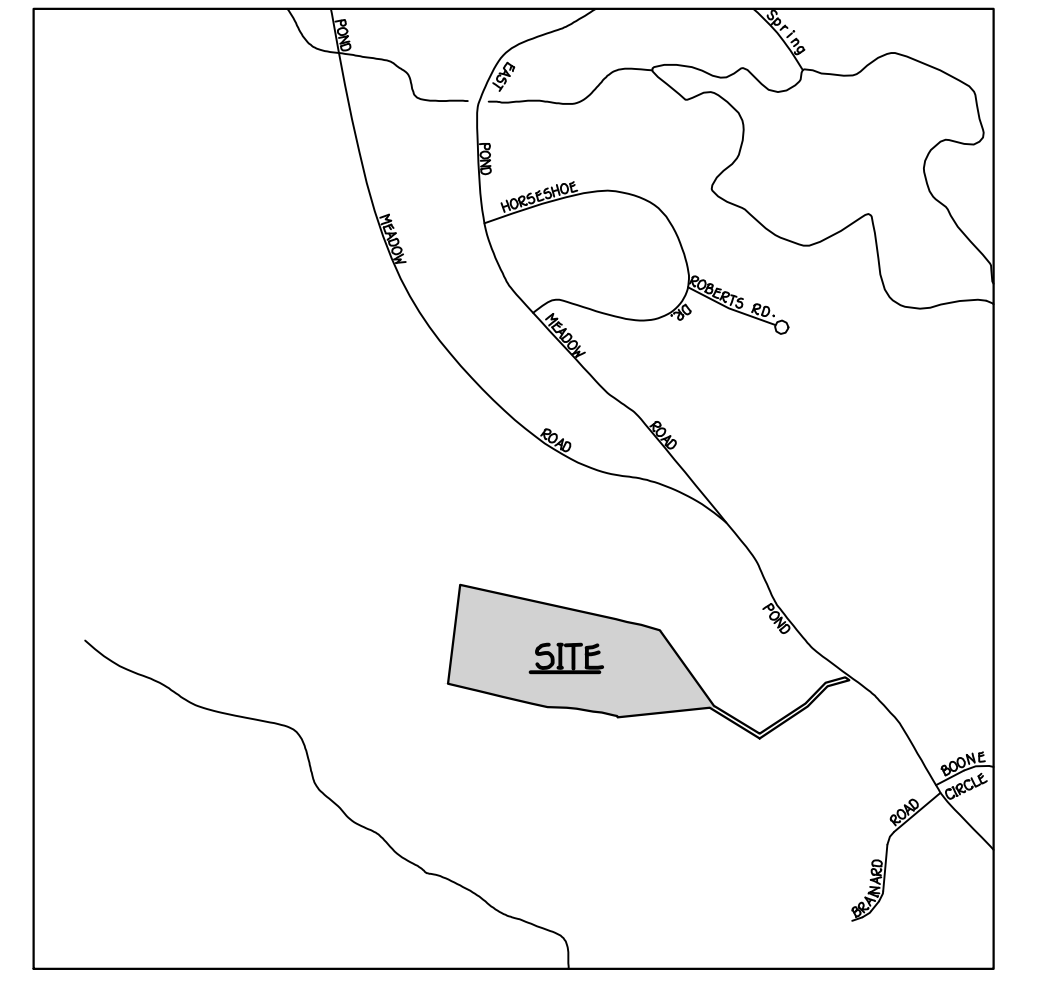
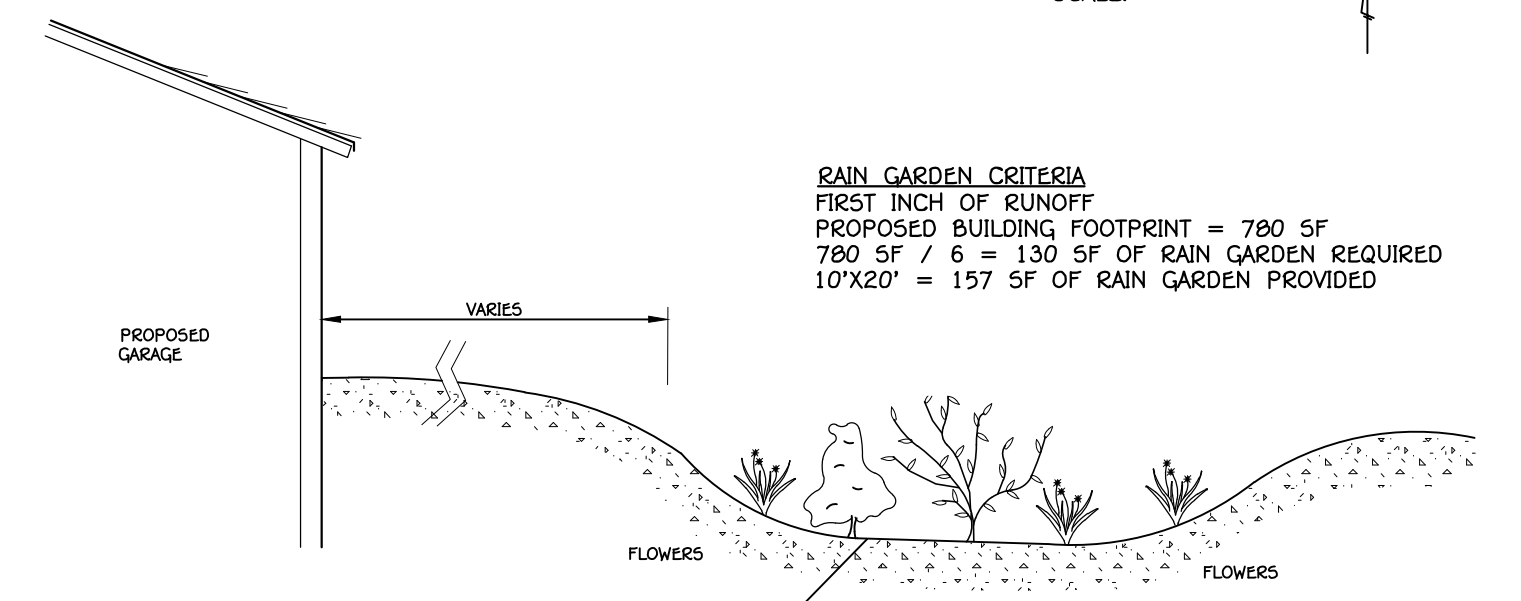


