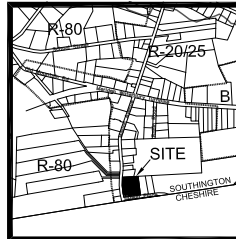
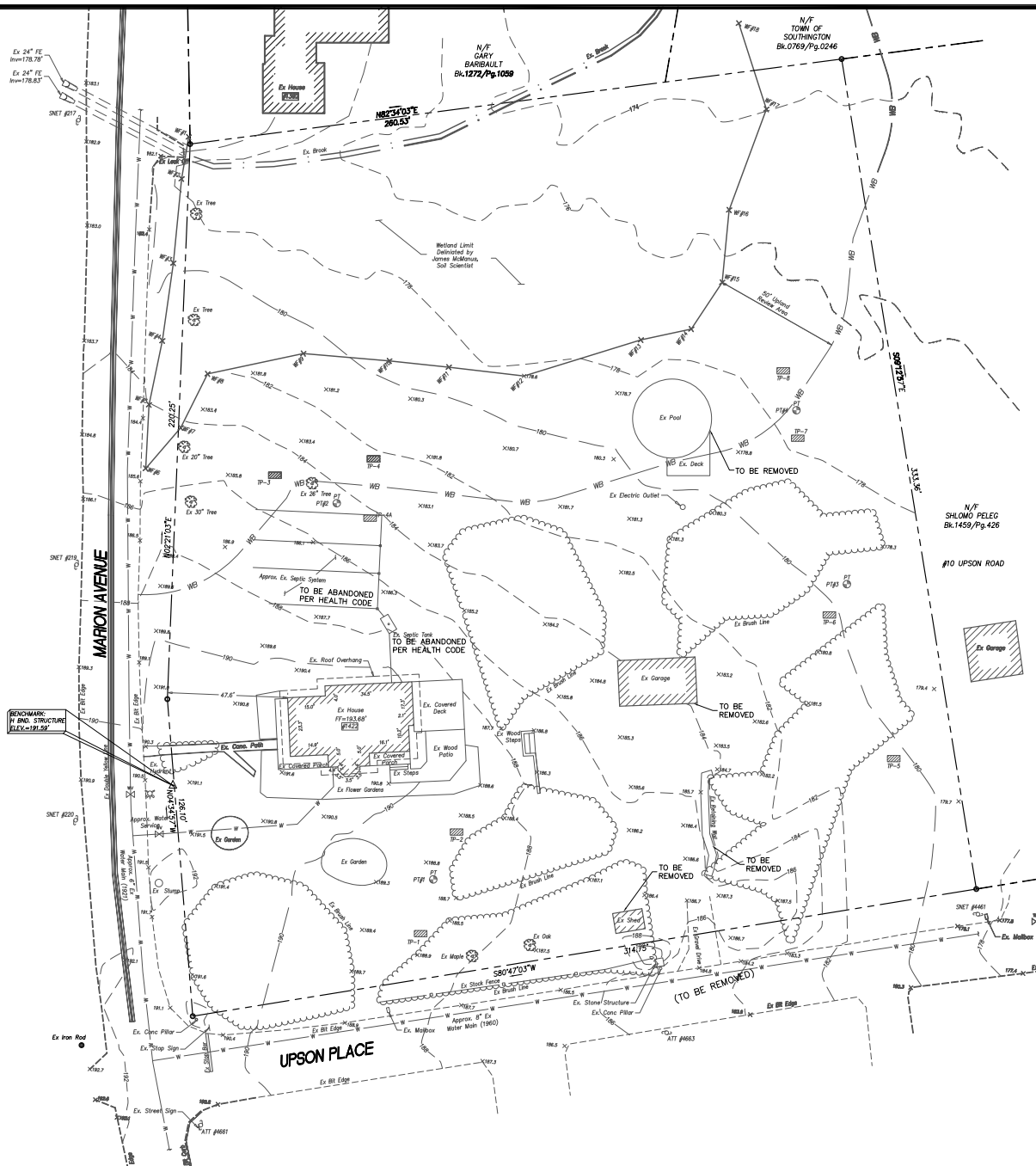


NOTES:

1. PARCEL OWNER: ELIZABETH UPSON STANLEY
2. AREA: 0.8189 AC (2.27 AC)
3. ADDRESS: 1422 MARION AVENUE SOUTHTON, CT
4. ZONE: RESIDENTIAL (R-20/25)
5. CONTOUR INTERVAL: 2'
6. ELEVATIONS BASED ON U.S.C. & G.S. DATUM
7. TOPOGRAPHY IS FROM FIELD SURVEY
8. THE BASIS FOR BEARINGS IS NORTH AMERICAN DATUM OF 1983 (NAD83) AND ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
9. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY MAY 2022. RECORD TITLE AND ADJOURNER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS JUNE 2022.
10. UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES, AND/OR OTHER SOURCES. THESE LOCATIONS MAY BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON SITE. THE EXISTENCE, SIZE, AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455.



