

SITE LOCATION MAP
SCALE: 1"=1,000

SOILS DATA

TEST PIT: 1
 DATE: 9-26-23
 DEPTH: 6.0'
 MOTTLING: 2.8'
 GROUNDWATER: 4.0'
 ROOTS: 3.0'
 RESTRICTIVE: 2.8'
 MATERIAL: 0.0'-0.8' TOP SOIL
 0.8-2.7' LIGHT BROWN FINE SANDY LOAM
 2.7-6.0' DARK BROWN SAND, FINE SAND

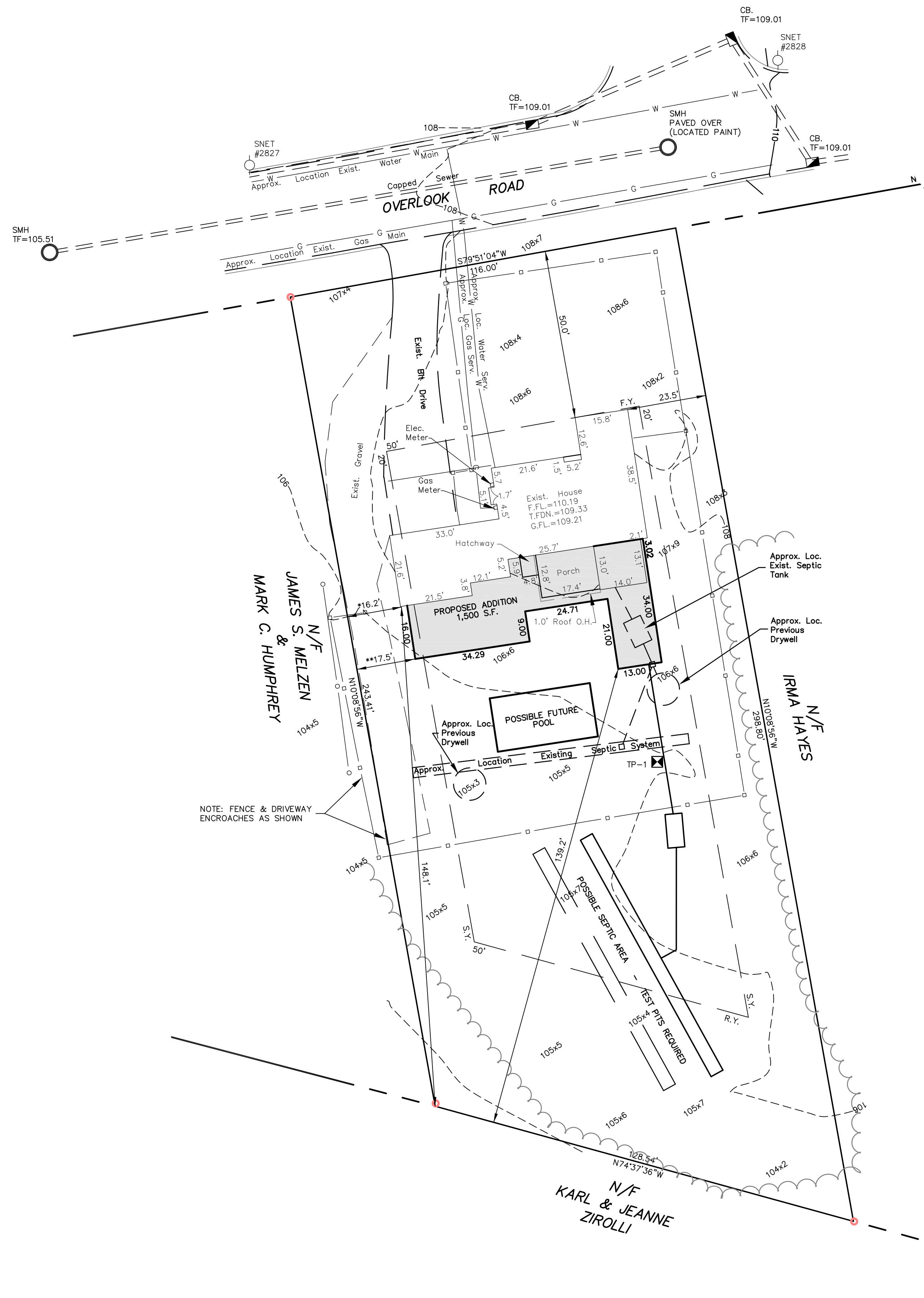
REFERENCE MADE TO MAPS TITLED:
 "PREPARED FOR VINCENT BOOTHROYD GLASTONBURY, CONN."
 BY MEGSON & HYPPA C.E. GLASTONBURY, CONN. DATE:
 10-5-76 REV. 11-16-76 SCALE: 1"=40' MAP NO. 131-76-3A
 "MAP PROPERTY OF JOHN F. & MARY A. GONDEK 130 OVERLOOK
 RD. GLASTONBURY, CONN. SCALE: 1"=30' MAR/ 15, 1948 MOLLOY
 & MOZZOCHI ENGINEERS HARTFORD, CONN."
 "REVISED MAP OF OAKSIDE TRACT ADDITION GLASTONBURY, CONN."
 BY HENRY L. LOMIS C.E. HARTFORD, CONN. DATE: 5-2-46
 SCALE: 1"=40'

- * EXISTING HOUSE IS NON-CONFORMING AS TO SIDE YARD SETBACK
- ** PROPOSED ADDITION WILL REQUIRE A SPECIAL EXCEPTION FROM ZBA FOR AN ENLARGEMENT NO CLOSER THAN THE EXISTING STRUCTURE.

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: FIRST SURVEY
 CLASS OF ACCURACY: A-2

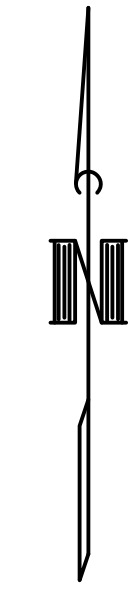
SANDS E. AESCHLIMAN L.S. # 14201



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, SEEDING 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.
 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: RESIDENCE AA
 AREA = 31,448 S.F.
 = 0.72 AC.

LEGEND
 EXISTING IRON PIPE ○



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

PROPOSED ADDITION
#154 OVERLOOK ROAD
 PREPARED FOR
RYAN GARDNER
 GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	PEJ
DATE:	11-2-23
SCALE:	1"=20'
SHEET	1 OF 1
MAP NO.	76-23-1PA

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