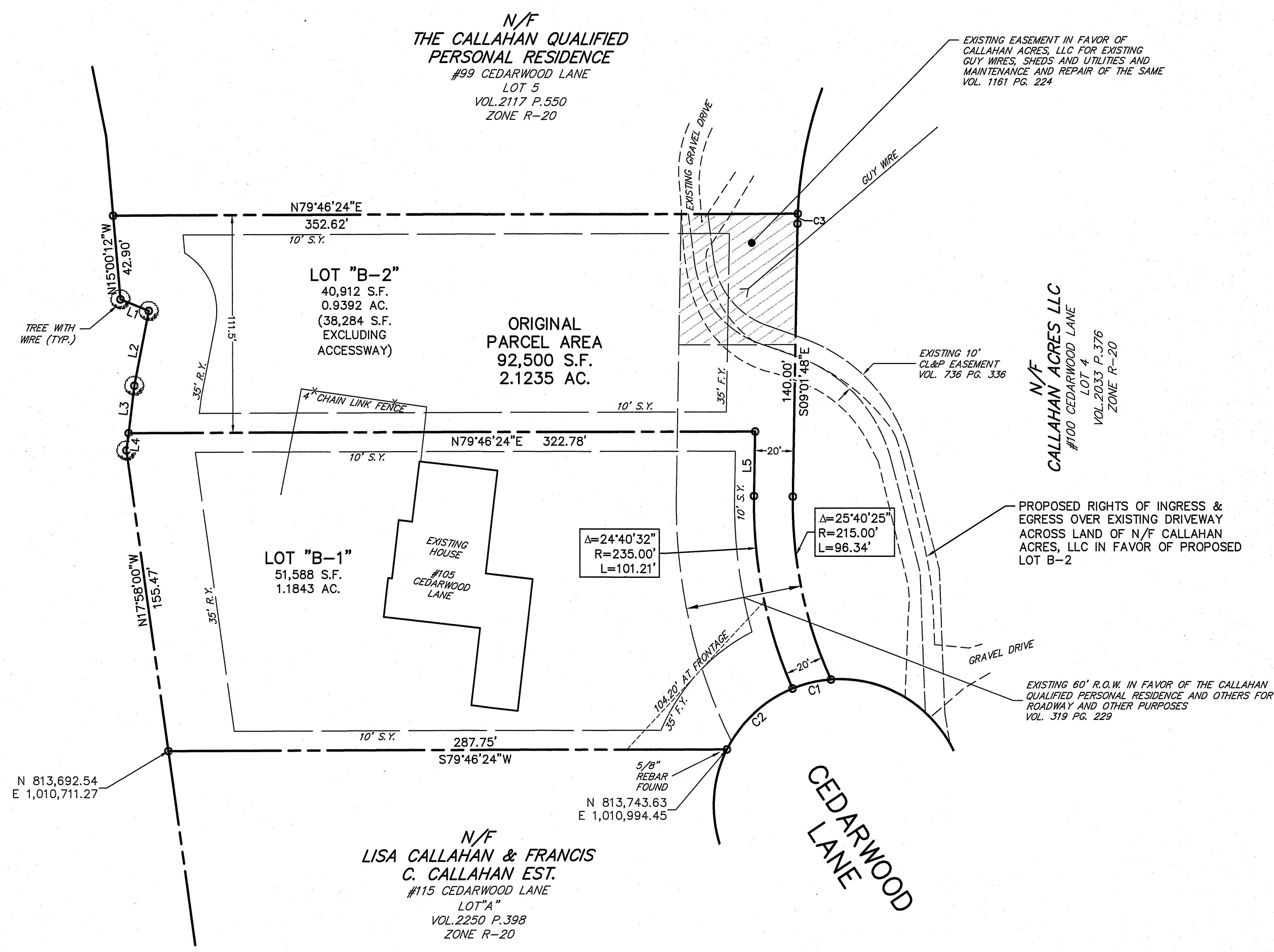


N/F
HARTFORD HEALTHCARE CORP.
VOL. 2260 P. 357
ZONE PL



ZONING DATA

ZONE: R-20 RESIDENTIAL

MINIMUM LOT FRONTAGE: 100'
 MINIMUM FRONT YARD: 35'
 MINIMUM SIDE YARD: 10'
 MINIMUM REAR YARD: 35'
 MINIMUM LOT AREA: 20,000 S.F.
 MINIMUM LOT AREA: 30,000 S.F. (INTERIOR LOT)