ZONING DATA TABLE DISTRICT RZ	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	130,600 S.F.	629,187 S.F.	629,187 S.F.
MINIMUM FRONTAGE	25'	25.6'	25.6'
SETBACKS			
FRONT	40'	>40'	>40'
SIDE	20'	(E)118.6'/(W)206.1'	(E)118.6'/(W)138.7'
REAR	50'	1,014.6'	1,004.2'
COVERAGE			
MAX. BUILDING COVERAGE	15%	0.2%	0.4%
MAXIMUM BLDG. HEIGHT	35'	1,552 S.F. <35'	2,332 S.F. <35'



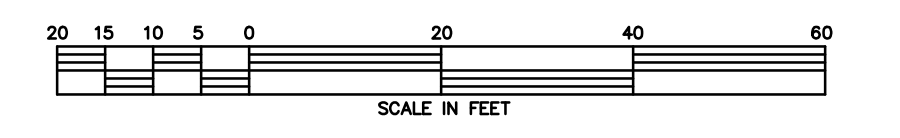
LOCATION MAP
SCALE:

RAIN GARDEN CRITERIA
 FIRST INCH OF RUNOFF
 700 SF / 6" = 130 SF OF RAIN GARDEN REQUIRED
 10'X20' = 157 SF OF RAIN GARDEN PROVIDED