KEYMAP: SCALE: 1"=1000'

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 of 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 S&B REVISIONS.

REVISION-7	DE-NMA	SR----	DE----
REVISION-6			
REVISION-5			
REVISION-4			
REVISION-3			
REVISION-2			
REVISION-1			

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 2019-10-26 FOR USE BY THE REGULATORS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).
THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
BOUNDARY DETERMINATION IS BASED UPON A RECONVEY.
THIS SURVEY CONFORMS TO CLASS A-2/1-2.
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Shirley N. Schuchman
C.T.P.E. & L.S. #10302

Kratzert, KJA
jones & associates, inc.
CIVIL ENGINEERS - LAND SURVEYORS
SITE PLANNERS - BUILDING ENGINEERS
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MIDDLETOWN, CT 06447-0337
PHONE: (860) 621-3638
FAX: (860) 621-8609
EMAIL: INFO@KRATZERTJONES.COM

EXISTING CONDITIONS MAP & DEMOLITION PLAN

for
EDWARD JAMELE

1422 MARION AVENUE
SOUTHTON, CT

SCALE: 1"=20'
DATE: JUNE 29, 2022

1/4" 1/2" 3/4" 1" 2" 3" 4" 6" 8" 12" 18" 24" 36" 48" 60" 72" 96" 120" 144" 168" 192" 216" 240" 264" 288" 312" 336" 360" 384" 408" 432" 456" 480" 504" 528" 552" 576" 600" 624" 648" 672" 696" 720" 744" 768" 792" 816" 840" 864" 888" 912" 936" 960" 984" 1008" 1032" 1056" 1080" 1104" 1128" 1152" 1176" 1200" 1224" 1248" 1272" 1296" 1320" 1344" 1368" 1392" 1416" 1440" 1464" 1488" 1512" 1536" 1560" 1584" 1608" 1632" 1656" 1680" 1704" 1728" 1752" 1776" 1800" 1824" 1848" 1872" 1896" 1920" 1944" 1968" 1992" 2016" 2040" 2064" 2088" 2112" 2136" 2160" 2184" 2208" 2232" 2256" 2280" 2304" 2328" 2352" 2376" 2400" 2424" 2448" 2472" 2496" 2520" 2544" 2568" 2592" 2616" 2640" 2664" 2688" 2712" 2736" 2760" 2784" 2808" 2832" 2856" 2880" 2904" 2928" 2952" 2976" 3000" 3024" 3048" 3072" 3096" 3120" 3144" 3168" 3192" 3216" 3240" 3264" 3288" 3312" 3336" 3360" 3384" 3408" 3432" 3456" 3480" 3504" 3528" 3552" 3576" 3600" 3624" 3648" 3672" 3696" 3720" 3744" 3768" 3792" 3816" 3840" 3864" 3888" 3912" 3936" 3960" 3984" 4008" 4032" 4056" 4080" 4104" 4128" 4152" 4176" 4200" 4224" 4248" 4272" 4296" 4320" 4344" 4368" 4392" 4416" 4440" 4464" 4488" 4512" 4536" 4560" 4584" 4608" 4632" 4656" 4680" 4704" 4728" 4752" 4776" 4800" 4824" 4848" 4872" 4896" 4920" 4944" 4968" 4992" 5016" 5040" 5064" 5088" 5112" 5136" 5160" 5184" 5208" 5232" 5256" 5280" 5304" 5328" 5352" 5376" 5400" 5424" 5448" 5472" 5496" 5520" 5544" 5568" 5592" 5616" 5640" 5664" 5688" 5712" 5736" 5760" 5784" 5808" 5832" 5856" 5880" 5904" 5928" 5952" 5976" 6000" 6024" 6048" 6072" 6096" 6120" 6144" 6168" 6192" 6216" 6240" 6264" 6288" 6312" 6336" 6360" 6384" 6408" 6432" 6456" 6480" 6504" 6528" 6552" 6576" 6600" 6624" 6648" 6672" 6696" 6720" 6744" 6768" 6792" 6816" 6840" 6864" 6888" 6912" 6936" 6960" 6984" 7008" 7032" 7056" 7080" 7104" 7128" 7152" 7176" 7200" 7224" 7248" 7272" 7296" 7320" 7344" 7368" 7392" 7416" 7440" 7464" 7488" 7512" 7536" 7560" 7584" 7608" 7632" 7656" 7680" 7704" 7728" 7752" 7776" 7800" 7824" 7848" 7872" 7896" 7920" 7944" 7968" 7992" 8016" 8040" 8064" 8088" 8112" 8136" 8160" 8184" 8208" 8232" 8256" 8280" 8304" 8328" 8352" 8376" 8400" 8424" 8448" 8472" 8496" 8520" 8544" 8568" 8592" 8616" 8640" 8664" 8688" 8712" 8736" 8760" 8784" 8808" 8832" 8856" 8880" 8904" 8928" 8952" 8976" 9000" 9024" 9048" 9072" 9096" 9120" 9144" 9168" 9192" 9216" 9240" 9264" 9288" 9312" 9336" 9360" 9384" 9408" 9432" 9456" 9480" 9504" 9528" 9552" 9576" 9600" 9624" 9648" 9672" 9696" 9720" 9744" 9768" 9792" 9816" 9840" 9864" 9888" 9912" 9936" 9960" 9984" 10000"

