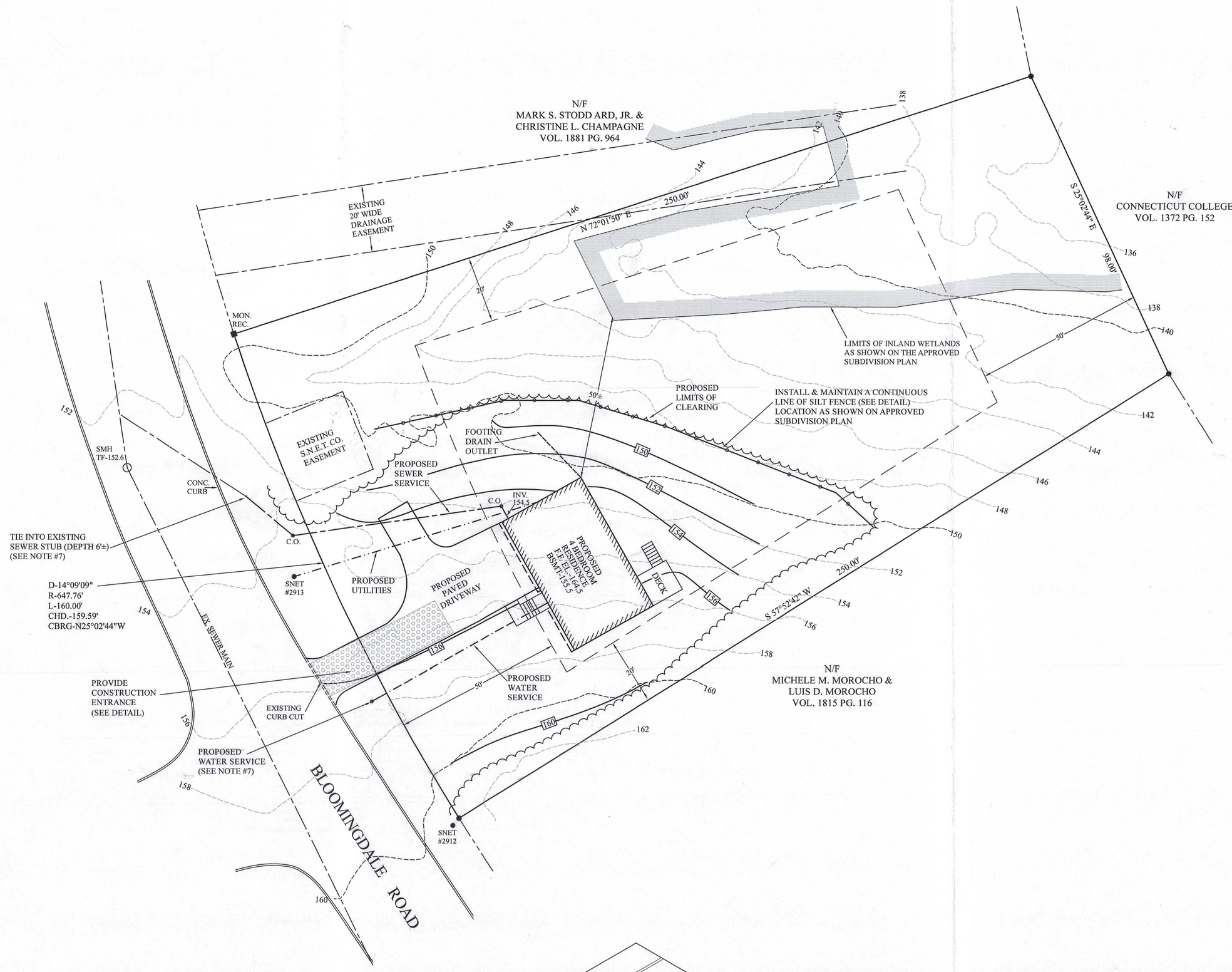
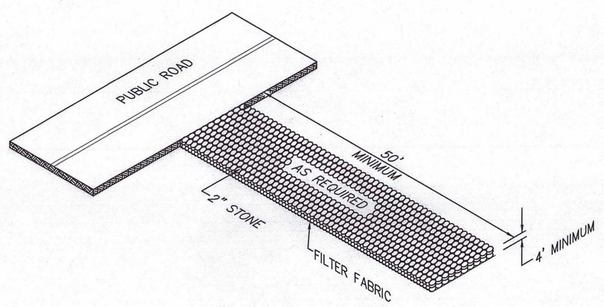
GRID NORTH - NAD-83

SITE DATA TABLE - ZONE R-20		
ITEM	REQUIRED	PROVIDED
LOT AREA	20,000 S.F.	32,479 SF +/- (EXIST.)
LOT FRONTAGE	85 FT.	160.00 FT. (EXIST.)
LOT WIDTH	100 FT.	148.0 FT. (EXIST.)
FRONT YARD	50 FT.	52.5'
REAR YARD	50 FT.	159'± (DECK)
SIDE YARD (SOUTH)	20 FT.	22.5' (DECK)
BUILDING HEIGHT	35 FT.	26 FT.
LOT COVERAGE	25% ALLOWED	4%





CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION AND SEDIMENT CONTROL PLAN:

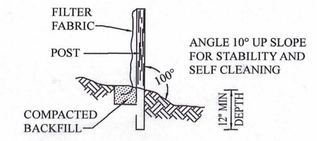
1. CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED HOUSE AND DRIVEWAY.
2. DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
3. ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
4. ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
5. PRIOR TO SITE DISTURBANCE, THE REPRESENTATIVE OF THE TOWN OF WATERFORD SHALL BE NOTIFIED WHEN SEDIMENT CONTROL MEASURES ARE IN PLACE SO THAT THE INSPECTION CAN OCCUR.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.

