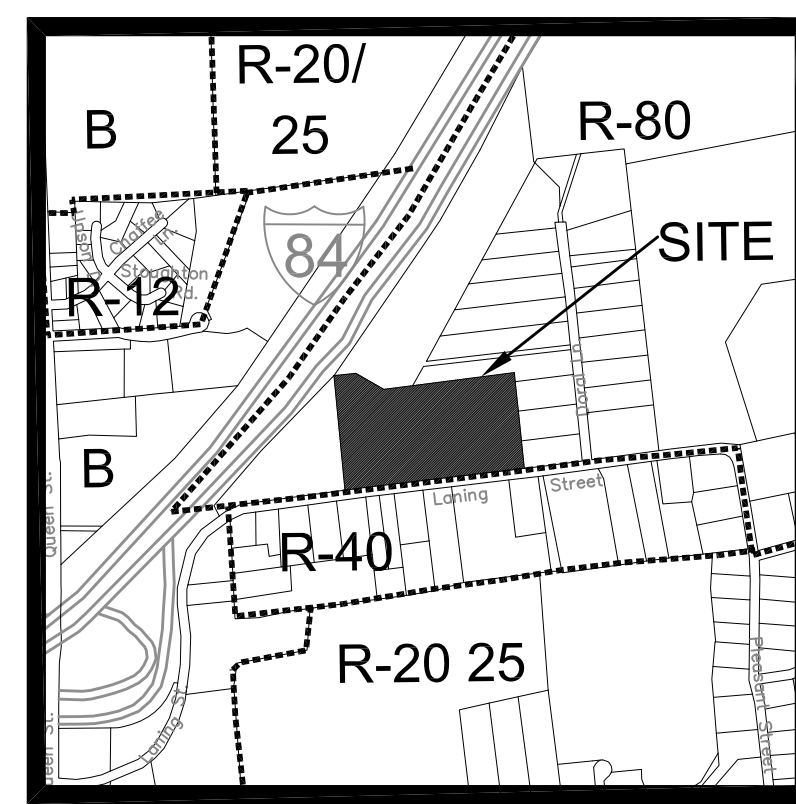


INTERSTATE 84

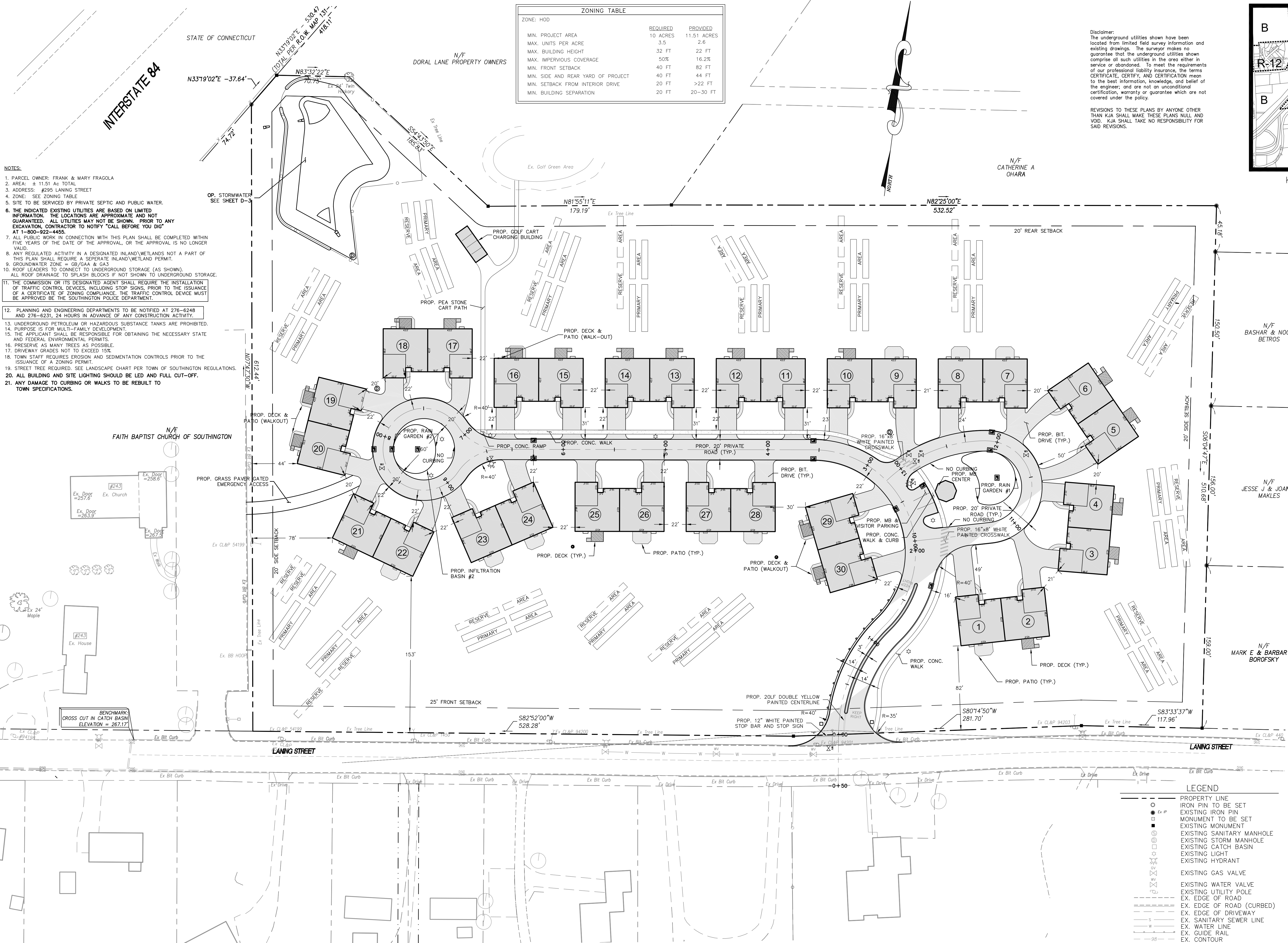
ZONING TABLE		
ZONE: HOD	REQUIRED	PROVIDED
MIN. PROJECT AREA	10 ACRES	11.51 ACRES
MAX. UNITS PER ACRE	3.5	2.6
MAX. BUILDING HEIGHT	32 FT	22 FT
MAX. IMPERVIOUS COVERAGE	50%	16.2%
MIN. FRONT SETBACK	40 FT	82 FT
MIN. SIDE AND REAR YARD OF PROJECT	40 FT	44 FT
MIN. SETBACK FROM INTERIOR DRIVE	20 FT	>22 FT
MIN. BUILDING SEPARATION	20 FT	20-30 FT

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.



- NOTES:
1. PARCEL OWNER: FRANK & MARY FRAGOLA
 2. AREA: ± 11.51 Ac TOTAL
 3. ADDRESS: #295 LANING STREET
 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WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.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 = GB/GAA & GAG
 10. ROOF LEADERS TO CONNECT TO UNDERGROUND STORAGE (AS SHOWN). ALL ROOF DRAINAGE TO SPLASH BLOCKS IF NOT SHOWN TO UNDERGROUND STORAGE.
 11. 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.
 12. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 276-6248 AND 276-6231, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 13. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
 14. PURPOSE IS FOR MULTI-FAMILY DEVELOPMENT.
 15. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
 16. PRESERVE AS MANY TREES AS POSSIBLE.
 17. DRIVEWAY GRADES NOT TO EXCEED 15%.
 18. TOWN STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
 19. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER TOWN OF SOUTHTONING REGULATIONS.
 20. ALL BUILDING AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
 21. ANY DAMAGE TO CURBING OR WALKS TO BE REBUILT TO TOWN SPECIFICATIONS.



REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3: 6/9/21 - EMERGENCY ACCESS
REVISION-2: 5/13/21 - ENTRANCE
REVISION-1: 3/26/21 - REVISIONS
PROJECT: 215701-FRAGOLA
DB:DH SR:AQ DR:SB
SEAL:

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

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SITE LAYOUT PLAN

for
LANING OAKS
AN AGE RESTRICTED
8-30g AFFORDABLE
HOUSING PLAN FOR
FRANK & MARY FRAGOLA

295 LANING STREET
SOUTHTONING, CT

SCALE: 1" = 40'
DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 215-701
DRAWING NO.: S-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