GENERAL NOTES:

- PROPOSED HOUSE LOCATION AND ELEVATIONS ARE FOR THE PURPOSE OF DEMONSTRATING THAT THE LOT WILL SUPPORT DEVELOPMENT FOR THEIR INTENDED PURPOSE. THE PROPOSED HOUSE AS SHOWN IS NOT INTENDED IN ANY WAY TO LIMIT THE SIZE, STYLE, LOCATION OR ELEVATION OF THE ACTUAL HOUSE TO BE BUILT.
- ALL DISTURBED AREAS TO BE TOP SOILED AND SEEDED.
- LOT GRADING SHALL BE DONE TO PROVIDE SURFACE DRAINAGE AND PREVENT PONDING.
- SANITARY SEWERAGE AND WATER SERVICE TO BE PROVIDED BY THE METROPOLITAN DISTRICT COMMISSION.
- VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD 83).
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- CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CTDOT, FORM 818, AS AMENDED, "STANDARD SPECIFICATIONS FOR ROAD, BRIDGES AND INCIDENTAL CONSTRUCTION", "TOWN OF NEWINGTON SPECIFICATIONS FOR CONSTRUCTION OF ROADS", "TOWN OF NEWINGTON ZONING REGULATIONS", "TOWN OF NEWINGTON SUBDIVISION REGULATIONS" AND THE CONNECTICUT LANDSCAPE ASSOCIATION'S "STANDARD SPECIFICATIONS FOR PLANTING TREES, SHRUBS, VINES, ETC." ARE TO BE USED FOR CONSTRUCTION STANDARDS.
- AREA OF PROPERTY = 92,500 S.F. = 2.1235 ACRES.
- ACCESS TO THE SITE DURING CONSTRUCTION SHALL BE THROUGH THE CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS AND NO OTHER ACCESS SHALL BE ALLOWED.
- ACTUAL FIELD CONDITIONS MAY BE DIFFERENT OR CHANGED FROM THOSE CONDITIONS ASSUMED IN THE PREPARATION OF THIS PLAN AND IN SUCH CIRCUMSTANCES, THE TOWN ENGINEER MAY DIRECT THAT CERTAIN MODIFICATIONS OR AMENDMENTS BE EFFECTED AND CONSTRUCTED TO AMELIORATE SUCH CHANGED CONDITIONS.
- IRON PINS TO BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
- PROPERTY IS LOCATED IN ZONE R-20.
- PER SECTION 3.12 OF NEWINGTON SUBDIVISION REGULATIONS, EACH LOT SHALL BE PROVIDED WITH TWO(2) SUGAR MAPLE (ACER SACCHARUM) TREES OF NOT LESS THAN 2-1/2" CALIPER, TO BE APPROVED BY TOWN TREE WARDEN, PLANTED BETWEEN THE BUILDING LINE AND TEN (10) FEET INSIDE THE FRONT LOT LINE. TREES SHALL BE PLANTED SO THAT THEIR FUTURE GROWTH WILL NOT BUCKLE SIDEWALK AND KEEP SEPARATE FROM UTILITIES TO AVOID ROOT DAMAGE. THE DEVELOPER SHALL GUARANTEE TREES PLANTED UNDER THIS PROVISION FOR ONE (1) YEAR.

Line Table		
Line #	Direction	Length
L1	N77°28'04"W	15.82'
L2	N1°04'44"E	39.05'
L3	N3°05'55"W	24.55'
L4	S3°05'55"E	8.95'
L5	N9°00'22"W	33.13'

Curve Table			
Curve #	Delta	Radius	Length
C1	18°02'19"	65.00'	20.46'
C2	41°33'18"	65.00'	47.14'
C3	1°21'41"	215.00'	5.11'

Approved by the Town Plan and Zoning Commission under
 Petition # _____ at the meeting of _____

 Date _____ Chairman _____

Pursuant to Section 8-3 (1) of the Connecticut General
 Statutes all work in connection with this approved Site Plan
 shall be completed by _____

