

RAYMOND C. LUBUS

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16

May 11, 2011

Ms. Jean Natale,
City of Danbury Legislative Assistant
155 Deer Hill Avenue
Danbury, Connecticut 06810

David W. Null, P.E.
City of Danbury Engineer
155 Deer Hill Avenue
Danbury, Connecticut 06810

RE: Extension of "Spruce Mountain Trail"
Petitioner: 34 Spruce Mountain Terrace, LLC

Dear Ms. Natale:

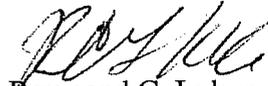
In the above matter, please consider this writing the Applicant's Petition for Acceptance of a City Road.

Supporting documents have been submitted to the Corporation Counsel and City Engineer for their review and comment.

Please confirm.

Thank you.

Sincerely yours,



Raymond C. Lubus

RCL: kk

SCHEDULE "A"

The roadway entitled "Spruce Mountain Trail" as shown on a certain map entitled "FINAL SUBDIVISION MAP, SPRUCE MOUNTAIN ESTATES, SPRUCE MOUNTAIN TRAIL, CITY OF DANBURY, FAIRFIELD COUNTY, CONNECTICUT, dated Mar 28, 2005, Revised June 27, 2005, Scale 1" = 50' total Area = 655,426 Sq. Ft., 15.0465 Acres" prepared by Paul A. Hiro, P.C., which map is recorded in the City of Danbury Land Records as Map No. 12222

Together with an Easement and right to grade and slope twenty feet (20') in depth on the side of any street or roadway shown on said map.

Reserving the right to grant Easement Rights to the 34 Spruce Mountain Terrace Homeowners Association, Inc.; The Connecticut Light and Power Company; The Southern New England Telephone Company; and to any other public utility or municipal entity.

12222



VICINITY MAP
1" = 1000'

N/F
DOUGLAS A. KING
T.C. MAP NO. 10560 & 10516

N/F
MARK A. LLANOS
T.C. MAP NO. 9427

NORTH T.C. MAP NO. 10500

N/F
JOSEPH MASTROGIULIO
T.C. MAP NO. 8816

N/F
SAGIE & QAMAR ALLAH
T.C. MAP NO. 1472

N/F
PETER PRIANO

N/F
CITY OF DANBURY

N/F
CITY OF DANBURY
T.C. MAP NO. 10643

N/F
STATE OF CONNECTICUT
(STATE PARK & FOREST COMMISSION)
T.C. MAP NO. 4638

FINAL SUBDIVISION MAP SPRUCE MOUNTAIN ESTATES

SPRUCE MOUNTAIN TRAIL

CITY OF DANBURY FAIRFIELD COUNTY, CT.

MAR. 28, 2005 SCALE: 1" = 50'

REVISED JUNE 27, 2005 (ACCESSORIES, NOTES, USE NOS.)
REVISED APRIL 25, 2006 (ADDED NOTES 9 AND 9')

TOTAL AREA = 655,426 SQ. FT.
15.0465 ACRES

12222

RECEIVED AND FILED

JUL 27 2006
CITY OF DANBURY
TOWN CLERK'S OFFICE
DANBURY, CONNECTICUT

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-20-1-1 FROM 20-20-1-10 IN THE REGULATIONS OF CONNECTICUT SLATE REVEALED TANKEN STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE 05-11-04 AS ADOPTED BY THE CONJUNCTION ASSOCIATION OF LAND SURVEYORS, P.C.

IT IS A PROPERTY SURVEY BASED ON A REHEARAL OF EXISTING MAPS. THIS SURVEY CONFORMS TO CLASS A-2 MAP.
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN.
PREPARED BY THE OFFICE OF
PAUL A. HIRO, P.C.
28 DANBURY ROAD NEW MILFORD, CT.

P.O.A.H.
CT. REG. NO. 12457

LEGEND
WETLAND FLAG - A
DIST. STONE WALL -
MONUMENT TO BE SET - B
IRON PIN TO BE SET - C

- NOTES:
- 1) PROPERTY IS LOCATED IN RA-60 ZONING DISTRICT.
 - 2) OWNER OF RECORD:
34 SPRUCE MOUNTAIN TERRACE LLC
c/o RAYMOND C. LUNDS, ESQ.
22 BRUSH HILL ROAD
NEW HAVEN, CT. 06812
 - 3) SUBOWNER:
MARIO LUIS
c/o RAYMOND C. LUNDS, ESQ.
22 BRUSH HILL ROAD
NEW HAVEN, CT. 06812
 - 4) REFERENCE MADE TO TOWN CLERK MAP Nos. 1472, 4638, 5078, 5518, 8038, 8427, 10500, 10516, 10643 AND NOS. 538, 540, 577, 602, 627 P.C. 1893, 1916, 218, 290, 337, VOL. 79 P.C. 387 OF THE DANBURY LAND RECORDS.
 - 5) REFERENCE MADE TO A CERTAIN MAP PERTAINING TO THE SUBJECT PROPERTY PREPARED FOR PLANO A. ALVAREZ, BY THIS OFFICE, DATED APRIL 2, 2004.
 - 6) ALL LOTS ARE TO HAVE SEPTIC SYSTEMS DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
 - 7) THE ACCESSORY SERVING LOTS 3 & 3 SHALL HAVE A PAVED PORTION WITHIN THE ACCESSORIES AND SHALL NOT HAVE A GRADE LOWER THAN THE FIRST 10' DIMENSION FROM THE RIGHT OF WAY AND SHALL NOT EXCEED 120% THEREAFTER. COLLISION OBSTRUCTION MAINTENANCE SHALL BE SHARED EQUALLY BETWEEN USERS OF SAID COMMON DRIVING, SUPERSEDED FACILITIES FOR UTILITIES AND FOR RIGHTS TO PASS AND REVERSE SHALL BE ESTABLISHED.
 - 8) THE DANBURY PLANNING COMMISSION HAS APPROVED A RESOLUTION FOR A VARIATION TO ALLOW 23 DWELLING UNITS TO BE SERVED BY THE DANBURY SEWERAGE SYSTEM AS PER RESOLUTION DATED 9/14/04, REPEALED AND ADOPTED ON 9/21/04.
 - 9) THE GRANTEE OF LOTS 1 THROUGH 5 SHALL RESERVE TO INSTALL AND TO THE SUCCESSORS FOR THE BENEFIT OF THE DANBURY MUNICIPAL AIRPORT, THE RIGHT OF ROAD AIRPORT TO CREATE SOURCES INCIDENTAL TO THE OPERATION OF AIRPORT OR THEREAFTER AT THE ADDRESS ABOVE THE LOT BEING CONVEYED OR ANY PART OF THE REMAINDER SUBDIVISION OR ROAD. THIS SHALL BE INCORPORATED INTO THE DEED OF EACH SUBDIVIDED LOT.

GRAPHIC SCALE
0' 50' 100' 150'

THE PROCEEDS OF ANY FUTURE REDEVELOPMENT OF THIS PROPERTY SHALL BE USED TO IMPROVE THE CITY OF DANBURY.

16-33