



SITE LOCATION MAP
SCALE: 1"=1,000'

SITE DEVELOPMENT
TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE. IF NOT USED FOR SITE REGRADING, EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FILTER FABRIC FENCE.)

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS.

CONTRACTOR SHALL PROVIDE DUMPSTERS AT HOUSE SITE DURING CONSTRUCTION FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS. THERE SHALL BE NO OUTSIDE STOCKPILES OF CONSTRUCTION WASTE MATERIALS OR DEBRIS.

THE BUILDING LOT SHALL BE LOAMED, SEEDED AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. IF THE SEASON DOES NOT PERMIT SEEDING - THEN THE LOT MUST BE STABILIZED WITH STRAW OR NETTING TO PREVENT WINTER AND SPRING EROSION.

PLEASE NOTE - THE BUILDER/OWNER IS RESPONSIBLE FOR ALL EROSION CONTROL AND STABILIZATION REQUIREMENTS. PLEASE REVIEW THE APPROVED PLOT PLAN FOR EROSION CONTROL REQUIREMENTS.

CONTOURS TAKEN FROM ACTUAL FIELD SURVEY & TOWN OF GLASTONBURY G.I.S. ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN. FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT. VERIFY ALL GRADES IN FIELD.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

VERIFY FOUNDATION DIMENSIONS PRIOR TO CONSTRUCTION
NOTE: BEARINGS & COORDINATES REFER TO NAD 83 DATUM
ELEVATIONS REFER TO NAVD 88 DATUM

ZONE: RURAL RESIDENCE/FLOOD ZONE
AREA = 71,012 S.F.

NOTE:
SANITARY SYSTEM LOCATED IN FIELD AS SHOWN ON 2-15-91

PORTION OF PROPERTY WITHIN FLOOD ZONE A AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 0900300541F EFFECTIVE 9-26-2008

REFERENCE MADE TO MAPS TITLED:
"LOT 16 COLDSRING CROSSING PREPARED FOR JACK OLIVERI GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 8-1-90 REV. 2-18-91 SCALE: 1"=20' MAP NO. 112-90-1

"SUBDIVISION PLAN PHASE I COLDSRING CROSSING SUBDIVISION PREPARED FOR JACK OLIVERI GLASTONBURY, CONN." BY MEGSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS GLASTONBURY, CONN. DATE: 12-4-87 REV. 2-9-93. SCALE: 1"=40' MAP NO. 28-87-1S. SHEET 3 OF 4 SHEETS.

