

PROPOSED R-20/25 SUBDIVISION
PENNY LANE SUBDIVISION
347, 349 & 389 MARION AVENUE

PROPERTY OWNERS: **JERRY ALDIERI**
347 & 349 MARION AVENUE
SOUTHINGTON, CONNECTICUT 06489
MARION AVENUE ASSOCIATES, LLC
389 MARION AVENUE
PLANTSVILLE, CONNECTICUT 06479

DEVELOPER: **LEPAGE HOMES, INC.**
172 FLANDERS STREET
SOUTHINGTON, CONNECTICUT 06489
CONTACT DURING CONSTRUCTION: BILL LEPAGE, (860) 621-3262

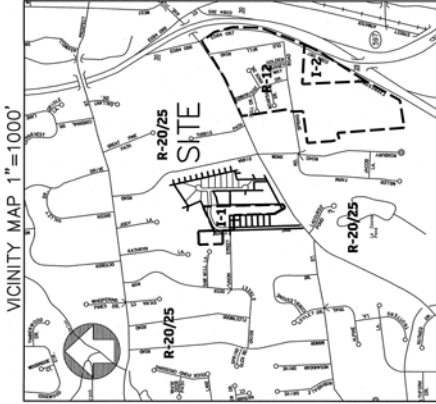
LAND SURVEYING - **THE BONGIOVANNI GROUP, INC.**
LAND PLANNING: 170 PANE ROAD
NEWINGTON, CONNECTICUT 06111
(860) 666-0134

CIVIL ENGINEERING: **HALLISEY, PEARSON & CASSIDY**
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
(860) 529-6812

SOIL SCIENCE: **SOIL RESOURCE CONSULTANTS**
P.O. BOX 752
MERIDEN, CONNECTICUT 06450
(860) 919-4049

ZONING DATA
R-20/25 SUBDIVISION
MINIMUM LOT WIDTH - 100'
MINIMUM FRONT YARD - 40'
MINIMUM SIDE YARD - 20'
MINIMUM REAR YARD - 20'
MINIMUM LOT AREA - 22,500 S.F.
MINIMUM LOT COVERAGE - 20%
MAXIMUM HEIGHT - 2.5 STORIES/25'

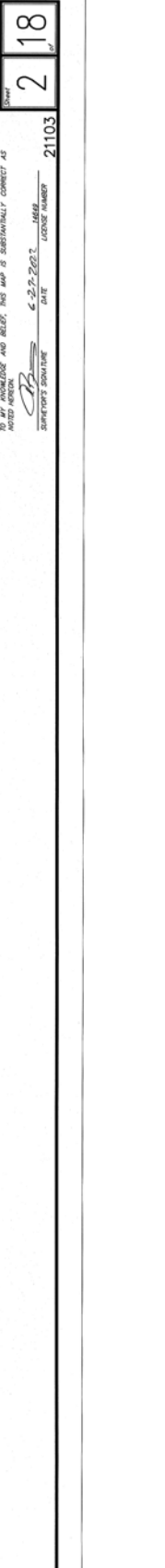
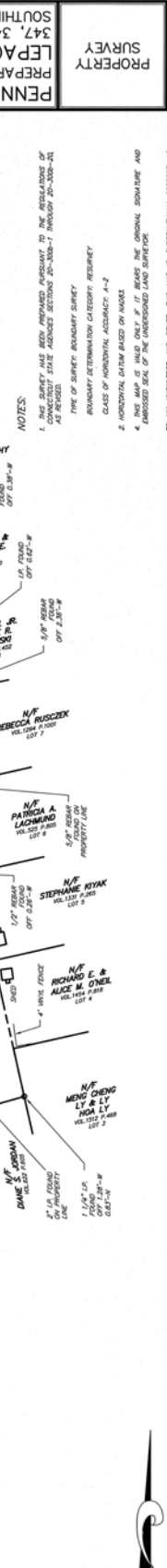
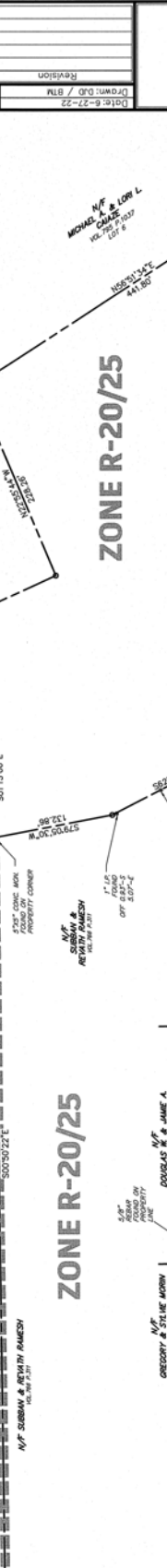
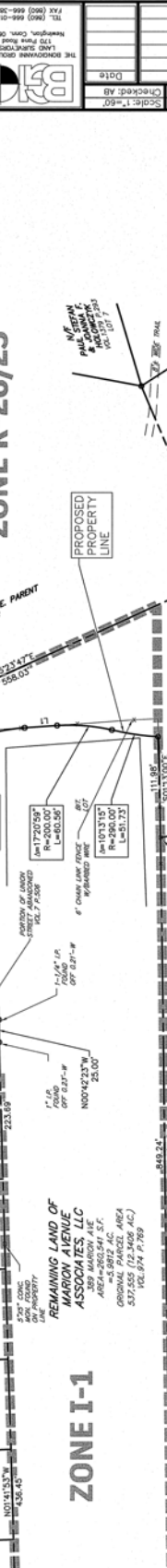
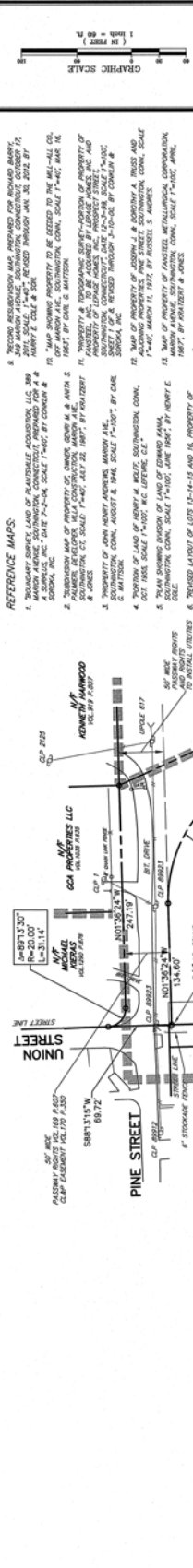
DRAWING INDEX	
SHEET 1	COVER SHEET
SHEET 2	PROPERTY SURVEY
SHEET 3	EXISTING CONDITIONS MAP
SHEET 4-5	SUBDIVISION MAP
SHEET 6-7	UTILITIES & IMPROVEMENTS PLAN
SHEET 8-9	EROSION & SEDIMENT CONTROL PLAN
SHEET 10-11	STREET PLAN & PROFILE
SHEET 12	SANITARY SEWER PLAN & PROFILE
SHEET 13	RETAINING WALL PLAN & PROFILE
SHEET 14-15	STORM WATER MANAGEMENT DETAILS
SHEET 16	SITE DETAILS
SHEET 17-18	SITE DETAILS



This subdivision is approved by the Planning and Zoning Commission of the Town of Southington, Connecticut.
Date: 6-27-22
Drawn By: [Signature]
Checked By: [Signature]
D016
Revision: [Blank]
118

LEGEND

PROPERTY LINE	EXISTING MONUMENT	MONUMENT TO BE SET	EXISTING FENCE	5/8" FENCE TO BE SET
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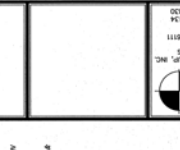
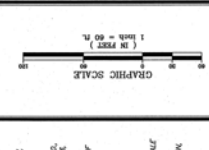
REFERENCE MAPS:

1. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 1, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.
2. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 2, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.
3. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 3, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.
4. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 4, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.
5. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 5, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.
6. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 6, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.
7. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 7, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.
8. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 8, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.
9. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 9, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.
10. THORNTON SURVEY, LAND OF PLANTATION ACQUISITION, LLC, MAP 10, 2012, SCALE 1"=40', REVISION 10/10/12, THROUGH JAN. 10, 2012, BY HARRY E. CUL & SON.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE CONNECTICUT STATE ARCHIVED SECTIONS 20-300-1 THROUGH 20-300-10.
2. TYPE OF SURVEY: BOUNDARY SURVEY.
3. CLASST OF ACCURACY: A-2.
4. HORIZONTAL DATUM BASED ON NAD83.
5. THIS MAP IS BASED ON THE ORIGINAL SURVEY AND HAS BEEN REPRODUCED FROM THE ORIGINAL SURVEY.
6. TO THE KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN.