Approved by the Town Plan and Zoning Commission under
 Petition # _____ at the meeting of _____

 Date _____ Chairman _____

Pursuant to Section 8-3 (1) of the Connecticut General
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REFERENCE MAPS:

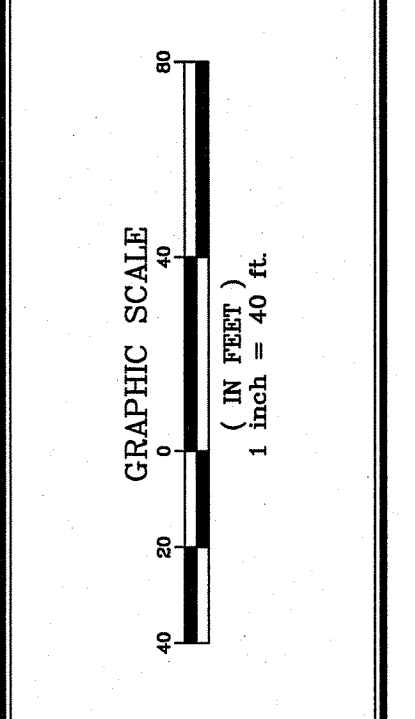
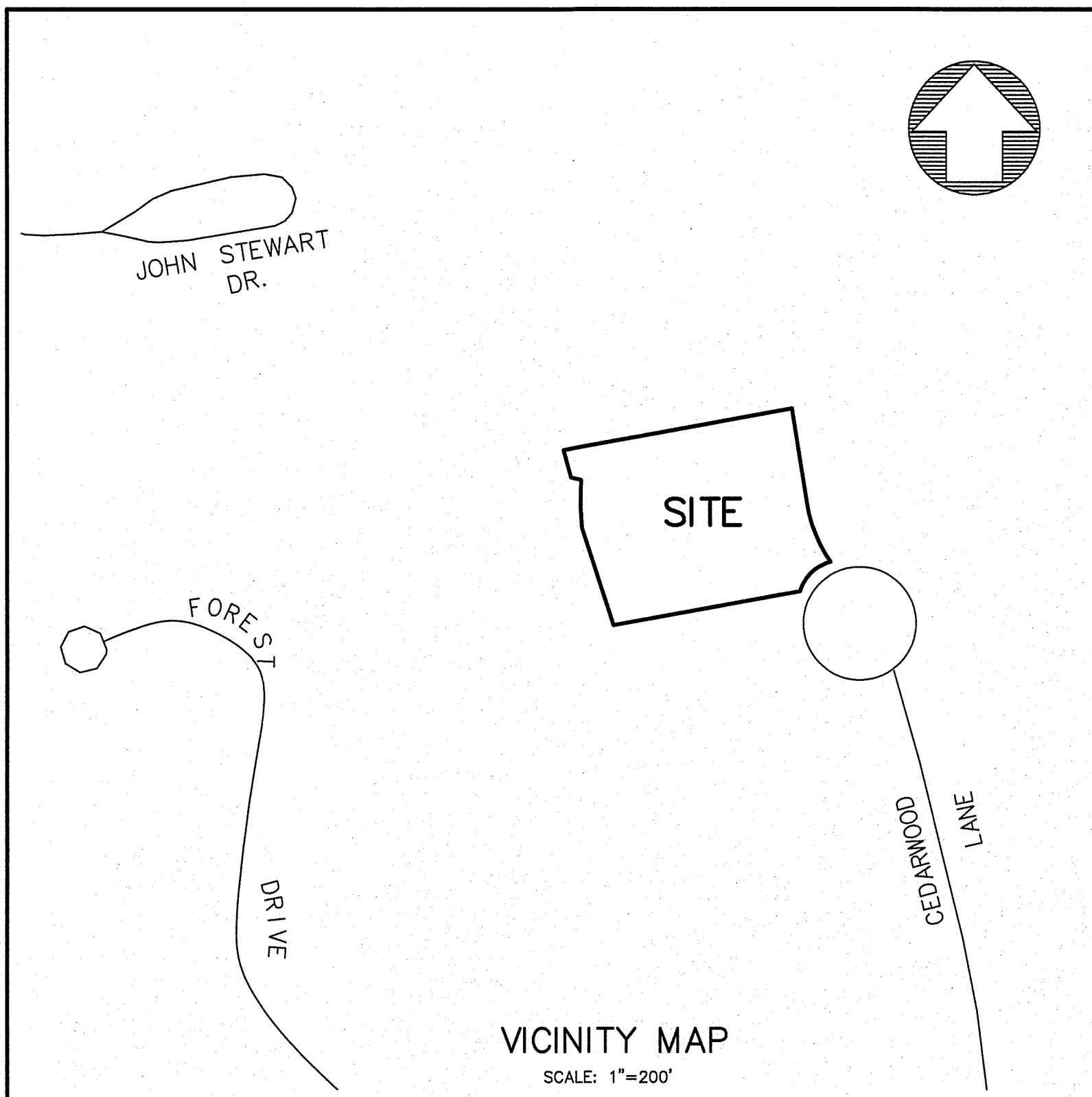
- "SUBDIVISION PLAN, RE-SUBDIVISION OF WESTERLY PORTION OF LOT 5 & SOUTHERLY PORTION OF LOT 3, PROPERTY OF FRANCIS C. & CYNTHIA CALLAHAN, 105 CEDARWOOD LANE, NEWINGTON, CONNECTICUT, DATE: 7-09-10, SCALE: SHOWN, SHEET 1 OF 2, REVISED 4-12-10, BY BSI, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS."
- "PROPOSED LOT LINE REVISION, MAP OF PROPERTY OF FREDERICK H. CALLAHAN, JR., ETAL, BERLIN TURNPIKE, NEWINGTON, CONNECTICUT, DATE: 8-6-97, REVISED THROUGH 8-06-97, SCALE: 1"=40', SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS."
- "MAP SHOWING PROPOSED C.L. & P. EASEMENT ACROSS THE LAND OF FRANCIS C. & PATRICIA E. CALLAHAN, 105 CEDARWOOD LANE, NEWINGTON, CONN., DATE: 10/4/89, REVISED 11-16-89, SCALE: 1"=40', THE BONGIOVANNI GROUP, INC., LAND SURVEYORS."
- "LOT LINE REVISION, MAP OF PROPERTY OF ESTATE OF FREDERICK H. CALLAHAN, JR., ETAL, BERLIN TURNPIKE, NEWINGTON, CONNECTICUT, DATE: 7-29-98, SCALE: 1"=40', SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS."