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

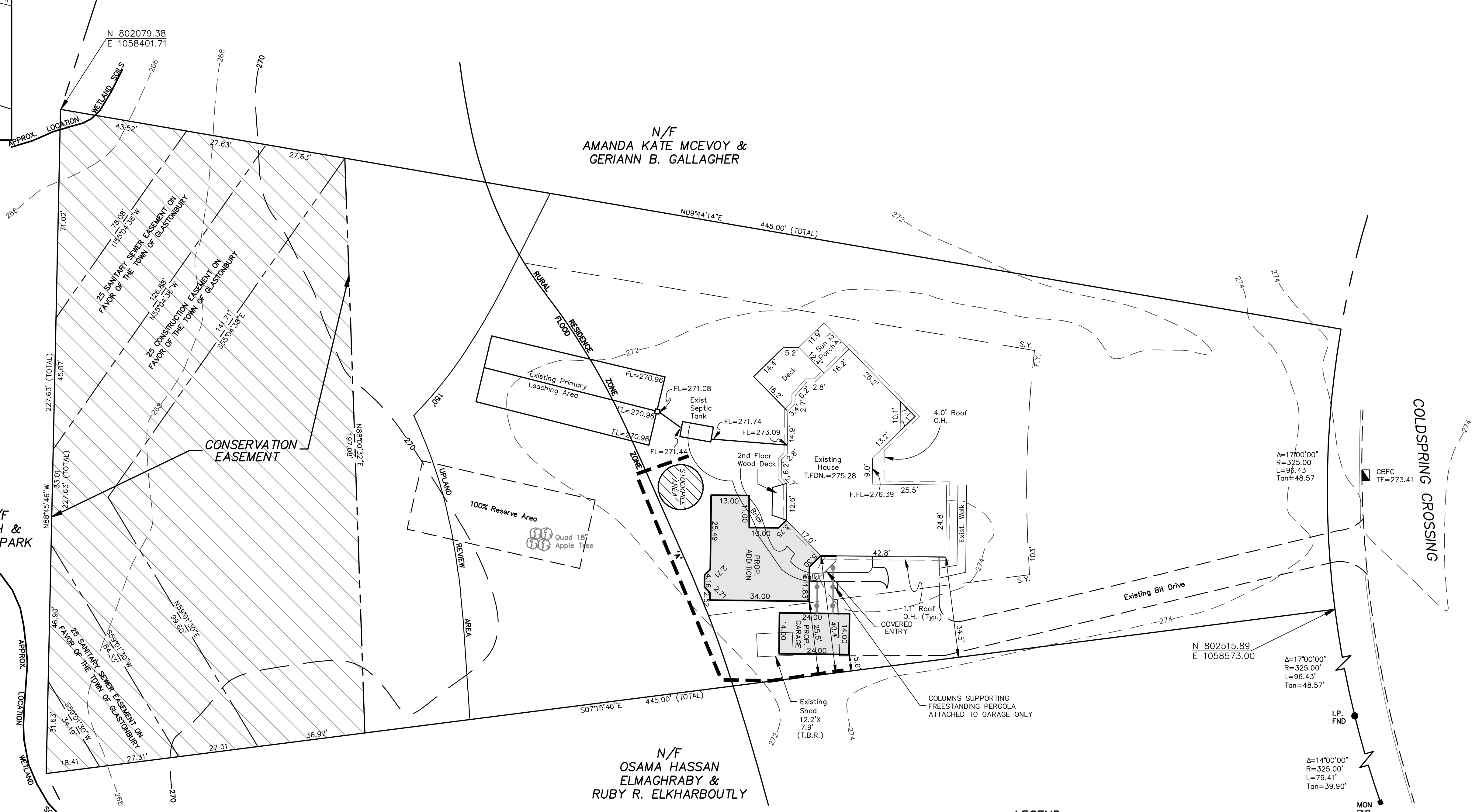
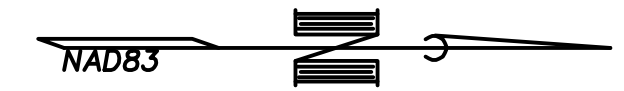
NO ZONING VIOLATIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" REVISED OCTOBER 26, 2018 AND AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY ZONING LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

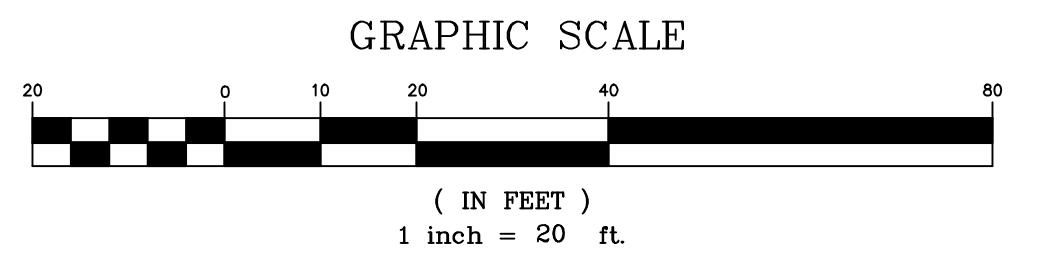
SANDS E. AESCHLIMAN L.S. # 14201

JWM ARCHITECTS	RURAL RESIDENCE/FLOOD ZONE
PROJECT/APPLICANT	ZONE
#148 COLDSRING CROSSING	
PROJECT ADDRESS	
6.11 ACCESSORY APARTMENT	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
	FILE NO.



LEGEND

- EXIST. MONUMENT
- IRON PIN FOUND
- MON. FND.
- I.P. FND.



MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860) 659-0587

PROPOSED GARAGE & ADDITION PLAN
#148 COLDSRING CROSSING
PREPARED FOR
JWM ARCHITECTS, LLC
GLASTONBURY, CONN.

CK. BY: JHS
DRW. BY: BTC
DATE: 6-15-22
SCALE: 1"=20'
SHEET 1 OF 1
MAP NO. 44-22-1AP

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