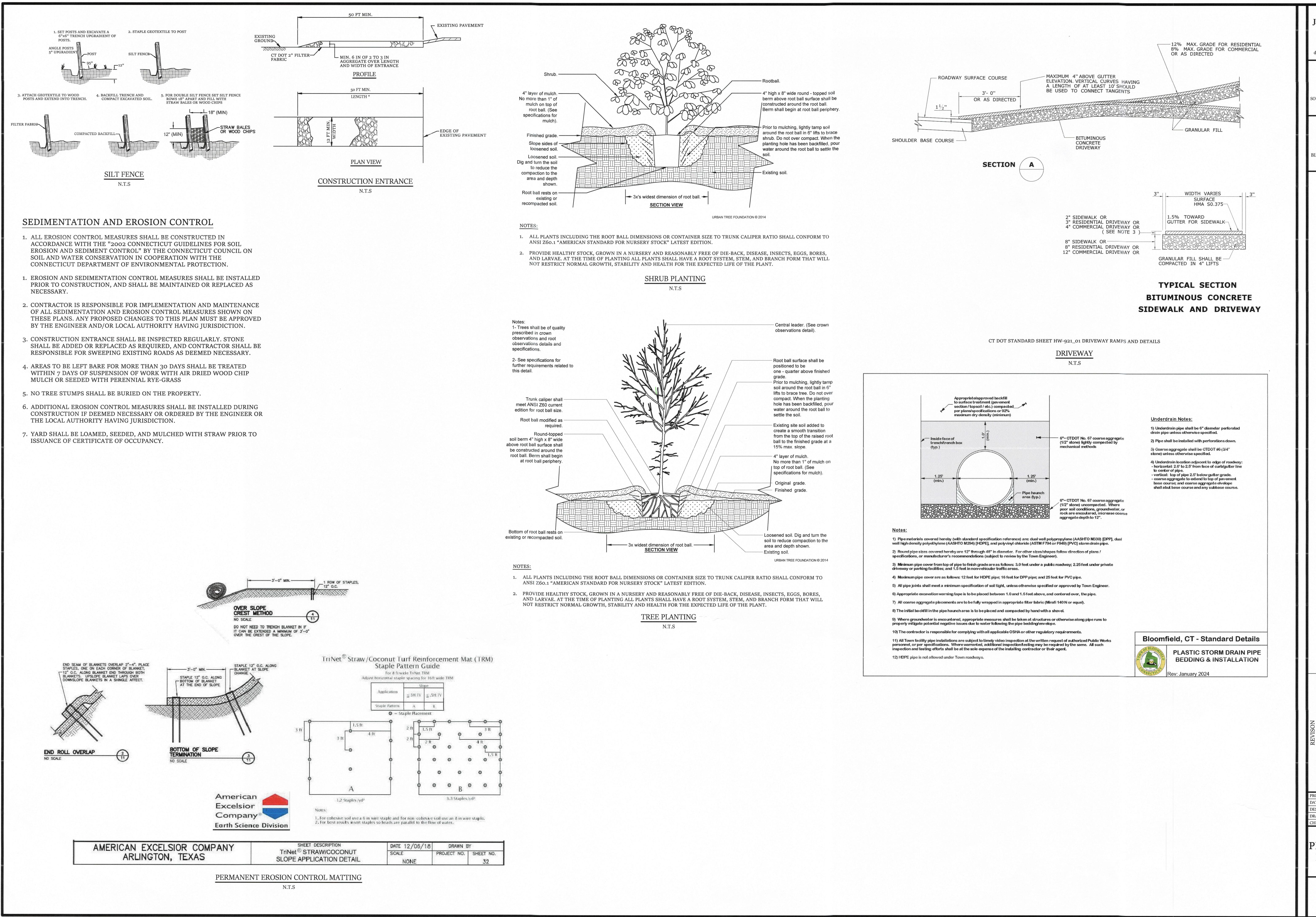


PILOT PLAN

9 PROSSER LANE
BLOOMFIELD, CT



9 PROSSER LANE

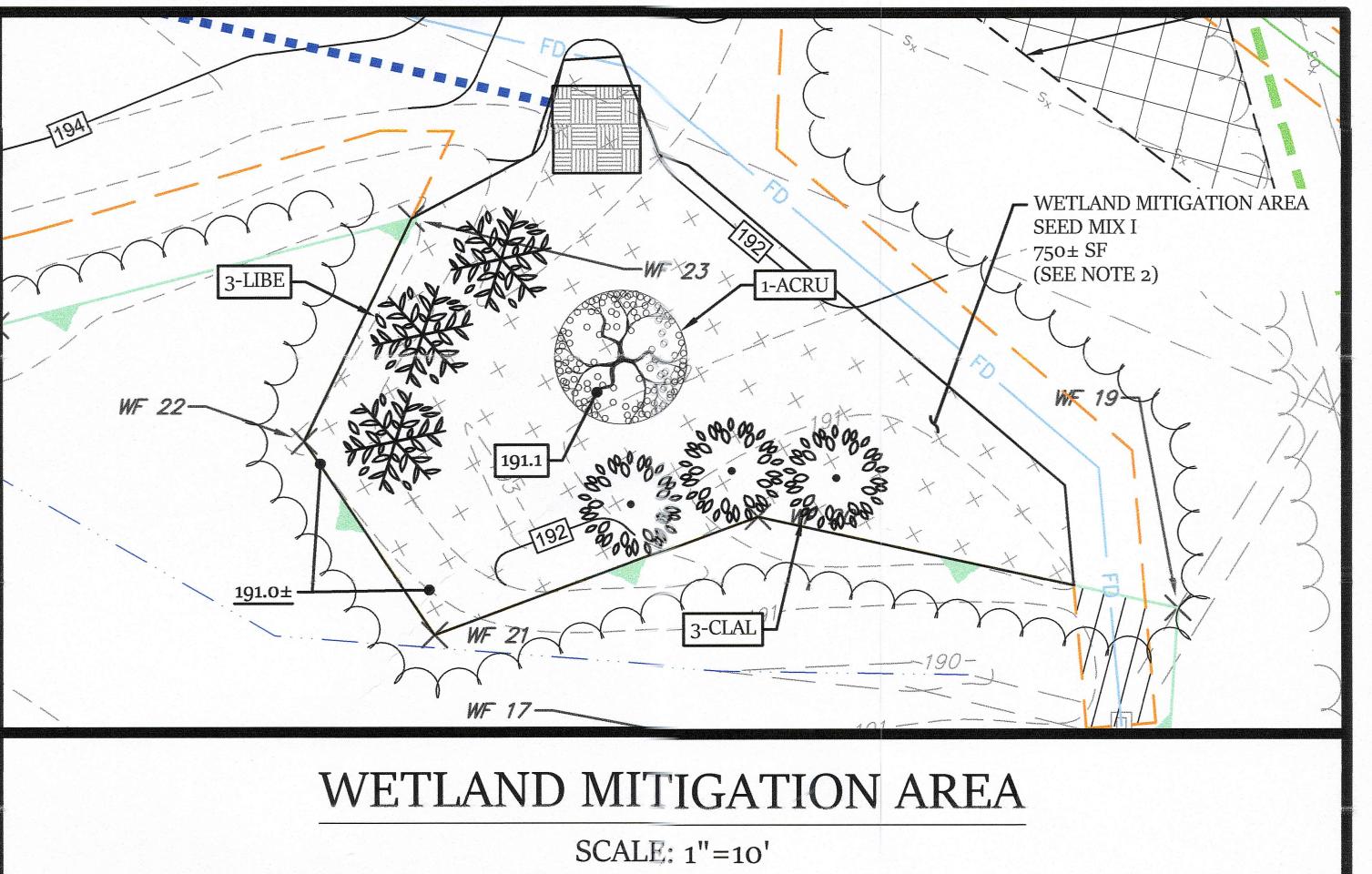
ZONE: R-30

USE: SINGLE FAMILY DWELLING WITH ACCESSORY APARTMENT

ITEM	REQUIRED/ ALLOWED	PROVIDED
Lot Area	30,000 SF	64,664± SF
Lot Width	150 FT	225.7 FT
Front Yard	50 Ft	50.40 Ft
Side Yard	25 FT	48 FT
Rear Yard	25 FT	197.2 FT
Height	35 FT	<35 FT
Stories	2	2
Building Coverage	20%	5.5%

ZONING DATA BLOCK NOTES

PER SECTION 3.1.3.C OF THE TOWN OF BLOOMFIELD ZONING REGULATIONS, AN ACCESSORY APARTMENT IN ACCORDANCE WITH SECTION 6.13 MAY BE AUTHORIZED BY SPECIAL PERMIT.



WETLAND MITIGATION AREA

SCALE: 1" = 10'

WETLAND MITIGATION AREA PLANTING SCHEDULE

ID	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
ACRU	1	RED MAPLE	ACER RUBRM	2" CAL.	SEE PLAN
LIBE	3	SPICE BUSH	LINDERA BENZOIN	NO. 3	6' O.C.
CLAL	3	SWEET PEPPERMINT	CLETHRA ALNIFOLIA	NO. 3	6' O.C.

NOTES:

1. PROPOSED WETLAND MITIGATION PROVIDES A 1.85± REPLACEMENT RATIO.
2. ENTIRE SITE FALLS WITHIN 500' VERNAL POOL UPLAND AREA.
3. VEGETATED BUFFER ZONE REPRESENTS AREA 75 FEET OF WATERCOURSE AND WITHIN 50 FEET OF WETLANDS.

