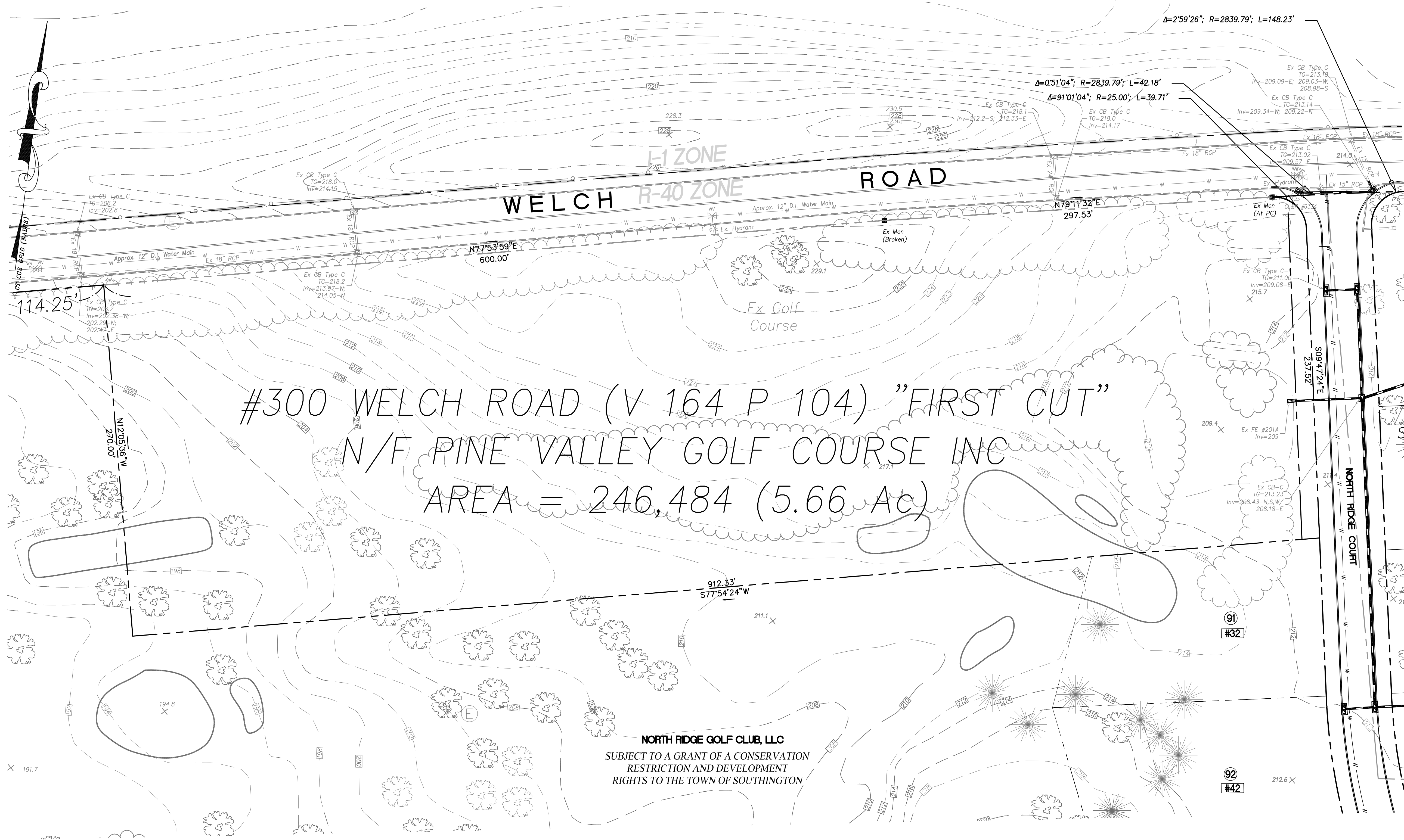


KEY MAP SCALE: 1"=1000'



#300 WELCH ROAD (V 164 P 104) "FIRST CUT"
 N/F PINE VALLEY GOLF COURSE INC
 AREA = 246,484 (5.66 Ac)

NORTH RIDGE GOLF CLUB, LLC
 SUBJECT TO A GRANT OF A CONSERVATION
 RESTRICTION AND DEVELOPMENT
 RIGHTS TO THE TOWN OF SOUTHTON

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:

