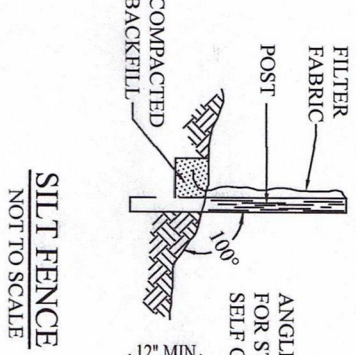


GRID NORTH - NAD-83

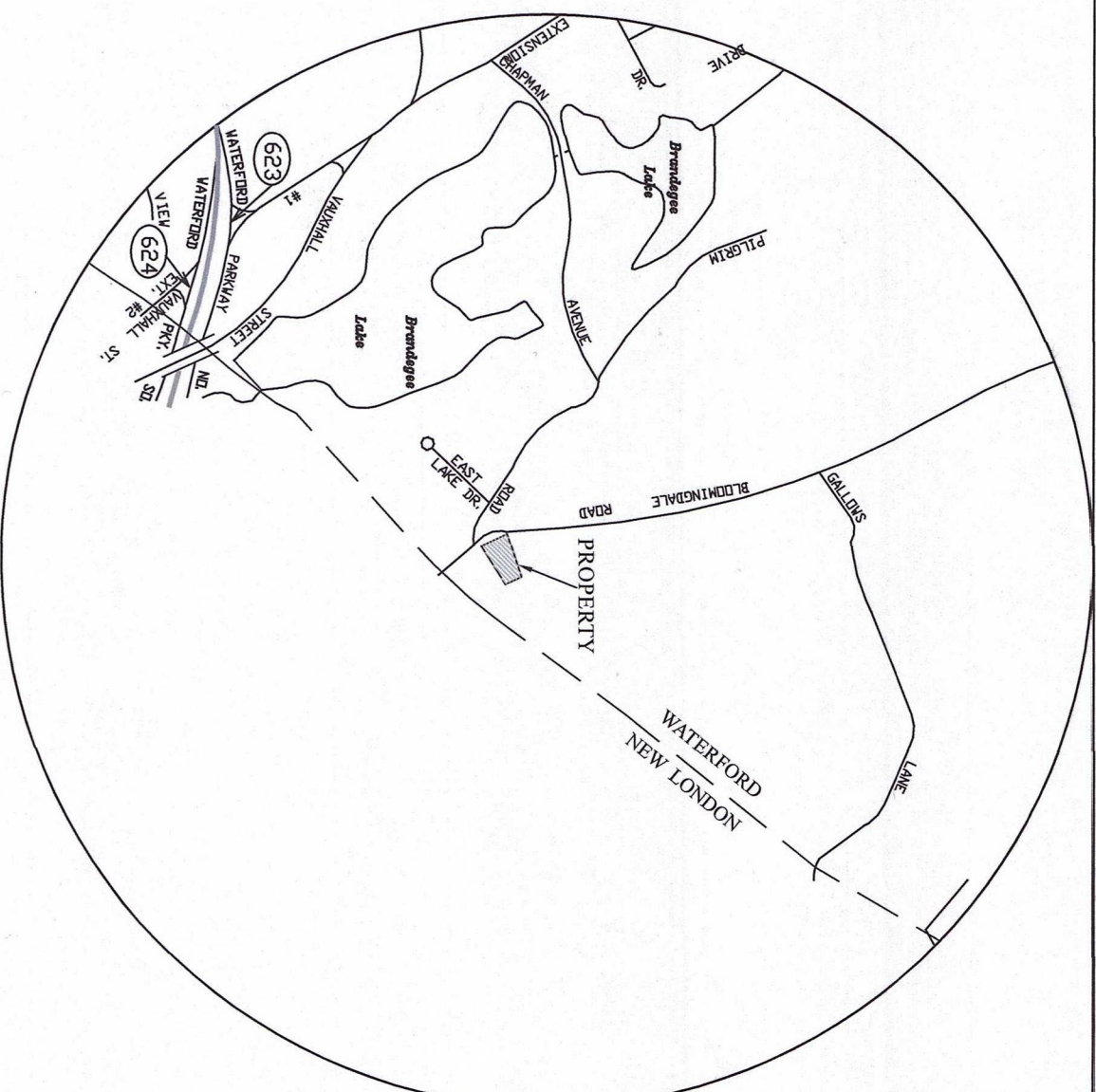
SITE DATA TABLE - ZONE R-20			
ITEM	REQUIRED	PROVIDED	
LOT AREA	20,000 S.F.	32,479 S.F. +/- (EXIST)	
LOT FRONTAGE	85 FT.	160.00 FT. (EXIST)	
LOT WIDTH	100 FT.	148.0 FT. (EXIST)	
FRONT YARD	50 FT.	52.5'	
REAR YARD	50 FT.	159'± (DECK)	
SIDE YARD (SOUTH)	20 FT.	22.5' (DECK)	
BUILDING HEIGHT	35 FT.	26 FT.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

