

LOCATION PLAN
SCALE: 1" = 200'
AERIAL IMAGERY DATE: SPRING 2019

Drawing List

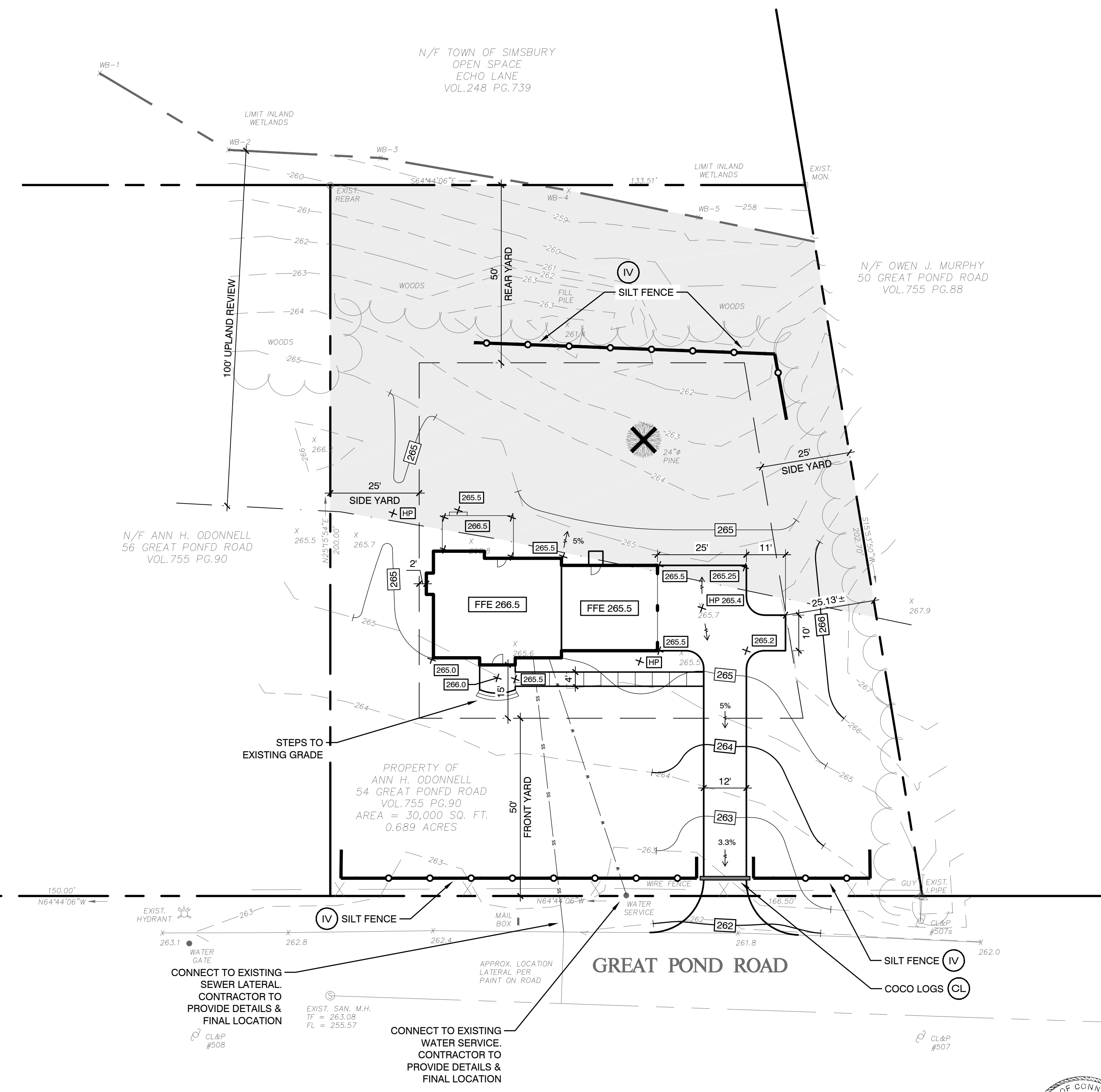
Sheet Number	Sheet Title
L-1	Site Plan
L-2	Details Survey

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TREE TO BE REMOVED
- SILT FENCE
- COCO LOGS
- FLOW/SLOPE ARROW
- UPLAND REVIEW AREA

NOTES:

- SURVEY BY DENNO LAND SURVEYING & CONSULTING, LLC. DATED 02/20/23.
- WETLANDS DELINEATED IN THE FIELD BY RICHARD ZUCK AND LOCATED BY DENNO LAND SURVEYING 02/20/23.



