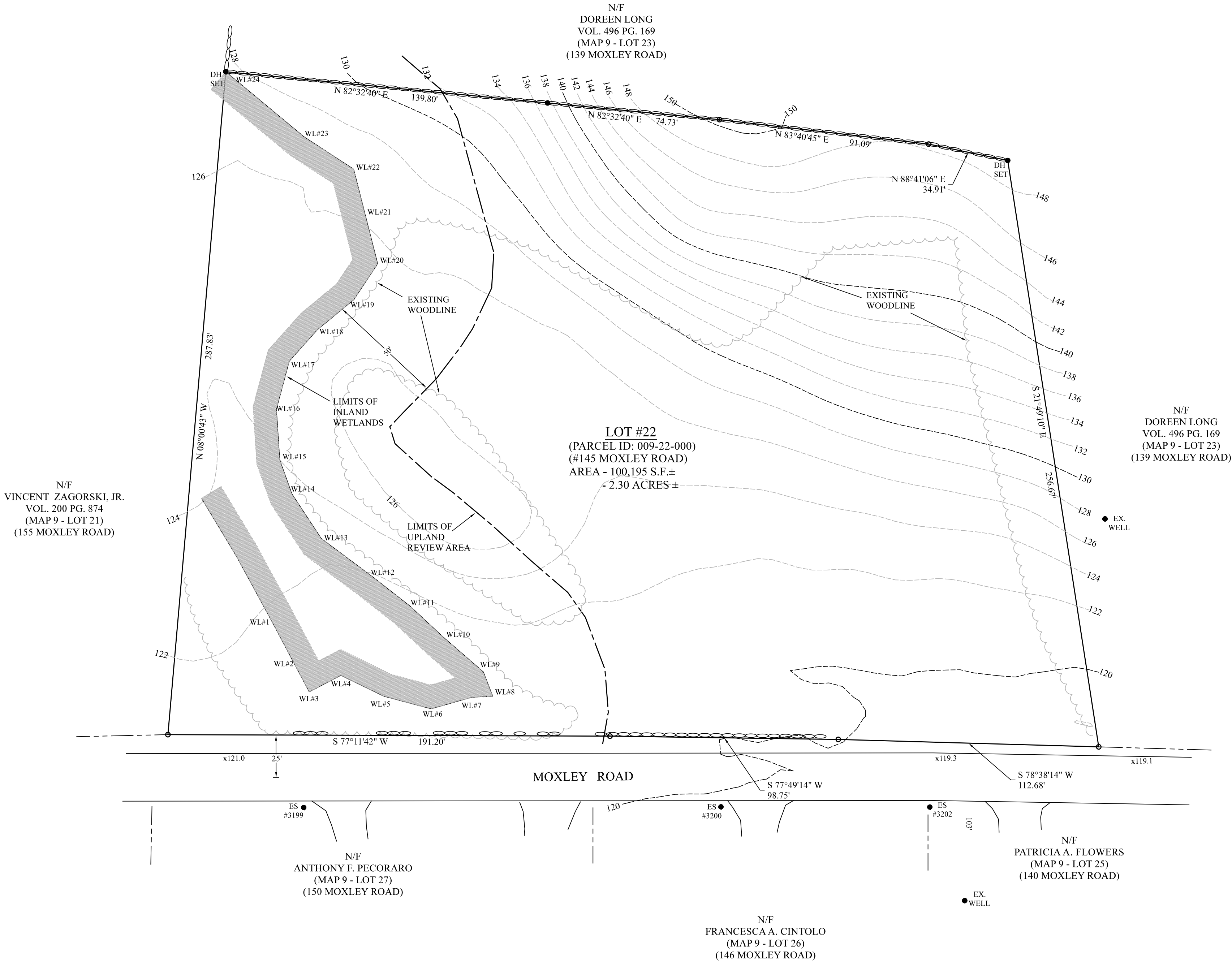