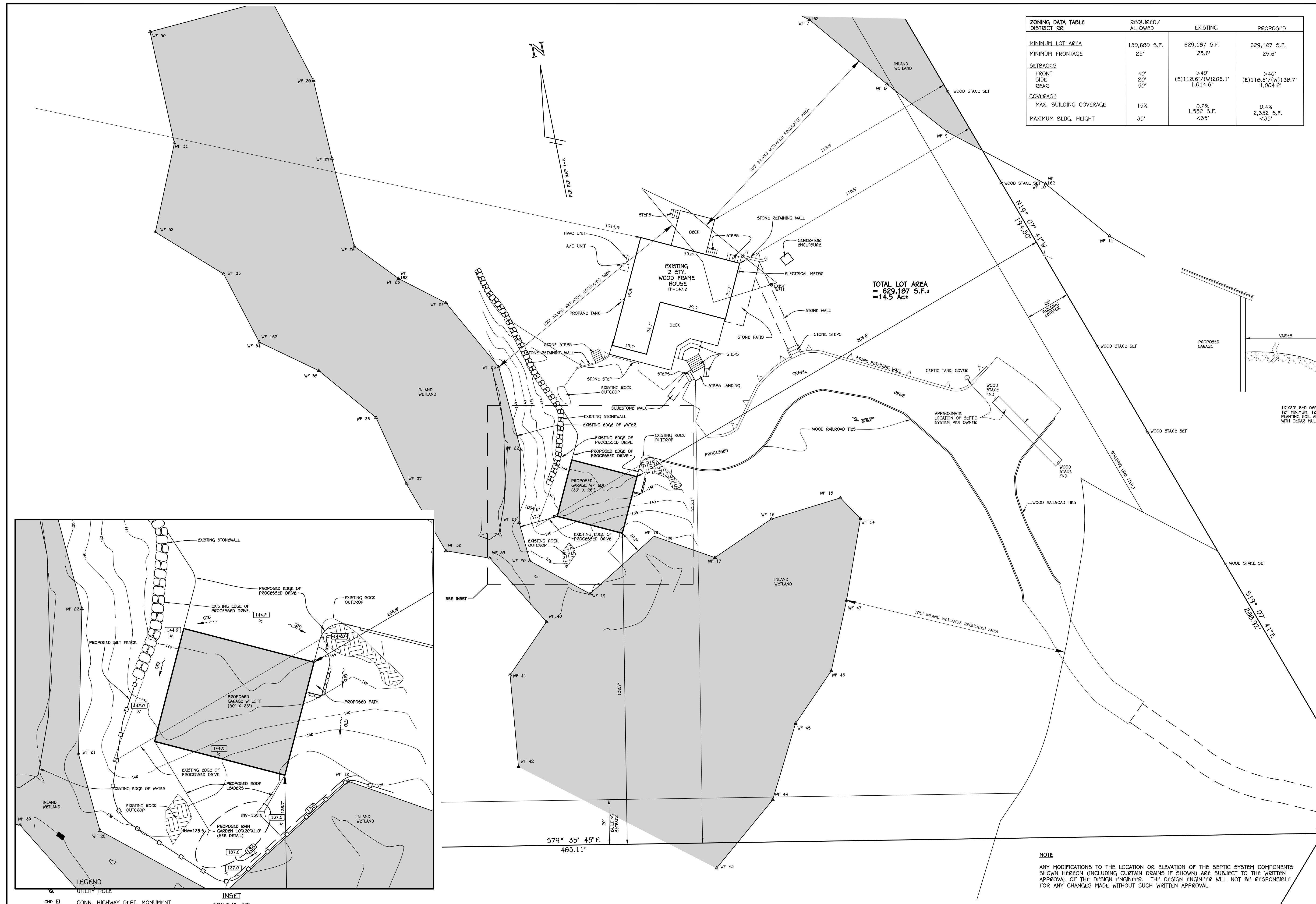


NOTE
 ANY MODIFICATIONS TO THE LOCATION OR ELEVATION OF THE SEPTIC SYSTEM COMPONENTS SHOWN HEREON (INCLUDING CURTAIN DRAINS IF SHOWN) ARE SUBJECT TO THE WRITTEN APPROVAL OF THE DESIGN ENGINEER. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT SUCH WRITTEN APPROVAL.