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.
 TYPE OF SURVEY: ORIGINAL SURVEY
 BOUNDARY DETERMINATION CATEGORY: RESURVEY
 CLASS OF HORIZONTAL ACCURACY: A-2
 HORIZONTAL DATUM BASED ON NAD83.
- THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

[Signature] 2-25-2022 14649
 SURVEYOR'S SIGNATURE DATE LICENSE NUMBER



BSI
 THE BONGIOVANNI GROUP, INC.
 LAND SURVEYORS
 170 Pine Road
 Newington, Conn. 06111
 TEL: (860) 666-0134
 FAX: (860) 666-3530

Date	Revision

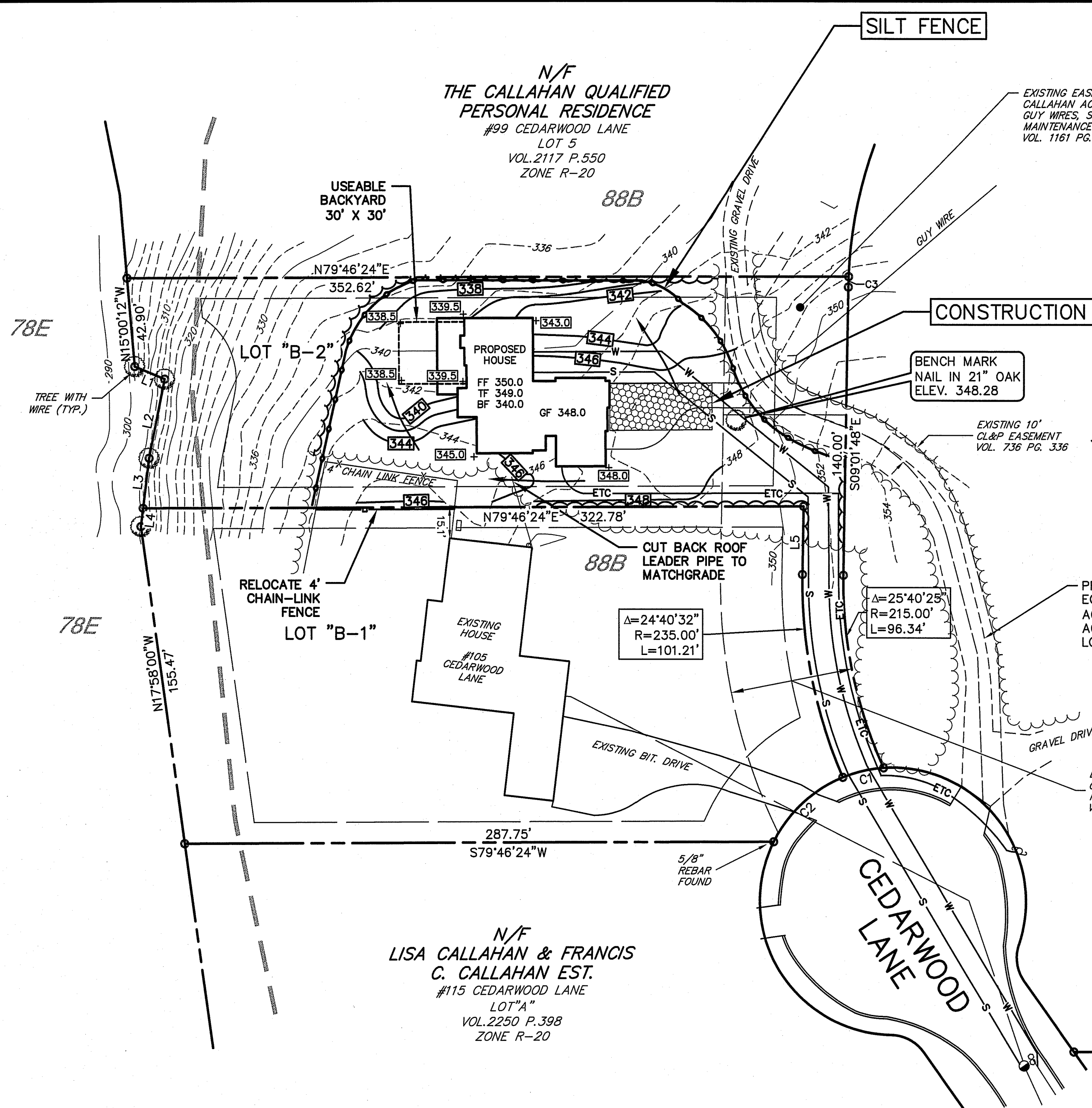
ORIGINAL SURVEY PREPARED FOR
CYNTHIA ZIEGLER
 105 CEDARWOOD LANE
 NEWINGTON, CONNECTICUT

RESUBDIVISION PLAN

Sheet 1 of 2



HARTFORD HEALTHCARE CORP.
N/F
#1260 P.357
VOL. 2060 R-20



N/F
LISA CALLAHAN & FRANCIS
C. CALLAHAN EST.
#115 CEDARWOOD LANE
LOT "A"
VOL. 2250 P.398
ZONE R-20

N/F
CALLAHAN ACRES LLC
#100 CEDARWOOD LANE
LOT 4
VOL. 2033 P.376
ZONE R-20

SOIL TYPES	
SOIL SYMBOL	NAME
78E	Holyoke-Rock outcrop complex
88B	Wethersfield loam

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

GENERAL NOTES:

