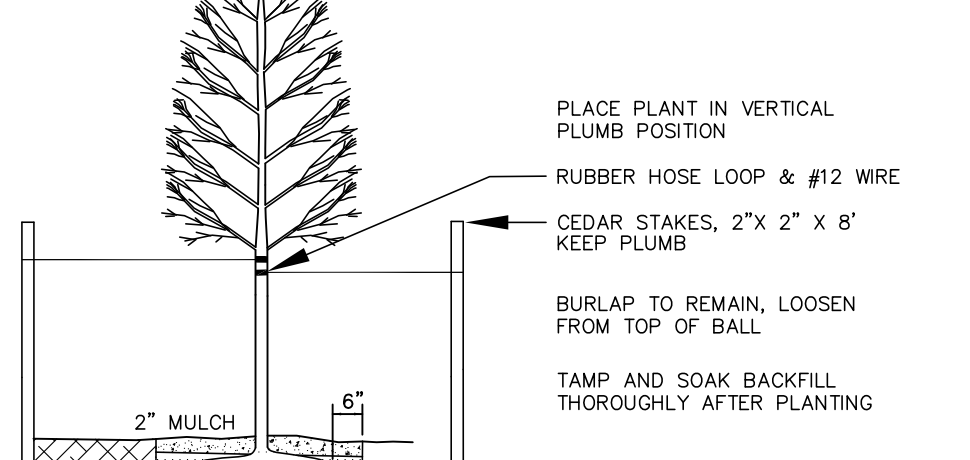


PLANTING LIST

SYMBOL	QUAN.	NAME	SIZE
⊙	15	Az WHITE GUMPO AZALEA <i>Arctostaphylos rosea</i>	12"-15"
⊙	15	Rh RHODODENDRON GRANDIFLORUM <i>Rhododendron catalinaense</i>	15"-18"
⊙	15	KI MOUNTAIN LAUREL <i>Kalmia latifolia</i>	3'-4'



RECOMMENDED STREET TREES

ACER SACCHARUM	SUGAR MAPLE
CERODIPHYLLUM	JAPONICUM KATSURA TREE
QINQFO BILBOA MALE	MALE QINQFO
GLEDITSIA TRI. INERMIS THORNLESS	HONEYLOCUST
LIQUIDAMBAR STYRACFLUA	TULIPTREE
*LIRIODENDRON TULIPIFERA	LONDON PLANE
PLATANUS ACERIFOLIA	BLACK CHERRY
*PRUNUS SEROTINA	BRADFORD PEAR
*PYRUS C. BRADFORD	CHANTICLEER PEAR
*PYRUS CALLERYANA	QUERCUS BOREALIS
QUERCUS BOREALIS	RED OAK
QUERCUS PALUSTRIS	PIN OAK
TILIA CORDATA	LITTLE LEAF LINDEN
TILIA TOMENTOSA	SILVER LINDEN

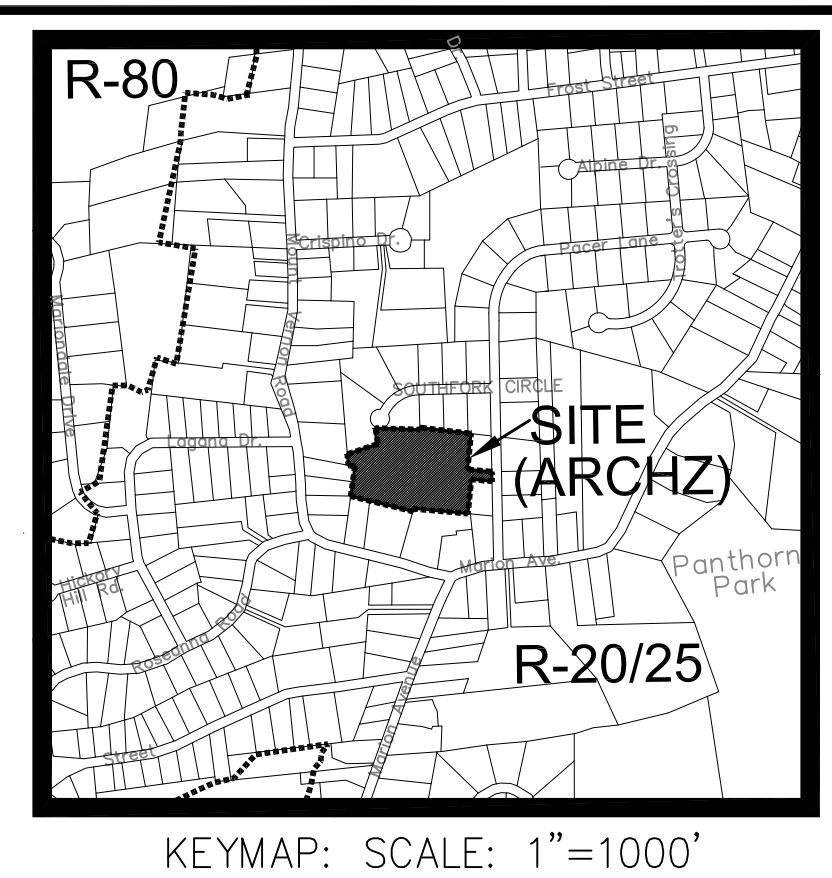
LANDSCAPING CHART

STREET TREES ARE REQUIRED ALONG ALL PUBLIC WAYS, NOT LESS THAN TWO PER EVERY 50 FEET OF FRONTAGE, OR PORTION THEREOF. SPECIES MUST BE FROM SECTION 4-07 OF THE SUBDIVISION REGULATIONS.