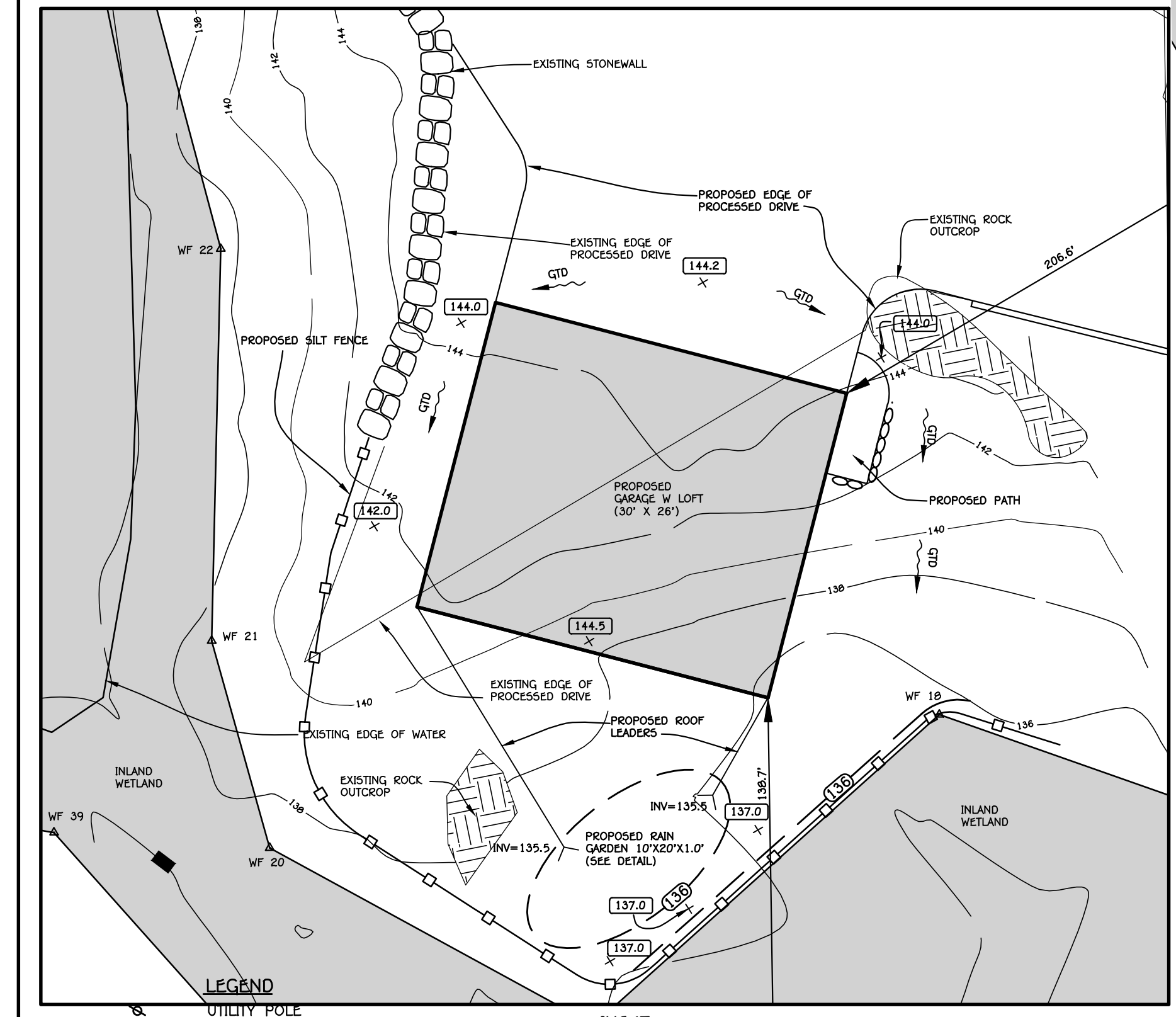
- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - SUBDIVISION PLAN "SWEETMEADOW" THE WASDALE CORP., POND MEADOW ROAD, WESTBROOK, CONNECTICUT, DATE: JAN. 8 1979, SCALE: 1"=100', BY ANGUS L. McDONALD
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF WESTBROOK LAND RECORDS AS VOL. 318 PG. 988 AND LISTED ON ASSESSOR'S MAP 145 AS LOT 2
 - THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
 - CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.