PROJECT: 213036-LOVLEY
 DB: AQ/NA SR: AQ DR: AQ

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: PROPERTY SURVEY.
 BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.
 THIS SURVEY CONFORMS TO A: CLASS A-2/T-
 TO 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
 1755 MERRIDEN-WATERBURY RD.
 MILLDALE, CT 06467-0337
 PHONE: (860) 621-3638
 FAX: (860) 621-3609
 EMAIL: INFO@KRATZERTJONES.COM

EXISTING
 CONDITIONS
 MAP

for
 NORTH RIDGE
 COUNTRY CLUB

#300 WELCH ROAD
 SOUTHTON, CT

SCALE: 1" = 40'
 DATE: JANUARY 27, 2021

HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL

KJA FILE NO.: 213-036
 DRAWING NO.: B-1

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

- NOTES:
- 1) BEARINGS BASED UPON MAP REFERENCE #1.
 - 2) ELEVATIONS BASED UPON MAP REFERENCE #8 (TOWN OF SOUTHTON VERTICAL DATUM).

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.

- SUBDIVISION NOTES:**
1. PARCEL OWNER: NORTH RIDGE COUNTRY CLUB
 2. AREA: ± 5.66 Ac TOTAL
 3. ADDRESS: #300 WELCH ROAD
 4. ZONE: SEE ZONING TABLE
 5. SITE TO BE SERVICED BY PRIVATE SEPTIC 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 = G41
 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 MUNICIPALITY SHALL NOT MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF THE ROAD UNTIL THE STREET HAS BEEN ACCEPTED BY THE MUNICIPALITY. MAINTENANCE INCLUDING SNOWPLOWING, SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF THE MUNICIPALITY UNTIL SUCH TIME AS THE ROAD IS ACCEPTED.
 13. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
 14. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 278-6248 AND 278-6231, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 15. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED. PURPOSE IS FOR SINGLE FAMILY DEVELOPMENT.
 17. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
 18. PRESERVE AS MANY TREES AS POSSIBLE.
 19. DRIVEWAY GRADES NOT TO EXCEED 15%.
 20. TOWN STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
 21. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER TOWN OF SOUTHTONING REGULATIONS.
 22. PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 23. EXISTING TREES SHOULD REMAIN WHERE POSSIBLE.
 24. ALL NEW PROPERTY CORNERS SHALL BE SET IN THE FIELD WITH IRON PINS.

