

EXISTING CONTOUR		C.T.D. GRADE TO DRAIN	
EXISTING SPOT GRADE		SILT FENCE	
PROPOSED CONTOUR		CONSTRUCTION ENTRANCE PAD	
LIMIT OF EXISTING VEGETATION TO REMAIN		TOP OF FRAME ELEVATION	
		EXISTING CATCH BASIN	

ZONE: R-40		PARCEL AREA = 7.626 ACRES	
AREA	REQUIRED	34 E. WEATOGUE	PARCEL A
40,000 S.F.	157,943 S.F.	174,235 S.F.	272.63
FRONTAGE	50'	87.3'	50'
FRONT YARD	50'	87.3'	50'
SIDE YARD	50'	230.4'	50'
MAX. HEIGHT	35'	35'	35'

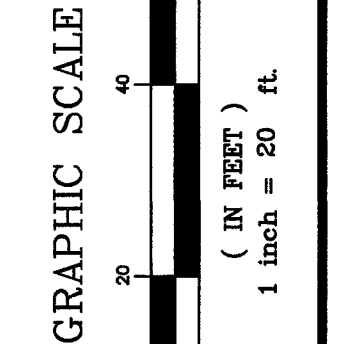
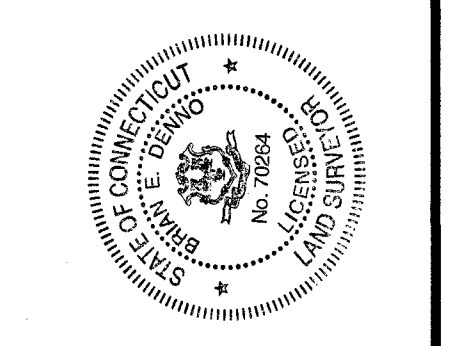
SITE PLAN
PREPARED FOR
RON & STACEY MAIRANO
40 EAST WEATOGUE STREET
SIMSBURY, CONNECTICUT

SCALE: 1" = 20'
 DATE: 7/22/21
 SHEET NO. 2 OF 3

NOTES:
 TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND ACCURATE. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1986.
 THE TYPE OF SURVEY IS IMPROVEMENT LOCATION SURVEY.
 BOUNDARY DETERMINATION CATEGORY IS DEFENDANT RESURVEY.
 THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL & T-2 VERTICAL ACCURACY.
 PROPERTY REQUIRES APPROVAL FROM THE HISTORICAL COMMISSION BEFORE START OF CONSTRUCTION.
 NO ZONING VIOLATIONS IF HOUSE ERECTED AS SHOWN.
 SEE BUILDING PLANS FOR HOUSE DIMENSIONS.
 ANY ADDITIONAL EROSION OR SEDIMENTATION CONTROLS DEEMED NECESSARY BY TOWN STAFF, SHALL BE INSTALLED BEFORE, DURING AND AFTER EVERY STORM EVENT AND REPAIRED OR REPLACED AS NEEDED.
 A CONSTRUCTION TRACKING PAD 10 FEET WIDE AND 36 FEET LONG SHALL BE INSTALLED AND INSPECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 ALL AREAS, EXCEPT DRIVEWAYS AND SIDEWALKS, DISTURBED DURING CONSTRUCTION OF THE HOUSE SHALL BE REVEGETATED WITH SEEDING AS APPROVED BY THE TOWN ENGINEER. SEEDING SHALL BE DONE AS SOON AS POSSIBLE AFTER THE FOUNDATION IS COMPLETED. LAWN AND ANY OTHER LANDSCAPING (STREET TREES) MUST BE PLANTED PRIOR TO A.C.O. REQUEST. SEEDING DATES ARE FROM MARCH 15 TO JUNE 15 AND SEPTEMBER 1 TO OCTOBER 15.
 INSTALL SILT FENCE BARRIER AROUND CONSTRUCTION AREA AS REQUIRED BY THE TOWN ENGINEER.
 CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHY AND UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST MAINTAIN RECORDS OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THIS PLAN.

REVISONS:
 8/12/21 - PER PWD
 10/19/21 - HOUSE, DRIVE & UTILITY EASEMENT
 1/19/22 - BARN SIZE & LOCATION
 TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED
 DENNO LAND SURVEYING & CONSULTING, LLC
 2 TUNNIS RD. STE. 214 TARIFFVILLE, CT 06081



EAST WEATOGUE STREET

- EROSION CONTROL SEQUENCE**
1. INSTALL STONE CONSTRUCTION ENTRANCE PAD.
 2. SET SILT FENCE LINE DOWNHILL FROM EXCAVATION SITE.
 3. STRIP AND STOCKPILE TOPSOIL. RING STOCKPILE WITH SILT FENCE.
 4. EXCAVATE FOR AND CONSTRUCT FOUNDATION.
 5. INSTALL SANITARY SEWER, WATER, GAS AND OTHER UTILITIES.
 6. BACKFILL AND GRADE ALL DISTURBED AREAS.
 7. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH TOPSOIL AND PERMANENT (LAWN) SEEDING.

UTILITY STATEMENT
 UNDERGROUND UTILITY STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND CALL BEFORE YOU DIG 1-800-922-4455.

36 EAST WEATOGUE STREET
 174,235 SQ. FT.
 4.000 ACRES

34 EAST WEATOGUE STREET
 N/F JAMES E. & NANCY BROWN

42 EAST WEATOGUE STREET
 N/F JOHANNA C HYPPA