NOTE:
 SEE REFERENCE MAP 1-A FOR FULL PROPERTY SURVEY



TOTAL LOT AREA
 = 629,187 S.F.
 = 14.5 Ac.



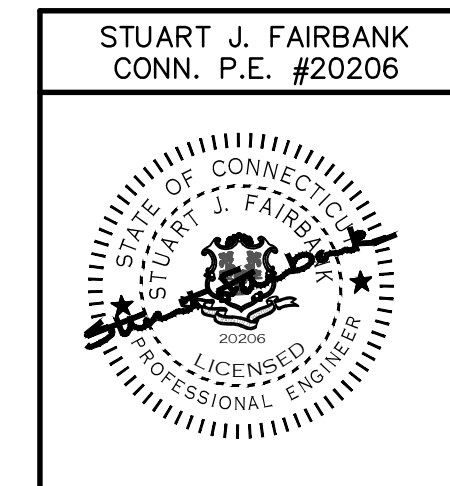
INSET
 SCALE: 1"=10'

- LEGEND**
- CHD □ CONN. HIGHWAY DEPT. MONUMENT
 - CONC. MON. □ CONCRETE MONUMENT
 - M.S. □ MERESTONE
 - FOUND. ○ FOUND
 - LPIN ○ IRON PIN
 - LP ○ IRON PIPE
 - ○ ○ ○ STONEWALL
 - ▲ 40' EDGE OF WETLAND/FLAG NUMBER
 - RETAINING WALL
 - 140 — EXISTING CONTOUR
 - 137.0 — PROPOSED SPOT ELEVATION
 - 135 — PROPOSED CONTOUR

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Snarski
 RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

DATE 4-20-2022



STUART J. FAIRBANK
 CONN. P.E. #20206

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

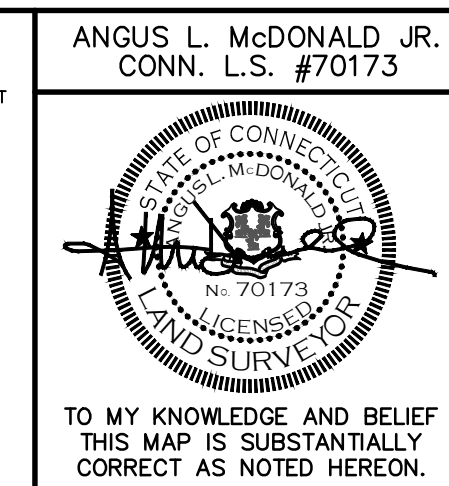
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THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-308-1 THROUGH 20-308-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- A. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
- B. BOUNDARY DETERMINATION: RESURVEY
- C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2



ANGUS L. McDONALD JR.
 CONN. L.S. #70173

LAND & MARINE SURVEYING

ANGUS McDONALD
 GARY SHARPE
 & ASSOCIATES, INC.
 SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD
 OLD SAYBROOK, CONNECTICUT 06475
 TEL. (860) 388-4671 FAX (860) 388-3868

SITE DEVELOPMENT PLAN
 MAP DEPICTING A PARTIAL MAP OF PROPERTY OF
JOHN B. AMENDOLA & LISA AMENDOLA
 865 POND MEADOW ROAD
 WESTBROOK, CONNECTICUT

DATE: JUNE 3, 2022 SCALE: 1"=20'

DRN MCM CK'D APP'D

SHEET 1 of 1 JOB NO. 22603

REVISIONS: 6-7-22 - PROPOSED GARAGE POSITION REVISED
 6-23-22 - PROPOSED RAIN GARDEN AND PROPOSED SPOT GRADES ADDED