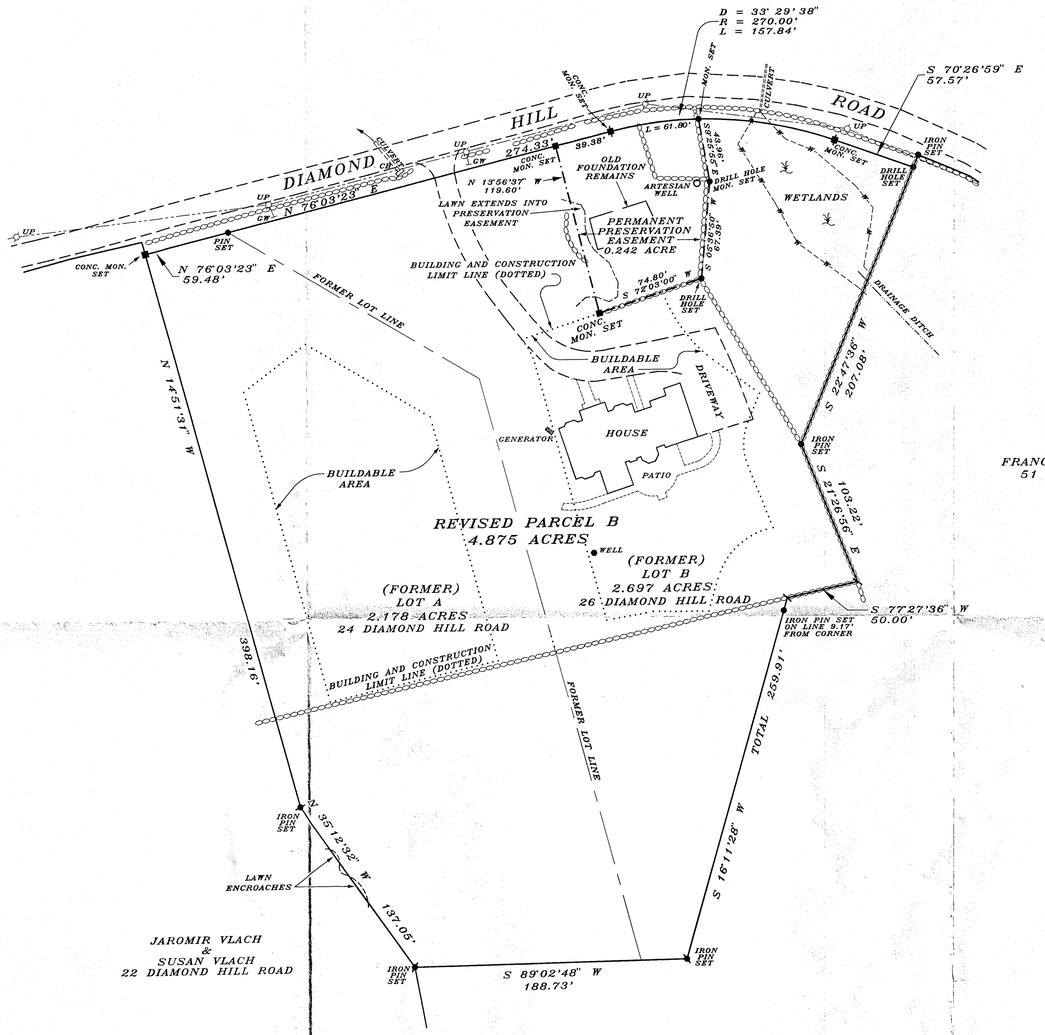
RE: MAP 3990 R.L.R.



LEGEND

- UP — UTILITY POLE
- OVERHEAD UTILITY WIRES
- GW — GUY WIRE
- CB — CATCH BASIN
- STONE WALL
- EDGE OF FLAGGED WETLANDS
- WETLANDS AREA

DISCLAIMER –

IT IS THE RESPONSIBILITY OF THE CLIENT, CONTRACTOR, OR SUBCONTRACTOR TO IDENTIFY THE LOCATION OF ALL UTILITIES, BOTH UNDERGROUND AND ABOVEGROUND PRIOR TO EXCAVATION. THIS SURVEY DOES NOT SHOW, NOR IS IT INTENDED TO SHOW, UTILITIES THAT SERVE OR CROSS THIS PARCEL OR ADJACENT LAND.

ERIC J. KRISTOFFERSEN, L.S., ASSUMES NO LIABILITY FOR DAMAGE OF UTILITIES BY ANY PARTY UTILIZING THIS MAP FOR ANY PURPOSE.

SUBDIVISION NOTES FROM MAP NUMBER 4227 R.L.R.

THERE SHALL BE NO CONSTRUCTION OUTSIDE THE PRESCRIBED "BUILDING AND CONSTRUCTION RESTRICTION LINE" UNLESS APPROVED BY THE REDDING PLANNING COMMISSION.