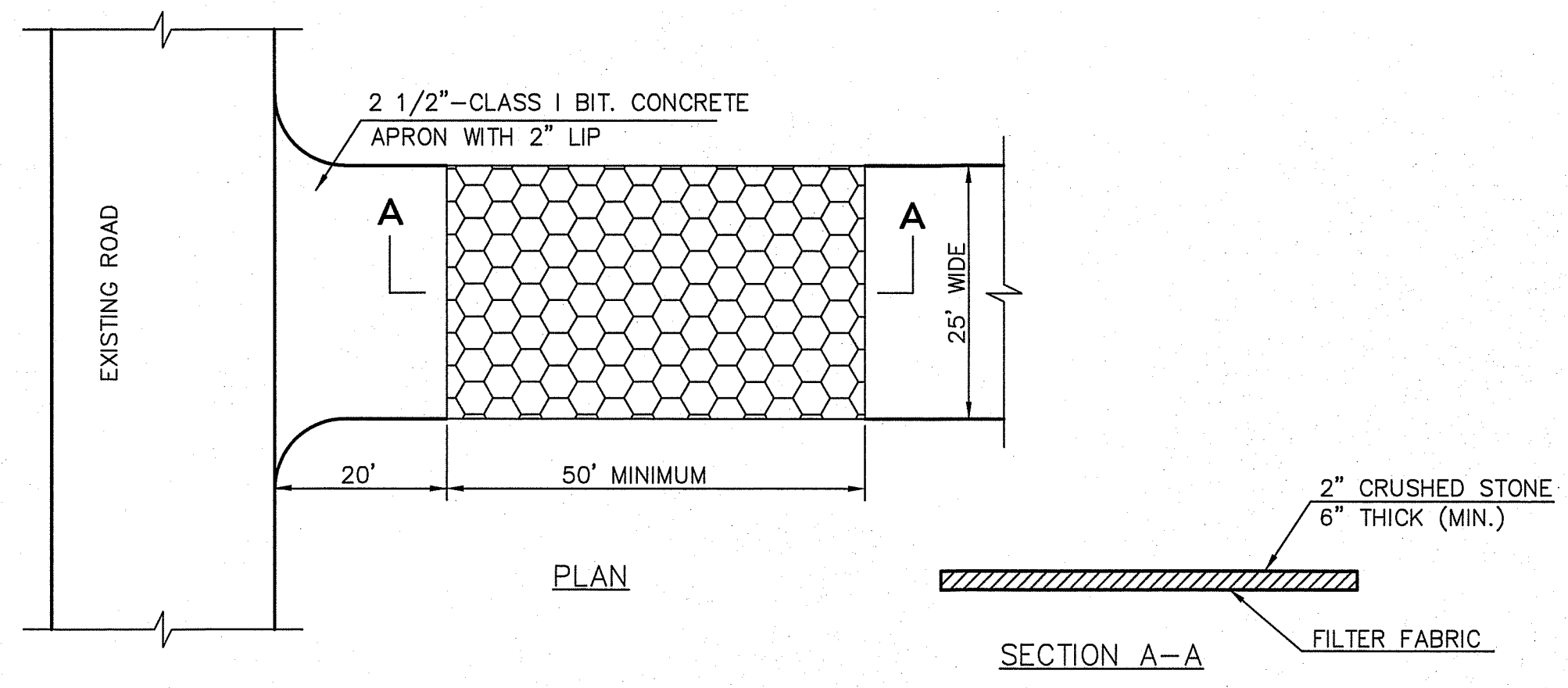
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- THE CONNECTICUT DEEP NATURAL DIVERSITY DATABASE HAS BEEN REVIEWED AND THERE ARE NO AREAS OF STATE OR FEDERAL LISTED SPECIES AND NO CRITICAL HABITAT AREAS ON THE PROPERTY.

