

N/F
JOHN & CHRISTINE OBRIEN
12 VINEYARD DR

N/F
MARK & GINA SCHMIDT
37 WOODS EDGE CT

20' Sewer Easement Interior of
Kensington Fire Dist.

10' SEWER EASEMENT
IN FAVOR OF LOT 6A

REMOVE PATIO

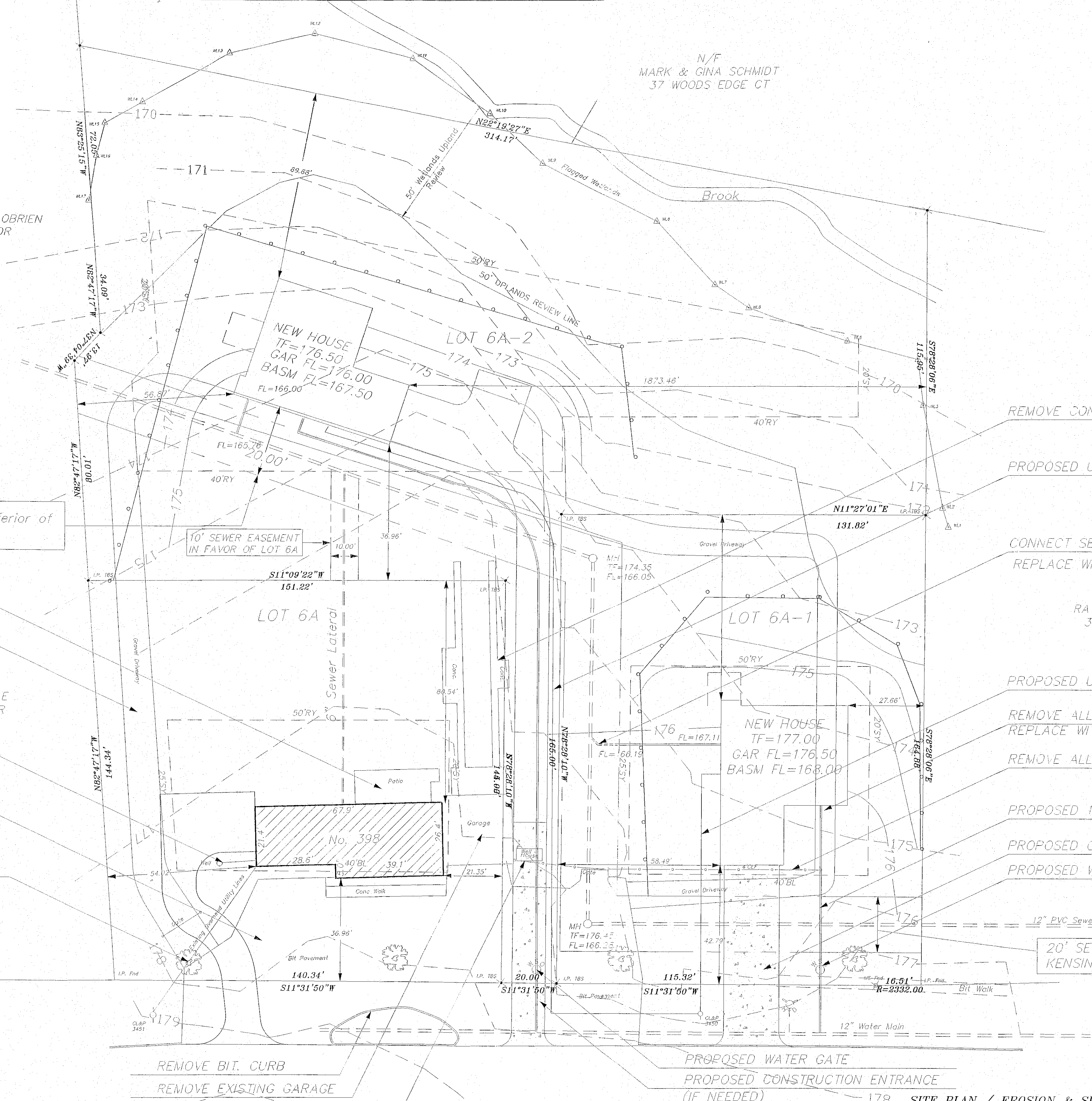
REMOVE ALL GRAVEL TRAILS AND
REPLACE WITH TOP SOIL & BASE

N/F
DOLORES C. NYE
4 VINEYARD DR

EXISTING WATER SERVICE (WELL)

REMOVE PAVEMENT
REPLACE WITH TOP SOIL & BASE

STREET TREES (TYP)
6' RED MAPLES (TOTAL OF 4 ON SITE)



