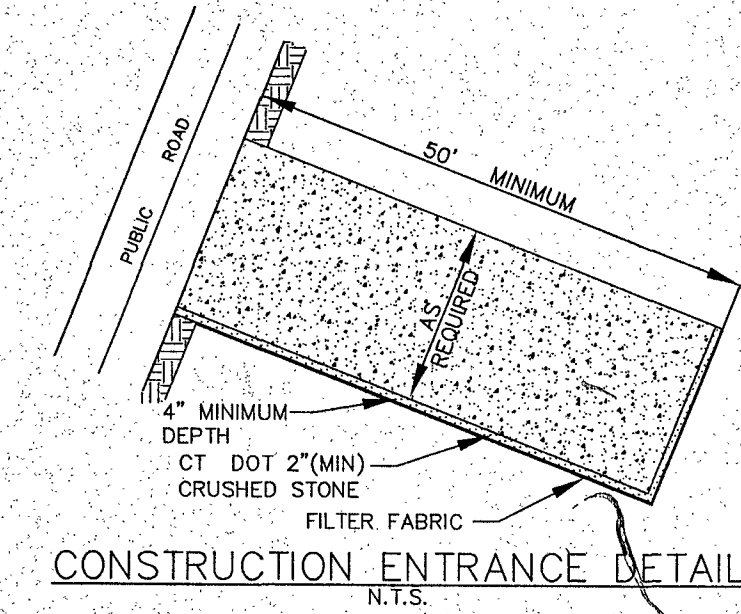
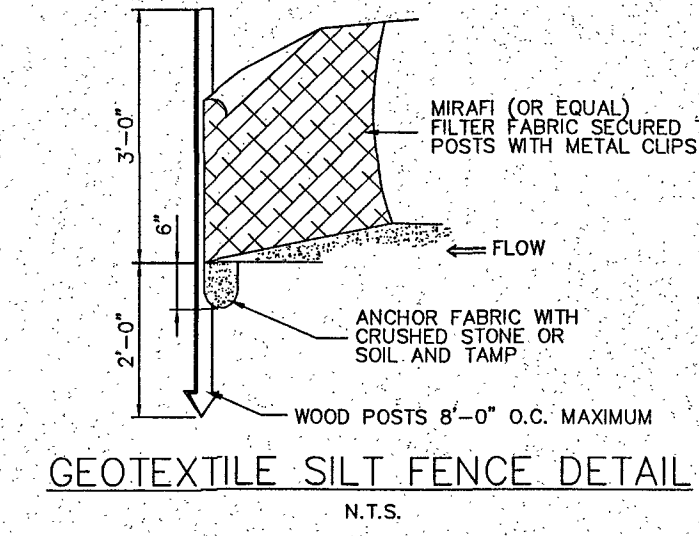


**MAP REFERENCES:**

- 1) "MAP SHOWING PROPERTY OF UNION GRANGE #25 P. OF H. INC. SOUTHWINGTON, CONN."; DATE: NOV. 1950; SCALE: 1"=20'; PREPARED BY: OFFICE OF HARRY E. COLE LAND SURVEYOR.
- 2) "TOWN OF SOUTHWINGTON CONN. SNITARY SEWER SUMMIT ST AND KNOWLES AVE."; DATE: JULY, 1959; REVISED: OCT. 1960; SCALE: HOR. 1"=40'; VERT. 1"=4'; MAP NUMBER: 83.
- 3) "SUBDIVISION PLAN WALKER'S CROSSING PREPARED FOR AA DENORFIA BUILDING & DEVELOPMENT, LLC 59 SUMMIT STREET - SOUTHWINGTON, CONNECTICUT"; DATE: SEPT. 17, 2012; REVISED: 10-26-12; 11-29-12; SCALE: 1"=40'; PREPARED BY: HARRY E. COLE & SON.

**NOTES:**

- 1) BEARINGS BASED UPON MAP REFERENCE #3.



**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.

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-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1: 3/18/21 - GARAGE

**PROJECT:**  
DB: --- SR: --- DR: ---

**SEAL:**  
SURVEY NOTES:  
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.  
BOUNDARY DETERMINATION IS BASED UPON: A RESURVEY.  
THIS SURVEY CONFORMS TO A: CLASS A-2

