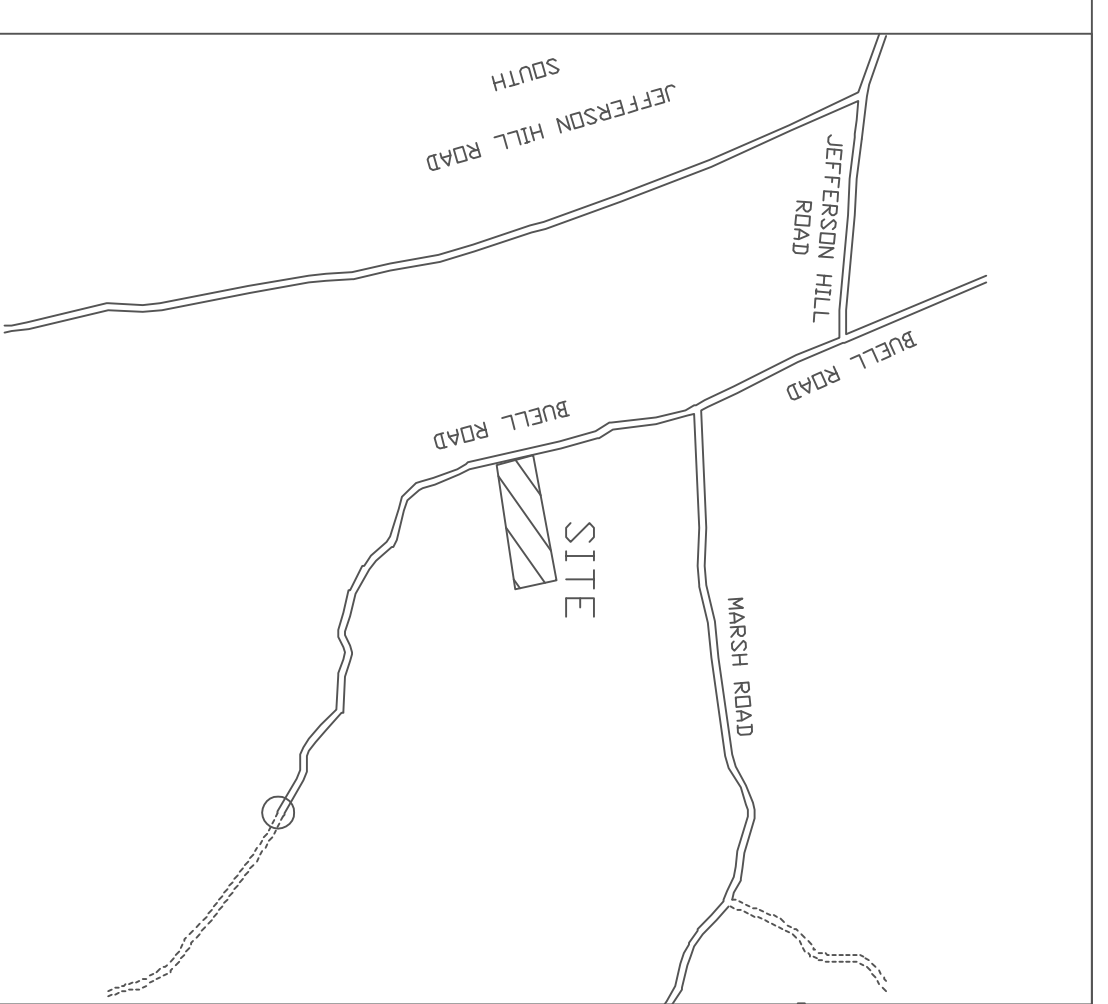


ZONING TABLE

RURAL RESIDENCES		REQUIRED	PROVIDED
FRONT YARD SETBACK LINE	50.00'	52.6'	
SIDE YARD SETBACK LINE	40.00'	72.2' & 89.5'	
SIDE YARD SETBACK LINE AGG.	90.00'	161.7'	
REAR YARD SETBACK LINE	50.00'	718.6'	
MAX. BUILDING COVERAGE	15%	1.0%	
MIN. GREEN SPACE	30%	60+%	
MAX. BUILDING HEIGHT	35.0'	28.0'	

LOT AREA
3.60 ± ACRES

LOCATION MAP N.T.S.



PROPERTY NOTES:
 1. REFER TO SOIL REPORT BY GEORGE MALIA JR., SOIL SCIENTIST, DATED 12/1/20.
 2. PROPERTY IS LOCATED IN AN RR ZONE.