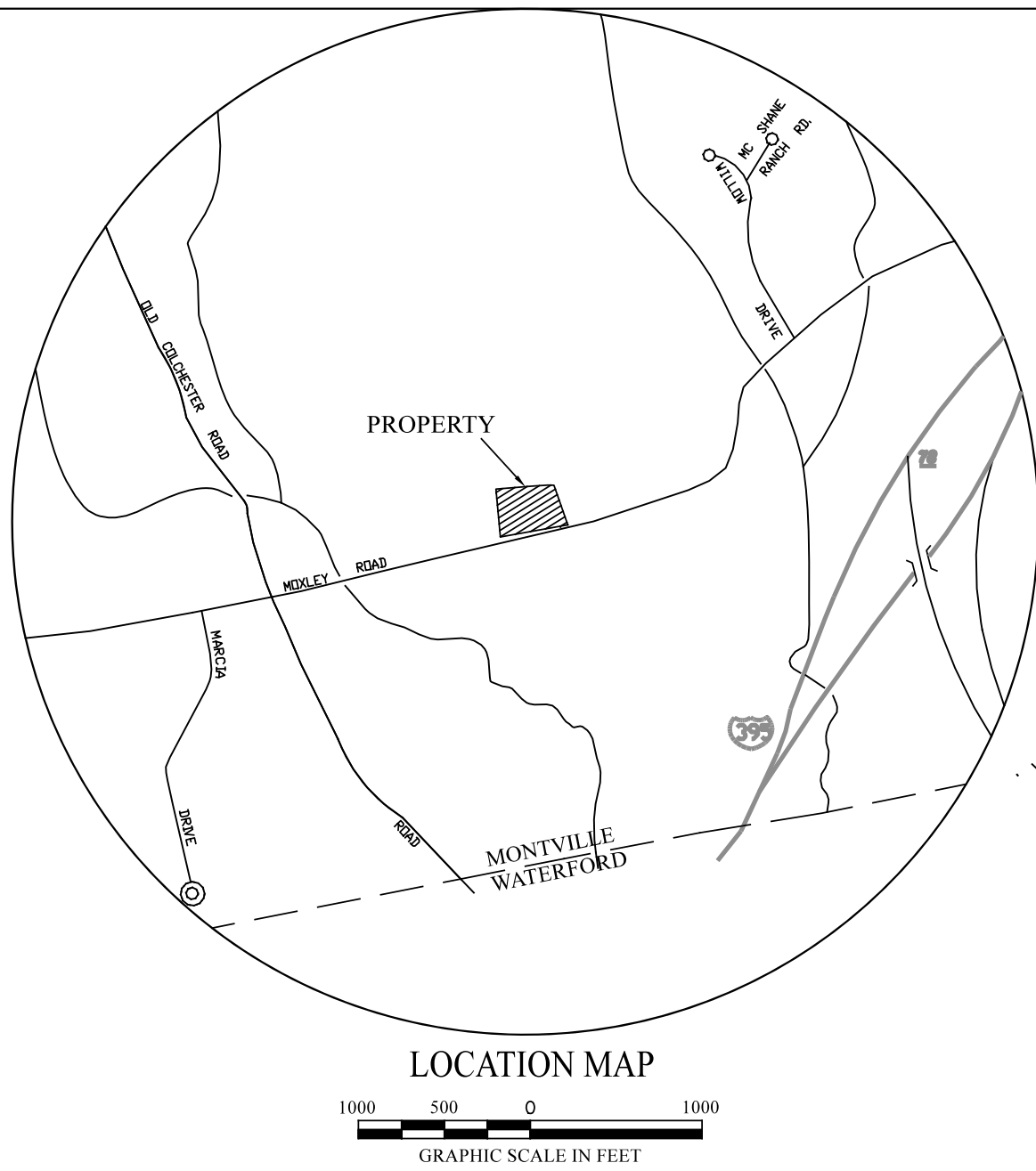




