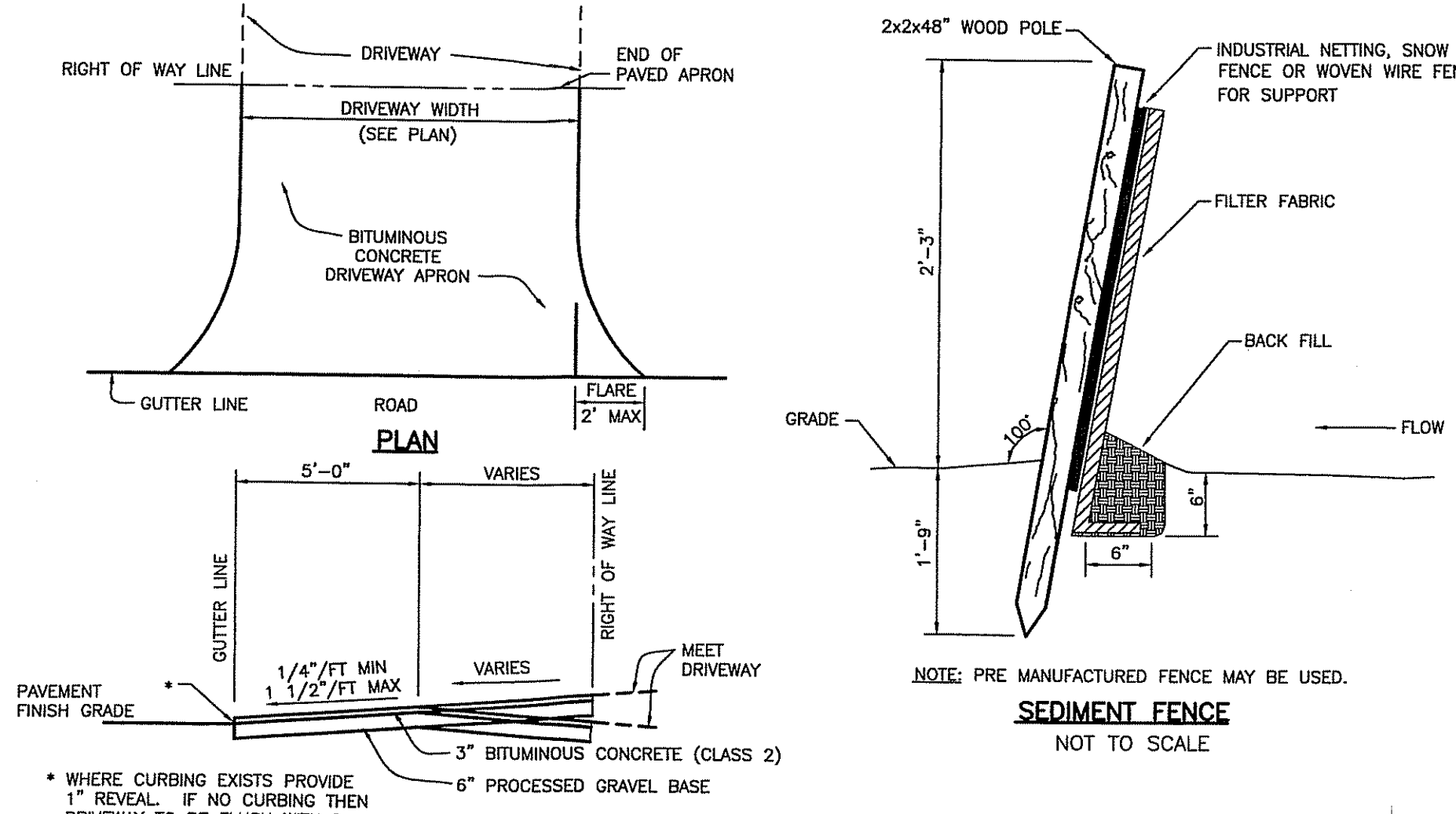
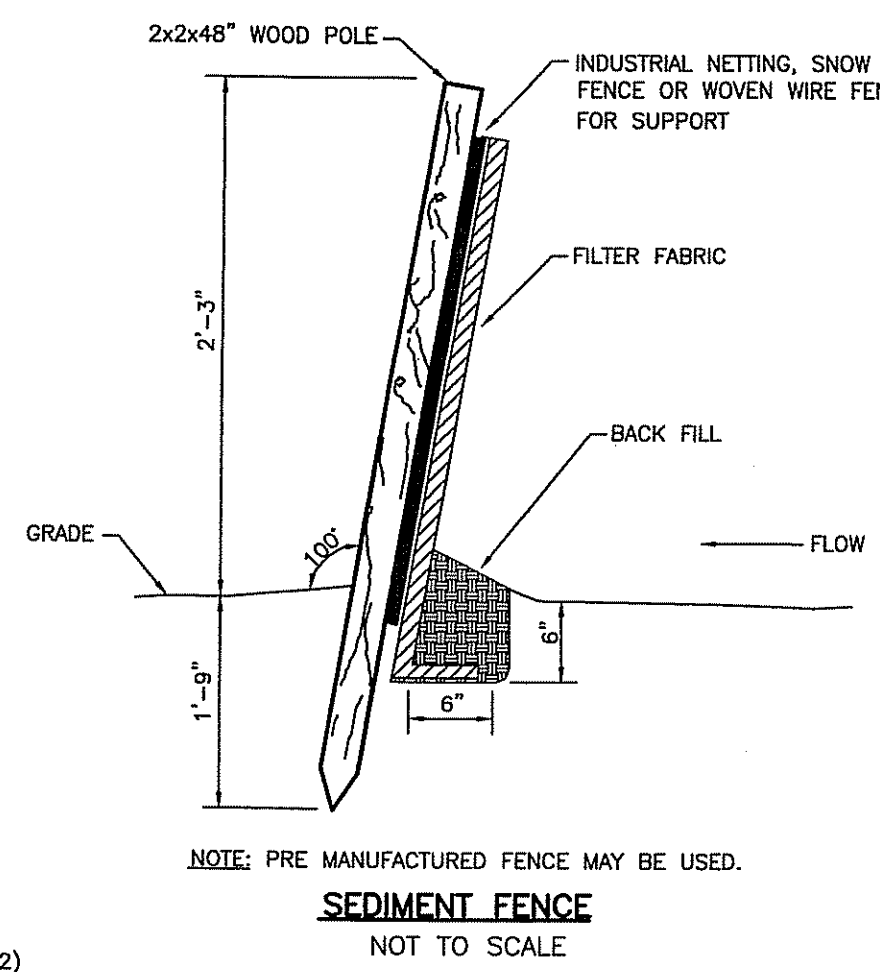