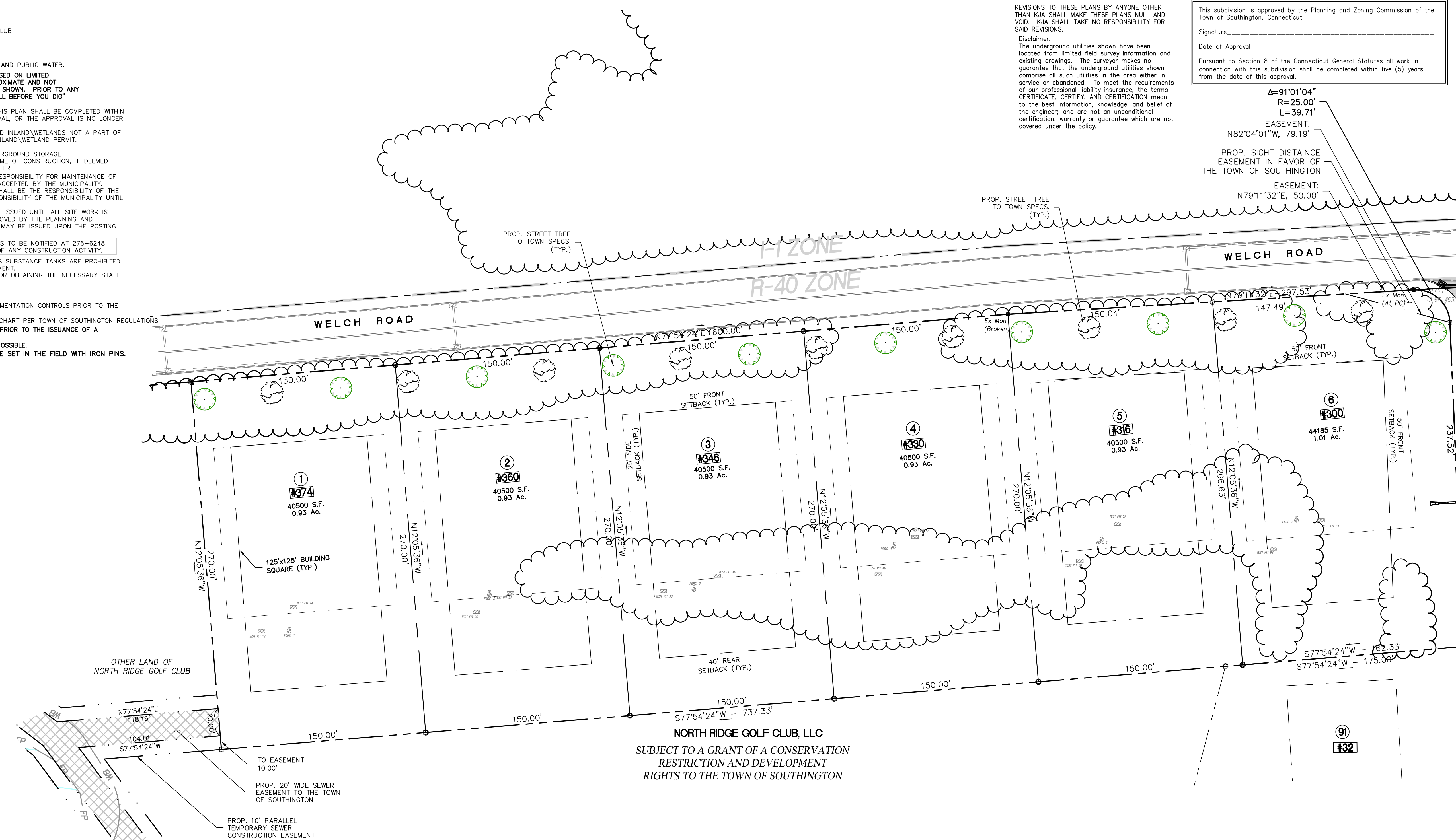
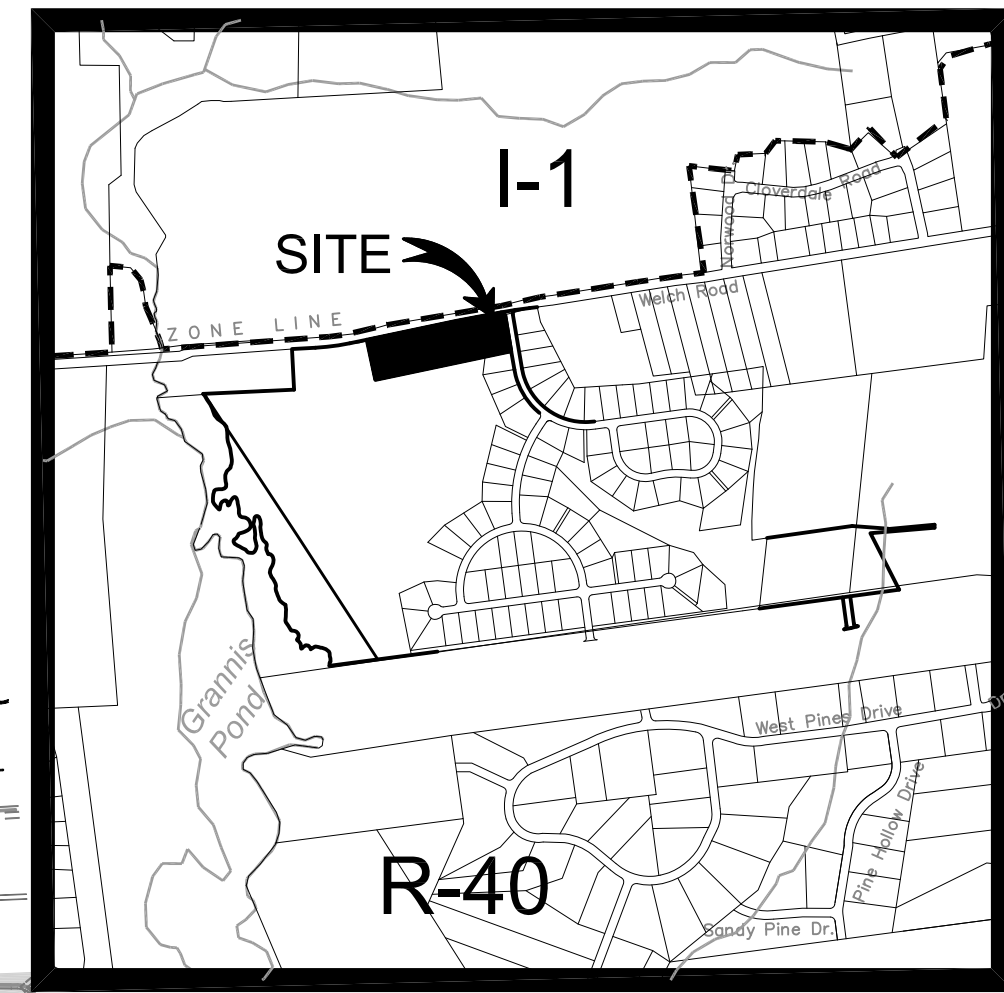
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This subdivision is approved by the Planning and Zoning Commission of the Town of Southington, Connecticut.