DATE: 6-27-2012
16668
21103



Date	Revision
10/10/12	1-60

DATE: 6-27-2012
 SCALE: 1"=40'

PREPARED FOR:
 LEPAGE HOMES, INC.
 347, 349 & 389 MARION AVENUE
 SOUTHWINGTON, CONNECTICUT

PROPERTY
 SURVEY

218

DATE: 6-27-2012
 16668
 21103

Line Table		
Line #	Direction	Length
L1	N86°00'33"E	35.94'
L2	S88°57'01"W	21.81'
L3	S62°19'59"W	23.52'
L4	S62°19'59"W	23.72'

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 "8-4-4" AT 1-800-822-4455 PRIOR TO ANY EXCAVATION.

Curve #	Delta	Radius	Length
C1	08°13'30"	200.00'	31.14'
C2	08°13'30"	200.00'	233.86'
C3	02°36'45"	250.00'	89.94'
C4	01°20'59"	240.00'	75.70'
C5	01°20'59"	240.00'	72.67'
C6	08°47'06"	20.00'	30.29'
C7	00°43'33"	525.00'	43.30'
C8	03°42'37"	50.00'	34.67'
C9	06°39'43"	50.00'	55.56'
C10	14°54'35"	50.00'	128.46'
C11	00°45'33"	50.00'	4.30'
C12	07°51'56"	20.00'	26.13'
C13	00°06'30"	425.00'	25.77'
C14	07°23'54"	20.00'	25.62'
C15	11°28'13"	50.00'	102.81'
C16	12°42'52"	50.00'	110.58'
C17	03°12'54"	20.00'	32.54'
C18	00°07'44"	290.00'	36.08'
C19	01°03'15"	290.00'	51.72'
C20	01°20'59"	200.00'	60.56'
C21	02°36'45"	200.00'	71.95'
C22	06°07'01"	150.00'	175.41'

Line #	Direction	Length
L1	N86°00'33"E	35.94'
L2	N0°46'34"W	24.08'
L3	N86°00'33"E	35.94'

Parcel Table	Lot #	Area (SQ. FT.)	Area (AC.)
	LOT 1	35,229	0.8088
	LOT 2	42,313	0.9714
	LOT 3	63,754	1.4636
	LOT 4	25,259	0.5799
	LOT 5	22,524	0.5171
	LOT 6	22,573	0.5182
	LOT 7	22,844	0.5244
	LOT 8	24,072	0.5533
	LOT 9	27,101	0.6221
	LOT 10	22,275	0.5182
	LOT 11	22,535	0.5173
	LOT 12	25,323	0.5813
	OPEN SPACE 1	3,008	0.0709
	OPEN SPACE 2	20,534	0.4783

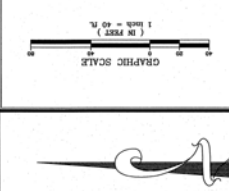
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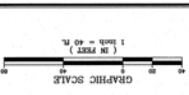
PROPERTY LINE
FENCE
RAILROAD STRONG LINE
EXTENDING STRONG LINE
APPROXIMATE TO BE SET
EXTENDING REMARK
5.0' REMARK TO BE SET
PRINT MARK
S.F.
S.F.
S.F.

MATCH LINE A (THIS SHEET)

CONSERVATION EASEMENT

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LOT 100





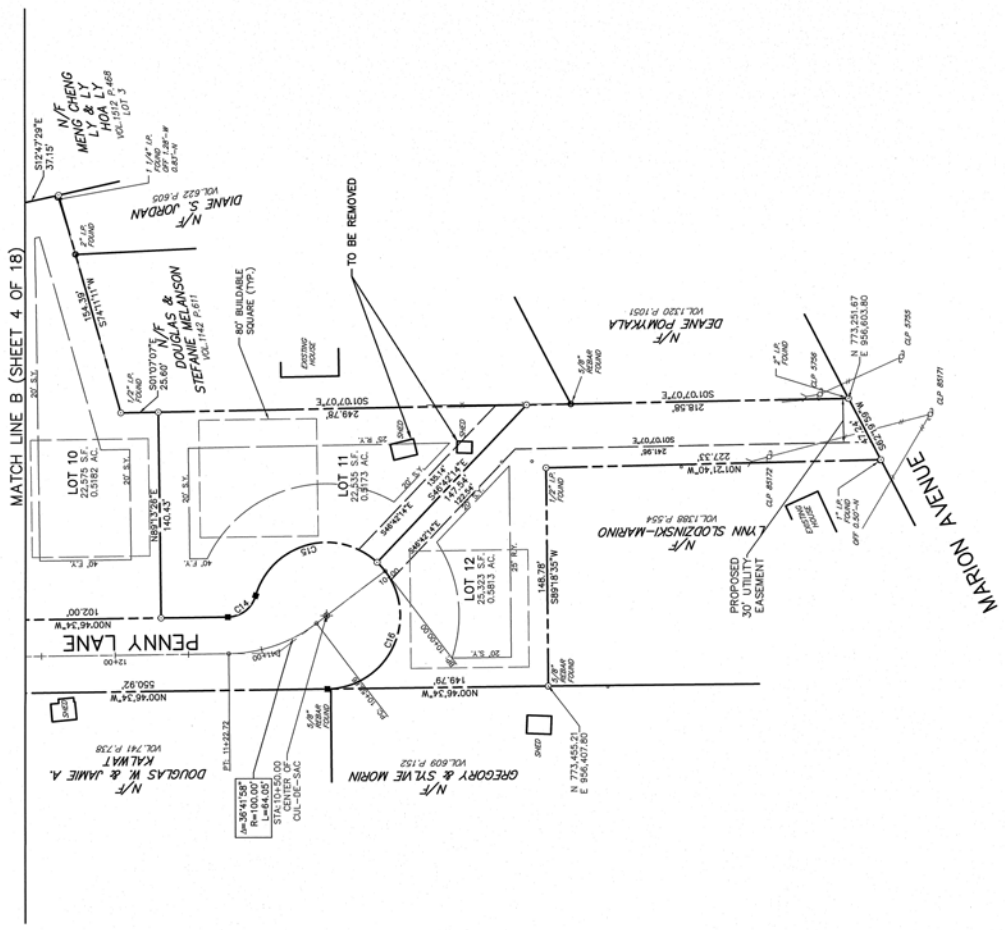
Scale: 1"=40'
Plot: _____
Checked: AB
Project: B7M
Lot: 8-27-22

PENNY LANE SUBDIVISION
PREPARED FOR
LEPAGE HOMES, INC.
347, 349 & 389 MARION AVENUE
SOUTHINGTON, CONNECTICUT

ORIGINAL
SURVEY
PLAN)
(SUBDIVISION

518

21103



LEGEND
PROPERTY LINE
BOUNDARY SURVEY LINE
EXISTING IMPROVEMENT
PROPOSED IMPROVEMENT
TO BE REMOVED
TO BE SET
TO BE SET
TO BE SET
TO BE SET
TO BE SET
TO BE SET