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

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

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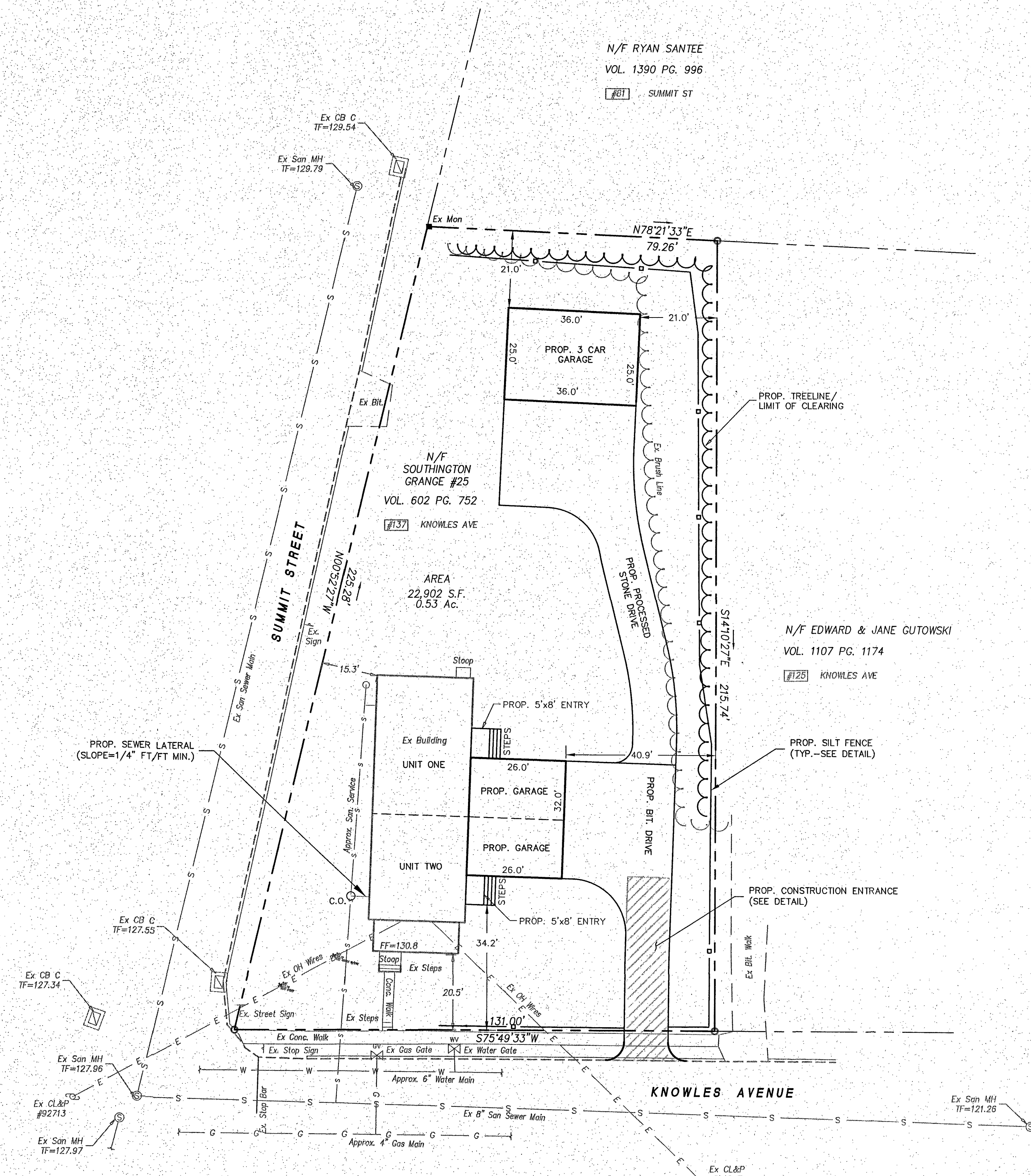
**PROPOSED IMPROVEMENT LOCATION MAP**  
SHOWING PROPOSED GARAGE

for  
**PETER DICLEMENTI**  
#137 KNOWLES AVENUE  
SOUTHWINGTON, CT

SCALE: 1"=20'  
DATE: JUNE 24, 2020  
KJA FILE NO.: 220-058  
DRAWING NO.: B-  
SPU #647  
3/19/21

- GENERAL NOTES:**
1. ZONE: R-12 (SEE ZONING TABLE)
  2. LOT IS SERVED BY PUBLIC SEWER & PUBLIC WATER.
  3. PRESERVE AS MANY TREES AS POSSIBLE.
  4. DRIVEWAY GRADES NOT TO EXCEED 15%.
  5. GRADE SO AS TO DIRECT WATER AWAY FROM HOME.
  6. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
  7. IF WATER IS ENCOUNTERED DURING CONSTRUCTION, APPROPRIATE MEASURES SHALL BE TAKEN BY THE DEVELOPER AND KRATZERT, JONES & ASSOCIATES SHALL BE NOTIFIED.
  8. ANY DAMAGE TO WALKS, CURBS, ETC. TO BE REPAIRED TO TOWN STANDARDS.
  9. ROOF LEADERS TO DAYLIGHT TO SPLASH BLOCKS.
  10. UTILITIES ARE FROM BEST AVAILABLE INFORMATION.
  11. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
  12. CALL BEFORE YOU DIG - 1-800-922-4455.
  13. ALL EARTH SLOPES TO BE 2' HORIZONTAL TO 1' VERTICAL MAXIMUM.
  14. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, THEIR APPLICATIONS, AND SPECIFIC DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE, AVAILABLE ON INTERNET.
  15. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEEDED.
  16. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
  17. PETER DICLEMENTI OR HIS DULY AUTHORIZED AGENT (860) 621-3818 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
  18. PETER DICLEMENTI OR HIS DULY AUTHORIZED AGENT (860) 621-3818 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

ZONING TABLE	
ZONE: R-12	REQUIRED
LOT AREA	12,000 SF
FRONT YARD SETBACK	40 FT
SIDE YARD SETBACK	15 FT
REAR YARD SETBACK	20 FT
LOT COVERAGE	25%



**LEGEND**

---	PROPERTY LINE
○	IRON PIN TO BE SET
●	EXISTING IRON PIN
■	MONUMENT TO BE SET
□	EXISTING MONUMENT
⊙	EXISTING SANITARY MANHOLE
⊗	EXISTING STORM MANHOLE
⊕	EXISTING CATCH 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