Signature: _____
Date of Approval: _____

Pursuant to Section 8 of the Connecticut General Statutes all work in connection with this subdivision shall be completed within five (5) years from the date of this approval.



NORTH RIDGE GOLF CLUB, LLC
SUBJECT TO A GRANT OF A CONSERVATION RESTRICTION AND DEVELOPMENT RIGHTS TO THE TOWN OF SOUTHTONING

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1: 4/30/21 - TOWN COMMENTS
PROJECT: 213036-LOVLEY

DB: AG/NA SR: AD DR: AD

SEAL:
SURVEY NOTES:
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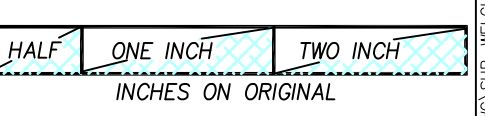
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SUBDIVISION MAP

for
NORTH RIDGE COUNTRY CLUB
#300 WELCH ROAD
SOUTHTONING, CT

SCALE: 1" = 40'
DATE: JANUARY 27, 2021



KJA FILE NO.: 213-036
DRAWING NO.: S-1

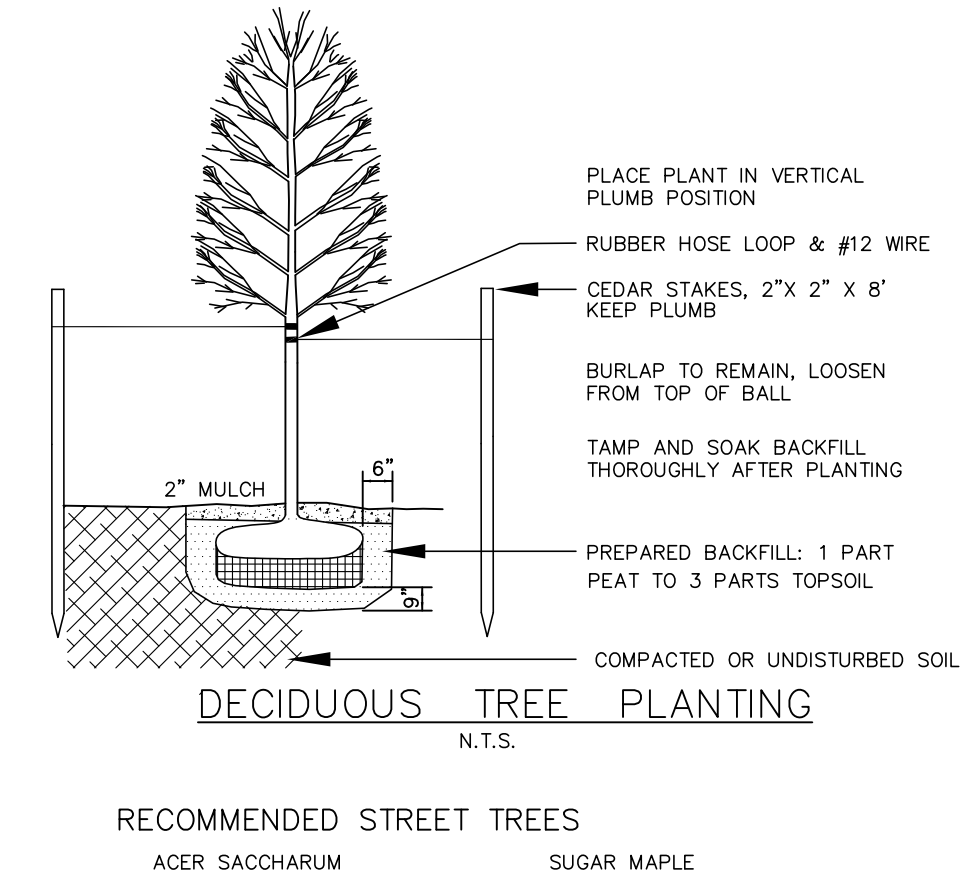
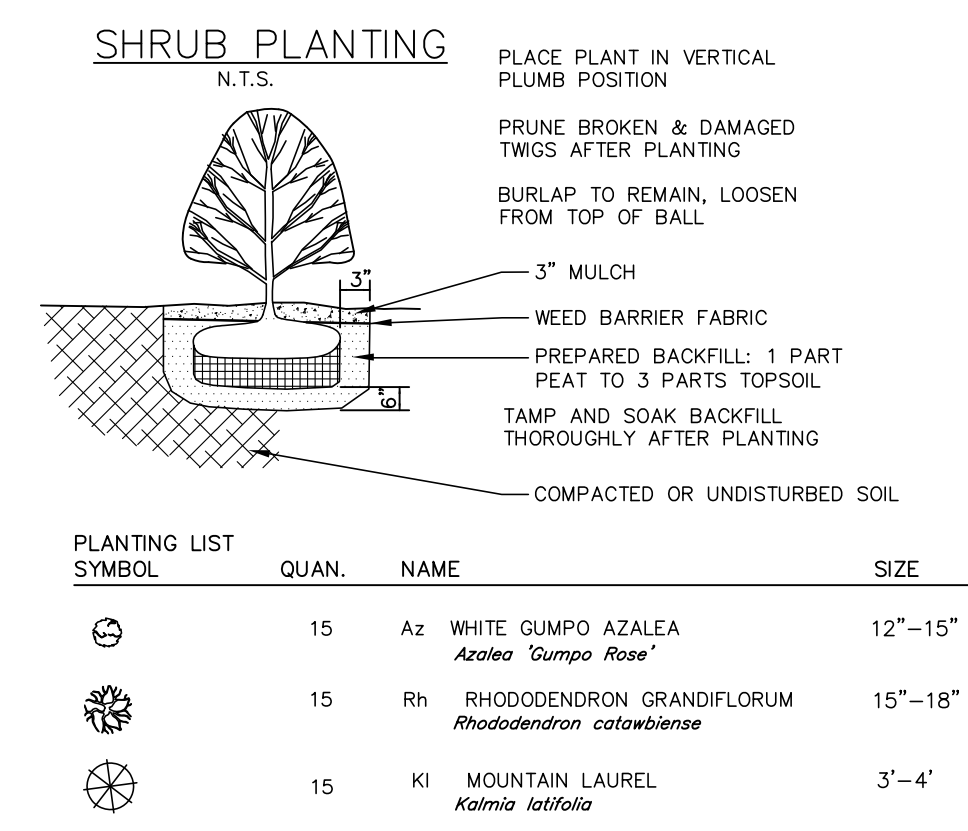