MAP REFERENCE:
 1. REFER TO MAP ENTITLED "SURVEY OF PROPERTY AT 177 SURVEYED FOR: EUGENE MARCONI, JULY 2007 SCALE 1" = 40' REVISED 2/21/09 BY THE SURVEYOR.
 2. REFER TO MAP ENTITLED "SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN" DATED 12/1/20.
 3. REFER TO MAP ENTITLED "CONSTRUCTION SEQUENCE" DATED 12/1/20.

LEGEND
 XXXXXXXXXXXXXXXXXXXXXXXX SILT FENCE/LIMITS OF CONSTRUCTION
 ~~~~~~ EDGE OF TRAVELWAY  
 WETLANDS BUFFER LINE  
 ~~~~~~ EDGE OF WOODS  
 DTP ~~~~~~ STONE WALL
 P# ~~~~~~ DEEP TEST PIT
 + 100.0 ~~~~~~ PERCOLATION TEST
 ~~~~~~ EXISTING CONTOUR  
 ~~~~~~ PROPOSED RET. WALL  
 ~~~~~~ EXISTING GRADE  
 ~~~~~~ PROPOSED SMALL  
 ~~~~~~ PROPOSED GRADE  
 ~~~~~~ PROPOSED CONTOUR  
 ~~~~~~ CLEAN OUT

SURVEY NOTES:  
 THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" REVISED 2018-10-26.  
 THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY MAP. THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY" BASED UPON MAP REFERENCE NUMBER 1.  
 THIS SURVEY CONFORMS TO A-2 & T-2 ACCURACIES.  
 THIS SURVEY WAS PERFORMED IN THE FIELD DEC. 1, 2020

PROPERTY NOTES:  
 1. REFER TO MAP ENTITLED "SURVEY OF PROPERTY AT 177 SURVEYED FOR: EUGENE MARCONI, JULY 2007 SCALE 1" = 40' REVISED 2/21/09 BY THE SURVEYOR.  
 2. REFER TO MAP ENTITLED "SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN" DATED 12/1/20.  
 3. REFER TO MAP ENTITLED "CONSTRUCTION SEQUENCE" DATED 12/1/20.

CONSTRUCTION SEQUENCE  
 1. START AND COMPLETION DATES:  
 START DATE: SPRING 2021  
 COMPLETION DATE: FALL 2021  
 2. CONSTRUCTION SEQUENCE  
 Minimum Required Sequence of Construction-Single Family Residential  
 - Schedule & Conduct Pre-construction Meeting with Land Use Office & Town Engineer  
 - Call Before You Dig - Call 811 or 1-800-922-4455 minimum of three days before any excavation  
 - Obtain all permits required (Septic, Electrical, etc.)  
 - Obtain Erosion Control Permit from Public Works Office (Homeowner-\$1000, cash bond and \$25 permit fee)  
 - Obtain Right-of-Way Permit from Public Works for any work within Town Right of Way, including utility work.  
 - Install Construction Entrance (anti-Tracking Pad)  
 - Install silt fence. Identify limits of site distribution if different from site fence. Clearing & grubbing to be completed within 30 days of start of construction.  
 - No trees shall be cut within Town Right of way without coordination with Tree Warden.  
 - Surveyor to stake out foundation location, septic system & ret. wall.  
 - Contact Land Use Office for inspection to obtain Foundation Permit & construct foundation and other house site associated items.  
 - Install septic system & force main during dry weather conditions; using method shown in drawings.  
 - Surveyor to perform Foundation as-Built & submit two copies to Land Use Office.  
 - Surveyor to perform Foundation as-Built & submit two copies to Land Use Office.  
 - Surveyor to perform final inspection and submit final report and drawings.  
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WETLANDS/INTERCOURSE DISTURBANCE  
 TOTAL DRAINAGE COURSE EFFECTED BY THIS PLAN IS 0.0 L.I.  
 TOTAL INLAND WETLANDS AREA EFFECTED BY THIS PLAN IS 0.0 ± S.F.  
 TOTAL UPLAND REGULATED AREA EFFECTED BY THIS PLAN IS 0.51 ± AC.  
 TOTAL FILL/EXCAVATION MATERIAL BY THIS PLAN IS 200± C.Y. OF FILL & 200± CY OF CUT

TAX MAP 070, BLOCK 015, PARCEL 02A  
 LITCHFIELD CONNECTICUT  
 SCALE 1" = 30'  
 DEC. 22, 2020  
 GARY GIORIANO PROFESSIONAL ENGINEER & LICENSED LAND SURVEYOR, LLC  
 19 TERRELL PARK ROAD, BETHLEHEM, CT 06751 (203)-266-6760  
 SHEET 1 OF 2