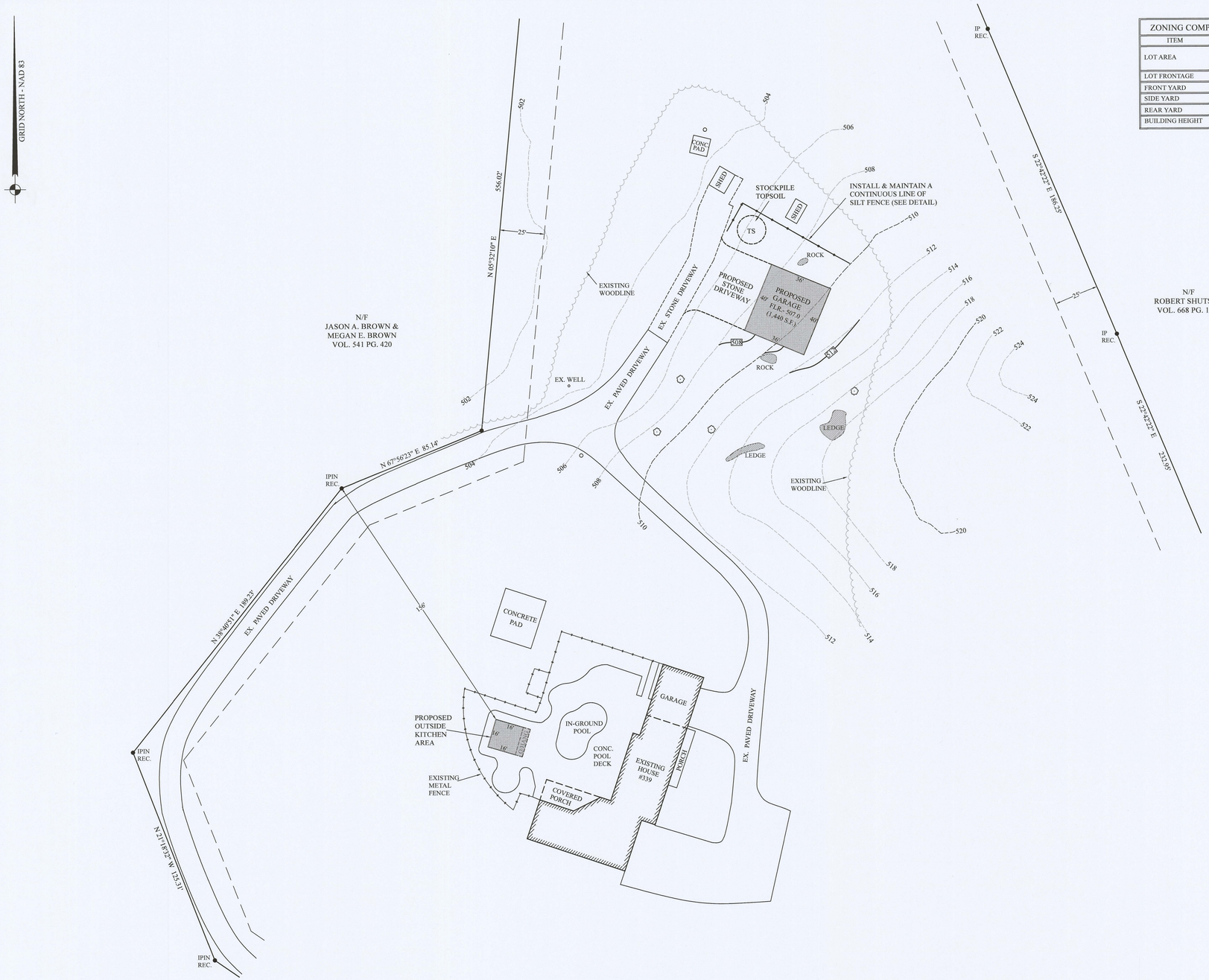


ZONING COMPLIANCE TABLE - R-120 DISTRICT		
ITEM	REQUIRED	PROPOSED
LOT AREA	40,000 S.F.	356,078 SF +/- (EX.)
LOT FRONTAGE	200 FT.	227.39' (EX.)
FRONT YARD	60 FT.	630'± (GARAGE)
SIDE YARD	25 FT.	138'(E) - 140'(W) (GARAGE)
REAR YARD	60 FT.	470.0'±
BUILDING HEIGHT	35 FT.	16 FT.