- LEGEND**
- PROPERTY LINE
 - IRON PIN TO BE SET
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 - EX. EDGE OF ROAD (CURBED)
 - EX. EDGE OF DRIVEWAY
 - EX. SANITARY SEWER LINE
 - EX. WATER LINE
 - EX. GUIDE RAIL
 - EX. CONTOUR

ZONING TABLE

ZONE - R-40	REQUIRED
LOT AREA	40'000 SF
LOT COVERAGE	20%
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	40'
LOT WIDTH	150'

NATURAL RESOURCE DISCOUNTS

LOT AREA	RESOURCE AREA	RESOURCE AREA	RESOURCE AREA	RESOURCE AREA	RESOURCE AREA	RESOURCE AREA
MULTIPLIER	FOR LOT 1	FOR LOT 2	FOR LOT 3	FOR LOT 4	FOR LOT 5	FOR LOT 6
INLAND WETLANDS	0.25	0	0	0	0	0
SLOPES > 25%	0.25	0	0	0	0	0
FLOODPLAINS	0.25	0	0	0	0	0
PONDS, LAKES, WATERCOURSES	0.15	0	0	0	0	0
UTILITY RIGHT OF WAY (NOT LOCATED IN SIDE YARD)	0.50	0	0	0	0	0



LANDSCAPING CHART

STREET TREES
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