**54 Great Pond Road
Simsbury, CT**

**SITE DATA TABLE
March 1, 2023**

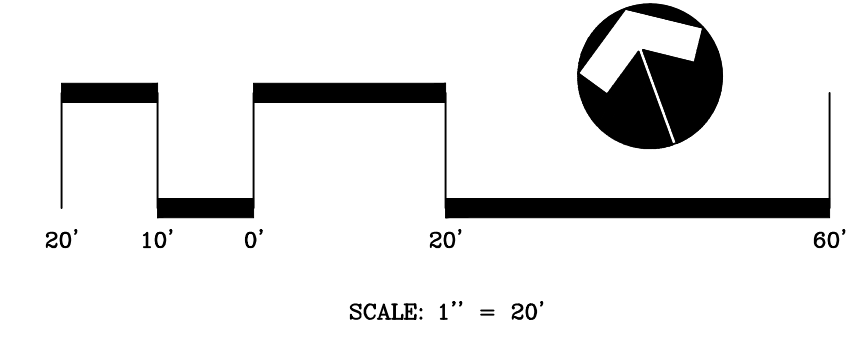
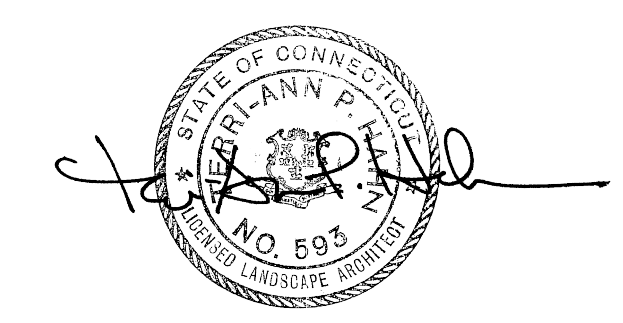
SITE DESCRIPTION	
Site Zone:	R-40 OSite Size: 30,000 +/- sf
Tax Map #:	F08-110-127
Unique ID number:	31426001
ZONING REQUIREMENTS - R-40 OS ZONE	
Permitted Uses:	Single Family Residences (Zoning Permit only)
Minimum Lot Size:	30,000 sf (Existing Lot- 30,000 +/- sf)
Minimum Lot Frontage:	160 R (Existing Lot - 166.5')
Required Setbacks:	Front Yard 50' Side Yard 25' Rear 50'
Maximum Impervious Surface Allowed:	N/A
Maximum Building Height:	35'
Wetland On-site:	590 +/- sf (wooded wetland with small brook - part of larger system to north of property in Town Open Space)
Upland Review Area (100') On-site:	14,468 +/- sf

PROPOSED PROJECT	
Proposed Use:	Single Family Residence (Permitted Use)
Proposed Work to be completed:	Install House and Driveway Install Deck Install Front walk and stair Connect to water and sewer in Great Pond Road

Building Setbacks:	Required	Proposed
Front Yard	50'	70'
Side Yard	25'	27' 33"
Rear	50'	103' to house/93' to deck

Proposed Impervious Surface:	3594 +/- sf (0.08 +/- acres/12%)
Total Proposed Area of Disturbance:	0.35 +/- acres
Proposed Wetland Disturbance:	0 acres
Proposed Upland Review Area Disturbance:	2,742 +/- sf (0.6 +/- acres)
Includes:	119 sf - portion of Deck area 9 sf - portion of House 121 sf - portion of driveway
	Approximately 15 +/- cy of excavation for basement in URA and fill for around back of house
	Installation of silt fence (temporary)
	Removal of large spruce tree

**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**



Owner: BDC Home Improvement Services LLC
16 Long View Drive
Simsbury, CT 06070

Applicant: BDC Home Improvement Services LLC
16 Long View Drive
Simsbury, CT 06070

Site Plan - For Wetlands Permit

54 Great Pond Road
Simsbury, CT

Project: 2291
Scale: 1" = 20'
Date: 03/01/23
Drawn by: DFM
Checked by: TPH
Drawing No. **L-1**

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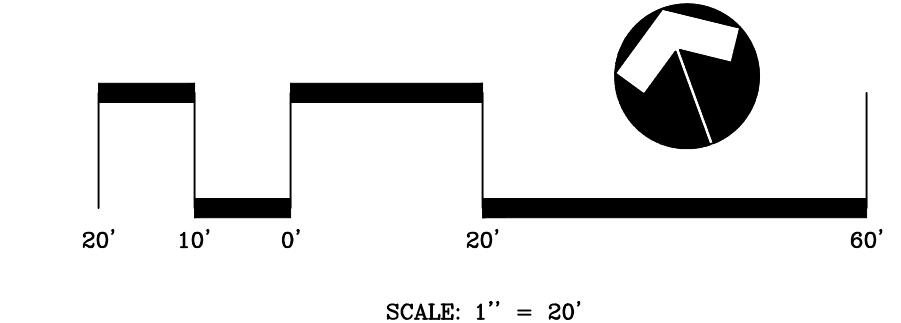
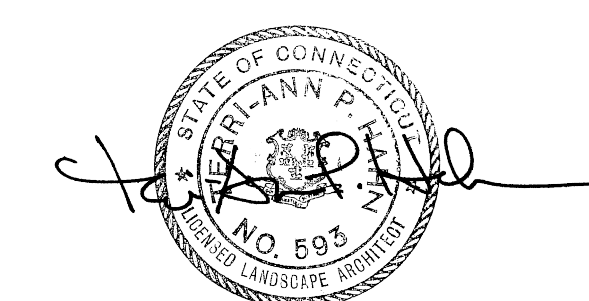
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Limit of Disturbance within Upland Review Area
March 3, 2023

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