

KEY MAP

SCALE: 1"=±1,000'

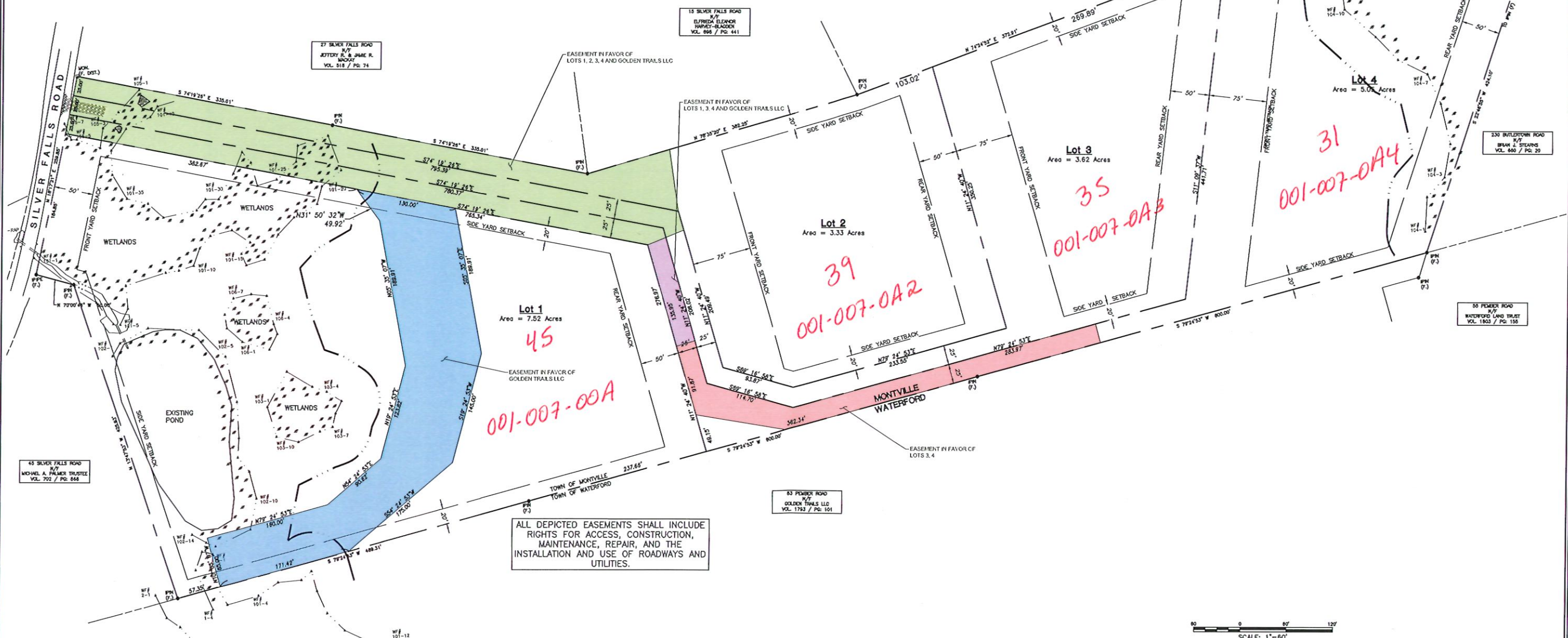
ZONING COMPLIANCE TABLES

ITEM	Zone: Residential R-80				
	REQUIRED	PROVIDED	PROVIDED	PROVIDED	PROVIDED
LOT AREA *REAR LOT	80,000 OR 120,00 S.F. *	7.52 ACRES	3.33 ACRES	3.52 ACRES	5.05 ACRES
*LOT AREA (EXCLUDING ACCESS STRIP)	120,000 S.F. *	N/A	122,590 S.F.	122,784 S.F.	175,298 S.F.
LOT FRONTAGE ** REAR LOT	150 FT. / 25' **	184 FT.	25 FT.	25 FT.	25 FT.
FRONT YARD SETBACK *** REAR LOT	50 FT. / 75' ***	730 FT.	230 FT.	80 FT.	75 FT.
SIDE YARD SETBACK	20 FT.	75 FT.	125 FT.	150 FT.	40 FT.
REAR YARD SETBACK	50 FT.	65 FT.	80 FT.	135 FT.	175 FT.
WATER SUPPLY		WELL	WELL	WELL	WELL
SEWAGE DISPOSAL		SEPTIC	SEPTIC	SEPTIC	SEPTIC

* REGULATION 4.11.4.3 & 4.11.4.4 - all interior lots shall have a lot area to at least 1.5 times the minimum lot area for the zoning district in which the lot is located. For zoning bulk calculations only, the total lot area shall be the proposed lot lines, excluding the length and width of the access strip.

** REGULATION 4.11.4.3 - Such strip of land shall be at all points a minimum of twenty-five feet (25') wide.

*** REGULATION 4.11.4.5 - The minimum side yard and rear yard requirements for the Zoning District in which the lot is located shall be required. The front lot line shall be measured at the point closest to the street where the lot width is equal to the minimum lot frontage for the subject. There shall be a minimum of 1.5 times the front yard setback required in the Zoning District from the front lot line to the principle building.



DEVELOPMENT

1. THE PROPOSED DEVELOPMENT IS A 4 LOT RESIDENTIAL SUBDIVISION. THE PROPOSED LIMITS OF DISTURBANCE HAVE BEEN SHOWN ON PLANS. THE PROPOSED DEVELOPMENT WILL DISTURB APPROXIMATELY 5.9 ACRES.
2. THERE IS APPROXIMATELY 4,590 S.F. OF PROPOSED INLAND WETLAND DISTURBANCE.
3. THERE IS PROPOSED WORK WITHIN THE 125-FOOT INLAND WETLAND UPLAND REVIEW AREA.
4. A PORTION OF THE SITE IS LOCATED IN THE 100-YEAR FLOOD PLAIN. (FIRM MAP #09011C03360, MAP EFF. JULY 18, 2011)
5. PORTION OF THE LOT LIES WITHIN A CT DEEP NATURAL DIVERSITY DATABASE AREA.
6. NO PORTION OF THE LOT LIES WITHIN THE COASTAL MANAGEMENT AREA.
7. NO PORTION OF THE LOT LIES WITHIN THE AQUIFER PROTECTION AREA.
8. THE RESIDENTIAL LOTS WILL BE SERVED BY AN ONSITE SEPTIC SYSTEM.
9. THE RESIDENTIAL LOTS WILL BE SERVED BY AN ONSITE WELL.

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454

SCALE: 1"=60'

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No.	DATE
Map 001- Block 007- Lot 00A Silver Falls Road Montville, Connecticut Proposed Subdivision Prepared For Daniela Gjergaj Subdivision Plan	
Project No. CLA-7885 Proj. Engineer R.A.D. Date: 4/10/2025 Sheet No. 2	