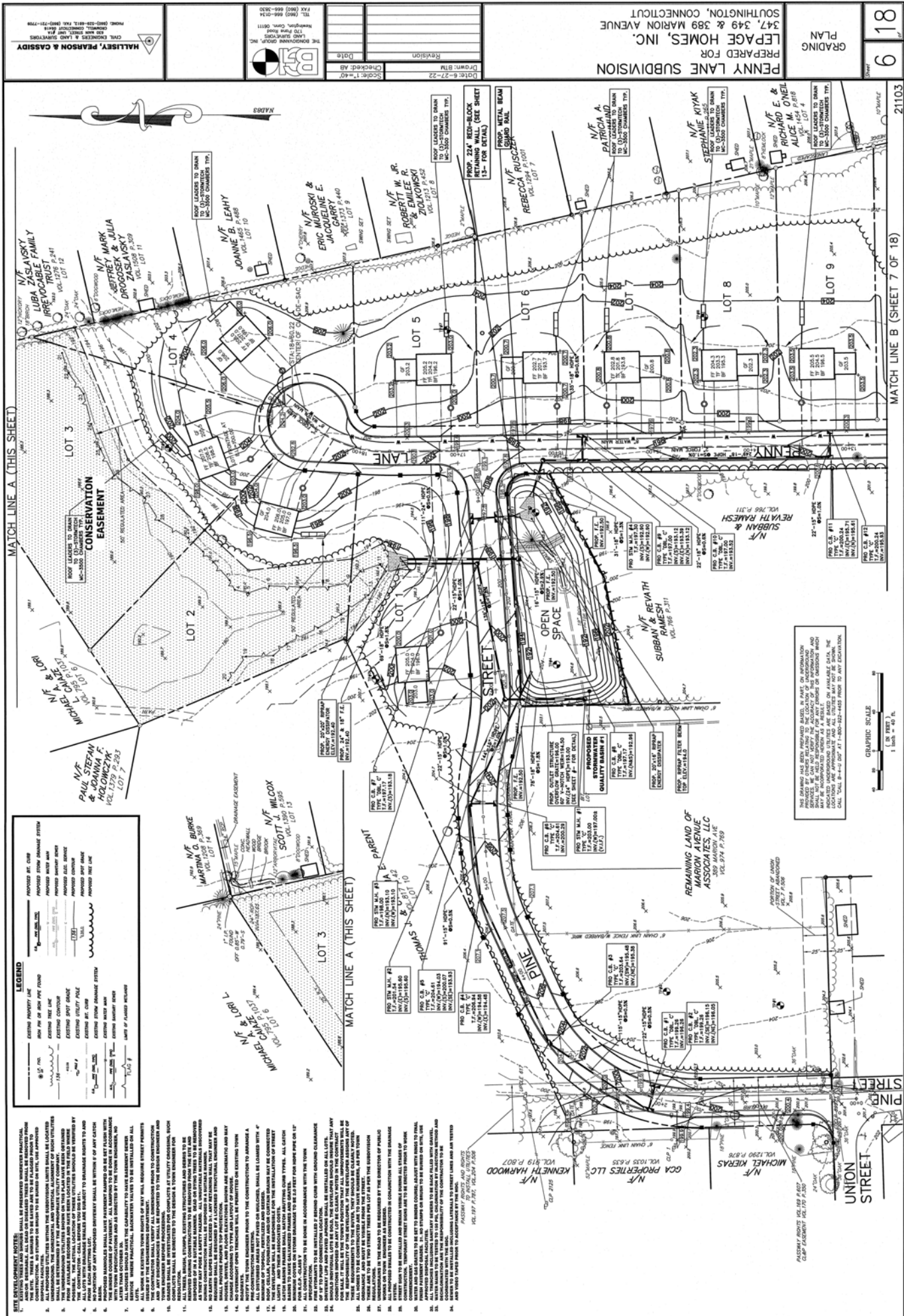
Parcel Table		
LOT #	Area (SQ. FT.)	AREA (AC.)
LOT 1	35,229	0.8088
LOT 2	42,313	0.9714
LOT 3	63,754	1.4636
LOT 4	25,259	0.5799
LOT 5	22,524	0.5171
LOT 6	22,573	0.5182
LOT 7	22,844	0.5244
LOT 8	24,972	0.5733
LOT 9	27,101	0.6221
LOT 10	22,575	0.5182
LOT 11	22,535	0.5173
LOT 12	25,323	0.5813
OPEN SPACE 1	3,088	0.0709
OPEN SPACE 2	20,834	0.4783

Curve #	Delta	Radius	Length
C1	089°13'30"	200.0'	31.14'
C2	087°00'11"	200.0'	23.88'
C3	020°36'45"	250.0'	89.84'
C4	017°20'59"	250.0'	75.70'
C5	017°20'59"	240.0'	72.67'
C6	086°47'06"	200.0'	30.28'
C7	004°43'53"	525.0'	43.35'
C8	039°43'57"	50.0'	34.67'
C9	063°39'43"	50.0'	55.56'
C10	145°41'35"	50.0'	126.46'
C11	004°50'33"	50.0'	4.30'
C12	074°51'56"	20.0'	26.13'
C13	003°06'50"	475.0'	25.77'
C14	073°23'54"	20.0'	25.62'
C15	117°28'13"	50.0'	102.51'
C16	126°42'52"	50.0'	110.58'
C17	083°2'54"	20.0'	32.54'
C18	007°07'44"	290.0'	36.08'
C19	010°31'15"	290.0'	51.73'
C20	017°20'59"	200.0'	60.56'
C21	020°36'45"	200.0'	71.95'
C22	087°00'11"	150.0'	175.41'

Line Table		
Line #	Direction	Length
L1	N68°00'33"E	35.94'
L2	N0°46'34"W	24.08'
L3	N68°00'33"E	35.94'

