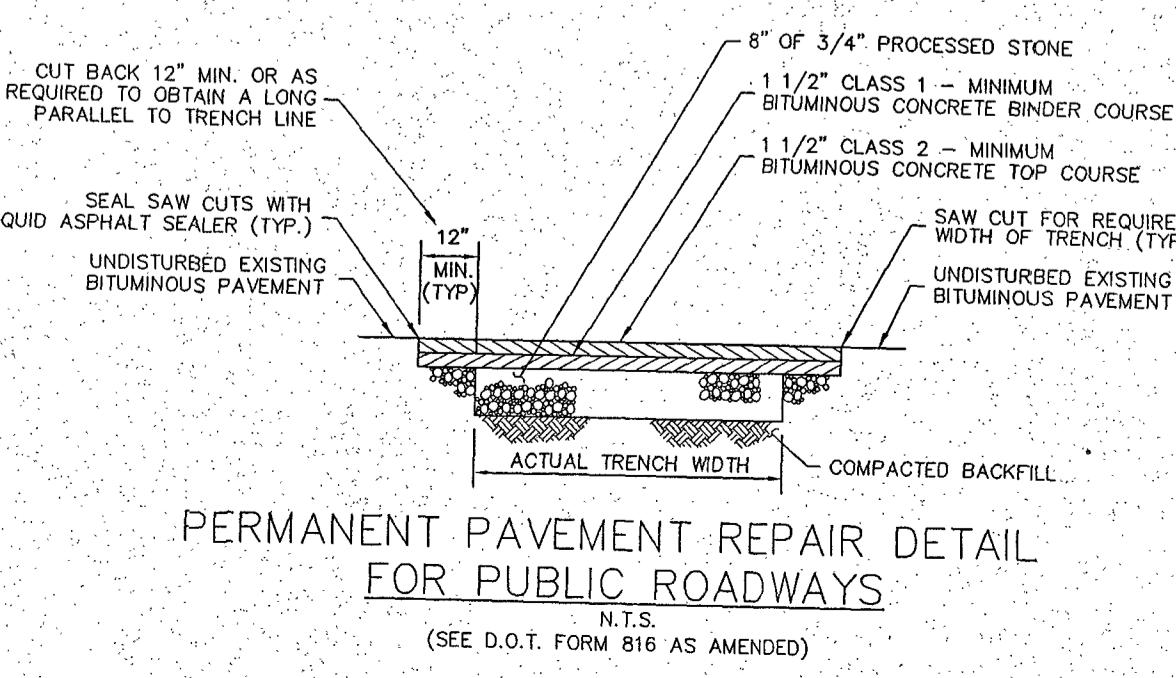
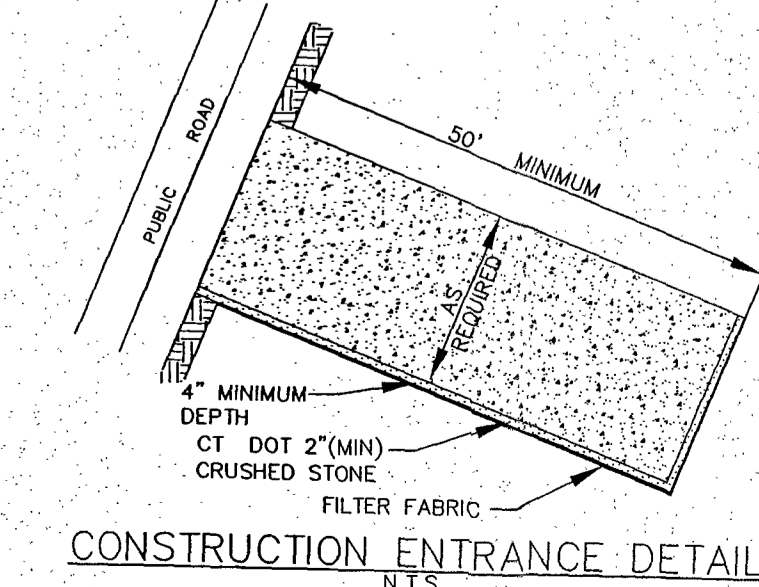
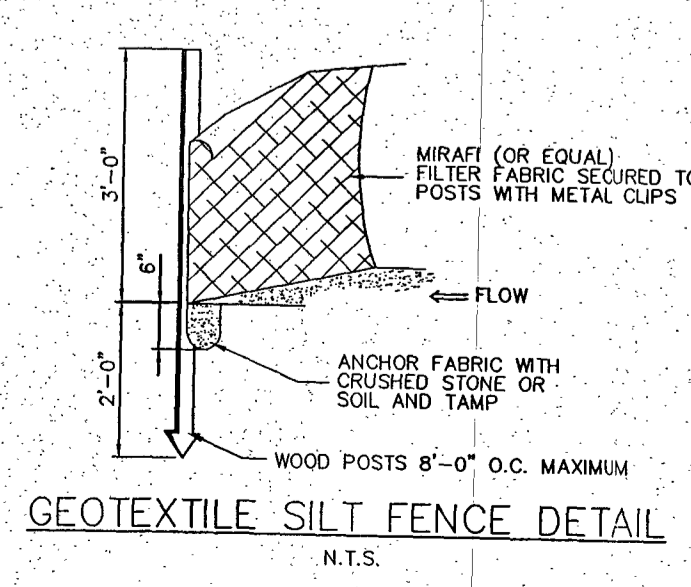


