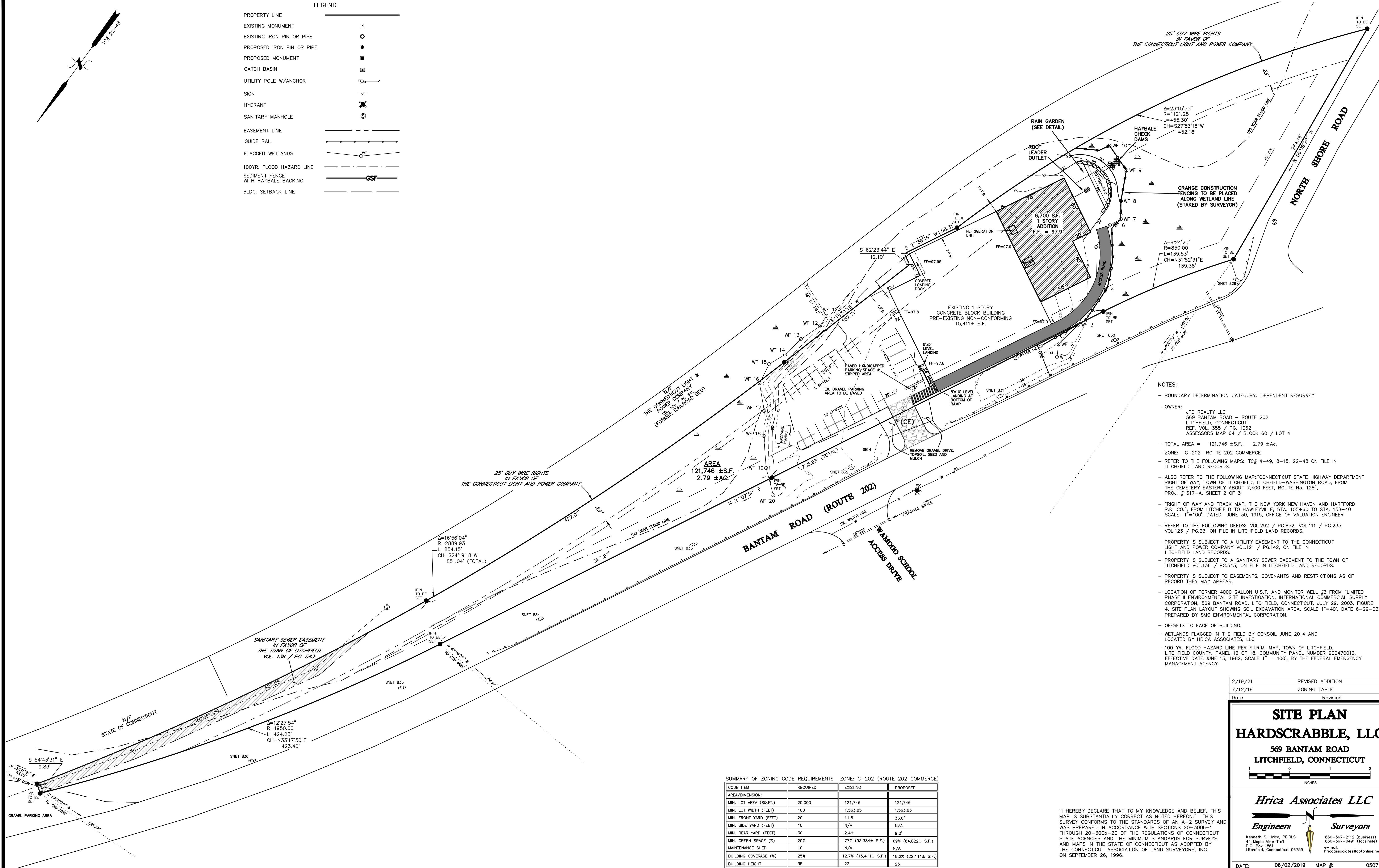


LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
CATCH BASIN	⊞
UTILITY POLE W/ANCHOR	⊕
SIGN	⊞
HYDRANT	⊞
SANITARY MANHOLE	⊞
EASEMENT LINE	- - -
GUIDE RAIL	—
FLAGGED WETLANDS	⊞
100YR. FLOOD HAZARD LINE	—
SEDIMENT FENCE WITH HAYBALE BACKING	—
BLDG. SETBACK LINE	—