SURVEY NOTES

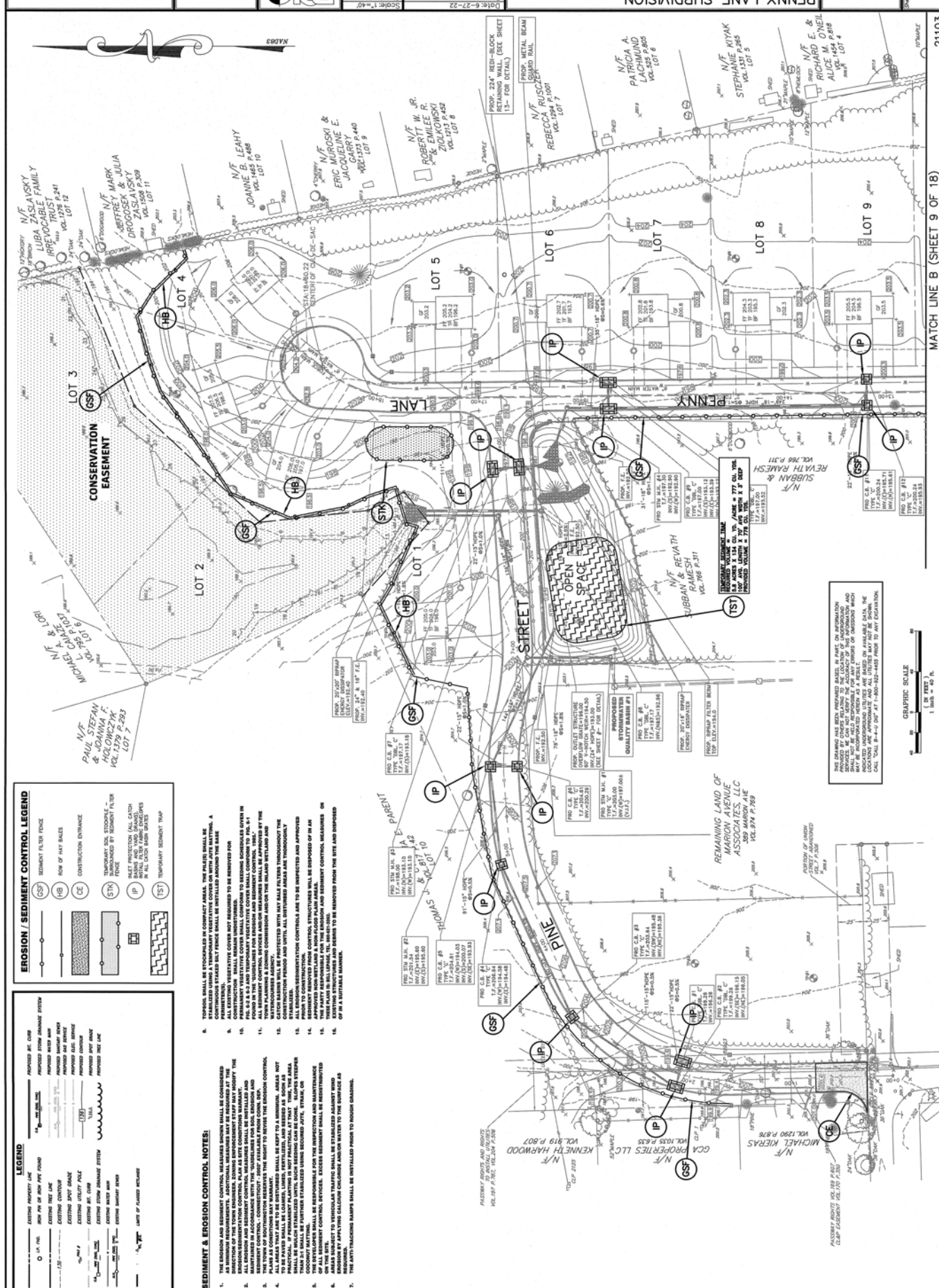
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT STATE DEPARTMENT OF CONSTRUCTION, SECTION 20-202-1, REVISION 20-200-20, AS REPEALED.
- THE SURVEY: ORIGINAL SURVEY
- BOUNDARY DETERMINATION CATEGORY: RESURVEY
- CLASS OF HORIZONTAL CONTROL: A-2
- BOUNDARY ALIGNMENT: A-2
- ATTENDED USE: SUBDIVISION MAP
- HORIZONTAL DATUM IS BASED ON STATE PLANE AND 83
- SUBJECT PARCEL IS IN ZONE CLASSIFICATION P-20/21
- THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND APPROVED SEAL OF THE PROFESSIONAL LAND SURVEYOR.
- TO ANY PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS MAP, AS WITNESSED, AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT.
- SURVEYOR'S SIGNATURE: G. J. J. J. J. DATE: 1-16-20 LICENSE NUMBER: 6-2-2-2-2-2

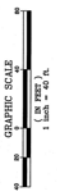
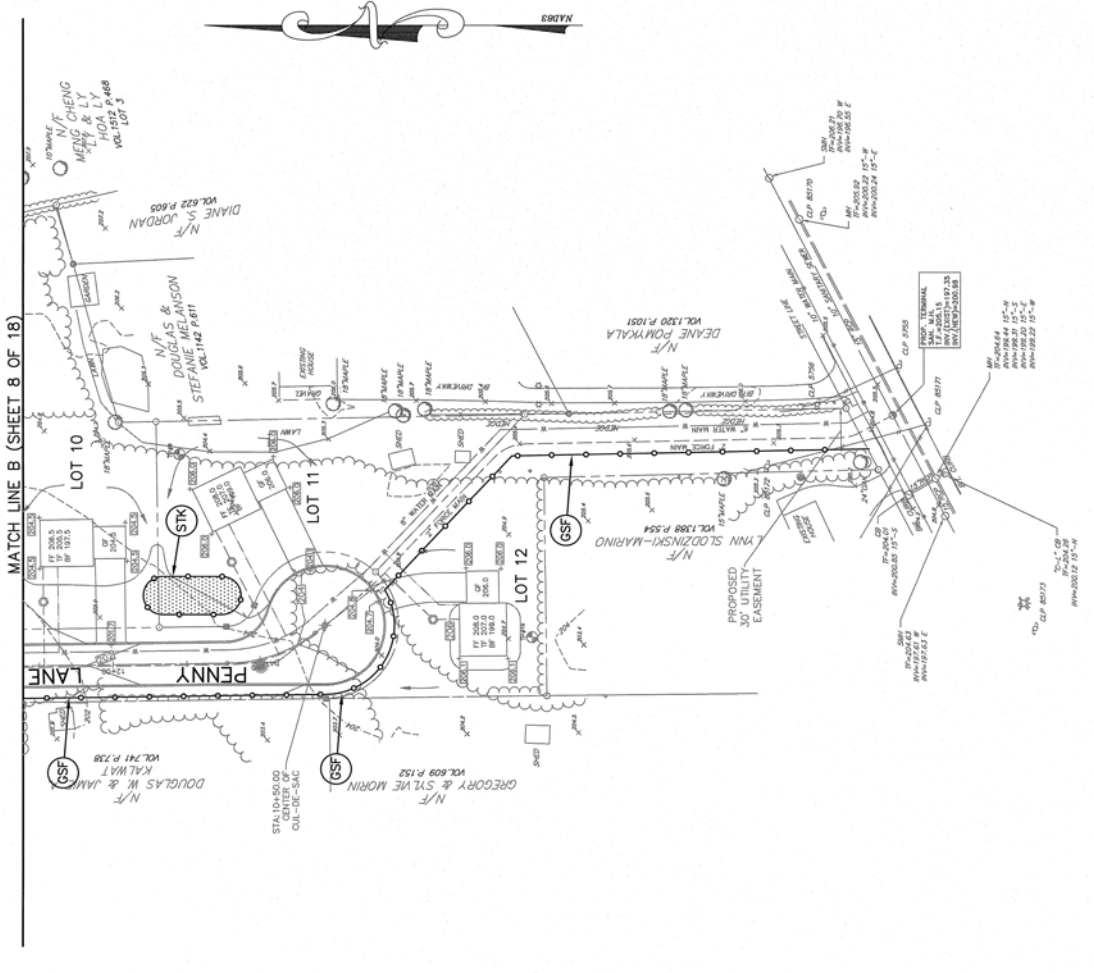


GRAPHIC SCALE
(IN FEET)
1 inch = 40 m



Table 1 Demographic characteristics of study population





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CALL "CALL 8-4-U 262" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

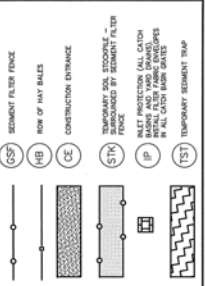
SEDIMENT & EROSION CONTROL NOTES:

- [illegible]

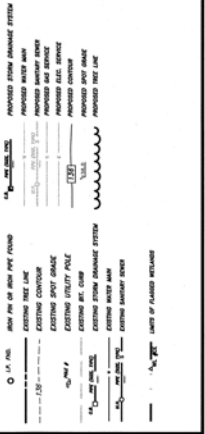
8. TOPSOIL SHALL BE STOCKPILED IN COMPACT AREAS. THE PILE(S) SHALL BE STABILIZED USING A TEMPORARY VEGETATIVE COVER OR WITH JUTE MATTING. A

- [illegible]