KJA FILE NO.: 222-038
DRAWING NO.: E-1

1. PARCEL OWNER: ELIZABETH URSIN STANLEY
2. TOTAL AREA: 18.979 (2.27 AC)
3. ADDRESS: 1422 MARION AVENUE
4. ZONE: SEE ZONING TABLE
5. TO BE THE SERVICE BY UTILITIES SEPTIC AND PUBLIC WATER.
6. THE INDICATED EXISTING UTILITIES ARE BASED ON WATER INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. UTILITY LOCATIONS MAY VARY. ADVISE ANY EAVIGATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-4-A-HEAD.
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN 180 DAYS OF THE DATE OF THE APPROVAL OF THIS PLAN. NO LONG-TERM VALU.
8. ANY DEVELOPED ACTIVITY IN A DESIGNATED INLAND/WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE INLAND/WETLAND PERMIT.
9. ALL OFF-ROAD ROADS TO CONNECT TO UNDERGROUND STORAGE.
10. THE DESIGN SHALL BE IN ACCORDANCE WITH THE APPROVAL, IF DEEMED NECESSARY BY THE MUNICIPALITY ENGINEER.
11. IN THE EVENT OF OCCUPANCY OF THE SITE, THE CONTRACTOR, IF DEEMED NECESSARY, SHALL BE RESPONSIBLE FOR OBTAINING ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY ADVISED BY THE PLANNING AND ENGINEERING DEPARTMENT. THE TANK SHALL BE INSTALLED ACTING OF A BOND.
12. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 278-6248 AND 278-6249, 24 HOURS IN ADVANCE, OF ANY CONNECTIONS.
13. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
14. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL PERMITS FOR THE PROPOSED DEVELOPMENT.
15. PREPARE AS MANY TRENCHES AS POSSIBLE.
16. EXISTING GRADES NOT TO BE CHANGED.
17. TOWN SHALL REQUIRE DROPPED AND SEDIMENTATION CONTROLS PRIOR TO THE START OF ANY CONSTRUCTION.
18. STREET SIGNAGE REQUIRED: SEE LANDSCAPE CHART PER TOWN OF SOUTHLAND REGULATIONS.
19. PAVED AREAS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A PERMIT.