- EROSION AND SEDIMENT CONTROL PLAN**
1. CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE EROSION AND SEDIMENT CONTROL MEASURES.
 2. DISTURBED AREAS SHALL BE LOADED, SEED, AND MULCHED WITH HAYBALS OR SILT FENCE ON SITE AND PROTECTED.
 3. ALL CUTS AND FILLS SHALL BE NOT TO EXCEED 3:1 SLOPES.
 4. ALL EXPOSED AREAS SHALL BE SEED AND MULCHED WITHIN 15 DAYS OF EXPOSURE.
 5. TOWN OF WATERBURY SHALL BE NOTIFIED WHEN SEDIMENT CONTROL MEASURES ARE IN PLACE SO THAT THE INSPECTION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES.
 6. DIST. CONTROL WILL BE ACCOMPISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.
 7. TEMPORARY VEGETATIVE COVER.
 8. MULCHES APPLICATION RATE PER 1000 S.F.
 9. STRAWHAY 75-90 lbs.
 10. FREE FROM WEEDS AND COARSE MATTER.
 11. WOOD CHIPS 15-25 lbs.
 12. FREE OF COARSE MATTER AND NITROGEN / DON

- PLANTING SCHEDULE**
- SEEDING DATES: APRIL 1 - JUNE 15
- SEED MIXTURE: 45% RED FESCUE, 45% PERENNIAL RYE, 10% PERENNIAL RYE



