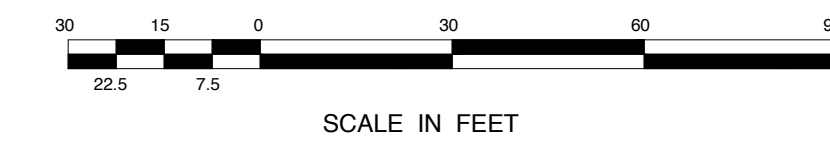


SEPTIC SYSTEM TIES

DESCRIPTION	A (HOUSE COR.)	B (HOUSE COR.)	C (BENCH MARK)	D (IRON PIN)
1 TANK ACCESS LID	38.8	28.2	-	-
2 PUMP CHAMBER LID	53.7	30.0	-	-
3 D-BOX	-	-	33.1	73.9
4 END OF PIPE	-	-	33.6	38.2

NOTES

- THIS SURVEY AND MAP WERE 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 28, 1996, AS AMENDED THEREBY NOVEMBER 6, 2009. IT IS AN IMPROVEMENT LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A.2. BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY OF A PORTION OF THE MAP REFERENCED IN NOTE 2. THIS MAP IS INTENDED TO DEPICT THE AS-BUILT LOCATION OF THE IMPROVEMENTS WITH RESPECT TO PROPERTY LINES.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED: "SUBDIVISION AND SECOND SUBDIVISION LAND OF TOBY HILL CHASE TOBY HILL ROAD WESTBROOK, CONNECTICUT", SHEETS SB-1 THROUGH SB-5 AND SP-1 THROUGH SP-2, BY: BL COMPANIES, SCALE: 1"=40', DATED: 11/02/2005 AND LAST REVISED: 10/4/06, (SHEET SB-1, SP-1 AND SP-2 LAST REVISED 10/30/06).
- SETBACK REQUIREMENTS FROM MAP REFERENCE ARE: FRONT YARD - 40', SIDE YARD - 20' AND REAR YARD - 50'.
- BEARINGS SHOWN HEREON REFER TO THE MAPS REFERENCED IN NOTE 2.
- ELEVATIONS AND SHOWN HEREON REFER TO NAVD 29 AND ARE BASED ON THE MAPS REFERENCED IN NOTE 2.
- INLAND WETLAND LIMITS DEPICTED HEREON WERE TAKEN FROM THE MAPS REFERENCED IN NOTE 2.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