- NOTES:**
- BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 - OWNER: JPD REALTY LLC
569 BANTAM ROAD - ROUTE 202
LITCHFIELD, CONNECTICUT
REF. VOL. 355 / PG. 1062
ASSESSORS MAP 64 / BLOCK 60 / LOT 4
 - TOTAL AREA = 121,746 ±S.F.; 2.79 ±Ac.
 - ZONE: C-202 ROUTE 202 COMMERCE
 - REFER TO THE FOLLOWING MAPS: Tc# 4-49, 8-15, 22-48 ON FILE IN LITCHFIELD LAND RECORDS.
 - ALSO REFER TO THE FOLLOWING MAP: "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY, TOWN OF LITCHFIELD, LITCHFIELD-WASHINGTON ROAD, FROM THE CEMETERY EASTERLY ABOUT 7,400 FEET, ROUTE No. 128", PROJ. # 617-A, SHEET 2 OF 3
 - "RIGHT OF WAY AND TRACK MAP, THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO.", FROM LITCHFIELD TO HAWLEYVILLE, STA. 105+60 TO STA. 158+40 SCALE: 1"=100', DATED: JUNE 30, 1915, OFFICE OF VALUATION ENGINEER
 - REFER TO THE FOLLOWING DEEDS: VOL.292 / PG.852, VOL.111 / PG.235, VOL.123 / PG.23, ON FILE IN LITCHFIELD LAND RECORDS.
 - PROPERTY IS SUBJECT TO A UTILITY EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY VOL.121 / PG.142, ON FILE IN LITCHFIELD LAND RECORDS.
 - PROPERTY IS SUBJECT TO A SANITARY SEWER EASEMENT TO THE TOWN OF LITCHFIELD VOL.136 / PG.543, ON FILE IN LITCHFIELD LAND RECORDS.
 - PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.
 - LOCATION OF FORMER 4000 GALLON U.S.T. AND MONITOR WELL #3 FROM "LIMITED PHASE II ENVIRONMENTAL SITE INVESTIGATION, INTERNATIONAL COMMERCIAL SUPPLY CORPORATION, 569 BANTAM ROAD, LITCHFIELD, CONNECTICUT, JULY 29, 2003, FIGURE 4, SITE PLAN LAYOUT SHOWING SOIL EXCAVATION AREA, SCALE 1"=40', DATE 6-29-03," PREPARED BY SMC ENVIRONMENTAL CORPORATION.
 - OFFSETS TO FACE OF BUILDING.
 - WETLANDS FLAGGED IN THE FIELD BY CONSOIL JUNE 2014 AND LOCATED BY HRICA ASSOCIATES, LLC
 - 100 YR. FLOOD HAZARD LINE PER F.I.R.M. MAP, TOWN OF LITCHFIELD, LITCHFIELD COUNTY, PANEL 12 OF 18, COMMUNITY PANEL NUMBER 900470012, EFFECTIVE DATE: JUNE 15, 1982, SCALE 1" = 400', BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SUMMARY OF ZONING CODE REQUIREMENTS. ZONE: C-202 (ROUTE 202 COMMERCE)

CODE ITEM	REQUIRED	EXISTING	PROPOSED
AREA/DIMENSION:			
MIN. LOT AREA (SQ.FT.)	20,000	121,746	121,746
MIN. LOT WIDTH (FEET)	100	1,563.85	1,563.85
MIN. FRONT YARD (FEET)	20	11.8	36.0'
MIN. SIDE YARD (FEET)	10	N/A	N/A
MIN. REAR YARD (FEET)	30	2.4±	9.0'
MIN. GREEN SPACE (%)	20%	77% (93,384± S.F.)	69% (84,022± S.F.)
MAINTENANCE SHED	10	N/A	N/A
BUILDING COVERAGE (%)	25%	12.7% (15,411± S.F.)	18.2% (22,111± S.F.)
BUILDING HEIGHT	35	22	25

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY CONFORMS TO THE STANDARDS OF AN A-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

KENNETH S. HRICA P.E./L.S. CT LIC. #18866
NOT VALID WITHOUT ORIGINAL SEAL

2/19/21	REVISED ADDITION
7/12/19	ZONING TABLE
Date	Revision

**SITE PLAN
HARDSCRABBLE, LLC**

569 BANTAM ROAD
LITCHFIELD, CONNECTICUT

1" = 40'
INCHES

Hrica Associates LLC

Engineers Surveyors

Kenneth S. Hrica, P.E./L.S. 860-567-2112 (business)
44 Maple View Trail 860-567-0491 (toll-free)
P.O. Box 1981 Litchfield, Connecticut 06759 e-mail: hriconassociates@optonline.net

DATE: 06/02/2019	MAP #: 0507
SCALE: 1"=40 ft.	SHEET #: C1 OF 3
DRAWING: 140507SP	DRAWN BY: JLP
PROJECT #: 14-0507	CHECKED BY: KSH