

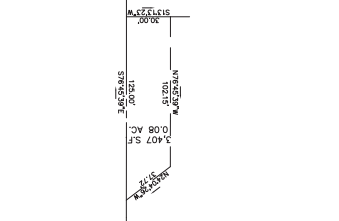
ENGINEERING - PLANNING CONSULTANTS  
**Group, Incorporated**  
 PREPARED BY

RESUBDIVISION PLAN  
 OF  
 "HIGHFIELD MEADOWS"  
 LOTS 17 THRU 34  
 HALPERIN COURT  
 WATERBURY, CONNECTICUT  
 DATE: OCT. 12, 2023  
 SCALE: 1" = 40'  
 MBL 0066-0985-0017  
 OF

OWNER / APPLICANT:  
 BOYDEN ESTATES LLC  
 14 RONALD DRIVE  
 MONSEY, NY 10952

- NOTES:**
- IRON PINS TO BE INSTALLED AT ALL LOT CORNERS.
  - DENOTES IRON PIN TO BE SET
  - DENOTES ROYALTY REVISION TO BE SET IN ACCORDANCE WITH SEC 5-13 OF THE SUBDIVISION REGULATIONS.
  - DENOTES ROYALTY REVISION TO BE SET
  - PROPERTY DEED, MAP AND DESCRIPTION TO BE FILED ON THE CITY OF WATERBURY LAND RECORDS.
  - CONSERVATION EASEMENT MAP AND DESCRIPTION TO BE FILED IN FAVOR OF THE CITY OF WATERBURY.
  - ALL UTILITIES TO BE INSTALLED UNDERGROUND.
  - SOAK ENERGY TECHNOLOGIES AS REQUIRED BY SECTION 5-37 OF LAND SUBDIVISION REGULATIONS.