4-07 STREET TREES
THE DEVELOPER SHALL LEAVE NOT LESS THAN TWO NATURALLY GROWING TREES HAVING 3 INCH CALIPER IN THE FRONT YARD OF EACH LOT OR SHALL PLANT ONE TREE FOR EVERY 50 FEET OF LOT FRONTAGE OR FRACTION THEREOF, BUT NO LESS THAN TWO TREES FROM THE SUGGESTED STREET TREE LIST WITH 3 INCH CALIPER IN THE FRONT YARD OF EACH LOT. THESE SHALL BE LOCATED A MINIMUM OF 10 FEET FROM THE STREET LINE TO A MAXIMUM OF 30 FEET FROM THE STREET LINE. STRAIGHT ROWS AND THE USE OF ONLY ONE VARIETY ARE TO BE AVOIDED, THE INTENT BEING TO CREATE A NATURAL MIXTURE OF APPROPRIATE SPECIES.

SUGGESTED STREET TREE LIST

- ### NOTES:
1. PARCEL OWNER: DENNIS CRISPINO
 2. AREA: ± 5.76 AC TOTAL
 3. ADDRESS: #45 PACER LANE
 4. ZONE: SEE ZONING TABLE
 5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
 6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
 8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE INLAND WETLAND PERMIT.
 9. GROUNDWATER ZONE = GB/GAA & GA3
 10. ALL ROOF LEADERS TO CONNECT TO UNDERGROUND STORAGE.
 11. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
 12. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICE MUST BE APPROVED BY THE SOUTHTONING POLICE DEPARTMENT.
 13. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 276-6248 AND 276-6231, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 14. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
 15. PURPOSE IS FOR SINGLE FAMILY DEVELOPMENT.
 16. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
 17. PRESERVE AS MANY TREES AS POSSIBLE.
 18. DRIVEWAY GRADES NOT TO EXCEED 15%.
 19. TOWN STAFF REQUIRE EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
 20. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER TOWN OF SOUTHTONING REGULATIONS.
 21. PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 22. ALL BUILDING AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
 23. NO AFFORDABLE UNITS TAKE TO EACH OTHER.
 24. ANY DAMAGE TO CURBS OR WALKS TO BE REBUILT TO TOWN SPECIFICATIONS.



REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION NO.	DATE	DESCRIPTION
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4		
REVISION-3		
REVISION-2		
REVISION-1	10/19/20	TOWN COMMENTS

PROJECT: 219104-LOVELY PACER

DB: AQ/MPT SR: DH DR: SB

SEAL:

SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sakonchick
CT P.E. & L.S. #11302

kratzer, Jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
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MILDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

SITE LAYOUT & LANDSCAPING PLAN

for
MUIRFIELD ESTATES
(AGE-RESTRICTED HOUSING)

LOVELY DEVELOPMENT, INC.

#45 PACER LANE
PLANTVILLE, CT

SCALE: 1" = 30'
DATE: SEPTEMBER 5, 2020

LEGEND

—	PROPERTY LINE TO BE SET
⊙	EXISTING IRON PIN
⊙	MONUMENT TO BE SET
⊙	EXISTING MONUMENT
⊙	EXISTING SANITARY MANHOLE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING LIGHT BASIN
⊙	EXISTING LIGHT
⊙	EXISTING HYDRANT
⊙	EXISTING GAS VALVE
⊙	EXISTING WATER VALVE
⊙	EXISTING UTILITY POLE
⊙	EX. EDGE OF ROAD
⊙	EX. EDGE OF ROAD (CURBED)
⊙	EX. EDGE OF DRIVEWAY
⊙	EX. SANITARY SEWER LINE
⊙	EX. WATER LINE
⊙	EX. GUIDE RAIL
⊙	EX. CONTOUR

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

KJA FILE NO.: 219-104
DRAWING NO.: S-1

ZONING TABLE

	REQUIRED	PROVIDED
MIN. PROJECT AREA	5 ACRES	5.76 ACRES
MAX. UNITS PER ACRE	5	2.6
MAX. BUILDING HEIGHT	32 FT	20 FT
MAX. IMPERVIOUS COVERAGE	50%	26%
MIN. FRONTAGE OF ENTIRE PROJECT	75 FT	101.22 FT
MIN. SIDE AND REAR YARD OF ENTIRE PROJECT	25 FT	35 FT
MIN. SETBACK FROM INTERIOR DRIVE	20 FT	>23 FT
MIN. SETBACK FROM SURFACE PARKING AREA	10 FT	N/A
MIN. BUILDING SEPARATION	25 FT	27 FT
MIN. CONSERVATION EASEMENT (GREEN SPACE)	20%	29.7%

MAP REFERENCES
1) PROPERTY MAP PREPARED FOR HELEN CRISPINO, #45 PACER LANE SOUTHTONING, CT. SCALE: 1"=40'. DATE: JULY 31, 1999; BY KRATZERT, JONES & ASSOCIATES, INC.; KJA MAP 48-158 SHEET 1 OF 1.