TABLE 1. (FOR REPAIR SYSTEM OF EXISTING HOMES)

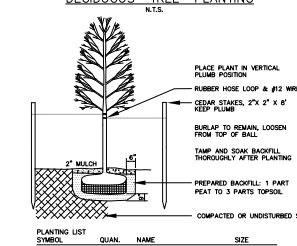
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- A. "SUBDIVISION PLAN OF PROPERTY OF LIBERO NUZZELLO"; SOUTHTON, CONN.; DATED: MAR. 1973; SCALE: 1"=40'; OFFICE OF HARRY E. COLE ENGINEERS AND SURVEYORS, 145MERIDEN AVE. SOUTHTON, CONN.
- B. "MAP SHOWING PROPOSED SUBDIVISION OF PROPERTY, JAMES R. UPSON, ET AL.; UPSON PLACE, SOUTHTON, CONN.; SCALE: 1"=40'; DATED: APRIL 25, 1973; OFFICE OF CARL G. MATTSOHN, ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS, 363 EAST ST. WOLCOTT, CONN.
- C. "REVISION OF SUBDIVISION PLANS OF THE ESTATE OF LIBERO NUZZELLO", MARION AVE. SOUTHTON, CT; SCALE: 1"=40'; DATED: JULY 15, 1981; KRATZERT & JONES, MERIDEN-WATERBURY TURNPIKE MIDDLETOWN, CONNECTICUT.

	NATURAL RESOURCE DISCOUNTS			
	LOT AREA MULTIPLIER	RESOURCE AREA FOR LOT 1	RESOURCE AREA FOR LOT 2	RESOURCE AREA FOR LOT 3
INLAND WETLANDS	0.25	0	0	21,392
SLOPES > 25%	0.25	0	0	0
FLOODPLAINS	0.25	0	0	0
PONDS, LAKES, WATERCOURSES	0.15	0	0	262
UTILITY RIGHT OF WAY (NOT LOCATED IN SIDE YARD)	0.50	0	0	0
$\text{LOT \#3: } 51,399 - (21,392 \times 0.75) - (262 \times 0.85) = 35,132 \text{ S.F.}$				

ZONING TABLE	
ZONE-R-20/25 (PUBLIC WATER AND PRIVATE SEPTIC)	
	REQUIRED
LOT AREA	22,500 S.F.
MAX. LOT COVERAGE	20%
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	25'
LOT FRONTAGE	125'

- LANDSCAPE NOTES**
1. ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
2. SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH PLANT. SET SHRUBS AT A 45 DEGREE ANGLE TO THE PLANT. AT A DEPTH THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT 1" GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND THE HEIGHT AS WHEN GROWING. WATER, BACHTER, PUMPS AND TANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
3. PLANTS IMBEDDED IN GRASS AND STONE MULCH TO DEPTH OF 3" - 5" MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPROVED BEFORE INSTALLATION.
4. BARE AND DISTURBED AREAS SHALL BE SEEDDED, IF NOT NOTED FOR TURF, PINEAPPLE, SCARPA AND APPLY SEED IN APPROVED MANNER.



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.

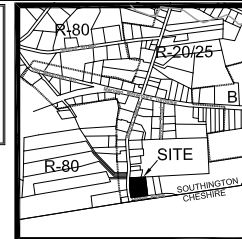
- SECTION 4-07.02 STREET TREES**
- THE DEVELOPER SHALL LEAVE NOT LESS THAN TWO NATURALLY GROWING TREES HAVING A HIGH CALIBER IN THE FRONT YARD OF EACH LOT OR SHALL PLANT ONE TREE TWO TO SIX FEET IN CALIBER AND FIVE TO SEVEN FEET IN HEIGHT NOT LESS THAN TWO FEET FROM THE SUGGESTED STREET TREE LINE WITH A SPACING OF NOT LESS THAN TWO FEET FROM THE STREET LINE AND A MINIMUM OF ONE FEET FROM THE STREET LINE TO A MAXIMUM OF SIX FEET FROM THE STREET LINE. STRAIGHTENING OR THE USE OF CURBS OR OTHER MEANS TO BE AVOIDED. THE INTENT BEING TO CREATE A NATURAL SCULPTURE OF APPROPRIATE SPECIES SUGGESTED STREET TREE LIST
- | | |
|---------------------------------|--------------------|
| ACER SACCHARINUM | SUGAR MAPLE |
| CORYLUS FLORIDA | AMERICAN HICKORY |
| QUERCUS BILUGATA | WHITE OAK |
| CELEXTRA TH. INFERNS THORNSLESS | HONEYLOCUST |
| LEUCODENDRON STYRACIOLA | STYRACIA |
| PLATANUS, TULIPFERA | TULIP TREE |
| PLATANUS ACROFOLIA | WIDE LEAFED |
| *FRAXINUS SAGITTATA | SARGENT CHERRY |
| *FRAXINUS C. BRADYOTI | BRADYOT CHERRY |
| *FRAXINUS CALIFORNIANA | FRAXINUS CHERRY |
| QUERCUS BILUGATA | RED OAK |
| QUERCUS PALESTRA | PINE OAK |
| LITIA CORDATA | LITTLE LEAF LARDEN |
| LITIA DOWNEYANA | |

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.



REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR

REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-4:		
REVISION-2:		
REVISION-1:		
PROJECT: 222038-JAMELF		
DR-MPT	SR-DH	DR-SR

SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION OF MAPS AND CHARTS OF THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-6 to 20-300b-20).
THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.
BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT 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.

kratzert,  KJA
jones &
associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRAETZTJONES.COM

for
DWARD
AMELE

SCALE: 1" = 20'

DATE: JUNE 29

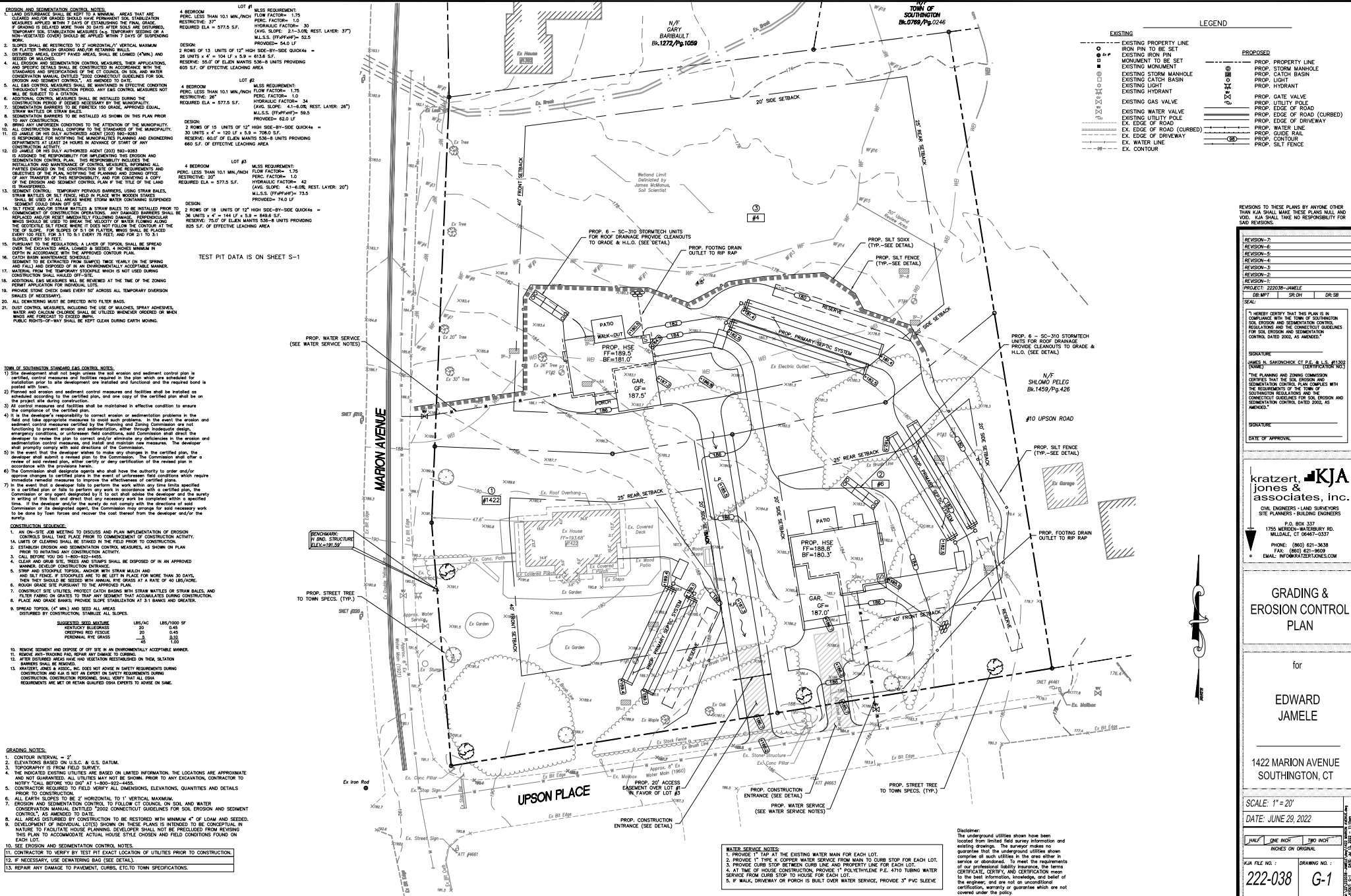
KJA FILE NO. :