PUMPED SILT CONTROL SYSTEM DETAIL  
NOT TO SCALE



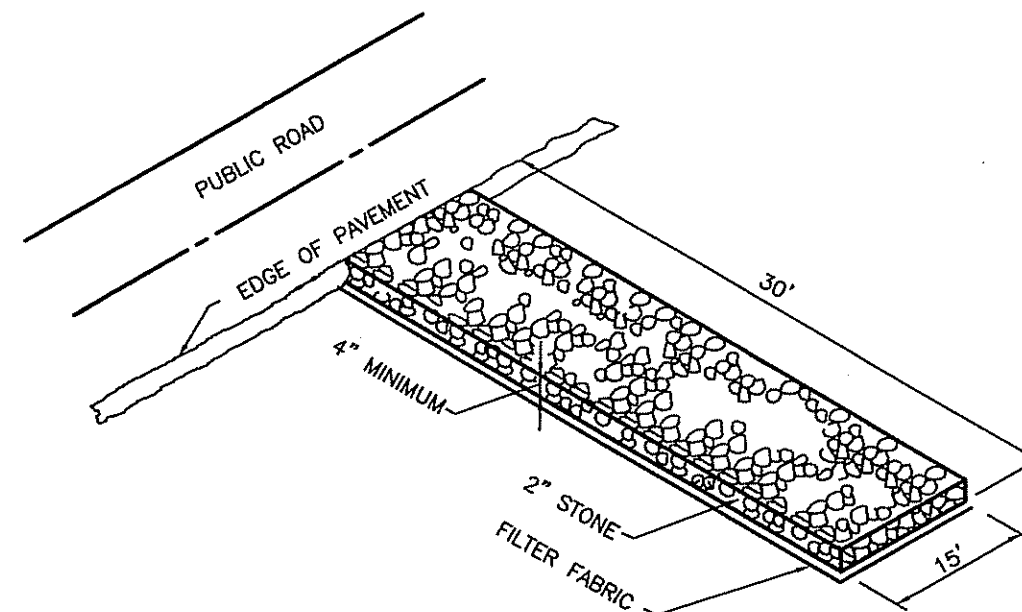
SECTION  
BITUMINOUS CONCRETE DRIVEWAY APRON  
NOT TO SCALE



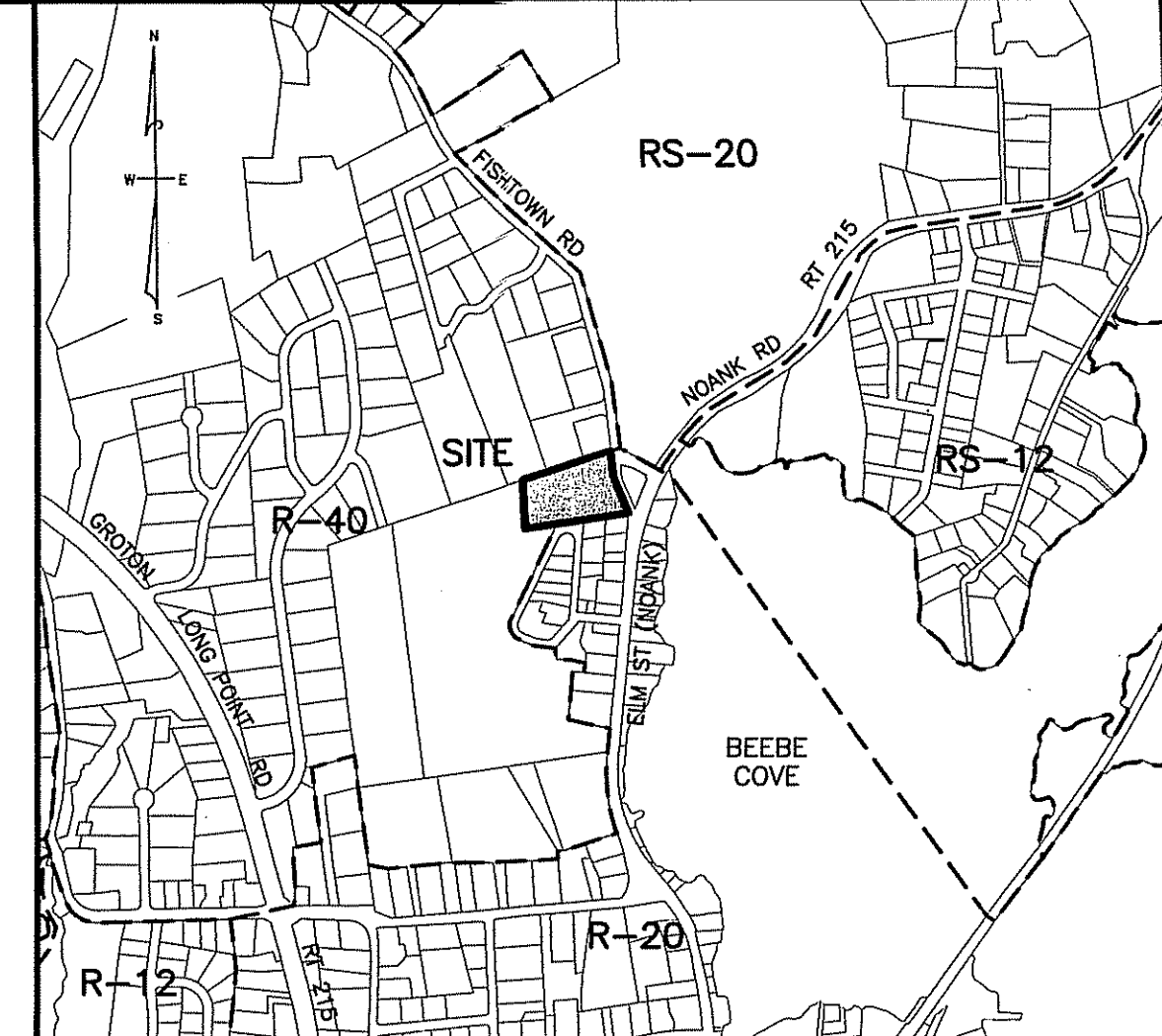
SEDIMENT FENCE  
NOT TO SCALE

ITEM	R-40 ZONE DISTRICT		
	REQUIRED	LOT 1	LOT 2
LOT AREA	40,000 SF	59,162 SF	73,415 SF
LOT WIDTH AT BUILDING LINE	150 FT	520 FT	206 FT
LOT FRONTAGE	30 FT	130 FT	178 FT
FRONT SETBACK	50 FT	6.7 FT*	50 FT
REAR SETBACK / ACCESSORY	50 FT / 6	> 50 FT*	> 50 FT
SIDE SETBACK / ACCESSORY	30 FT / 6	14.4 FT*/10 FT	30 FT
LOT COVERAGE	10% MAX	3%	< 10%
WATER SUPPLY		MUNICIPAL WATER	
SEWAGE DISPOSAL		ON SITE SEPTIC/MUNICIPAL	