- GENERAL NOTES:**
- SETBACK REQUIREMENTS: R-20/25 FRONT=40' SIDE=20' REAR=25'
 - ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
 - LOT IS SERVED BY: PRIVATE WELL & PRIVATE SEPTIC SYSTEM.
 - THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
 - CALL BEFORE YOU DIG - 1-800-922-4455.
 - ALL EARTH SLOPES TO BE 2" HORIZONTAL TO 1" VERTICAL MAXIMUM.
 - 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.
 - ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEED.
 - ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
 - BOB GORSKI OR HIS DULY AUTHORIZED AGENT (860) 250-0464 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
 - BOB GORSKI OR HIS DULY AUTHORIZED AGENT (860) 250-0464 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.
 - PRESERVE AS MANY TREES AS POSSIBLE.
 - DRIVEWAY GRADES NOT TO EXCEED 15%.
 - GRADE SO AS TO DIRECT WATER AWAY FROM HOME.
 - UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
 - BENCHMARK IS SHOWN ON PLANS.
 - IF WATER IS ENCOUNTERED DURING HOME CONSTRUCTION, APPROPRIATE MEASURES SHALL BE TAKEN BY THE DEVELOPER AND KRATZERT, JONES & ASSOCIATES SHALL BE NOTIFIED.
 - ANY DAMAGE TO WALKS, CURBS, ETC. TO BE REPAIRED TO TOWN STANDARDS.

- CONSTRUCTION SEQUENCE:**
- PURSUANT TO THE EROSION SEDIMENTATION CONTROL PLAN, NOTIFY THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS OF ENSUING CONSTRUCTION ACTIVITY.
 - ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
 - CALL BEFORE YOU DIG 1-800-922-4455.
 - CLEAR AND GRUB TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. DEVELOP CONSTRUCTION ENTRANCE.
 - STRIP AND STOCKPILE TOPSOIL. ANCHOR WITH STRAW MULCH AND SILT FENCE. IF STOCKPILES ARE TO BE LEFT IN PLACE FOR MORE THAN 45 DAYS, THEY SHOULD BE SEED WITH ANNUAL RYEGRASS AT A RATE OF 40 LBS./ACRE.
 - START MASS EARTH MOVEMENT AND SITE DEVELOPMENT.
 - AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND FOUNDATION, SLAB AND BUILDING.
 - PLACE AND GRADE BANKS. PROVIDE SLOPE STABILIZATION AT 2:1 BANKS.
 - FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
 - CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
 - FINISH GRADE SITE. SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.
- | SUGGESTED SEED MIXTURE | LBS./AC | LBS./1000 SF |
|------------------------|---------|--------------|
| KENTUCKY BLUEGRASS | 20 | 0.45 |
| CREeping RED FESCUE | 20 | 0.45 |
| PERENNIAL RYEGRASS | 5 | 0.10 |
| | 45 | 1.00 |
- REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
 - REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
 - AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.



LEGEND

○	PROPERTY LINE
●	PROPERTY CORNER
⊙	EXISTING IRON PIN
⊕	PROP. EDGE OF ROAD
⊖	LOT NUMBER
⊗	HOUSE NUMBER

DISCLAIMER:
THE DESIGNER OF THIS PLAN HAS PUT SUBSTANTIAL TIME AND EFFORT INTO ITS DEVELOPMENT. HOWEVER, BECAUSE WE CANNOT PROVIDE ON-SITE CONSULTATION, SUPERVISION AND CONTROL OVER ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCE IN THE SOIL'S CHARACTERISTICS, WE CANNOT MAKE ANY WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONTENT OR USE OF OUR PLANS.

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:

NO.	DATE	DESCRIPTION
1	3/22/21	REVISIONS

REVISION: 3/22/21 - REVISIONS

DB:	SR:	DR:
MPT/AQ	AQ	SB

SEAL:
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 MAP.

BOUNDARY DETERMINATION IS BASED UPON: A 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. Skarzynski
James N. Skarzynski
CT P.E. & L.S. #11302

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PROPOSED IMPROVEMENT LOCATION MAP
for
KELLEY BABCOCK
#511 CURTISS STREET
SOUTHINGTON, CT

SCALE: 1" = 20'
DATE: OCTOBER 6, 2020

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 220-084
DRAWING NO.: 1
7 RA #6496A