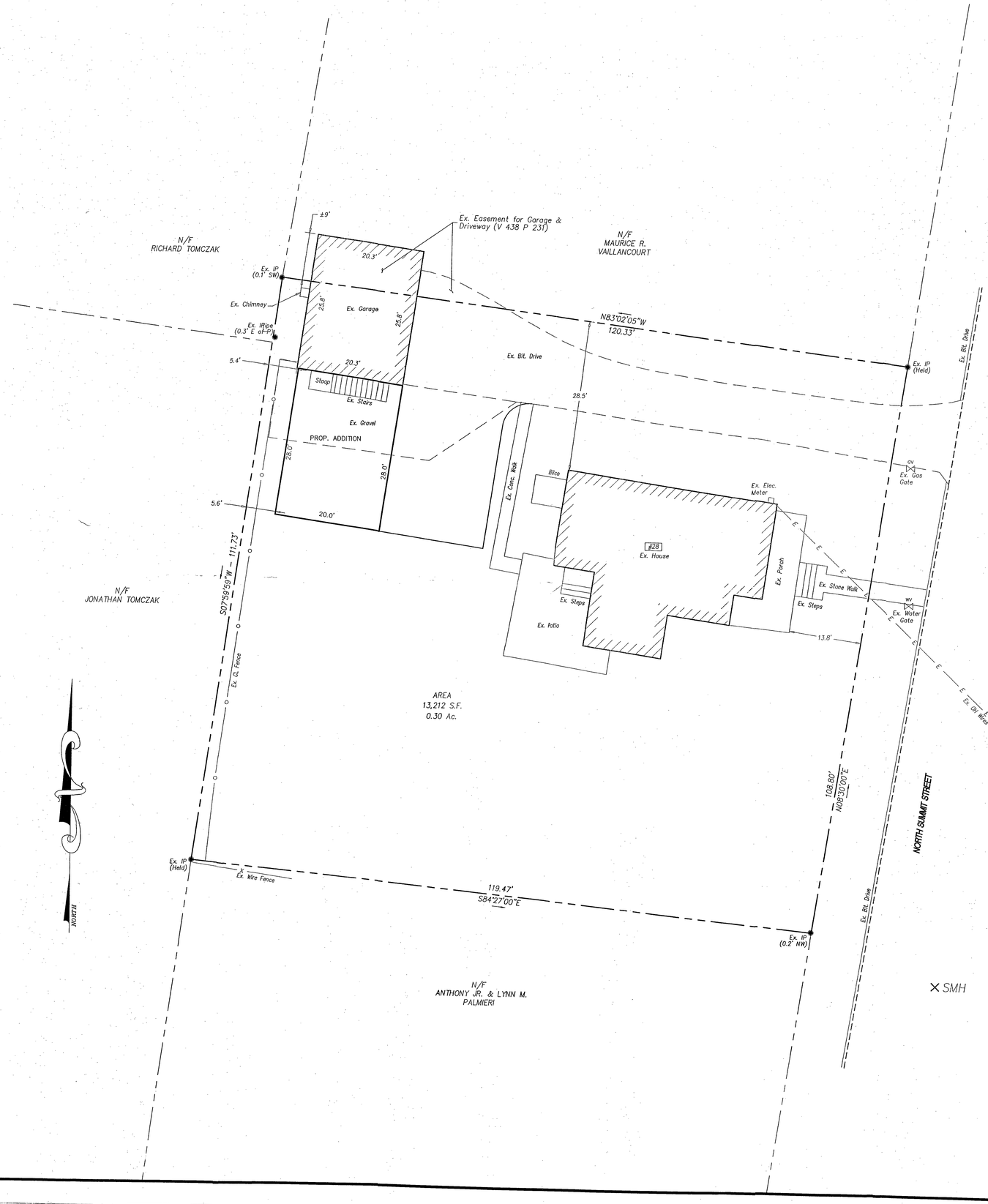


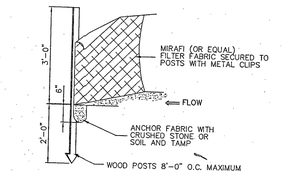
GENERAL NOTES:

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, THIER 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
16. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEEDED.
17. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
18. ROBERT ZANGRANDI OR HIS DULY AUTHORIZED AGENT (XXX) XXX-XXXX IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
19. ROBERT ZANGRANDI OR HIS DULY AUTHORIZED AGENT (XXX) XXX-XXXX 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.

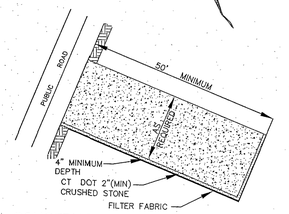
ZONING TABLE	
ZONE: R-12	
	REQUIRED
LOT AREA	12,000 SF
FRONT YARD SETBACK	40 FT
SIDE YARD SETBACK	15 FT
REAR YARD SETBACK	20 FT
LOT COVERAGE	25%

MAP REFERENCES:

1) PROPERTY SURVEY MAP DEPICTING LOT DIVISION PREPARED FOR SANDRA BRUNOLI; 319 WEST CENTER STREET, SOUTHINGTON, CONNECTICUT; DATE: JUNE 5, 2013; SCALE: 1"=20'; BY HARRY E. COLE & SON; BY PROJECT #0858, DRAWING #: D4709.
2) MAP OF PARCEL OF PROPERTY OF THE ESTATE OF MARY FRANCIS; NORTH SUMMIT STREET, SOUTHINGTON, CONN.; SCALE: 1"=20'; DATE: JULY 11, 1975; BY RUSSELL ANDRES; SOUTHINGTON LAND RECORDS DRAWER 12 MAP 58.
3) MORTGAGE SURVEY FOR JAMES F. DUQUETTE & SHARON LEE; 28 NORTH SUMMIT STREET: SCALE: 1"=20'; VOL. 438, PAGE 233.
4) ORIGINAL SURVEY MAP OF LAND TO BE TRANSFERRED BETWEEN RICHARD TOMCZAK, PATRICIA TOMCZAK & JONATHON TOMCZAK; AUTRAN AVENUE, SOUTHINGTON, CONNECTICUT; SCALE: 1"=40'; DATE: 10-13-03, LAST REVISION 10/22/03; THE BONGIOVANNI GROUP, INC.; MAP 03108.



GEOTEXTILE SILT FENCE DETAIL
N.T.S.



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

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:
PROJECT:

DB: MPT	SR: AJQ	DR: SVB

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 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. Sakanchick
CT P.E. & L.S. #11302

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IMPROVEMENT LOCATION MAP

for

ROBERT ZANGRANDI
&
JENNIFER CONNORS

#28 NORTH SUMMIT STREET
SOUTHINGTON, CT

SCALE: 1" = 10'

DATE: AUGUST 7, 2020

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 220-068

DRAWING NO.: 1

LEGEND

	PROPERTY LINE
Ex IP	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
GV	EXISTING GAS VALVE
WV	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

ZBA #6463A