LEGEND

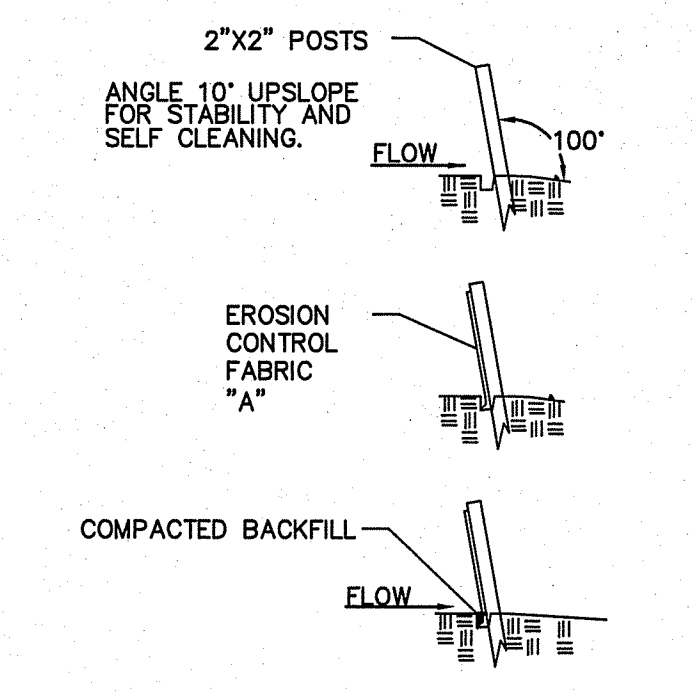
	PROPERTY LINE
	MANHOLE
	EXISTING ELEVATION CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED ELEVATION CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING WATER GATE
	EXISTING FENCE
	EXISTING TREE
	EXISTING UTILITY POLE
	EXISTING TREE LINE
	PROPOSED UNDERGROUND WATER LINE
	PROPOSED UNDERGROUND ELECTRIC, TELECOMM & CATV LINE
	PROPOSED SANITARY SEWER LATERAL
	FRONT YARD
	SIDE YARD
	REAR YARD
	FINISHED FLOOR ELEVATION
	TOP OF FOUNDATION ELEVATION
	BASEMENT FLOOR ELEVATION
	GARAGE FLOOR ELEVATION
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF CLEARING

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CONSTRUCTION ENTRANCE N.T.S.



SILT FENCE DETAIL N.T.S.

EROSION CONTROL NOTES

WATER EROSION CONTROL MEASURES

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THIS EROSION AND SEDIMENT CONTROL PLAN AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002). THE CONTRACTOR FOR THE PROJECT SHALL MAINTAIN A COPY OF THIS EROSION AND SEDIMENT CONTROL PLAN AND THE CONNECTICUT GUIDELINES ON-SITE DURING CONSTRUCTION ACTIVITIES.

ALL MATERIAL SHALL BE NEW AND FREE FROM DEFECTS THAT WOULD COMPROMISE THE EFFECTIVENESS OF THE CONTROL MEASURES. AFTER COMPLETION, ALL MATERIAL SHALL BE DISPOSED OF PROPERLY. LOCATION OF EROSION AND SEDIMENT CONTROL MEASURES CAN BE SEEN ON THE PHASED EROSION AND SEDIMENT CONTROL PLANS.

MAINTENANCE OF EROSION AND SEDIMENT CONTROLS

MAINTENANCE OF EROSION AND SEDIMENT CONTROLS SHALL BE COMPLETED IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002). THE CONTRACTOR SHALL MAINTAIN A COPY OF THE GUIDELINES ON-SITE AND REFER TO THE APPROPRIATE MAINTENANCE PROCEDURES THAT SHALL BE UTILIZED DURING THE CONSTRUCTION. A SUMMARY OF THE MAINTENANCE REQUIREMENTS FOR THE PROJECT IS SUMMARIZED BELOW.

DURING THIS TIME ALL EROSION AND SEDIMENT STRUCTURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SHALL ONLY TAKE PLACE WHERE IMMEDIATELY REQUIRED TO FURTHER CONSTRUCTION. IT IS DESIRABLE FROM AN EROSION PREVENTION CONCERN TO MINIMIZE DISTURBED AREAS. FINAL GRADING AND SEEDING SHALL TAKE PLACE AS SOON AS PRACTICAL.

CONSTRUCTION ACCESS ROAD AND ENTRANCE:

CONSTRUCTION ACCESS ROAD SHALL BE INSPECTED AT THE COMPLETION OF EACH WORKING DAY. THE ACCESS ROAD AND ENTRANCE SHALL BE REPAIRED AND/OR TOP-DRESSED WITH ADDITIONAL AGGREGATE TO ELIMINATE RUTS AND PROVIDE A STABLE SURFACE FOR ENTERING AND EXITING THE PROJECT SITE. REMOVE ALL SEDIMENT SPILLED ON THE TRACKING PAD IMMEDIATELY TO AVOID TRACKING MATERIALS INTO EXISTING STREETS. ROADS ADJACENT TO THE CONSTRUCTION SHALL BE LEFT CLEAN AT THE END OF EACH WORKING DAY.