NO CHANGES SHALL BE MADE IN THE LOCATION OF ANY BOUNDARY LINE, DRIVEWAY LOCATION, WELL OR SEWAGE DISPOSAL SYSTEM SHOWN ON THE LOT DEVELOPMENT PLAN(S) OR SITE DEVELOPMENT PLAN(S) UNLESS APPROVED BY THE REDDING PLANNING COMMISSION. NO DRIVEWAYS OTHER THAN THOSE SHOWN HEREON ARE TO BE CONSTRUCTED WITHOUT THE APPROVAL OF THE REDDING PLANNING COMMISSION. ALL BUILDINGS MUST BE CONSTRUCTED WITHIN THE "BUILDING CONSTRUCTION AND RESTRICTION LINE".

ALL BUILDING LOTS SHALL BE SERVED BY UNDERGROUND ELECTRICAL, TELEPHONE AND CABLE TV LINES LOCATED WITHIN THE BOUNDARIES OF THE ACCESSWAYS. IF AN ALTERNATIVE LOCATION IS PROPOSED BY THE RESPECTIVE UTILITY COMPANIES, ADDITIONAL APPROVAL WILL BE REQUIRED BY THE REDDING PLANNING COMMISSION.

THE STORAGE AND APPLICATION OF DE-ICING CHEMICALS CONTAINING SODIUM OR CHLORIDE IS PROHIBITED ON THE PROPERTY TO PROTECT WETLANDS AND AQUIFERS.

THERE SHALL BE NO DISTRUBANCE OF ANY STONE WALLS EXCEPT WHERE INTERRUPTED BY NECESSARY FACILITIES SHOWN ON THE APPROVED SITE OR LOT DEVELOPMENT PLAN. ANY DISTURBED SECTIONS OF WALL ABUTTING THE DRIVEWAY ENTRACE SHALL BE RESTORED TO REPLICATE THE EXISTING WALLS. ALL STONE WALLS SHALL BE MAINTAINED IN THEIR PRESENT CONDITION.

THERE SHALL BE NO CUTTING OF TREES 18" IN DIAMETER OR GREATER MEASURED 4 FEET ABOVE GROUND LEVEL UNLESS THEIR REMOVAL IS SHOWN ON THE APPROVED SITE OR LOT DEVELOPMENT PLAN.

SEWAGE DISPOSAL SYSTEMS SHALL BE ENGINEERED.

ALL WELLS REQUIRE A DEEP PIT AND SILT FENCE IN THE IMMEDIATE AREA TO CONTAIN ALL CUTTINGS.

OIL STORAGE TANKS SHALL BE INSTALLED INDOORS ON AN IMPERMEABLE FLOOR WITHOUT DRAINS.

REDDING PLANNING COMMISSION (938-3721) AND AQUARION WATER COMPANY ENVIRONMENTAL ANALYST-SOURCE PROTECTION STAFF (BRIAN ROACH – 203-452-3508) SHALL BE NOTIFIED AT LEAST FIVE (5) DAYS PRIOR TO THE FOLLOWING:

- LAND CLEARING
- SOIL DISTURBING ACTIVITY
- CONSTRUCTION
- COMMENCEMENT OF EACH STAGE OF CONSTRUCTION

PRIOR TO THE ABOVE NOTIFICATION, DWELLINGS, SEWAGE DISPOSAL SITES AND DRIVEWAY LOCATIONS SHALL BE STAKED AND VERIFIED IN WRITING BY THE SURVEYOR AND EROSION CONTROLS SHALL BE IN PLACE.

NO APPLICATIONS FOR ZONING OR BUILDING PERMITS SHALL BE APPROVED BY THE PLANNING OFFICE UNTIL STAKED LOCATIONS HAVE BEEN APPROVED BY THE PLANNING COMMISSION'S ENGINEERING CONSULTANT

AS-BUILT FOUNDATION PLANS FOR THE ZONING ENFORCEMENT OFFICER SHALL BE SUBMITTED TO THE PLANNING COMMISSION OFFICE PRIOR TO FURTHER CONSTRUCTION

PROPERTY SURVEY MAP
SHOWING PARCEL A & PARCEL B COMBINED
PREPARED FOR
ANDREW P. KERN

24 AND 26 DIAMOND HILL ROAD
REDDING CONNECTICUT
SCALE-1"=50' FEB. 20, 2021
TOTAL AREA = 4.875 ACRES

SCALE

50' 0' 50' 100' 150'

NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-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, 1996. IT IS AN ORIGINAL SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS.

ZONE – R-2 (TWO ACRE RESIDENTIAL)

REFER TO MAPS NUMBERED 3990, 4003 AND 4227 REDDING LAND RECORDS

WETLANDS WERE DELINEATED BY MARY JAEHNIG, SOILS SCIENTIST.

REFER TO PERMANENT PRESERVATION EASEMENT FILED IN DEED VOL. 331, PG. 564 REDDING LAND RECORDS
REFER TO PROTECTIVE WELL RESTRICTIONS FILED IN DEED VOL. 331, PG. 573 REDDING LAND RECORDS

MONUMENTS SHOWN HEREON WERE NOT RECOVERED FOR THE PURPOSE OF THIS SURVEY

KRISTOFFERSEN LAND SURVEYING, LLC

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

MAP CERTIFIED BY
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PHONE 203-438-3201

FILE NO. 417

NOT VALID WITHOUT EMBOSSED SEAL