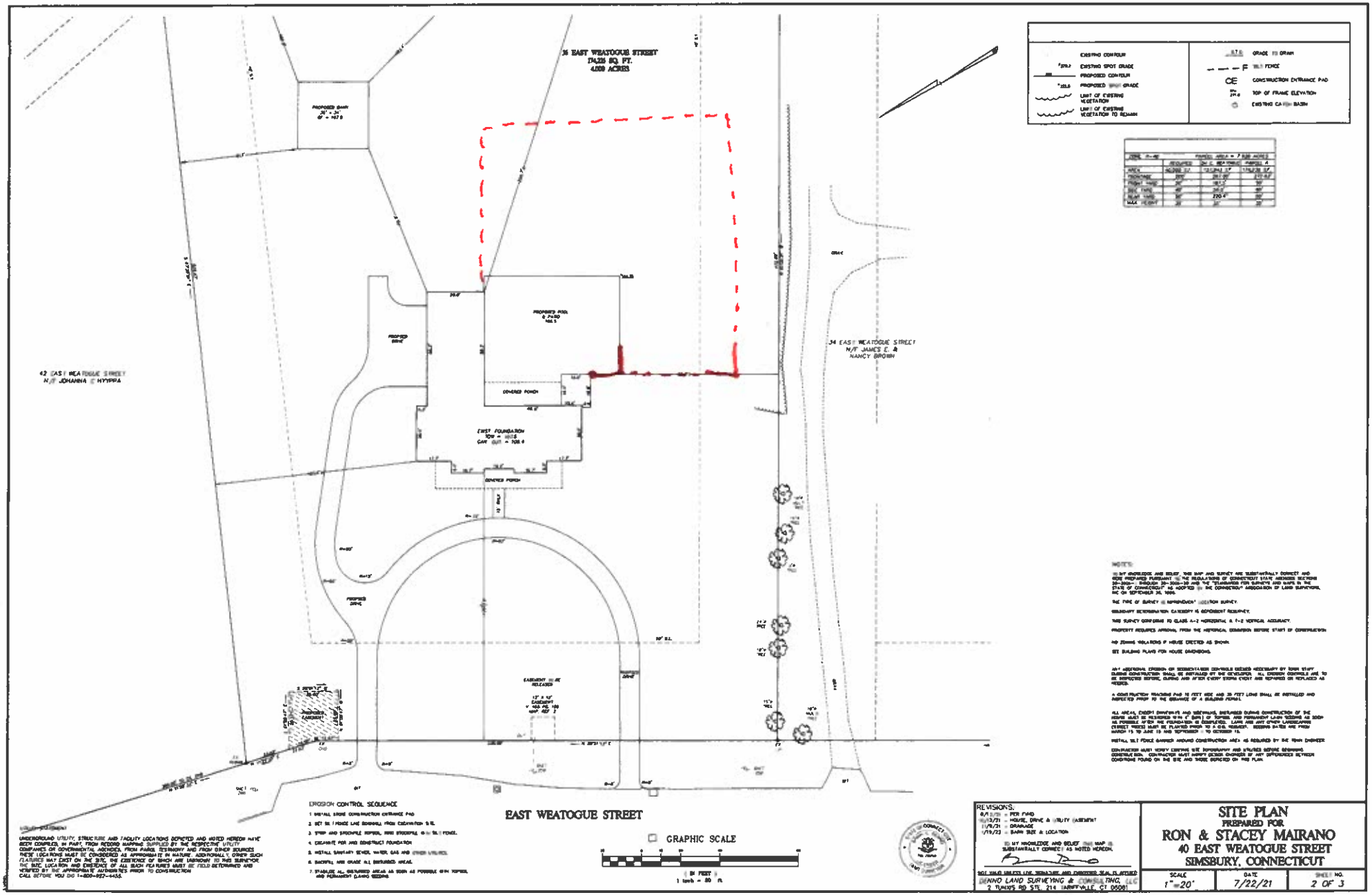

EAST WEATOGUE STREET

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EROSION CONTROL SEQUENCE

1. INSTALL STONE CONSTRUCTION ENTRANCE PAD
2. SET SILT FENCE LINE REMOVING TREES EXCAVATION & FILL
3. STRIP AND STOCKPILE TOPSOIL, FINE STOCKPILE AS FILL 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.

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 FIELD 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 EXACT 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.

NOTES:

I, [illegible] HEREBY CERTIFY THAT THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE 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.

THE TYPE OF SURVEY IS IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION CATEGORY IS DEPENDENT 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 DURING CONSTRUCTION SHALL BE INSTALLED BY THE DEVELOPER. ALL EROSION CONTROLS ARE TO BE INSPECTED BEFORE, DURING AND AFTER EVERY STORM EVENT AND REPAIRED OR REPLACED AS NEEDED.

A CONSTRUCTION TRACKING PAD 10 FEET WIDE AND 25 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 MUST BE RESEEDED WITH 4" DEPTH OF TOPSOIL AND PERMANENT LAWN SEEDING AS SOON AS POSSIBLE AFTER THE FOUNDATION IS COMPLETED. LAWN AND ANY OTHER LANDSCAPING DISTURBED NEEDS MUST BE PLANTED PRIOR TO A.O.G. PERMIT. 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 NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THIS PLAN.

ZONE R-40		PARCEL AREA = 7.538 ACRES
	REQUIRED	Lot 2 RESERVATION PARCEL A
AREA	40,000 S.F.	131,264 S.F. / 176,278 S.F.
FRONTAGE	200'	281.00' / 317.83'
FRONT YARD	40'	181.1' / 70'
SIDE YARD	20'	34.8' / 80'
REAR YARD	30'	270.4' / 30'
MAX. HEIGHT	35'	35' / 35'

REVISIONS:
8/13/21 - PER P&Z
9/13/21 - HOUSE, DRIVE & UTILITY EASEMENT
11/9/21 - DRAINAGE
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

DEANO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD STE 214 TARIFFVILLE, CT 06081

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

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