EROSION AND SEDIMENT CONTROL PLAN:

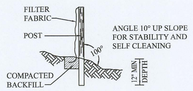
1. CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED GARAGE AND DRIVEWAY.
2. DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
3. ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
4. ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
5. PRIOR TO SITE DISTURBANCE, THE REPRESENTATIVE OF THE TOWN OF MONTVILLE SHALL BE NOTIFIED WHEN SEDIMENT CONTROL MEASURES ARE IN PLACE SO THAT THE INSPECTION CAN OCCUR.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.

TEMPORARY VEGETATIVE COVER:

MULCHES	APPLICATION RATE PER 1000 S.F.	NOTES
STRAW/HAY	70-90 lbs.	FREE FROM WEEDS AND COARSE MATTER
WOOD CHIPS	185-275 lbs.	FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12lbs NITROGEN / TON

PLANTING SCHEDULE:

SEEDING DATES:
APRIL 1 ------- JUNE 15
AUGUST 1 ------- SEPTEMBER 15
SEED MIXTURE:
45% RED FESCUE
45% KENTUCKY BLUE GRASS
10% PERENNIAL RYE



SILT FENCE
NOT TO SCALE

NOTES:

1. THIS SURVEY 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 ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCAION SURVEY BASED ON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
2. TOPOGRAPHIC INFORMATION ON THIS PLAN COMPLIES WITH T-2 MAPPING STANDARDS. BASE FOR ELEVATIONS: NAVD 88.
3. THE PROPERTY IS SHOWN ON ASSESSORS MAP 44 - LOT 005-00B.
4. PROPERTY IS LOCATED IN THE TOWN OF MONTVILLE ZONING DISTRICT R-120.
5. TOTAL AREA OF PROPERTY - 356,098 S.F.± (8.17 ACRES).
6. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 518 - PAGE 601.
7. THERE ARE NO INLAND WETLANDS WITHIN 100' OF THE PROJECT AREA.

REFERENCE MAP:

REVISION TO SUBDIVISION PLAN MADE FOR JOHN D. YWARSKY, OXOBOXO DAM ROAD, MONTVILLE, CONN., SCALE: 1"=50', DATE JULY 1982, REV. TO MAY 28, 1997, PREPARED BY CHANDLER PALMER & KING.

LEGEND:

F.F.	FIRST FLOOR
EL.	ELEVATION
S.F.	SQUARE FEET
MON	MONUMENT
IPIN	IRON PIN
REC.	RECOVERED
x506.2	EXISTING SPOT ELEVATION
x508.5	PROPOSED SPOT ELEVATION
506	EXISTING CONTOURS
506	PROPOSED CONTOURS
BL	BUILDING SETBACK LINE

STATE OF CONNECTICUT
RICHARD A. DESCHAMPS
No. 70019
LICENSED
LAND SURVEYOR

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

RICHARD A. DESCHAMPS L.S. #70019 — 5/20/24 DATE

PROJECT NO.	24-050
DRAWN BY:	R.A.D.
DATE:	5/04/24
SCALE:	1"=30'
SHEET	1 0F 1
REVISIONS	

30 15 0 30
GRAPHIC SCALE IN FEET

IMPROVEMENT LOCATION SURVEY
PREPARED FOR

DAVID M. WARZECHA

#339 OXOBOXO DAM ROAD
MONTVILLE, CONNECTICUT

ADVANCED SURVEYS, LLC.
43 Flyers Drive, Norwich, CT 06360
Phone - (860) 639-8928

N W E S

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