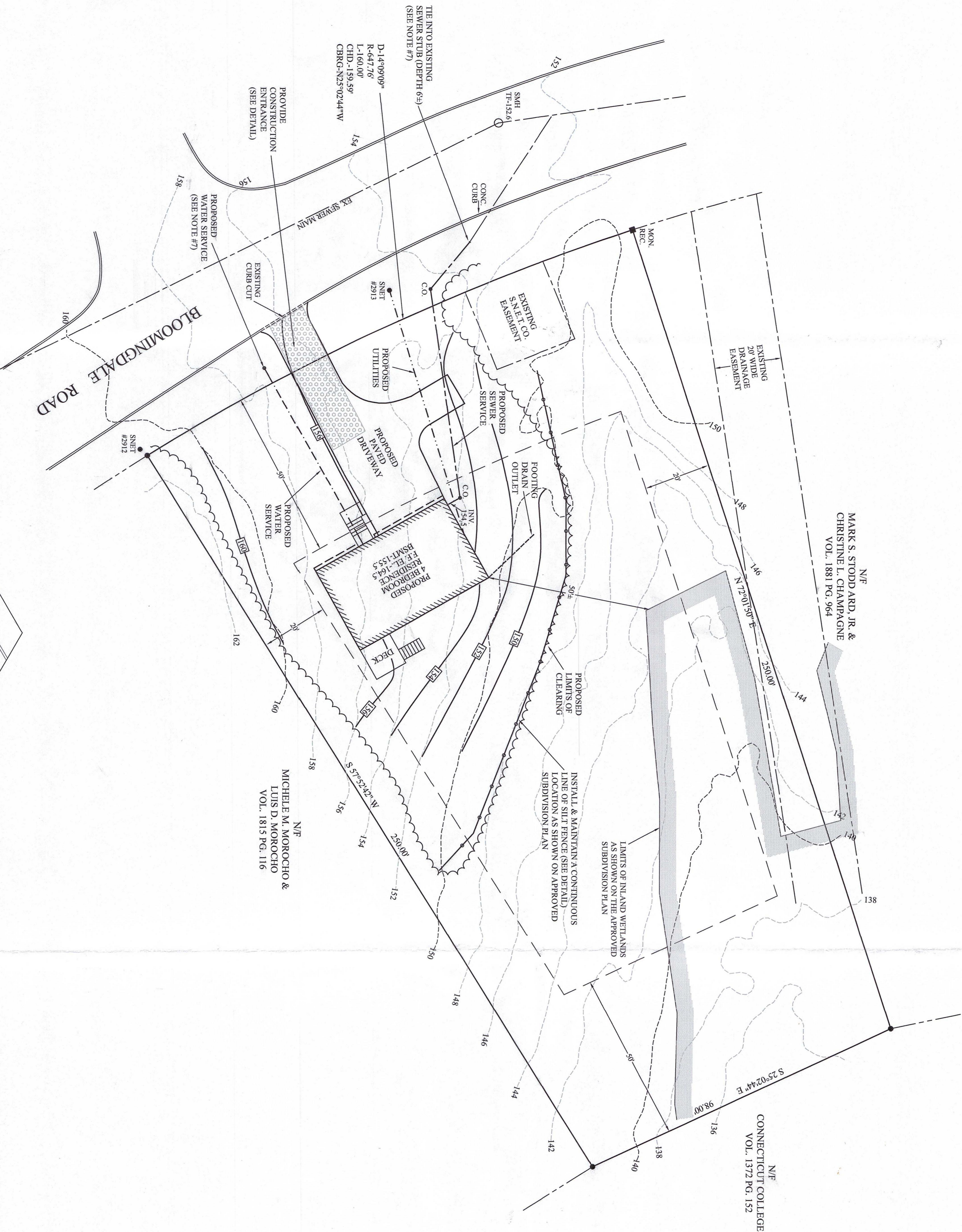
SILT FENCE NOT TO SCALE



LOCATION MAP GRAPHIC SCALE IN FEET

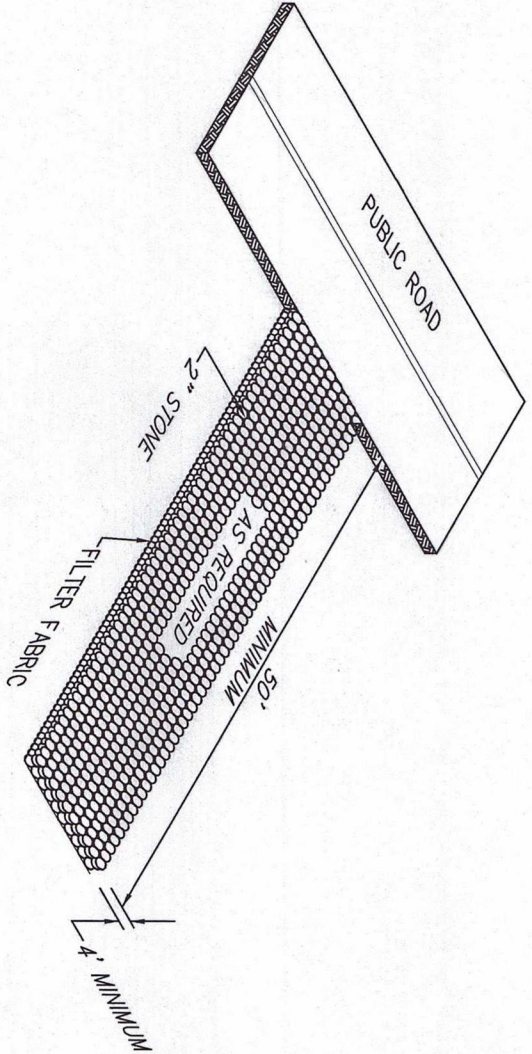
- NOTES:**
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROFESSIONAL SURVEY AND SHALL BE USED IN ACCORDANCE WITH THE HORIZONTAL ACCURACY CLASS A-2.
 2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF WATERBURY 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 COMPLEES WITH 1:24 MAPPING STANDARDS. BASE FOR ELEVATIONS: N.A.D. 1988.
 6. THE PROPOSED RESIDENCE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
 7. CONTRACTOR SHOULD COORDINATE SEWER & WATER CONNECTIONS WITH THE TOWN OF WATERBURY. ALL UTILITIES SHALL BE LOCATED 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. PLGRANS LANDING II TOPOGRAPHIC PLAN, PLANS SHOWING THE RESUBDIVISION OF PROPERTY OF ANNA & RICHARD CARBON, JR. & 3 BLOOMINGDALE ROAD, REV. JUNE 6, 1996, PREPARED BY WILLIAM E. KENT.
 2. EASEMENT PLAN - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY, OVER PROPERTY OF CURTIS C. CARBON, 3 BLOOMINGDALE ROAD, WATERBURY, CONNECTICUT, SCALE: 1"=10', DATE: JULY 2000, PREPARED BY DONALD M. SIRONO.



LEGEND

VOL.	PAGE	VOLUME
PG.	NF	NOV OR FOREMERY
S.F.	MON.	SQUARE FEET
REC.	RECOVERED	RECOVERED
EX.	EXISTING	EXISTING
DMH	DRAIN MANHOLE	DRAIN MANHOLE
152	EXISTING CONTOUR	EXISTING CONTOUR
155	PROPOSED CONTOUR	PROPOSED CONTOUR
155	PROPOSED SPOT ELEVATION	PROPOSED SPOT ELEVATION



CONSTRUCTION ENTRANCE NOT TO SCALE



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

RICHARD A. DESCHAMPS L.S. 77019

DATE

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

REVISIONS

SUNMAR-RAF BUILDERS, LLC

#5 BLOOMINGDALE ROAD
WATERBURY, CONNECTICUT

IMPROVEMENT LOCATION SURVEY
PREPARED FOR



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