- \* EXISTING NON-COMFORMING
- \* EXISTING SEPTIC FOR LOT 1 TO BE ABANDONED



TEMPORARY CONSTRUCTION ENTRANCE  
NOT TO SCALE



LOCATION MAP  
SCALE: 1"=1000'  
GRAPHIC SCALE IN FEET

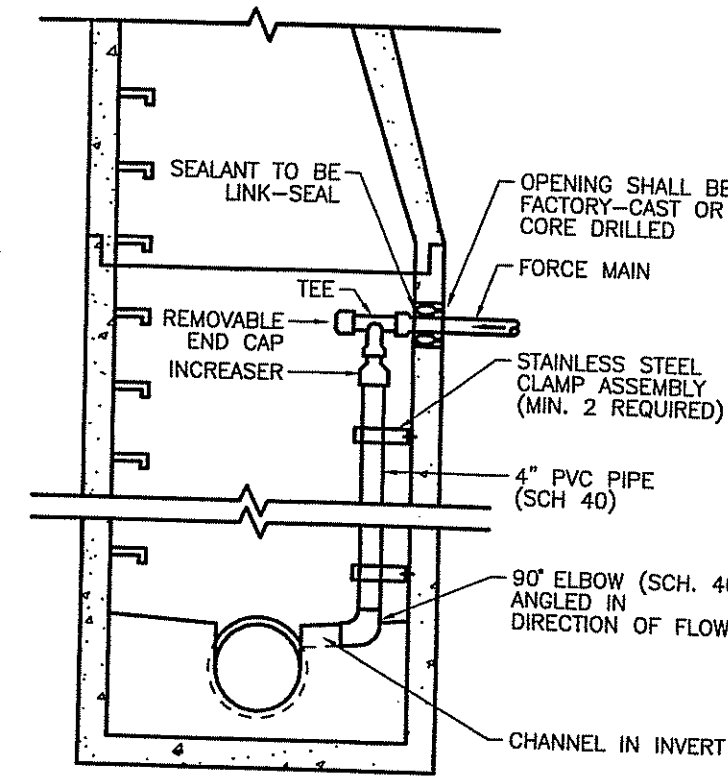
NOTES

- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A ORIGINAL SURVEY FOR THE NEW DIVISION LINE AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
- PERIMETER BOUNDARY INFORMATION TAKEN FROM MAP REFERENCED BELOW.
- NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
- REFERENCE IS MADE TO GROTON LAND EVIDENCE RECORDS VOLUME 473 AT PAGE 286 FOR A QUOTAM DEED DATED AUGUST 2, 1988 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
- THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY AND/OR AGREEMENTS: NONE OF RECORD
- THIS MAP CREATES A NEW UTILITY EASEMENT IN FAVOR OF LOT 2 AS DEPICTED.
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE NOANK FIRE DISTRICT R-40 ZONE DISTRICT.
- "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NOANK FIRE DISTRICT, CONNECTICUT NEW LONDON COUNTY PANEL 1 OF 2, COMMUNITY-PANEL NUMBER 090129 00018, MAP REVISED JANUARY 5, 1984, FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE C.
- THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF GROTON TAX ASSESSOR MAP 260816 TITLE 145 AS PIN 260816747470 AND HAS AN ASSIGNED STREET ADDRESS OF 605 FISHTOWN ROAD, NOANK-GROTON, CONNECTICUT 06340.
- THE BASIS FOR BEARINGS IS APPROXIMATE CONNECTICUT GRID NAD 83.
- RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON SEPTEMBER 15, 2006.
- INLAND WETLANDS WERE DELINEATED IN THE FIELD BY DONALD J. FORTUNATO, SOIL SCIENTIST #22278, SOIL & ENVIRONMENTAL SERVICES, INC. AND LOCATED BY DICESARE-BENTLEY ENGINEERS, INC., GROTON, CONNECTICUT.
- LOTS 1 AND 2 WILL REQUIRE GRINDER PUMPS. THE LOT OWNER IS RESPONSIBLE FOR INSTALLATION, OPERATION AND MAINTENANCE.
- LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO EXCAVATION. CALL BEFORE YOU DIG AT 1-800-922-4455 MUST BE CONTACTED PRIOR TO PROJECT INITIATION.