EROSION / SEDIMENT CONTROL LEGEND

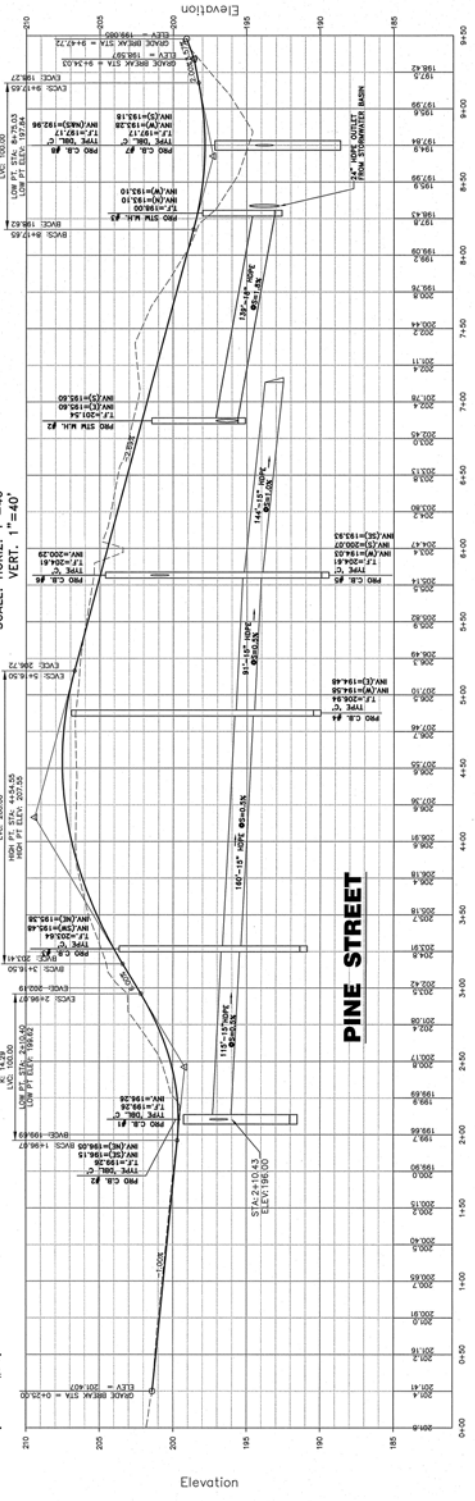
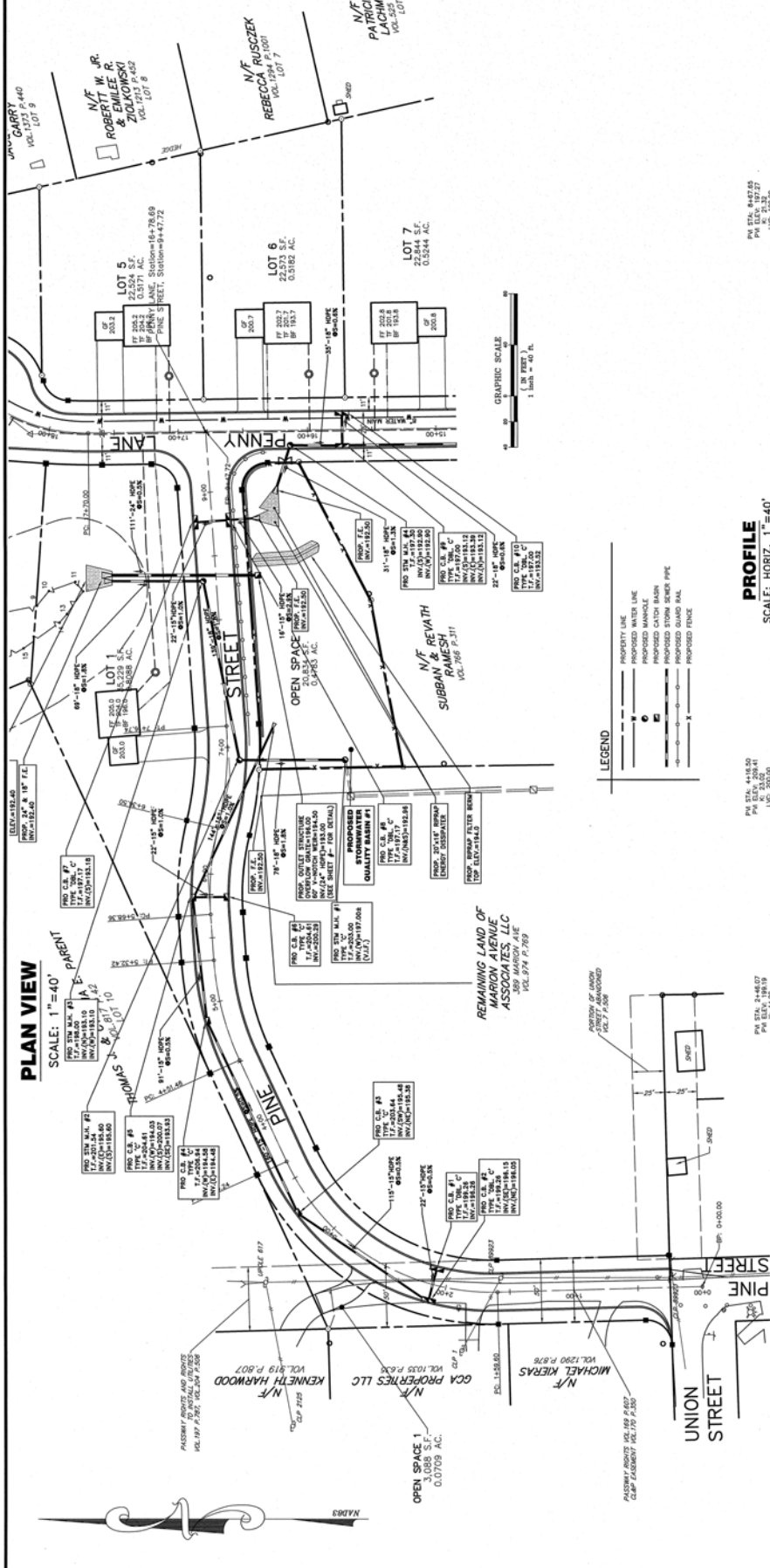


