

**27 OVERLOOK TERRACE**  
N/F FRANCINE B &  
FARMER ANN OATES

**CONSTRUCTION ENTRANCE AREA.**  
THE DRIVEWAY WILL BE USED AS A CONSTRUCTION ENTRANCE AND TO STORE ALL STATIONARY EQUIPMENT ON SITE.

RIP RAP/TRACK MAT AND ADDITIONAL METHODS WILL BE USED AS NECESSARY TO ENSURE DEBRIS ARE NOT RUNOFF INTO THE ROAD.

**EXTENTS OF DISTURBANCE ON PROPERTY.**

SILT FENCE WITH FILTER CLOTH TO BE INSTALLED IN NATURAL SOIL ON CONSTRUCTION SIDE OF WETLANDS DELINEATED SOILS. (SEE NOTE 3)

- WETLAND PERMITTING NOTES:**
1. COMMENTS IN RED ARE CONSTRUCTION RELATED ITEMS ADDED TO THE SITE PLAN FOR WETLANDS PERMITTING REVIEW. 05/30/2023
  2. THE POOL WILL BE SHIFTED NORTH 2'-6" TO PROVIDE CONTRACTOR WITH ADEQUATE ROOM BETWEEN EXCAVATION AREA AND SILT FENCE.
  3. —○—○—○— DENOTES SILT FENCE TO BE INSTALLED PRIOR TO START OF CONSTRUCTION.
  4. (2) CONC. PAD OPTIONS ARE PRESENTED. CONC. PAD WILL BE PLACED TO ENSURE WATER HEATER IS LOCATED A MINIMUM OF 4'-0" FROM WINDOW.

**LEGEND**

—	PROPERTY LINE
—+—+—	CHAINLINK FENCE
— — —	TREE/VEGETATION LINE
—	BITUMINOUS PAVEMENT
—	BITUMINOUS/CONCRETE CURB
MH O YD	MANHOLE OR YARD DRAIN
□	CATCH BASIN
⊕	FIRE HYDRANT
⊗	WATER GATE
○	UTILITY POLE
GLY POLE/WRE POLE No.	UTILITY POLE
CONC.	CONCRETE
BIT.	BITUMINOUS
MON.	MONUMENT
FF	FINISH FLOOR
FL	FLOW LINE
TF	TOP OF FRAME
☆	LIGHT

**MAP REFERENCES:**

1. "TALCOTT VIEW LAND SUBDIVISION DATE 3-7-55 SCALE 1"=100' PROPERTY OF ANTHONY J & ROSE ROSE SIMSBURY, CONNECTICUT OFFICE OF ARTHUR F. HOFFMANN HARTFORD, CONN."

**SURVEY NOTES:**

THIS MAP 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 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION CATEGORY-RESURVEY BASED ON A DEPENDENT RESURVEY.

THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

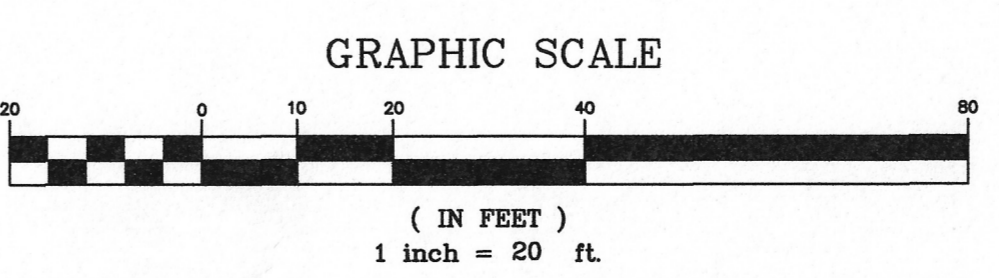
HORIZONTAL DATUM IS BASED ON MAP REFERENCE.

WETLANDS IDENTIFIED IN THE FIELD BY SCOTT STEVENS A REGISTERED SOILS SCIENTIST WITH SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. AND LOCATED BY DENNO LAND SURVEYING.

**ORCHARD LANE**

**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 OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. 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 VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



**REVISIONS:**

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 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081

**REVISION 1**

**INCLUDING PUMP AND HEATER PAD**

**06/08/2023**

**PROPOSED POOL**  
PREPARED FOR  
**HANNAH E. MARLOW & ROURK J. MARLOW**  
**25 ORCHARD LANE**  
**SIMSBURY, CONNECTICUT**

SCALE 1"=20'	DATE 5/9/23	SHEET NO. 1 OF 1
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