**CONSERVATION EASEMENT DETAIL**

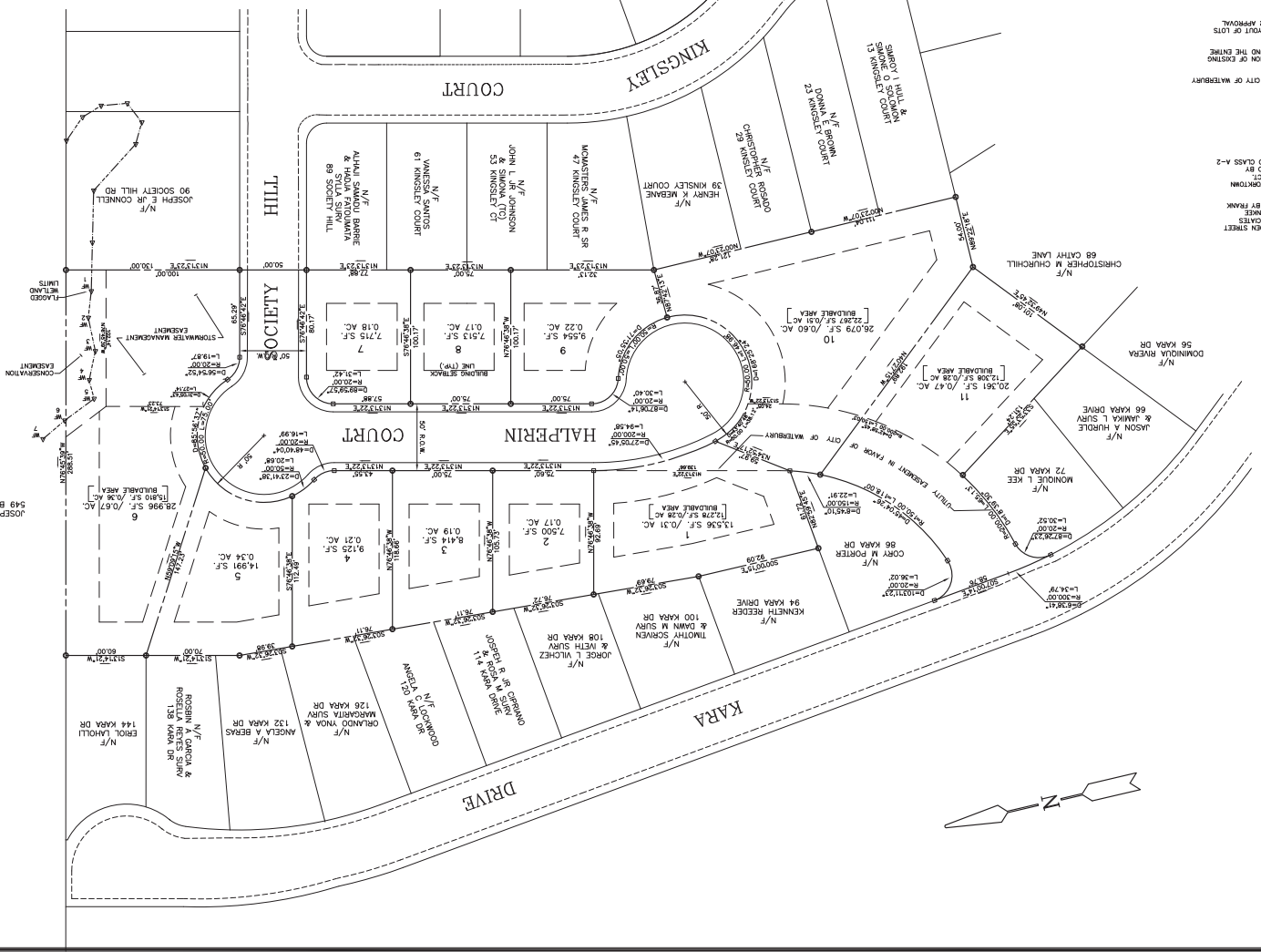


**LOCATION MAP**



**ZONING DATA**

ZONING DISTRICT: RS - SINGLE FAMILY RESIDENCE DISTRICT	MIN. SETBACK	75.00 FT.
	MIN. LOT WIDTH	75.00 FT.
	BUILDING SETBACK	25 FT.
	FRONT SETBACK (MIN.)	30.00 FT. TO 10 FT. WOTH
	REAR SETBACK (MIN.)	30.00 FT. TO 10 FT. WOTH
	MAX. BUILDING HEIGHT	35 FT. OR 2.5 STORIES
	MAX. DRIVEWAY GRADE	35.00 FT. OR 15.00 FT. TO 20 FT.
	MAX. DRIVEWAY WIDTH	20.00 FT. OR 15.00 FT. TO 20 FT. WIDENING TO 15.00 FT.



**MAP REFERENCES:**

- SUBDIVISION PLAN OF "HIGHLAND WOODS" BOYDEN STREET WATERBURY, CONN. PREPARED FOR BOYDEN ASSOCIATES ENGINEERING SERVICES AND DATED CLASS A-2 BY FRANK W. CHARTERIS L.S. #18223.
- SCALE: 1"=60' DATE: 9/17/82; PREPARED BY YANKEE WATERSHED CONSULTANTS, WATERBURY, CT. DECEASED: LEO BOYDEN STREET, WATERBURY, CT. SCALE: 1"=60' DATE: 9/27/23; PREPARED BY SOCIETY HILL SUBDIVISION.
- SCALE: 1"=60' DATE: 9/27/23; PREPARED BY SOCIETY HILL SUBDIVISION.
- BY KENNETH HERBERT REG. NO. 8488.

**SURVEY NOTES:**

- COORDINATES BASED ON GPS DATA PROVIDED BY CITY OF WATERBURY ENGINEERING DEPARTMENT.
- MONUMENTATION FROM A CLOSED TRAVELER AROUND THE ENTIRE PERIMETER OF THIS SUBDIVISION.
- THE PURPOSE OF THIS MAP IS TO DEPICT THE LAYOUT OF LOTS FOR SUBMISSION TO THE CITY OF WATERBURY FOR APPROVAL.
- TOTAL PARCEL AREA 181,208 S.F. / 4.16 AC.
- ON SITE RETAINING WALLS PLACED BY JAMES SPERRY, INC.

**SURVEY CERTIFICATION:**

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-209-1 THROUGH 20-209-10 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES CONCERNING RECORDING OF LAND SURVEYS, AND THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT DEPARTMENT OF LAND SURVEYS, AND THIS IS A RESURVEY.

THIS MAP CONFORMS TO CLASS A-2 ACCURACY.

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

ERIC G. GILSON  
 OCT. 13, 2023  
 PRINCIPAL SURVEYOR, OCC GROUP, INC.