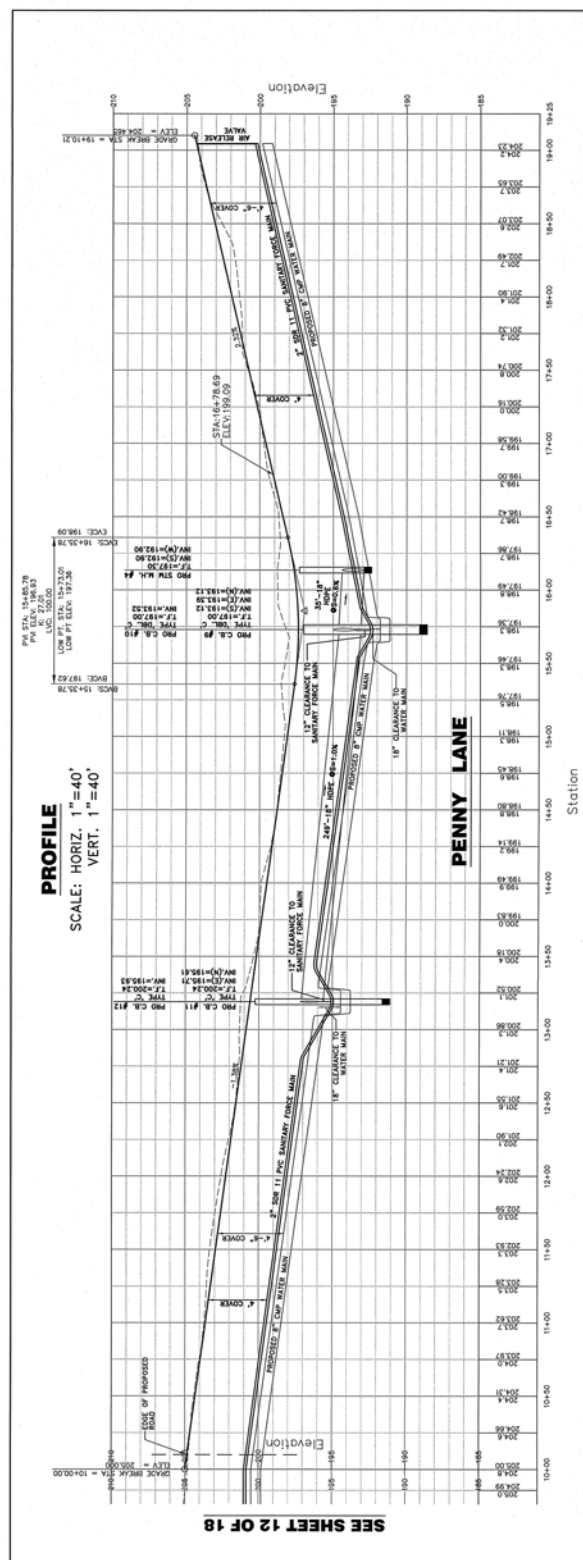
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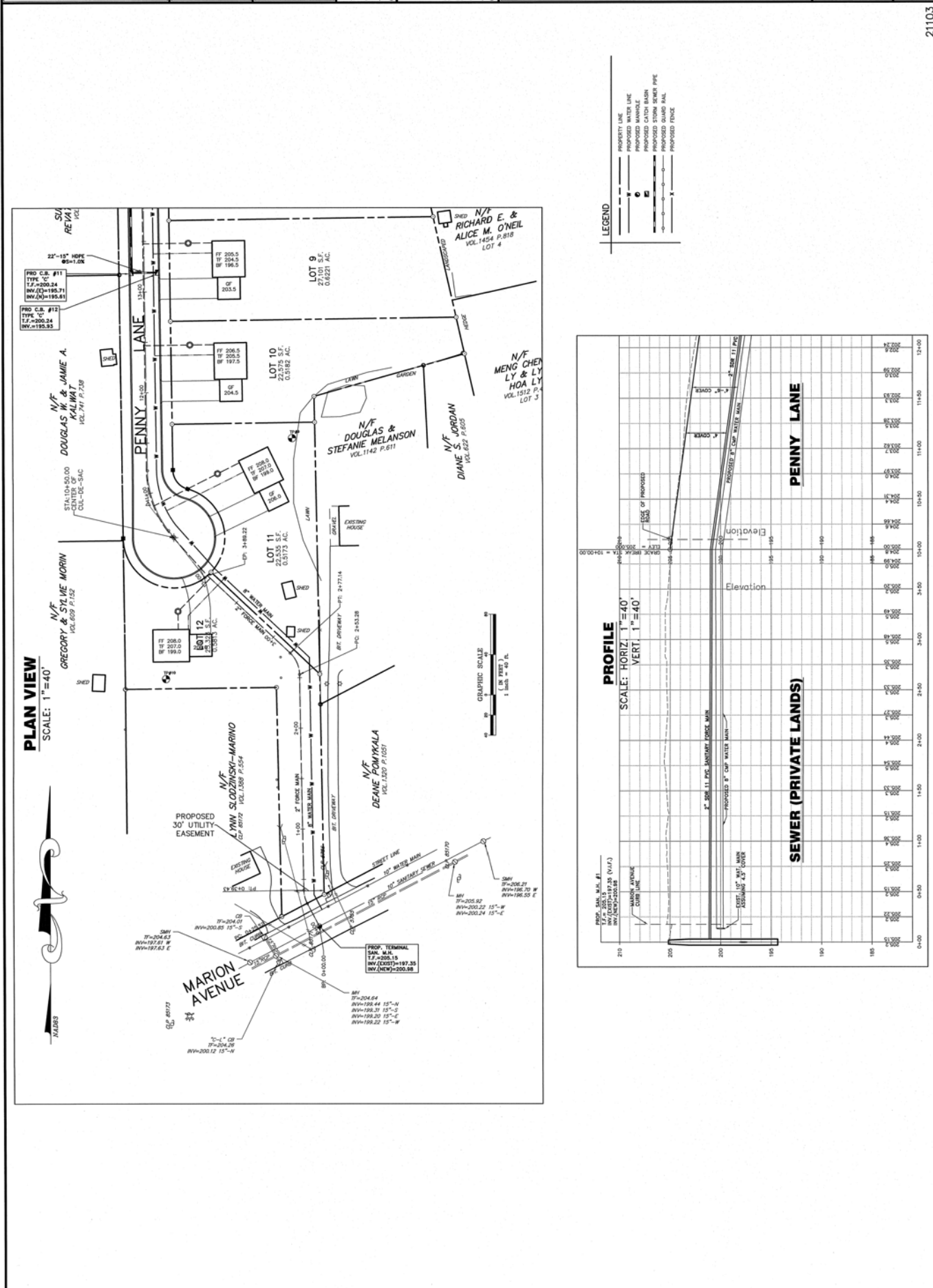


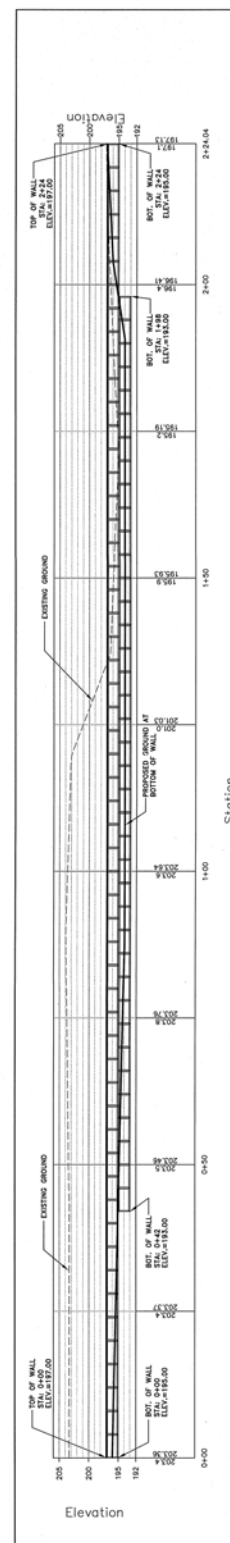
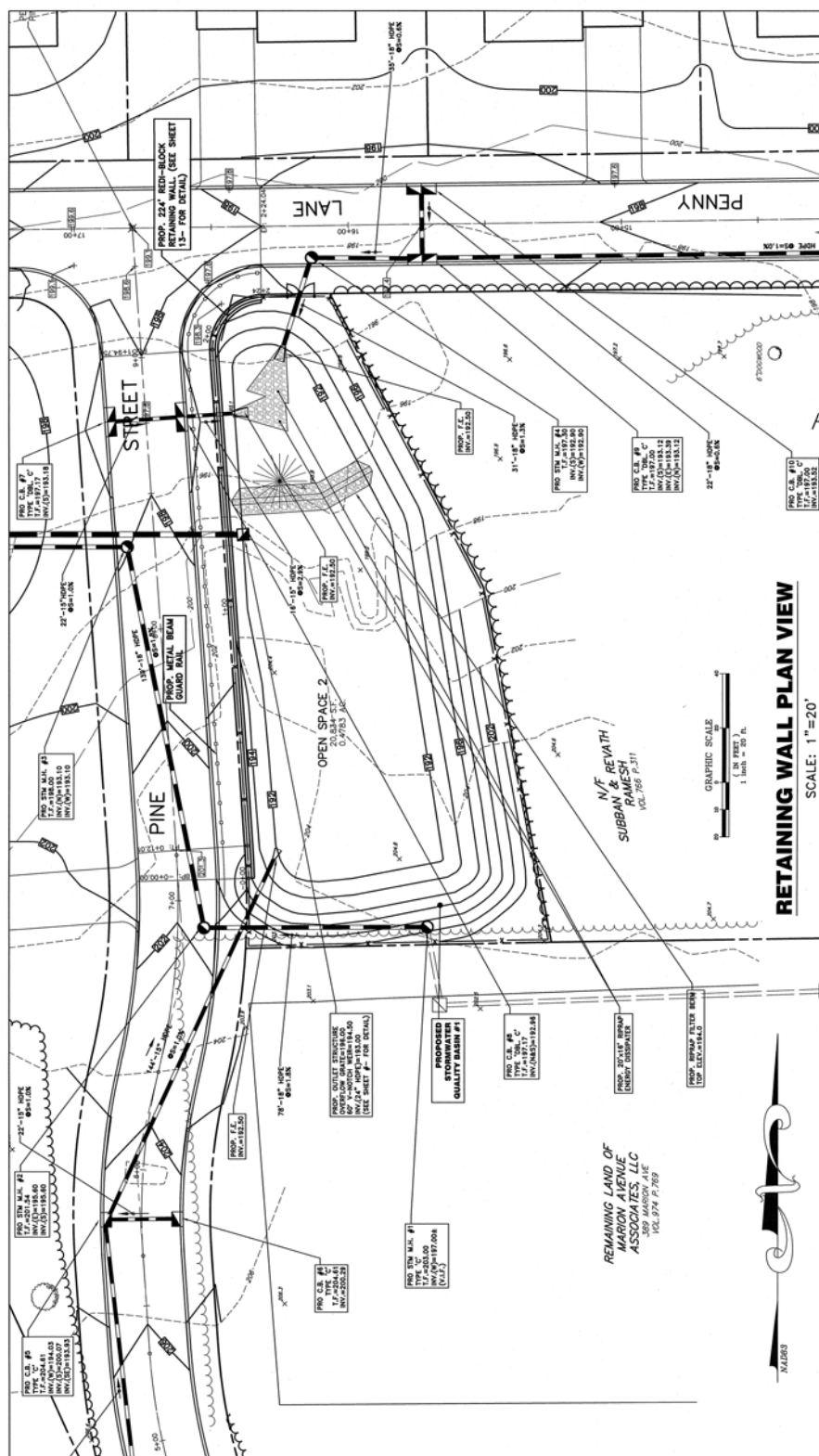


HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
1000 WEST 10TH STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: (303) 733-8811 FAX: (303) 731-7798



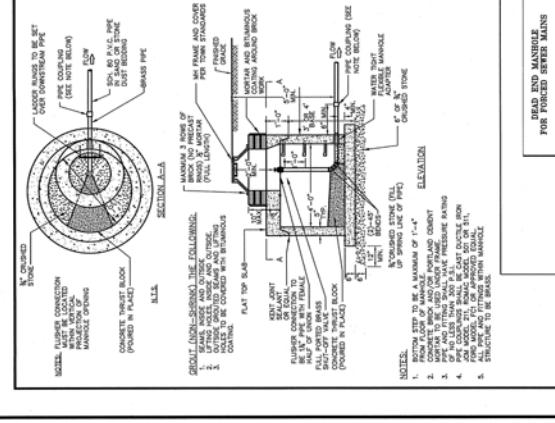
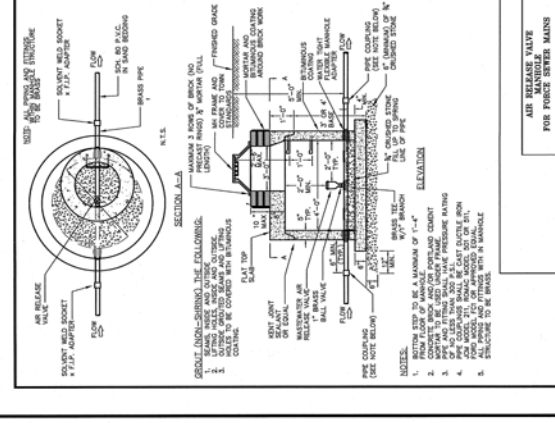
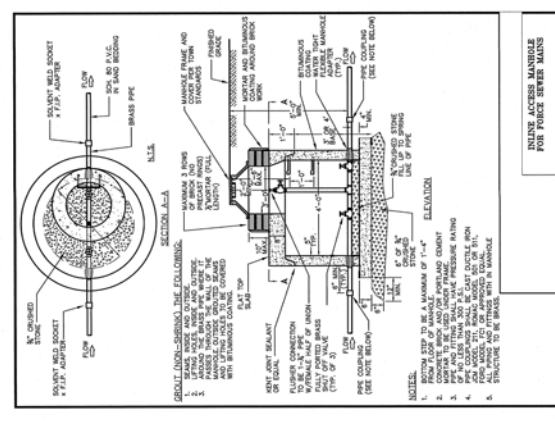
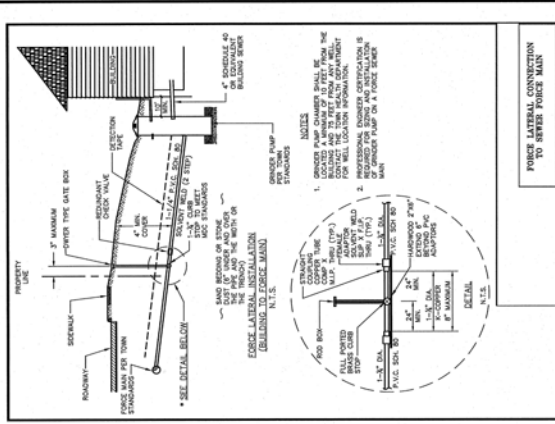
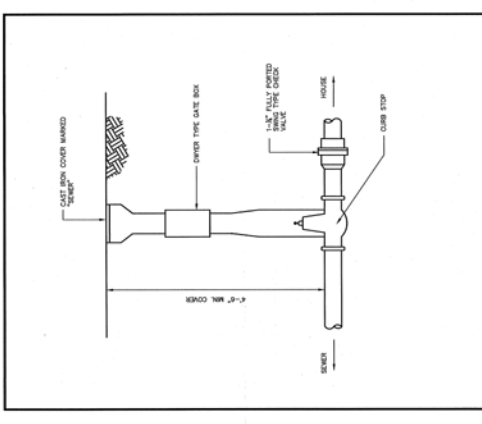
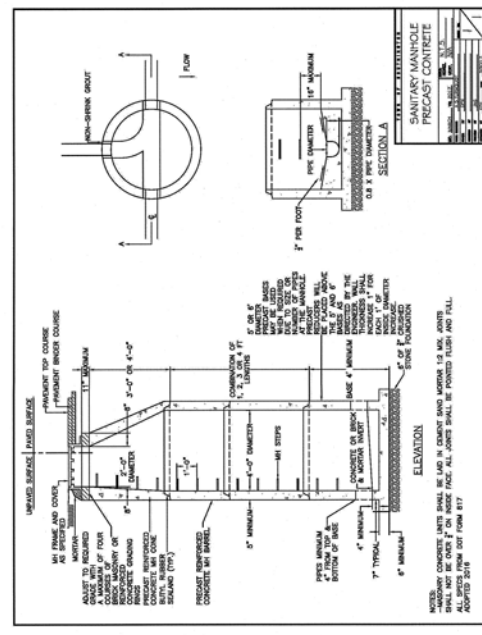
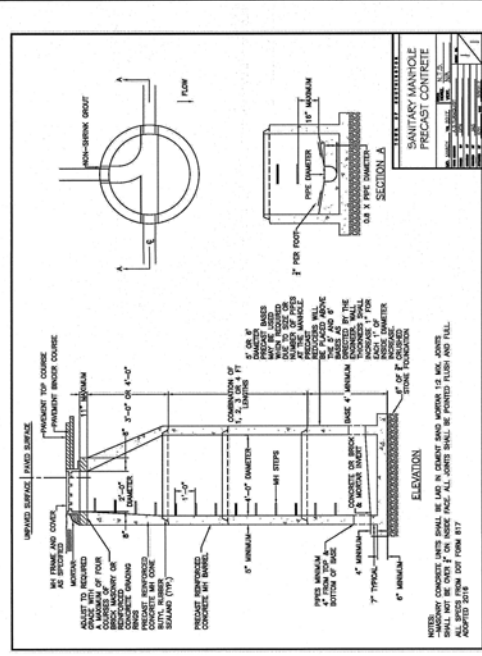






