY & SYMOUR OSTRAGER 1667 EXETER ROAD LEBANON, CT. 06249
	10 22.2	WILLIAM J. JR. BELL 31 CROUCH ROAD AMSTON, CT. 06231
	10 22.4	LAURA J. NORRICE TRUSTEE 43 CROUCH ROAD AMSTON, CT. 06231
	10 22.7A	RHONDA OSTRAGER TRUSTEE C/O MURRAY OSTRAGER PO BOX 145 AMSTON, CT. 06231-0145

Zoning Data Table  
Zone: R-1/SSD - 2.5 Dwelling Units/Acre

	Required	Provided
Minimum Lot Area	17,424 Sq. Ft.	> 29,000 Sq. Ft.
Minimum Lot Frontage	21'	41'
Minimum Lot Frontage (average)	50' (average)	190' (average)
Minimum Front Yard	30'	30' to 80'
Minimum Side Yard	15'	15'
Minimum Rear Yard *	30'	30'

\* 50' When Abutting Property Not Part Of Subdivision

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM  
TARBELL, HEINTZ & ASSOC.  
1227 BURNSIDE AVE. SUITE 31  
EAST HARTFORD CT 06108

- All site work shall be performed in accordance with the Public Improvement Specifications as contained in the Subdivision Regulations of the Town of Hebron. All material specifications and construction methods shall conform to the Requirements of the "State of Connecticut Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction", as amended.
- Erosion and sedimentation controls shall be installed in accordance with the "Erosion and Sedimentation Control Handbook", as amended, prepared by the Soil Conservation Service.
- No site improvements shall be performed until the erosion control bond, as required by the Hebron Planning and Zoning Commission, is posted with the Town.
- No building permits shall be issued nor individual lots sold until the requirements for performance bonds imposed by the Planning and Zoning Commission have been satisfied.
- The amount of the performance bond for site improvements is \$ See Below The amount of the erosion and sedimentation control bond is \$ See Below
- JAMES CELO is the developers designated contact person. All communication concerning the development shall be directed to the contact person. The developer shall be responsible for notifying the Town of Hebron of any change in the designated contact person.
- No stumps, demolition nor building materials shall be buried on site.
- Prior to construction, land disturbance activities, and the issuance of any permits, the developer shall schedule a pre-construction meeting.  
  
The pre-construction meeting shall include the TOWN PLANNER, TOWN ENGINEER, WETLAND AGENT, DIRECTOR OF PUBLIC WORKS, SITE CONTRACTOR AND ENGINEER OF RECORD. Notification of the meeting shall be 48 hours in advance. NO SITE WORK SHALL BE PERFORMED UNTIL THE PRE-CONSTRUCTION MEETING HAS BEEN HELD.
- The developer shall engage a Professional Engineer licensed in the State of Connecticut (Engineer of Record) to inspect the site during construction. To insure the work is constructed in accordance with the approved plans, the engineer will be required to certify through specific notation on as-built record plans that the project was constructed in accordance with the approved plans and all materials were placed in accordance with the approved plans and specifications, prior to final release of performance bonds.
- The Engineer of Record shall be responsible for the submission of certified test reports for the fine and coarse aggregates and bituminous mixtures to be incorporated into the work prior to add incorporation. Each report shall include the following information:  
  
Date issued and project identification  
Date, time and location of sampling report  
Name and sampling technician  
Identification of material and applicable specification  
Type, date and results of test  
Statement of conformance with material specification  
  
In-situ sampling and testing of materials incorporated into the work may be performed by the Town prior to final acceptance. Failure of any material or installation to meet minimum specifications and requirements may result in non-acceptance of the affected portion of the work.
- The developer shall notify the Town Engineer at the following stages of construction to schedule a site inspection.
  - After site clearing, construction staking and installation of siltation barriers;
  - After installation of underdrains, drainage pipes and structures, prior to backfilling;
  - Prior to installation of special drainage structures and outlet protection. Shop drawings, certified as reviewed and approved by the Engineer of Record, shall be installation of said structures;
  - After formation of subgrade, prior to installation of subbase;
  - After installation of subbase, prior to installation of base;
  - Prior to installation of bituminous pavements;
  - Prior to installation of loam and seeding.

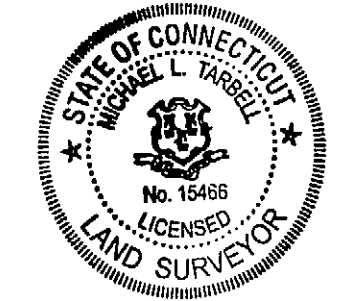
Failure of the developer to notify the Town Planner's Office at 228-5971 and Nathan L. Jacobson & Associates at 528-9591 at least 48 hours in advance of the above construction stages may result in non-acceptance of work covered prior to inspection by Town forces.

Bonding

- Phase I  
Performance: \$123,300.00  
S. & E.: \$7,900.00
- Phase II  
Performance: \$755,000.00  
S. & E.: \$22,500.00
- Phase III  
Performance: \$410,000.00  
S. & E.: \$8,200.00

NOTE: BONDING OF PHASES NOTED ABOVE ARE BASED ON THE REVISED PHASING PLAN OF SHEET 4

APPROVED  
By  
Hebron Planning and Zoning Commission  
  
Approval Date \_\_\_\_\_  
Expiration Date \_\_\_\_\_  
  
Commission Signature \_\_\_\_\_



*[Signature]*

"LAKEWOOD ESTATES"  
NOTES & 100' ABUTTERS  
PREPARED FOR  
JAMES GROSSMAN  
LAKE ROAD, HILLCREST DRIVE, & RTE #85  
HEBRON, CONNECTICUT  
  
TARBELL, HEINTZ & ASSOC., INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
1227 BURNSIDE AVE. SUITE 31, EAST HARTFORD, CT (860) 528-1810

JOB NO.	DATE:	SCALE:	DRAWN BY:	
1091	12-03-07	AS NOTED	M.L.T./E.M.V.	2 OF 39

REVISION  
4-6-09  
8-12-10  
9-14-10  
10-12-10