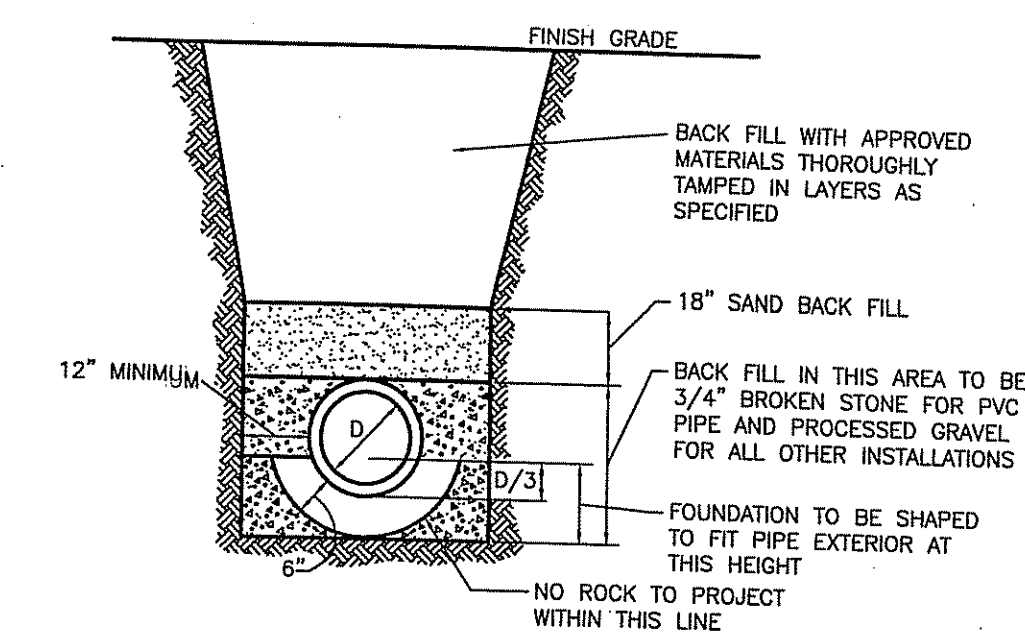
MAP REFERENCE:  
PLAN OF LAND OF LOUISE E. CHESLER, FISHTOWN ROAD, GROTON, CONNECTICUT, SCALE: 1"=20', JANUARY 24, 1986, FNN SURVEY, 26 CLAR A-2.

EROSION AND SEDIMENT CONTROL NOTES:

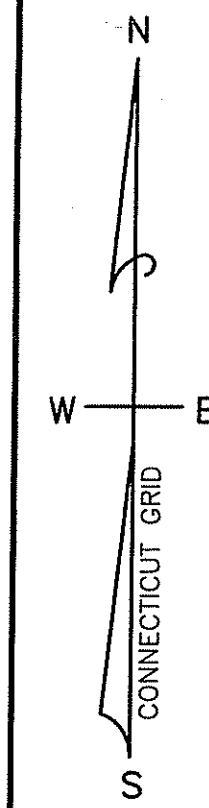
- THIS PROJECT INCLUDES THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE, DRIVEWAY, AND UNDERGROUND UTILITIES.
- EXCAVATION, WHICH MAY CAUSE LIMITED EROSION, IS REQUIRED FOR THE INSTALLATION OF THE BUILDING FOUNDATION, AND UNDERGROUND UTILITIES. MINOR GRADING IS REQUIRED FOR THE DRIVEWAY BUT LITTLE, IF ANY, EROSION IS ANTICIPATED. UTILITY EXCAVATION WILL BE SHORT TERM.
- SEDIMENT FENCE IS PLANNED TO BE INSTALLED AT THE DOWNSLOPE LIMIT OF EXCAVATION AND AROUND STOCKPILE AREAS. A CONSTRUCTION ENTRANCE WILL BE INSTALLED AT THE ENTRANCE OF THE NEW DRIVEWAY.
- CONSTRUCTION SEQUENCE FOR SOIL EROSION AND SEDIMENT CONTROLS:
  - INSTALL ALL TEMPORARY SEDIMENT FENCES AS SHOWN ON THIS PLAN.
  - NO CUT TREES, TIMBER, DEBRIS, JUNK, RUBBISH OR OTHER WASTE MATERIALS OF ANY KIND SHALL BE BURIED IN ANY LOT OR LEFT OR DEPOSITED ON ANY LOT, STREET, OR OTHER AREA WITHIN THE SUBDIVISION UNLESS THE DISPOSAL AREA IS INSPECTED BY SAME FROM A LOT SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THAT SUBDIVISION LOT.
  - REMOVE AND STOCKPILE ALL TOPSOIL ON SITE AND PROVIDE A SEDIMENT FENCE ON THE DOWNSLOPE SIDE. SEED STOCKPILE WITH PERENNIAL RYEGRASS AT A RATE OF 40 POUNDS PER ACRE AND MULCH WITH HAY OR STRAW.
  - EXCAVATE AND/OR FILL WORK SITE TO SUBGRADE LEVEL. FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, PERIODICALLY WITH WATER TO MINIMIZE DUST.
  - CONSTRUCT DWELLING, AND UTILITIES. ADD EROSION CONTROL DEVICES AS NEEDED.
  - FINISH GRADE DRIVEWAY AND PARKING AREA.
  - ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PARKING, DRIVEWAYS, ETC., SHALL BE GRADED AND STABILIZED AS FOLLOWS:
    - PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS. APPLY LIMESTONE AND FERTILIZER IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.
    - APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.
    - APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS.
    - SEEDING SHOULD TAKE PLACE BETWEEN APRIL 15 THROUGH JUNE 30 AND AUGUST 15 THROUGH SEPTEMBER 30. IF OUTSIDE THESE PERIODS, AREA SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
  - WHEN ALL GRADING AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE TRAFFED SEDIMENT.
  - IT SHALL BE THE RESPONSIBILITY OF THE OWNER LAWRENCE CHESLER AT (860) 445-2436 TO ENSURE PROPER IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENT CONTROLS AS SHOWN ON THIS PLAN; AND SHALL INCLUDE, BUT NOT BE LIMITED TO, SUCH REQUIREMENTS AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES OF SUCH REQUIREMENTS AND NOTIFICATION OF ANY TRANSFER OF THIS RESPONSIBILITY TO OTHER PARTIES.