DRAWING NO. :

222-050

S-1

5-1



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	DATE	BY	DESCRIPTION
REVISION-1	06/20/2022	JR	ADDED
REVISION-2	06/20/2022	JR	ADDED
REVISION-3	06/20/2022	JR	ADDED
REVISION-4	06/20/2022	JR	ADDED
REVISION-5	06/20/2022	JR	ADDED
REVISION-6	06/20/2022	JR	ADDED
REVISION-7	06/20/2022	JR	ADDED
REVISION-8	06/20/2022	JR	ADDED
REVISION-9	06/20/2022	JR	ADDED
REVISION-10	06/20/2022	JR	ADDED

PROJECT: 22203P-JAMEL

DATE OF APPROVAL: 06/20/2022

SIGNATURE: JAMES H. SAUNDERS, CT P.E. & L.S. #10300

SEAL: 1750 MERIDEN-WATERBURY RD., MERIDEN, CT 06467-0337

PHONE: (860) 621-3638

FAX: (860) 621-9609

EMAIL: INFO@KJAJONES.COM

GRADING & EROSION CONTROL PLAN

for

EDWARD JAMEL

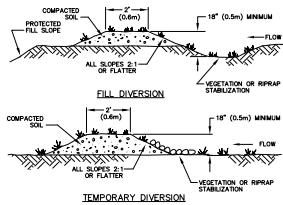
1422 MARION AVENUE
SOUTHINGTON, CT

SCALE: 1" = 20'