TEMPORARY VEGETATIVE COVER:

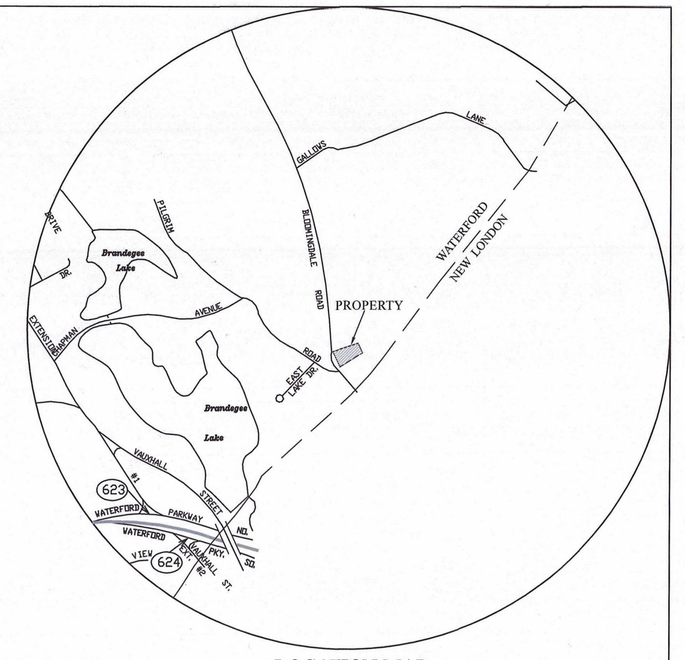
MULCHES	APPLICATION RATE PER 1000 S.F.	NOTES
STRAW/HAY	70-90 lbs.	FREE FROM WEEDS AND COARSE MATTER
WOOD CHIPS	185-275 lbs.	FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12lbs NITROGEN / TON

PLANTING SCHEDULE:

SEEDING DATES:
APRIL 1 ------ JUNE 15
AUGUST 1 ------ SEPTEMBER 15
SEED MIXTURE:
45% RED FESCUE
45% KENTUCKY BLUE GRASS
10% PERENNIAL RYE



SILT FENCE
NOT TO SCALE



LOCATION MAP
1000 500 0 1000
GRAPHIC SCALE IN FEET

NOTES:

1. THIS SURVEY 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 A IMPROVEMENT LOCATION SURVEY BASED ON A RE-SURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF WATERFORD LAND RECORDS VOLUME 1881 - PAGE 771.
3. TOTAL AREA OF PROPERTY - 32,479 SQUARE FEET± (0.75 ACRES±).
4. THE PROPERTY IS LOCATED IN ZONING DISTRICT R-20.
5. TOPOGRAPHIC INFORMATION SHOWN COMPLIES WITH T-2 MAPPING STANDARDS. BASE FOR ELEVATIONS: N.A.V.D. 1988.
6. THE PROPOSED RESIDENCE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
7. CONTRACTOR SHOULD COORDINATE SEWER & WATER CONNECTIONS WITH THE PROPER TOWN AGENCY. THE ELEVATION OF THE SEWER STUB SHOULD BE VERIFIED PRIOR TO THE INSTALLATION OF THE SEWER SERVICE.
8. IF BLASTING IS REQUIRED A PRE-BLAST SURVEY SHOULD BE PERFORMED PRIOR TO THE START OF BLASTING.

MAP REFERENCES:

1. PILGRAMS LANDING II TOPOGRAPHIC PLAN - PLAN SHOWING THE RESUBDIVISION OF PROPERTY OF ANNA & RICHARD CARBONI, 3 & 5 BLOOMINGDALE ROAD, WATERFORD, CONNECTICUT, ZONE: R-20, SCALE: 1"=40', APRIL 20, 1990, REV. JUNE 6, 1990, PREPARED BY WILLIAM F. KENT.
2. EASEMENT PLAN - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY, OVER PROPERTY OF CURTIS C. CARBONI, 5 BLOOMINGDALE ROAD, WATERFORD CONNECTICUT, SCALE: 1"=10', DATE: JULY 2000, PREPARED BY DONALD M. STRONG.

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Planning & Development
Town of Waterford, CT

LEGEND:

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
MON.	MONUMENT
IPIN	IRON PIN
DH	DRILL HOLE
REC.	RECOVERED
SMH	SANITARY MANHOLE
EX.	EXISTING
DMH	DRAIN MANHOLE
------152------	EXISTING CONTOUR
——152——	PROPOSED CONTOUR
x155.5	PROPOSED SPOT ELEVATION

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

9/25/25
RICHARD A. DESCHAMPS L.S. #70019 DATE

PROJECT NO.	25-093
DRAWN BY:	R.A.D.
DATE:	8/24/25
SCALE:	1"=20'
SHEET	1 0F 1
REVISIONS	

20 10 0 20
GRAPHIC SCALE IN FEET

IMPROVEMENT LOCATION SURVEY
PREPARED FOR

SUNMAR-RAF BUILDERS, LLC

#5 BLOOMINGDALE ROAD
WATERFORD, CONNECTICUT

ADVANCED SURVEYS, LLC.
60 Terry Road, Griswold, CT 06351
Phone - (860) 639-8928