14. Pearl Lane
South Hadley, MA 01075
413-548-8000
info@newwp.com

I have delineated the inland wetlands and watercourses as shown on the subject site plans in accordance with the standards and definitions found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended.

Ian T. Cole, P.W.S. #2006, Registered Soil Scientist

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCY, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "STANDARDS SUCCESSIVE METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 23, 2019.

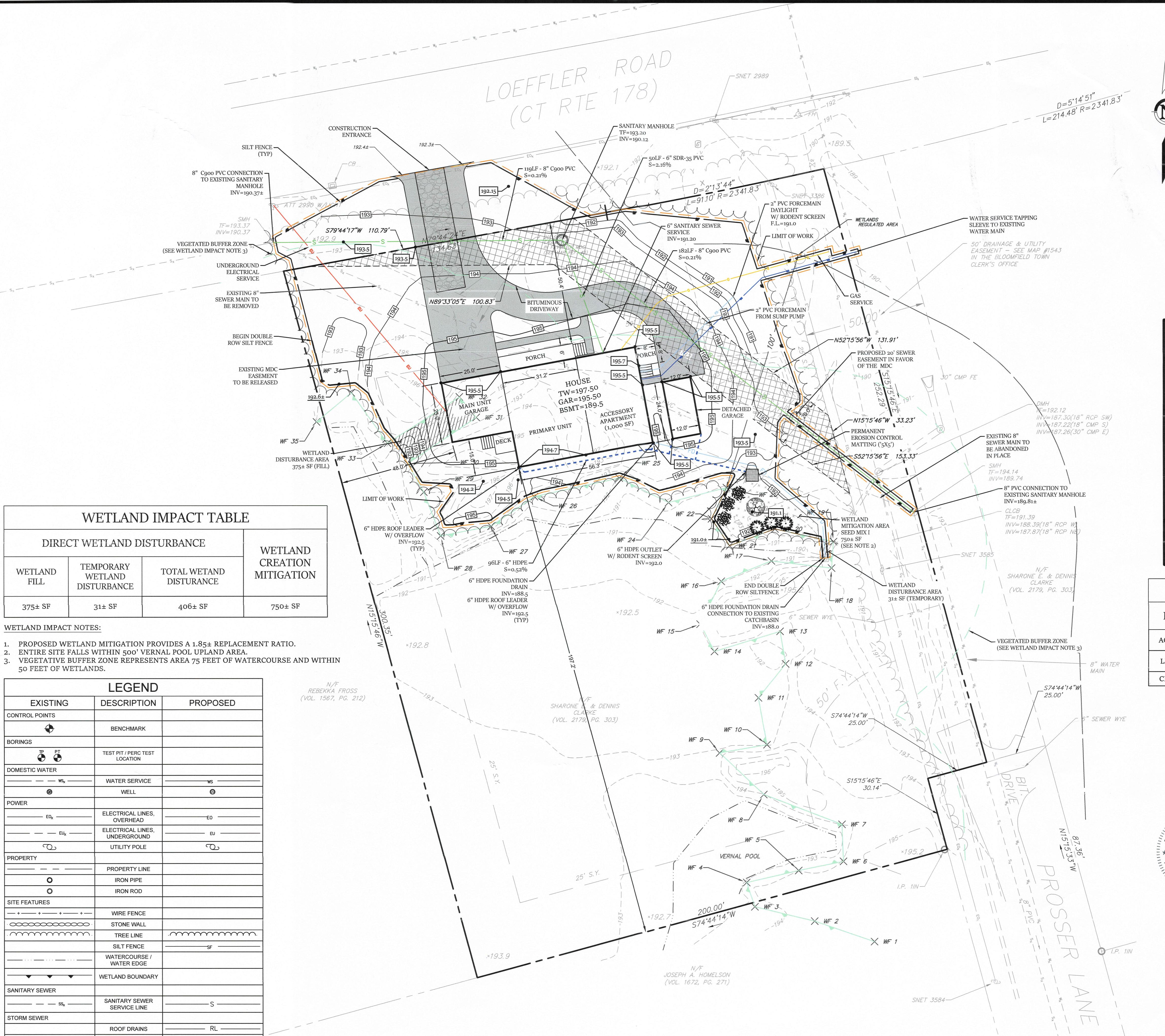
- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS AN INDEPENDENT RESURVEY BASED ON MAP REFERENCE #1.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

STANLEY KRYLA, L.S.

LIC. NO. 70199

SHEET 1 OF 2



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STATE OF CONNECTICUT
LAND SURVEYOR
No. 70199
LIC. NO. 70199

PROJECT NO.	06-2025
DATE:	10/27/25
DESIGN BY:	DHJ
DRAWN BY:	DHJ
CHECKED BY:	DHJ

PLOT PLAN

SHEET
C-1
SHEET 1 OF 2