

2ND PIECE OF VOL. 102, PAGE 93  
N/F JOHN & KARIN HARMON  
AREA = 0.45± ACRES

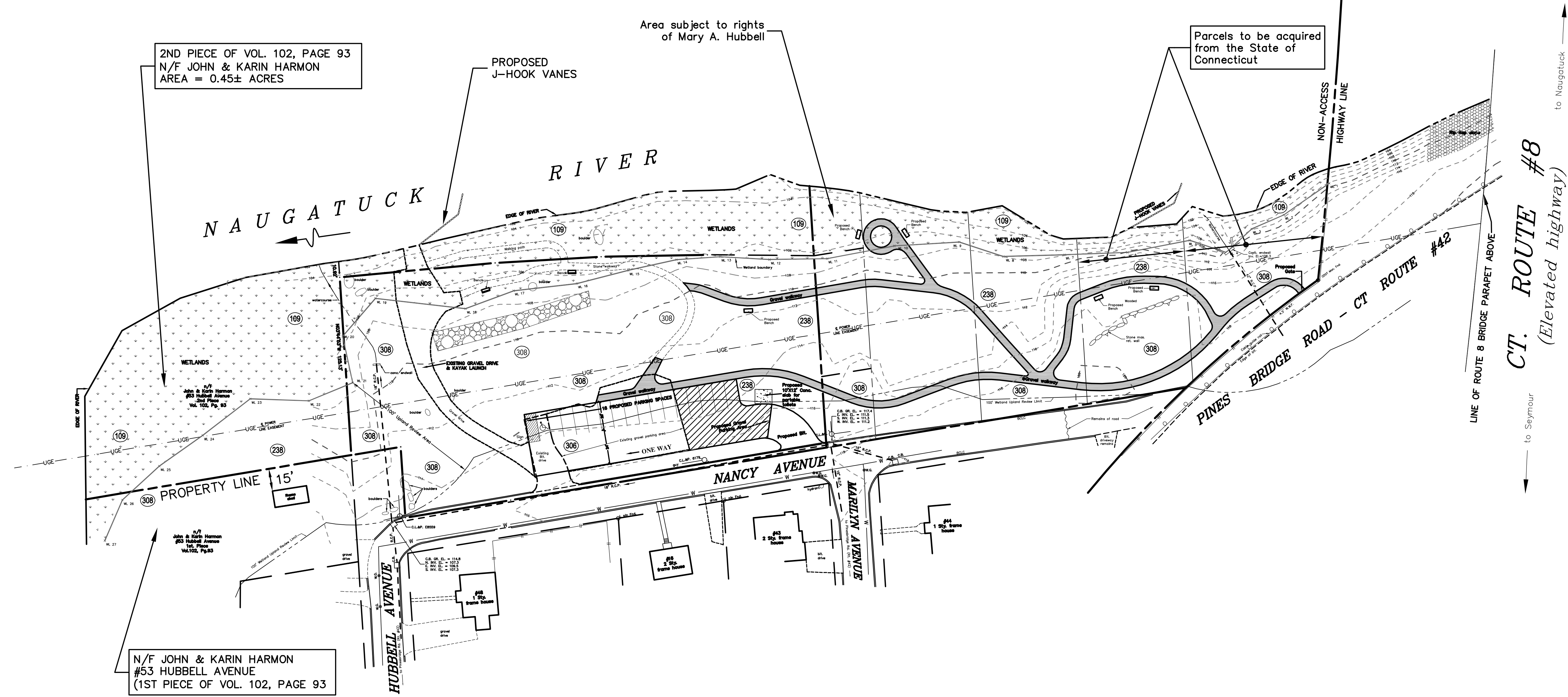
PROPOSED  
J-HOOK VANES

Area subject to rights  
of Mary A. Hubbell

Parcels to be acquired  
from the State of  
Connecticut

NAUGATUCK  
RIVER

CT. ROUTE #8  
(Elevated highway)



N/F JOHN & KARIN HARMON  
#53 HUBBELL AVENUE  
(1ST PIECE OF VOL. 102, PAGE 93)

LOCATION MAP - SCALE: 1"=1000'