REMOVE CONC. WALKS

PROPOSED UNDERGROUND UTILITIES

CONNECT SEWER LINE TO EXISTING LATERAL
REPLACE WITH TOP SOIL & BASE

N/F
RAYMOND G. & ERILA ZISA
374 CHAMBERLAIN HWY

PROPOSED UNDERGROUND UTILITIES

REMOVE ALL GRAVEL TRAILS AND
REPLACE WITH TOP SOIL & BASE

REMOVE ALL FENCING & GATES

PROPOSED 1" COPPER WATER LINE

PROPOSED CONSTRUCTION ENTRANCE

PROPOSED WATER GATE

12" PVC Sewer Main
20' SEWER EASEMENT TO THE
KENSINGTON FIRE DIST.

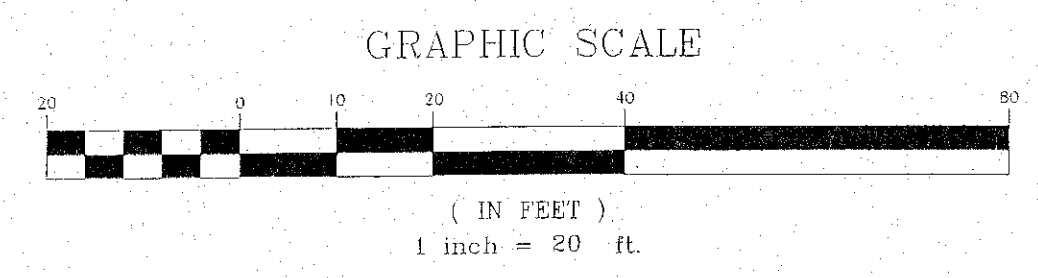
PROPOSED WATER GATE

PROPOSED CONSTRUCTION ENTRANCE
(IF NEEDED)

178 SITE PLAN / EROSION & SEDIMENTATION CONTROL PLAN

ZONE TABLE R-21 (PLUS REAR LOT 42,000 SF)					
	REQUIRED	EXISTING LOT 6A	PROPOSED LOT 6A	PROPOSED LOT 6A-1	PROPOSED LOT 6A-2
ACREAGE	21,000 SF	93,534 SF	21,056.93 SF	21,761.02 SF	50,722.01 SF
FRONTAGE	125'	292.17'	140.34'	131.83'	20'
BUILDING LINE	40'	36.98'	36.98'	42.79'	19.13'
SIDE YARD SETBACK	20'/25'	54.02'/118.04'	34.02'/20.15'	31.35'/58.49'	58.87'/187.40'
REAR YARD SETBACK	50'	237.37'	80.54'	66.82'	69.68'

LEGEND	
○ I.P. Fnd.	IRON PIPE FOUND
● I.P. TIE	IRON PIN TO BE SET
○ MON. Fnd.	MONUMENT FOUND
● MON. SET	MONUMENT SET
N/F	NOW OR FORMERLY
R	RADIUS
L	LENGTH
Δ	DELTA ANGLE
No.	NUMBER
N.T.S.	NOT TO SCALE
RY	REAR YARD
SY	SIDE YARD
BL	BUILDING LINE



MAP CERTIFICATED
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 30-30(a)-1 THRU 30-30(a)-20 OF THE REGULATIONS OF THE CONNECTICUT STATE ASSOCIATION OF SURVEYORS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT STATE ASSOCIATION OF LAND SURVEYORS, INC. THIS MAP CONFORMS TO A HORIZONTAL ACCURACY CLASS OF 1/2" PER HORIZONTAL FOOT. THIS SURVEY IS BASED ON EXISTING MAPS AND FIELD EVIDENCE. FIELD PLAN DEIGN.
I DO HEREBY WARRANT AND BELIEVE THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREOF.
JEFF PERCINSKI, P.E., M.S., L.S. 20485

CHAMBERLAIN HIGHWAY

REVISIONS	SITE PLAN / EROSION & SEDIMENTATION CONTROL PLAN FOR SHUTTLE MEADOW DEVELOPMENT LLC LOT 6-1 BLOCK 123 MAP 8-3 398 CHAMBERLAIN HIGHWAY BERLIN, CONNECTICUT						
	<p>J L SURVEYING 212 OLD BRICKYARD LANE Berlin Connecticut Phone 860-820-3200</p>						
DATE	Plot Date: 7-22-24	FILE NAME	C:\DRAW\2024\2215\398 CHAMBERLAIN	DRAWN BY	JLG	SHEET NO.	3 OF 4