LOW PRESSURE INSIDE INSIDE DROP MANHOLE SCS-303  
NOT TO SCALE



TRENCH FOR SANITARY SEWER  
NOT TO SCALE



CONNECTICUT GRID

N  
W  
E  
S

LOT 1 AREA= 59,162 SF M/L 1.36 AC M/L

LOT 2 AREA= 73,415 SF M/L 1.69 AC M/L

N/F CRAIG L. AND PATRICIA A. SCHNAPPINGER VOLUME 918, PAGE 613

N/F LEO ROCHE AND HEATHER A. VAISIN VOLUME 588, PAGE 879

N/F TROY B. HALL VOLUME 927, PAGE 739

N/F JONES MARINE, LLC (JAMES A. MITCHELL, III L/U) VOLUME 842, PAGE 631

N/F JEREMY D. AND HEATHER L. SOCHA VOLUME 547, PAGE 600

N/F FRANK J. SOCHA VOLUME 847, PAGE 600

MYSTIC RIVER HOMES, INC VOLUME 253, PAGE 694

LEGEND  
AC ACRES  
FF EL FINISHED FLOOR ELEVATION  
M/L MORE OR LESS  
N/F HOW OR FORMERLY  
SF SQUARE FEET  
SMH SANITARY MANHOLE

I HEREBY CERTIFY THAT I HAVE MARKED THE LIMITS OF THE INLAND WETLANDS ON THE SITE SHOWN HEREON.  
*David J. Fortinato*  
CERTIFIED SOILS SCIENTIST CT 2278 05/17/01 LICENSE NO. DATE

NO	DATE	DESCRIPTION	BY
1	01/12/07	1/09/07 STAFF REVIEW COMMENTS	SEP

REVISIONS

COPYRIGHT © 2006 DICESARE-BENTLEY ENGINEERS, INC.

**DICESARE-BENTLEY**  
ENGINEERS / SURVEYORS / PLANNERS

100 FORT HILL ROAD GROTON, CT 06340  
PH: (860) 448-0400 FX: (860) 448-0899  
WWW.DICESARE-BENTLEY.COM

LOT DIVISION PLAN  
PROPERTY OF  
LAWRENCE CHESLER  
605 FISHTOWN ROAD AND CENTER STREET  
NOANK-GROTON, CONNECTICUT

DATE: OCTOBER 23, 2006  
SCALE: 1"=40'

DRAWN BY: SEP  
CHECKED BY: JMS  
JOB NO: 02-019  
SHEET NO: 1 OF 1

DATE: 10/23/06  
DATE: 10/23/06

DATE: 10/23/06