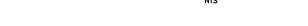
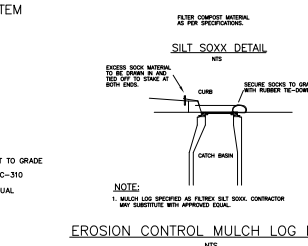
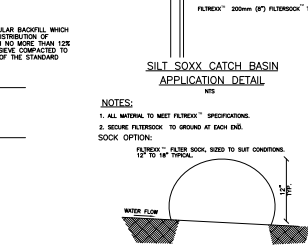
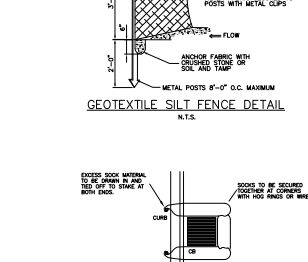
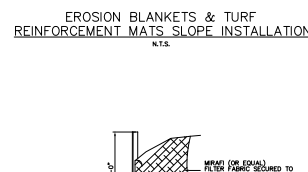
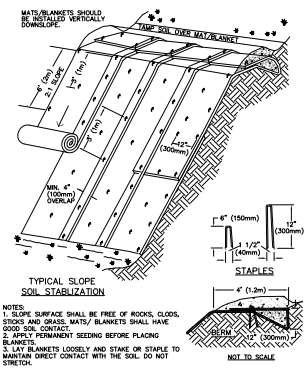
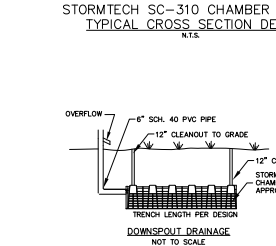
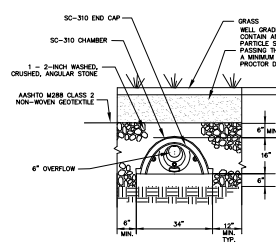
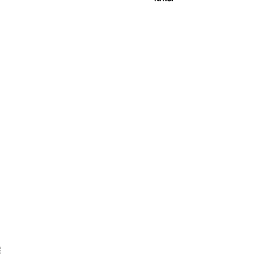
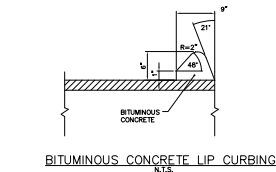
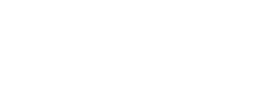
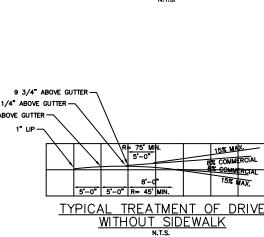
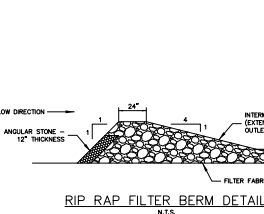
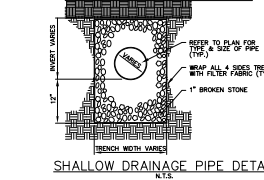
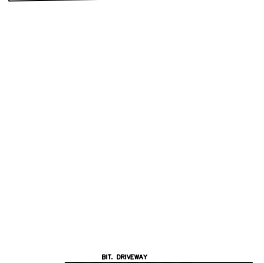
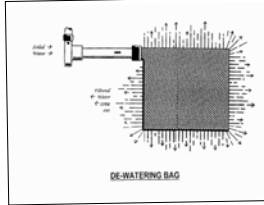
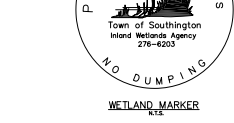
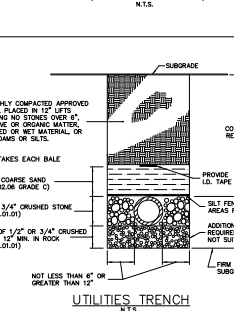
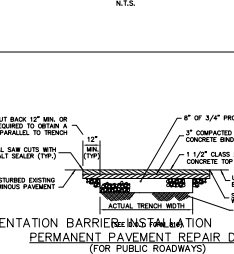
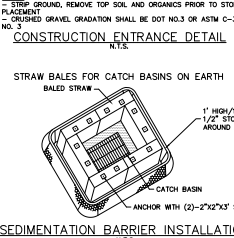
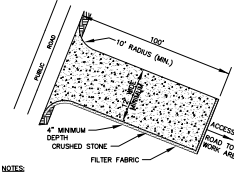
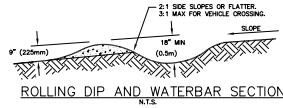
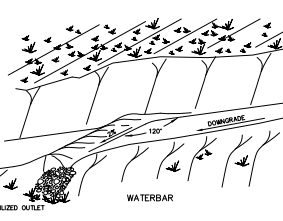
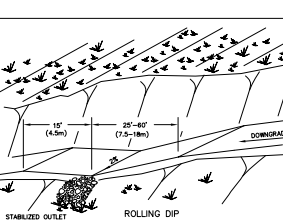
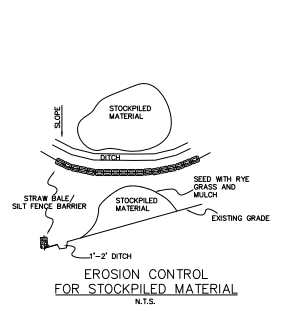
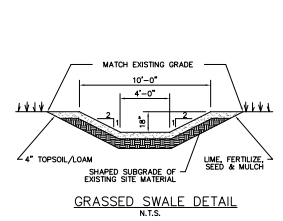
DATE: JUNE 29, 2022

KJA FILE NO.: 222-038

DRAWING NO.: G-1



NOTES:
1. THE CHANNEL BEHIND THE DIKE SHALL HAVE POSITIVE GRADE TO A STABILIZED OUTLET.
2. THE DIKE SHALL BE ADEQUATELY COMPACTED TO PREVENT FAILURE.
3. THE DIKE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEEDING OR RIPRAP.



Utilities Disclaimer:
The underground utilities shown have been located from 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. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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:	222038-JAMELE
DR:	MP7
SR:	DR
DR:	SR

NOT ALL DETAILS ON THIS PLAN MAY BE APPLICABLE

James M. Sawchuk
CT P.E. & L.S. #11302

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EMAIL: INFO@KRATZERJONES.COM

SITE DETAILS

for
EDWARD JAMELE

1422 MARION AVENUE
SOUTHINGTON, CT

SCALE: AS NOTED
DATE: JUNE 29, 2022

1/4" = 1' SCALE
1/2" = 1' SCALE
3/4" = 1' SCALE
1" = 1' SCALE
KJA FILE NO.:
222-038
DRAWING NO.:
D-1