ZONING COMPLIANCE TABLE - R-40 DISTRICT			
ITEM	REQUIRED	EX. LOT #22	PROPOSED LOT #22-1
LOT AREA	40,000 S.F.	57,107 SF +/-	40,044 S.F.±
LOT FRONTAGE	150 FT.	250.31'	150.00'
FRONT YARD	40 FT.	94.0'	73.0'
SIDE YARD	15 FT.	19.0'	17.0'
REAR YARD	40 FT.	133.0' (DECK)	135.0' (DECK)
BUILDING HEIGHT	35 FT.	26 FT.	26 FT.



OWNER/APPLICANT

SUNMAR/RAF BUILDERS, LLC
ATTN: RICHARD FRANKLIN
285 OLD COLCHESTER ROAD
UNCASVILLE, CT 06382

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A FIRST SURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
- FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 692 - PAGE 1125.
- THE PROPERTY IS SHOWN ON ASSESSORS MAP 9 - LOT 22 (PARCEL ID: 009-022-000).
- THE PROPERTY IS LOCATED IN ZONING DISTRICT R-40.
- TOTAL AREA OF SUBDIVISION - 100,195 F.± (2.30 ACRES).
- TOPOGRAPHIC INFORMATION SHOWN COMPLIES WITH T-2 & T-3 MAPPING STANDARDS. BASE FOR LEVELS: N.A.V.D. 1988.
- UNDERGROUND UTILITIES SHOULD BE MARKED OUT PRIOR TO ANY LOT CONSTRUCTION. CALL BEFORE YOU DIG: 811.
- THE LIMITS OF INLAND WETLANDS WERE DELINEATED ON 4/20/23 BY JOSEPH R. THEROUX, C.S.S.
- THE PROPOSED DEVELOPMENT ALLOWS FOR THE CREATION OF 1 NEW LOT. THE PROPOSED HOUSES WILL BE SERVICED BY AN ON-SITE SEPTIC SYSTEM & WELL.
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON "FIRM MAP NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, MAP NUMBER 09011C0342G, EFFECTIVE DATE: JULY 18, 2011.
- THE DEVELOPMENT PORTION OF THE PROPERTY IS NOT LOCATED WITHIN A CT DEEP NATURAL DIVERSITY DATABASE AREA PER CT DEEP'S NATURAL DIVERSITY DATABASE MAP FOR MONTVILLE, CONNECTICUT, DATED JUNE 30/19.
- THE ZONING ENFORCEMENT OFFICER MUST BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE LOTS.
- DEVELOPMENT OF PROPOSED LOT 22 MAY REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE MONTVILLE INLAND WETLANDS COMMISSION.
- AN EROSION AND SEDIMENT CONTROL BOND IN AN AMOUNT TO BE DETERMINED BY THE MONTVILLE LAND USE DEPT. MUST BE POSTED PRIOR TO ISSUANCE OF ZONING PERMITS FOR INDIVIDUAL LOT DEVELOPMENT.
- PRIOR TO ENDORSEMENT, THE APPLICANT SHALL SUBMIT TO THE TOWN OF MONTVILLE DIGITAL DATA AS REQUIRED BY SECTION 3.9 OF THE SUBDIVISION REGULATIONS.
- IMPROVEMENTS DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE INTENDED TO DEMONSTRATE LOT DEVELOPMENT FEASIBILITY. INDIVIDUAL SITE DEVELOPMENT PLANS PREPARED BY A L.S. AND/OR P.E. SHALL BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION.
- PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DEVELOPMENT OF THIS PLAN.
- PROPOSED DRIVEWAY APRONS SHALL REQUIRE A PERMIT FROM THE MONTVILLE DEPT. OF PUBLIC WORKS.
- CLEARING LIMITS ON ALL LOTS SHALL BE STAKED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF WORK FOR INDIVIDUAL LOT DEVELOPMENT.

LEGEND:

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
DH	DRILL HOLE
MON	MONUMENT
IPIN	IRON PIN
REC.	RECOVERED TO BE SET
TBS	TO BE SET
IP	IRON PIPE
MFP	METAL FENCE POST
BO	BELOW GRADE
x120.5	EXISTING SPOT ELEVATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
●	IPIN OR DH TO BE SET

APPROVED BY THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION ON _____

BY: _____

CHAIRMAN, VICE CHAIRMAN, SECRETARY

PER C.G.S. SECTION 8-26C, AS MAY BE AMENDED, ALL WORK IN CONJUNCTION WITH THE APPROVED SUBDIVISION SHALL BE COMPLETED WITHIN (5) YEARS ON OR BEFORE _____

APPROVAL OF THIS SUBDIVISION PLAN BY THE COMMISSION SHALL MEAN CERTIFICATION OF THE EROSION AND SEDIMENT CONTROL PLAN.

APPROVED BY THE TOWN OF MONTVILLE INLAND WETLANDS COMMISSION

CHAIRMAN OR SECRETARY _____ DATE _____

DATE OF COMPLETION OF ALL WORK _____

SIGNATURE _____ DATE _____

LIMITS OF INLAND WETLANDS AS FLAGGED BY JOSEPH R. THEROUX, C.P.S.S.

SIGNATURE _____ DATE _____



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 10/16/23 DATE _____

PROJECT NO.	23-093
DRAWN BY:	R.A.D.
DATE:	6/22/23
SCALE:	1"=30'
SHEET	1 OF 2

REVISIONS

10/13/23	PER UHD COMMENTS
10/16/23	PER P & Z COMMENTS

EXSITING CONDITIONS

30	15	0	30
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GRAPHIC SCALE IN FEET

2 - LOT SUBDIVISION PLAN PREPARED FOR

SUNMAR/RAF BUILDERS, LLC

#145 MOXLEY ROAD
PARCEL ID: 009-022-000
(UNCASVILLE) MONTVILLE, CONNECTICUT

ADVANCED SURVEYS, LLC.

36 Dunham Street, Norwich, CT 06360
Phone - (860) 639-8928