SILT FENCE AND STRAW BALES:

THESE FACILITIES SHALL BE INSPECTED A MINIMUM OF ONCE PER WEEK OR AS REQUIRED ABOVE, BASED ON RAINFALL AT THE PROJECT SITE. REPAIRS AND MAINTENANCE SHALL BE COMPLETED AS NEEDED TO MAINTAIN THE FACILITIES IN PROPER WORKING ORDER. ADDITIONAL SILT FENCE AND STRAW BALES SHALL BE ADDED AS NEEDED DURING THE PROJECT TO REPLACE FAILED SYSTEMS OR LIMIT OTHER AREAS OF EROSION ON THE SITE.

GENERAL NOTES

ALL DISTURBED AREAS SHALL BE KEPT TO A MINIMUM. FINAL GRADING AND RESTORATION SHALL BE ACCOMPLISHED AS SOON AS PRACTICAL.

EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO SITE WORK. IF IT IS NOT POSSIBLE TO DO SO, THE ENGINEER SHALL BE NOTIFIED IN ORDER TO MAINTAIN THE INTEGRITY OF DESIGN.

ALL CONTROL STRUCTURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED WHEN STABILIZATION HAS BEEN ATTAINED. IF THE PROPOSED CONTROL MEASURES ARE NOT SATISFACTORY, ADDITIONAL CONTROL MEASURES SHALL BE TAKEN.

ALL RUNOFF FROM THE DISTURBED AREA SHALL BE CONTROLLED AND FILTERED. NON-WOVEN SYNTHETIC FIBER FILTER FABRIC, STRAW BALES OR SILTATION FENCE SHALL BE USED IN THE AREAS SHOWN ON THE SITE PLAN AND INSTALLED AS SHOWN ON THIS PLAN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF SEDIMENT AND EROSION CONTROL MEASURES. THIS RESPONSIBILITY INCLUDES THE ACQUISITION OF MATERIALS, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT STRUCTURES, THE COMMUNICATION AND DETAILED EXPLANATION TO ALL PEOPLE INVOLVED IN THE SITE WORK OF THE REQUIREMENTS AND OBJECTIVE OF THE EROSION AND SEDIMENT CONTROL MEASURES.

TWO (2) WEEKS PRIOR TO THE START OF WORK THE CONTRACTOR SHALL PROVIDE THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN.

NOTIFY THE ZONING ENFORCEMENT OFFICER FOR INSPECTING THE EROSION AND SEDIMENTATION CONTROLS PRIOR TO BEGINNING EARTHWORK AND AFTER THE EROSION AND SEDIMENT MEASURES HAVE BEEN INSTALLED.

NOTIFY THE ZONING ENFORCEMENT OFFICER FOR INSPECTING THE NEW VEGETATION AFTER VEGETATION IS ESTABLISHED AND PRIOR TO REMOVING ANY EROSION AND SEDIMENT MEASURES.

Approved by the Town Plan and Zoning Commission under Petition # _____ at the meeting of _____
Date _____ Chairman _____

Pursuant to Section 8-3 (i) of the Connecticut General Statutes all work in connection with this approved Site Plan shall be completed by _____

Approved by the Town Plan and Zoning Commission under Petition # _____ at the meeting of _____
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NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.
TYPE OF SURVEY: ORIGINAL SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF HORIZONTAL ACCURACY: A-2
CLASS OF TOPOGRAPHIC ACCURACY: T-2
- HORIZONTAL DATUM IS BASED ON NAD83.
- ELEVATIONS ARE BASED ON NAVD88.
- THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

2.25.2022 14649
SURVEYOR'S SIGNATURE DATE LICENSE NUMBER

GRAPHIC SCALE
1 inch = 40 ft.

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
Newington, Conn. 06111
TEL: (860) 666-0134
FAX: (860) 666-3555

Scale: 1"=40'
Checked: AB
Date: _____

Date: 2-25-22
Drawn: DUD / BTM
Revision: _____

ORIGINAL SURVEY PREPARED FOR
CYNTHIA ZIEGLER
105 CEDARWOOD LANE
NEWINGTON, CONNECTICUT

GRADING & UTILITIES PLAN

Sheet 2 of 2