

SUBDIVISION NOTES:
1. PARCEL OWNER: NORTH RIDGE COUNTRY CLUB
2. AREA: ± 5.66 AC TOTAL
3. ADDRESS: #300 WELCH ROAD
4. ZONE: R-40

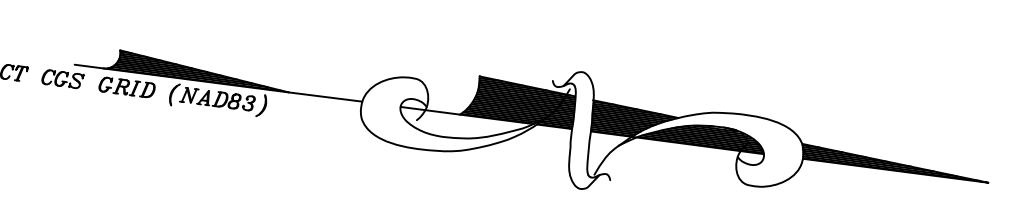
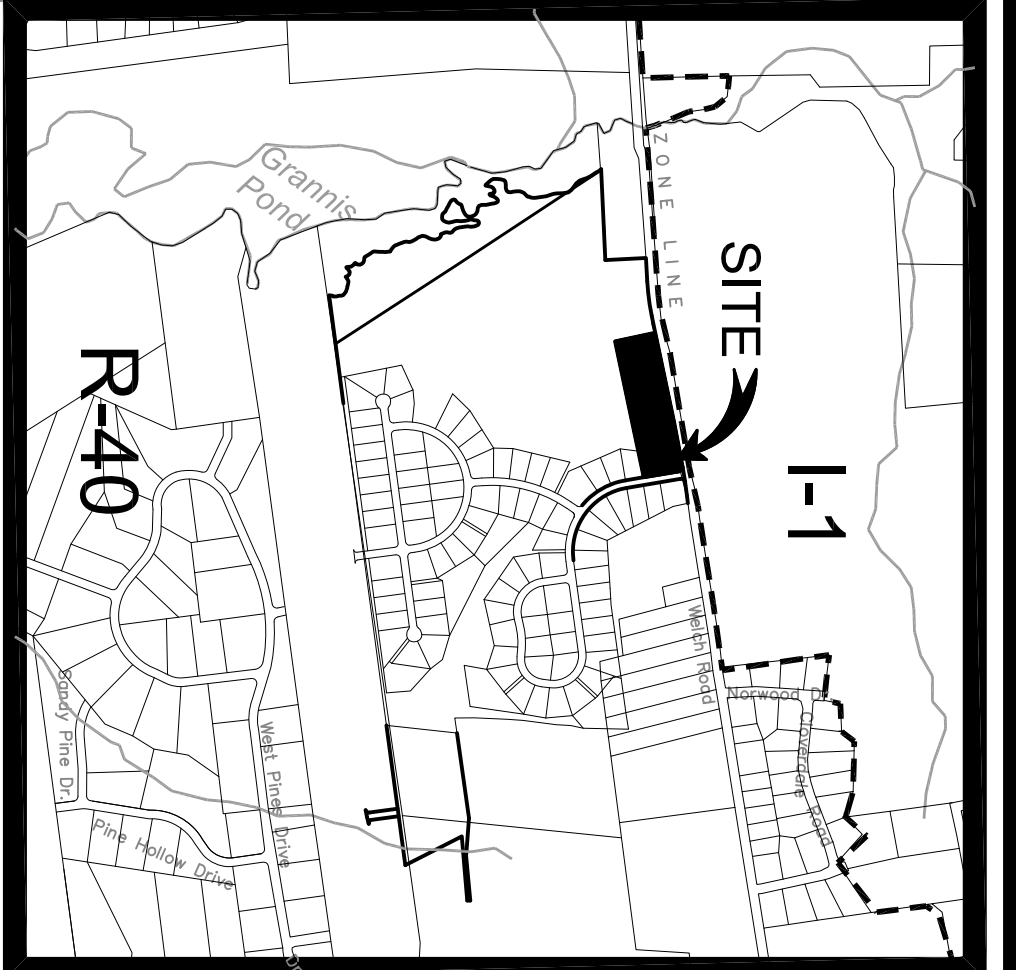
5. SITE TO BE SERVED BY PRIVATE SEPTIC AND PUBLIC WATER.
6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION, THE APPLICANT SHALL NOTIFY THE TOWN OF SOUTHINGTON AT 1-800-922-4445.
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN VALID TERMS OF THE DATE OF THE APPROVAL. THE APPROVAL IS NO PART OF ANY OTHER PERMITTING PROCESS.
8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND/WETLANDS NOT A PART OF A DESIGNATED WETLAND SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICANT'S OBLIGATIONS UNDER THE CLEAN WATER ACT.
9. GROUNDWATER MONITORING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION. IF DEEMED NECESSARY BY THE TOWN ENGINEER.
10. ALL ROOF LEADERS TO CONNECT TO UNDERGROUND STORAGE TANKS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
11. UNDERDRAIN SYSTEMS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
12. THE MUNICIPALITY SHALL NOT MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF THE ROAD UNTIL THE STREET HAS BEEN ACCEPTED BY THE MUNICIPALITY. THE APPLICANT SHALL MAINTAIN RESPONSIBILITY FOR THE RESPONSIBILITY UNTIL SUCH TIME AS THE ROAD IS ACCEPTED.
13. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED AND INSPECTED BY THE TOWN ENGINEER.
14. ZONING COMMISSION: A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
15. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 278-8248 AND 278-8249.
16. LANDSCAPING: SEE LANDSCAPE CHART FOR APPROVED SPECIES, PLANTINGS AND PLACEMENT OF PLANTS.
17. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE PERMITS.
18. PRESERVE AS MANY TREES AS POSSIBLE.
19. DRIVEWAY GRADES NOT TO EXCEED 15%.
20. TOWN STAFF REQUESTS EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE START OF CONSTRUCTION.
21. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER TOWN OF SOUTHINGTON 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.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN THE DESIGNER SHALL BE VOID.
KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

