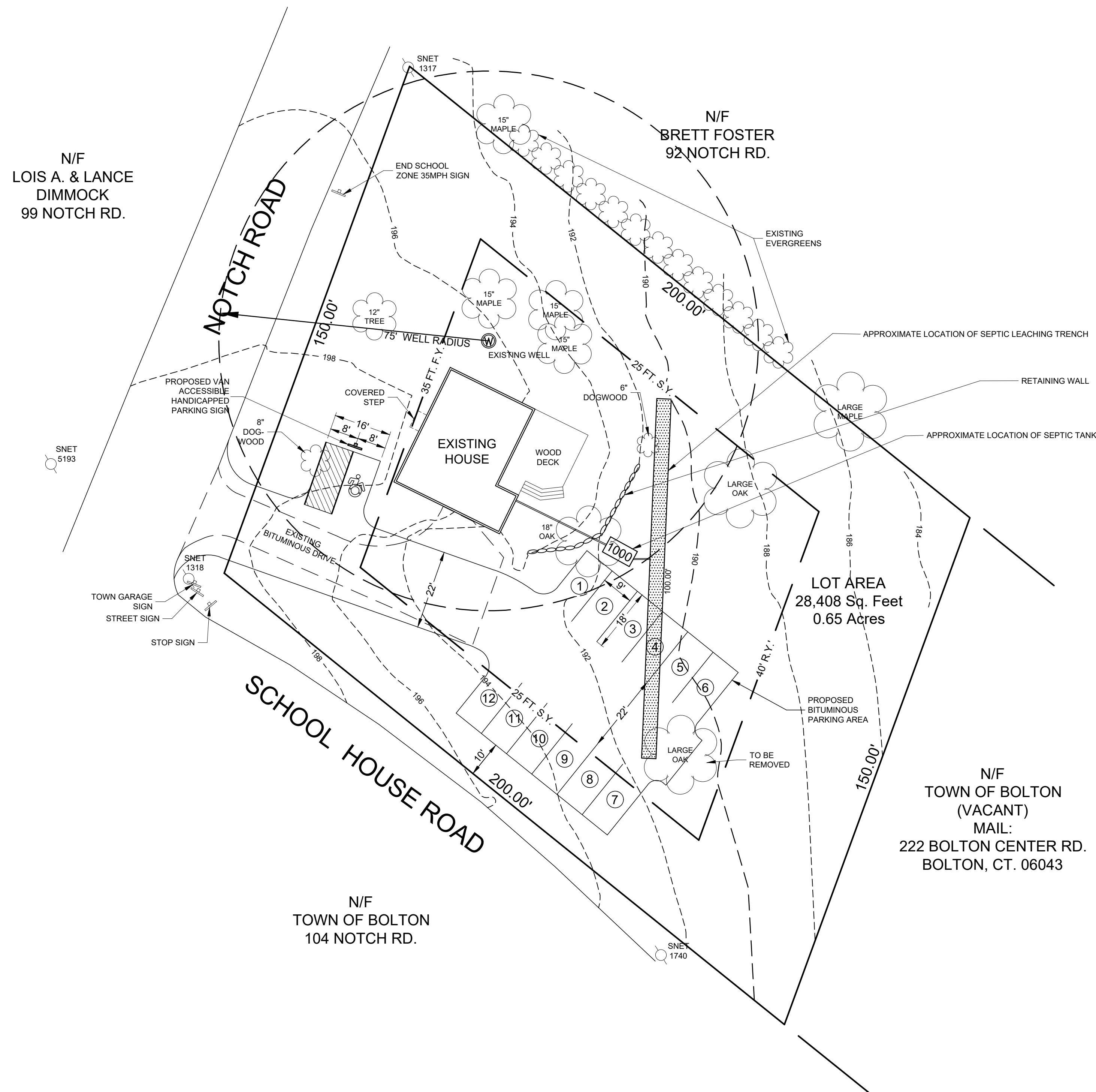


**SURVEY NOTES:**  
 1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29 2019. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D AND TOPOGRAPHIC ACCURACY CLASS T-2. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. THE INTENT OF THIS PLAN IS TO DEPICT A CONCEPTUAL DEVELOPMENT LAYOUT FOR FEASIBILITY PURPOSES ONLY.

- 2.) THE PROPERTY IS LOCATED IN A R-1 ZONE.
- 3.) TOPOGRAPHY SHOWN WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. USING AN ASSUMED DATUM
- 4.) PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 0901090002B EFFECTIVE DATE JUNE 1, 1981.
- 5.) THE PROPERTY IS SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE JUNE 2020 MAPPING.

**CONSTRUCTION NOTES:**  
 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

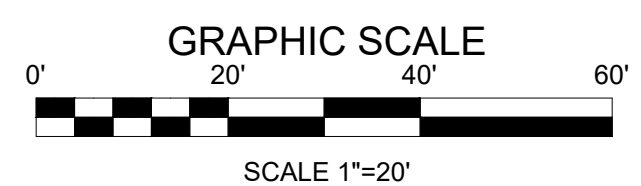


**LEGEND**

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊕ PROPOSED WELL
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- STONE WALL
- EXISTING UTILITY POLE
- X 004 PROPOSED SPOT GRADE
- X 004 EXISTING SPOT GRADE
- 004 EXISTING CONTOUR
- 004 PROPOSED CONTOUR
- ⬇ TEST HOLE
- ▲ PERC PERCOLATION TEST
- ▲ EDGE OF FIELD LOCATED WETLANDS
- ▲ WF 20 WETLANDS FLAG
- PROPOSED UNDERGROUND UTILITIES

**LOT COVERAGE:**  
 EXISTING: 2,360 SQ. FT. 8.3% (HOUSE 1,023 SQ. FT. DRIVEWAY 1,337 SQ. FT.)  
 PROPOSED : 6,368 SQ. FT. 22.4% (HOUSE 1,023 SQ. FT. PARKING AREA 5,345 SQ. FT.)

**PARKING REQUIREMENTS:**  
 40 SEATS IN PORTION OF BUILDING USED FOR SERVICES  
 MAXIMUM REQUIRED 1 SPACE PER 3 SEATS  
 MINIMUM REQUIRED 1 SPACE PER 5 SEATS



UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

|  |                |                  |               |
|--|----------------|------------------|---------------|
| <b>PLAN PREPARED FOR</b>   |                |                  |               |
| 96 NOTCH ROAD BOLTON, CT.  |                |                  |               |
| <b>PRELIMINARY SITE PLAN</b>   |                |                  |               |
| SCALE: 1"=20'  | DATE: 7/2/2020 | FILE NO. 2020-36 | SHEET: 1 OF 1 |
| <b>BUSHNELL ASSOCIATES LLC.</b><br>CIVIL ENGINEERING AND LAND SURVEYING<br>563 WOODBRIDGE STREET MANCHESTER, CT. 06042<br>860-643-7875 |                |                  |               |
| REVISIONS:   |                |                  |               |