RETAINING WALL PROFILE

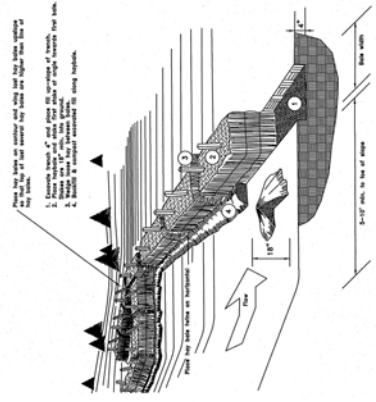
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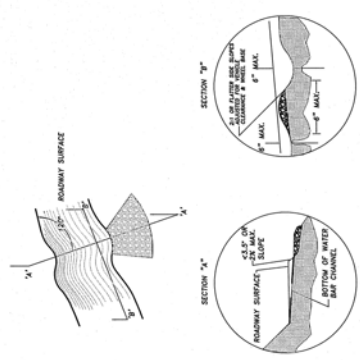
PENNY LANE SUBDIVISION
PREPARED FOR
LEPAGE HOMES, INC.
347, 349 & 389 MARION AVENUE
SOUTHINGTON, CONNECTICUT

Drawn: BTM	Revision	Date
Checked: AS		
Scale: AS shown		

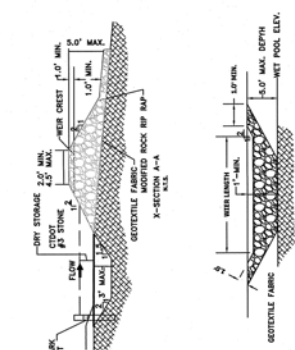
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
400 MAIN STREET, SUITE 210
CONCORD, CONNECTICUT 06033
PHONE: (860)-526-8812, FAX: (860)-721-7708



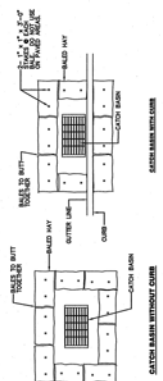
STAKED HAY BALES
N.T.S.



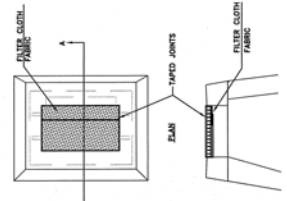
WATER BAR DETAIL
(N.T.S.)



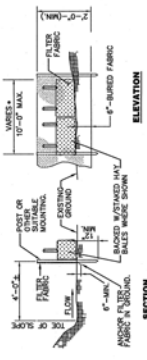
X-SECTION B-B
TEMPORARY SEDIMENT TRAP
 N.T.S.



SEDIMENTATION CONTROL BALES
NO SCALE

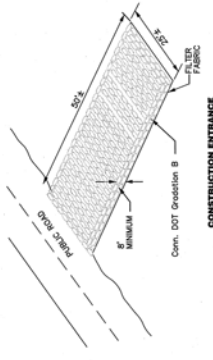
[illegible]

FILTER FABRIC ENVELOPE
NOT TO SCALE



ELEVATION

NOTE:
• POST SPACING AND EMBEDMENT VARIES BASED ON THE MANUFACTURERS REQUIREMENTS.

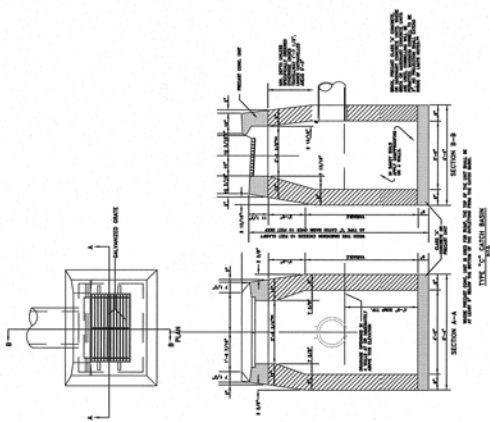
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CONSTRUCTION ENTRANCE
NO ENTRY

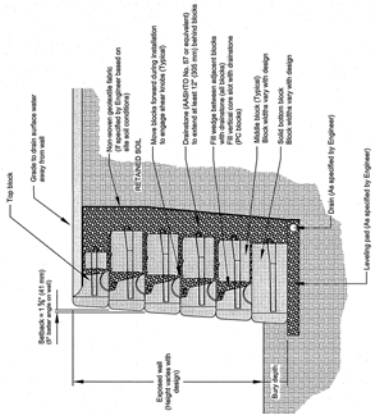
MAINTENANCE OF CONSTRUCTION ENTRANCE

THE CONSTRUCTION ENTRANCE IS A COURTESY WHICH WILL PERMIT TRACKING AND MONITORING OF TRAFFIC ONTO PAVED SURFACES. PROVIDE PERIODIC TOP DRESSING WITH ACOUSTIC STONE. PROVIDE MEASURES TO STOP STRENGTH AS NEEDED. MAINTAIN THE ENTRANCE ON PAVED SURFACES. PLACE SIGNAGE TO ADEQUATELY ADVISE DRIVERS OF THE ENTRANCE. PLACE SIGNAGE TO ADVISE DRIVERS TO STOP BEFORE THE VEHICLE ENTERS A PAVED AREA.

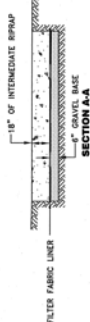
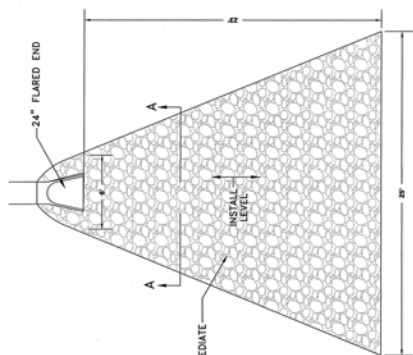
IF THE CONSTRUCTION ENTRANCE IS BEING PROPERLY MAINTAINED AND THE ACTION OF VEHICLE TRAVELING OVER THE STONE PAD IS EITHER (1) TO INCREASE THE LENGTH OF THE CONSTRUCTION ENTRANCE OR (2) TO INCREASE THE WIDTH OF THE CONSTRUCTION ENTRANCE, THE VEHICLE SHOULD BE STOPPED IN THE UNPAVED AREA. ADVISE DRIVERS TO STOP BEFORE THE VEHICLE ENTERS A PAVED AREA.



Typical Gravity Wall Section

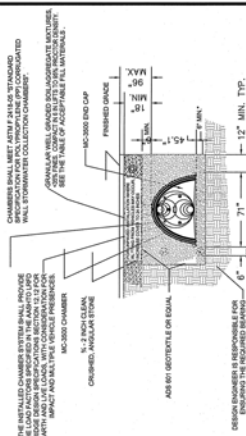


Typical Gravity Wall Detail



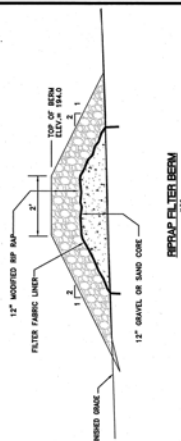
RIPRAP LEVEL SPREADER TYP.

N.T.S.



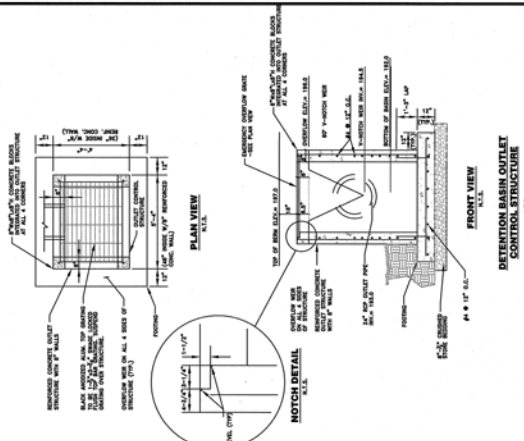
MC-3500 TYPICAL CROSS SECTION

N.T.S.



RIPRAP FILTER BERM

N.T.S.



DETENTION BASIN OUTLET
STRUCTURE

N.T.S.