"RIVERBEND PARK"  
EXPANSION PLAN  
  
A project by the  
**THE TOWN OF  
BEACON FALLS  
RIVERBEND PARK  
COMITTEE**  
  
**BEACON FALLS, CT.**

**MICHAEL H. HORBAL**  
LAND SURVEYORS - PLANNERS  
52 Main Street, Seymour CT. 06483  
Phone (203) 888-9660

**OVERALL CONCEPT PLAN**

SCALE: 1"=40'

DATE: NOVEMBER 19, 2015

REVISIONS	
DATE	REVISION

DRAWN BY: J.T.J.&B.M.H. DISK NO. 78/4  
CHECKED BY: HBL. FB NO. 266 & 267  
JOB NO. D-2227z CAD NO. d2227.dwg

**LEGEND**

CHD Mon.	Conn. Highway Dept. Monument	C.M.P.	Corrugated Metal Pipe
l. pipe	Iron Pipe	C.L.&P.	Utility Pole owned by C.L.&P.
l. pin	Iron Pin	M.H.	Manhole
Property Line	Property Line	C.B.	Catch Basin
Adjacent Property Line	Adjacent Property Line	W.G.	Water Gate Valve
Fence	Fence	G.C.	Gas Gate Valve
Stone Wall	Stone Wall	W.S.L.	Water Service Lateral
Wetlands Boundary Line	Wetlands Boundary Line	10'	10 foot contour with elevation
Wetlands Boundary Flag w/number	Wetlands Boundary Flag w/number	162	2 foot contour with elevation
Wetlands	Wetlands	169.3	Spot elevation
T.P. #	Location of soil Test Pit w/number	Ex.	Existing
SWP	Storm Water Sewer Pipe	Invt.	Invert
OUW	Overhead Utility Wires	el. or elev.	Elevation
Water main	Water main	blt.	Blumous
Sanitary Sewer Pipe	Sanitary Sewer Pipe	conc.	Concrete
W.W.F.	Woven Wire Fence	Fnd.	Found
P.V.C.	Polylvinyl Chloride Pipe	n/f	Now or Formerly
R.C.P.	Reinforced Concrete Pipe		

**SOIL BOUNDARY LEGEND:**

Pursuant to a report by Scott Stevens, Soil Science and Environmental Services Inc. the local soil types are as shown hereon. The fieldwork was performed on November 3, 2015.

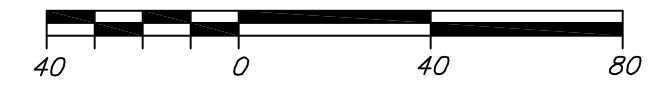
- The local soil types are as follows:
- Wetland Soils**
- (109) - Fluvaquents-(Udifuluents)
- Non-Wetlands Soils**
- (238) - Hincley-Urban land complex
  - (306) - Udorthents-Urban land complex
  - (308) - Udorthents, smoothed

Approximate project area (proposed) =107,644± sq.ft.- 2.4±Acres  
(Excludes Harmon Parcel)  
Approximate length of new gravel walkways =1000'ft.±  
Existing gravel walkways & Kayak launch =550'ft.±

\*NOTE: Gravel walkways may be revised to avoid specimen trees or obtain picturesque views.

**NOTES:**

- Reference Maps:
  - Map entitled "Channel Encroachment Lines, Naugatuck River. From Beacon Falls-Seymour Town Line to the dam approximately 2,000' upstream from the State highway garage., Town of Beacon Falls., State of Conn.; August, 1957 rev. October, 1957; Scale: 1"=100'", by Boyce Engineering Associates on file in the Beacon Falls Land Records, Vol. 3, Pg. 5.
  - Map entitled Map of Property of Mary A. & Harold T. Hubbell, Beacon Falls - Conn.; Scale: 1"=50'; Sept. 1939", by George E. Thompson on file in the Beacon Falls Land Records, Vol. 1, Pg. 36.
- Parcels are located within residential zone R-3.
- Wetlands shown were field delineated by Scott Stevens, Soil Science and Environmental Services, Inc., on November 3, 2015.
- Elevations based on N.A.V.D. 1988
- Property is located in R-3 Zone.



THIS MAP IS NOT VALID WITHOUT SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL.

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

DATE: 11/19/2015

MICHAEL H. HORBAL L. S. REG. NO. 9138

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