Disclaimer:
I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Connecticut. I have prepared the plans herein, and I am not aware of any falsification of information or any other act that would constitute a violation of the provisions of the Connecticut General Statutes. I warrant that the plans herein are true and correct to the best of my knowledge, and I warrant that I am not providing any service or performing any act that would constitute a violation of the provisions of the Connecticut General Statutes. I warrant that I am not providing any service or performing any act that would constitute a violation of the provisions of the Connecticut General Statutes. I warrant that I am not providing any service or performing any act that would constitute a violation of the provisions of the Connecticut General Statutes.

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.

PROF. SIGHT DISTANCE EASEMENT IN FAVOR OF THE TOWN OF SOUTHINGTON
EASEMENT:
N82°04'01"W, 79.19'
R=25.00'
L=29.71'
A=91°01'04"



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 (CURBED)
⊕	EX. EDGE OF DRIVEWAY
⊗	EX. SANITARY SEWER LINE
⊘	EX. WATER LINE
⊙	EX. CONTOUR

ZONING TABLE

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

NATURAL RESOURCE DISCOUNTS

RESOURCE	DISCOUNT
WETLANDS	0.25
WOODLANDS	0.25
WATERBODIES	0.25
WATERBODIES	0.25
WATERBODIES	0.25

SOIL CLASSIFICATION

SOIL	RESTRICTIONS
DH 1A	NO RESTRICTIONS
DH 1B	NO RESTRICTIONS
DH 2A	NO RESTRICTIONS
DH 2B	NO RESTRICTIONS
DH 3A	NO RESTRICTIONS
DH 3B	NO RESTRICTIONS
DH 4A	NO RESTRICTIONS
DH 4B	NO RESTRICTIONS
DH 5A	NO RESTRICTIONS
DH 5B	NO RESTRICTIONS
DH 6A	NO RESTRICTIONS
DH 6B	NO RESTRICTIONS

PLANTING LIST

SYMBOL	QUAN.	NAME	SIZE
15	42	WHITE GUMMO AZALEA	12"-15"
15	84	White Gummo Azalea	15"-18"
15	84	White Gummo Azalea	15"-18"

RECOMMENDED STREET TREES

TREE	RECOMMENDATION
ACER SACCABINUM	SUGAR MAPLE
QUERCUS BIVIDA MALE	WHITE OAK
QUERCUS BIVIDA FEMALE	WHITE OAK
QUERCUS ALBA	WHITE OAK
QUERCUS ROBUR	RED OAK
QUERCUS PRINCEPIS	PRINCIPAL OAK
QUERCUS CUNEIFORMIS	CLUMP OAK
QUERCUS LAEVOGLOBOSA	WEEPING OAK
QUERCUS LAEVOGLOBOSA	WEEPING OAK
QUERCUS LAEVOGLOBOSA	WEEPING OAK

FOR

NORTH RIDGE COUNTRY CLUB

#300 WELCH ROAD SOUTHINGTON, CT

SUBDIVISION MAP

for

James W. Szabo
CT P.E. & L.S. #11302

kraetzert, Jones & associates, Inc.
ONE PROGRESS BUILDING
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WILDLIFE, CT 06467-0337
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FAX: (860) 271-3839
EMAIL: INFO@KRAEZZERT.COM

DATE: JANUARY 27, 2021

SCALE: 1" = 40'

213-036 S-1