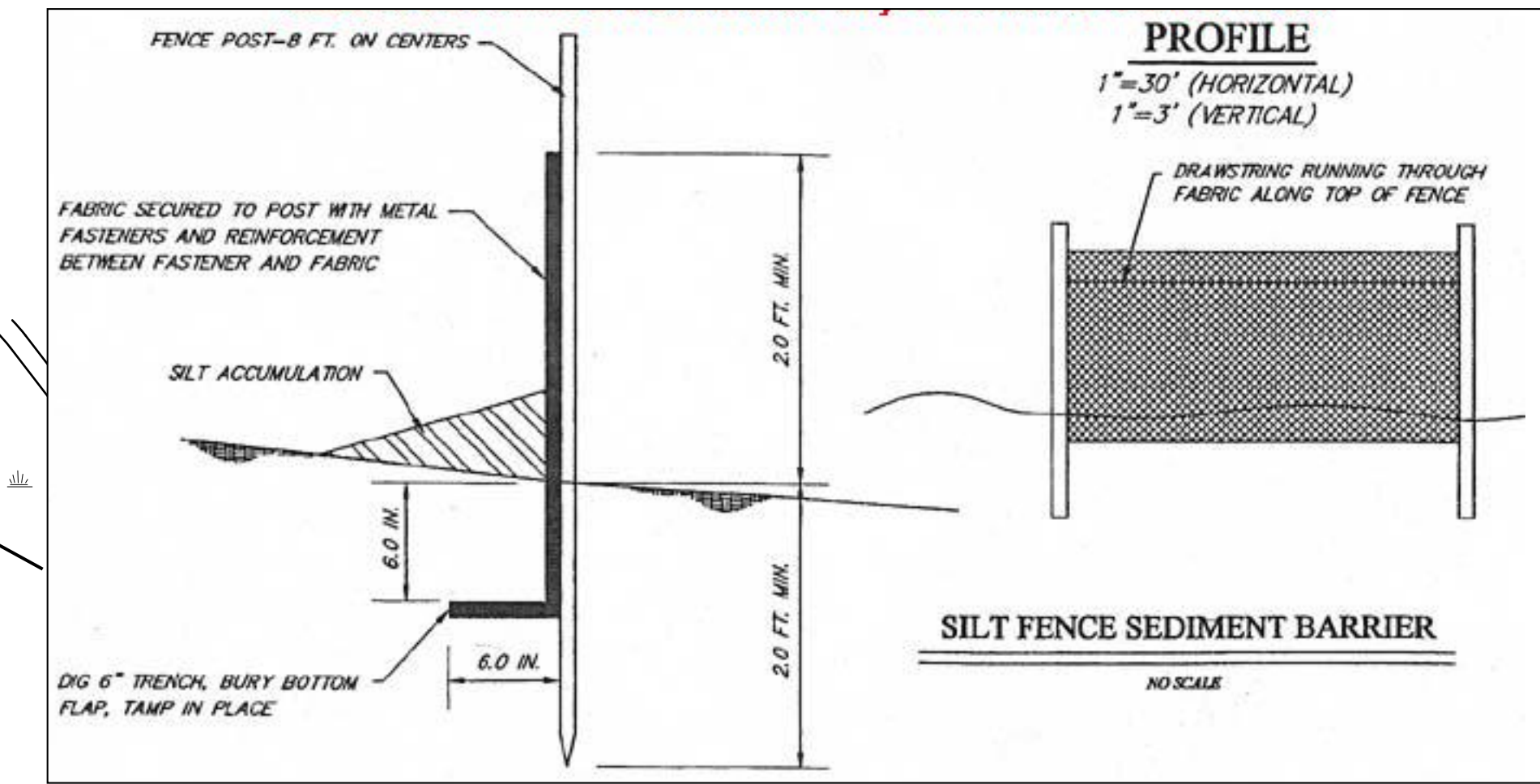


LEGEND

- PROPERTY/STREET LINE
- BUILDING SETBACK LINE
- - - - - EXISTING CONTOUR
- IRON PIPE/PIN/DRILL HOLE
- MONUMENT
- Utility Pole/Guy
- VERNAL POOL
- - - - - INLAND WETLAND LIMIT
- - - - - UPLAND REVIEW AREA

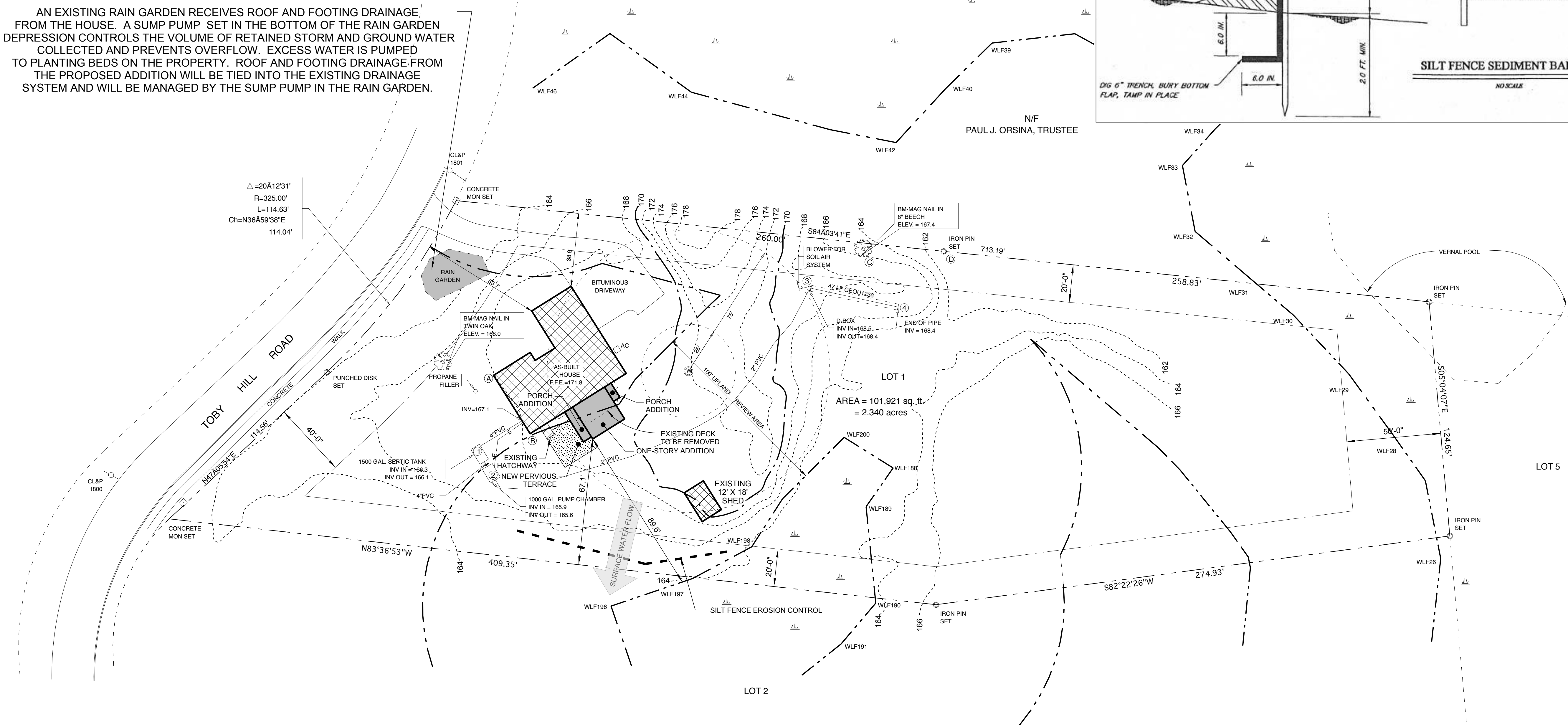
Zoning Notes

- Map 134 Lot 011 is located in the RR zone. The lot and existing house conform are in conformance with current regulations for the RR zone.
- Maximum Building Coverage in RR zone is 15% of lot area.
Existing building coverage at 2828 square feet = 2.77%
Proposed building coverage will be 3356 square feet = 3.29%
- Proposed addition is one-story. Building height of the addition is 19'-8".



STORM AND GROUND WATER MANAGEMENT

AN EXISTING RAIN GARDEN RECEIVES ROOF AND FOOTING DRAINAGE FROM THE HOUSE. A SUMP PUMP SET IN THE BOTTOM OF THE RAIN GARDEN DEPRESSION CONTROLS THE VOLUME OF RETAINED STORM AND GROUND WATER COLLECTED AND PREVENTS OVERFLOW. EXCESS WATER IS PUMPED TO PLANTING BEDS ON THE PROPERTY. ROOF AND FOOTING DRAINAGE FROM THE PROPOSED ADDITION WILL BE TIED INTO THE EXISTING DRAINAGE SYSTEM AND WILL BE MANAGED BY THE SUMP PUMP IN THE RAIN GARDEN.



REVISIONS

Date	Notes

J. W. HUBER ARCHITECT
45 Bokum Rd. P. O. Box 441
Essex, CT 06426
(860) 767-7334

Paladino Residence
Addition
716 Toby Hill Road
Westbrook, CT 06498

Site Plan
Map 134
Lot 011

Job No. 20-1139

Drawn by	Date 3/29/21
Checked by	Scale 1" = 30'

SP
1.0