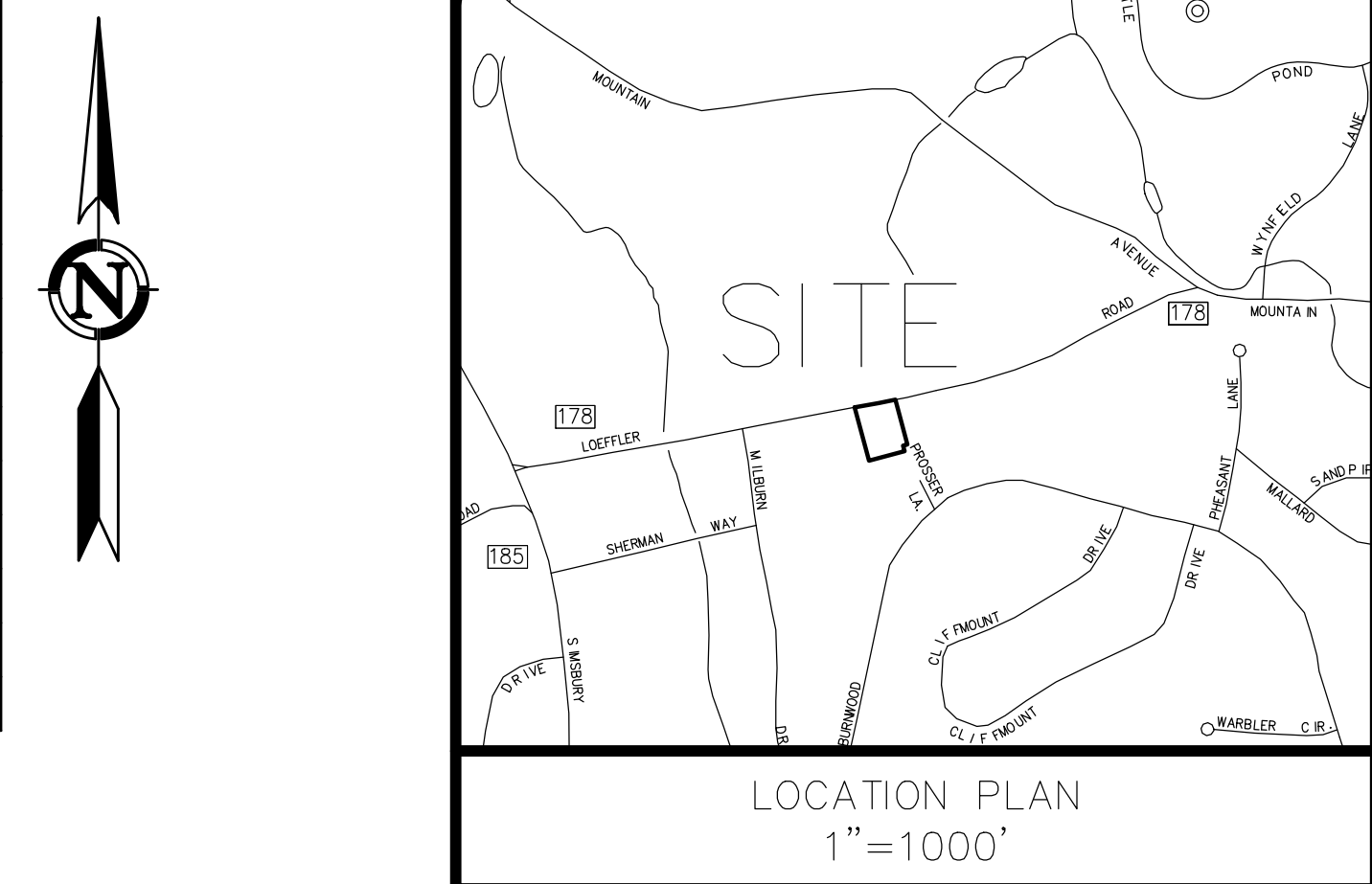


WETLAND IMPACT TABLE	
WETLANDS ONSITE	27,804 ± SF
DIRECT WETLANDS DISTURBANCE	0 SF
TEMPORARY WETLANDS DISTURBANCE	31 ± SF
TOTAL WETLANDS DISTURBANCE	31 ± SF
WETLANDS CREATION/MITIGATION	925 ± SF
UPLAND REVIEW AREA ONSITE	36,860 ± SF
UPLAND REVIEW AREA DISTURBANCE	21,533 ± SF
VERNAL POOL HABITAT AREA ONSITE	64,664± SF
VERNAL POOL HABITAT AREA DISTURBANCE	21,564 ± SF
VEGETATIVE BUFFER AREA ONSITE	32,485 ± SF
VEGETATIVE BUFFER DISTURBANCE	14,597 ± SF
TOTAL DISTURBANCE	21,564 ± SF



9 PROSSER LANE		
ZONE: R-30		
USE: SINGLE FAMILY DWELLING WITH ACCESSORY APARTMENT (COLONIAL STYLE HOME)		
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	68.6 FT
Rear Yard	25 FT	196.6 FT
Height	35 FT	<35 FT
Stories	2	2
Building Coverage	20%	4.3%
Accessory Dwelling Units (ADU)	1	1
Maximum ADU Gross Floor Area	1,000 sf	1,000 sf
ADU Off-Street Parking	1	1

- 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 PERMITTED IN OR ON THE PROPERTY OF A SINGLE FAMILY DWELLING UNIT. ZONING APPROVAL FROM THE ZONING ENFORCEMENT OFFICER IS REQUIRED.
 - PROPOSED NEW HOUSE REQUIRES WETLAND PERMIT, ZONING SIGN-OFF, AND A BUILDING PERMIT FROM THE TOWN OF BLOOMFIELD.
 - LOCAL UTILITIES APPROVALS/PERMITS NEEDED:
 - MDC DEVELOPERS PERMIT AGREEMENT NEEDED FOR RELOCATION OF THE SEWER MAIN;
 - MDC WATER AND SEWER SERVICE;
 - CTDOT ENCROACHMENT PERMIT FOR DRIVEWAY TO LOFFLER ROAD;
 - CONNECTICUT NATURAL GAS SERVICE;
 - EVERSOURCE ELECTRICAL SERVICE;

- WETLAND IMPACT NOTES:
- WETLAND MITIGATION AREA PROPOSES A 29.8 : 1 REPLACEMENT OF TEMPORARY WETLAND DISTURBANCE.
 - THE ENTIRE PROPERTY FALLS WITHIN THE UPLAND REVIEW AREA; 200' FROM ONSITE AND OFFSITE WATERCOURSES AND 100' FROM ONSITE AND OFFSITE WETLANDS.
 - THE ENTIRE PROPERTY FALLS WITHIN 500' VERNAL POOL HABITAT AREA.
 - VEGETATIVE BUFFER BOUNDARY REPRESENTS THE AREA 75 FEET FROM WATERCOURSES AND 50 FEET FROM WETLANDS.

CALL BEFORE YOU DIG:
THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.

- SURVEY NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 28, 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 A 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.

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PREPARED FOR:
SHARON & DENNIS CLARKE
2 PROSSER LANE
BLOOMFIELD, CT 06006

PROPOSED NEW HOUSE
9 PROSSER LANE
BLOOMFIELD, CT
UNIQUE IS# 4100 (FORMERLY MAP 175-2, LOT 2003)

NO.	DATE	DESC.	PER TOWN COMMENTS
1	06/05/25		

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

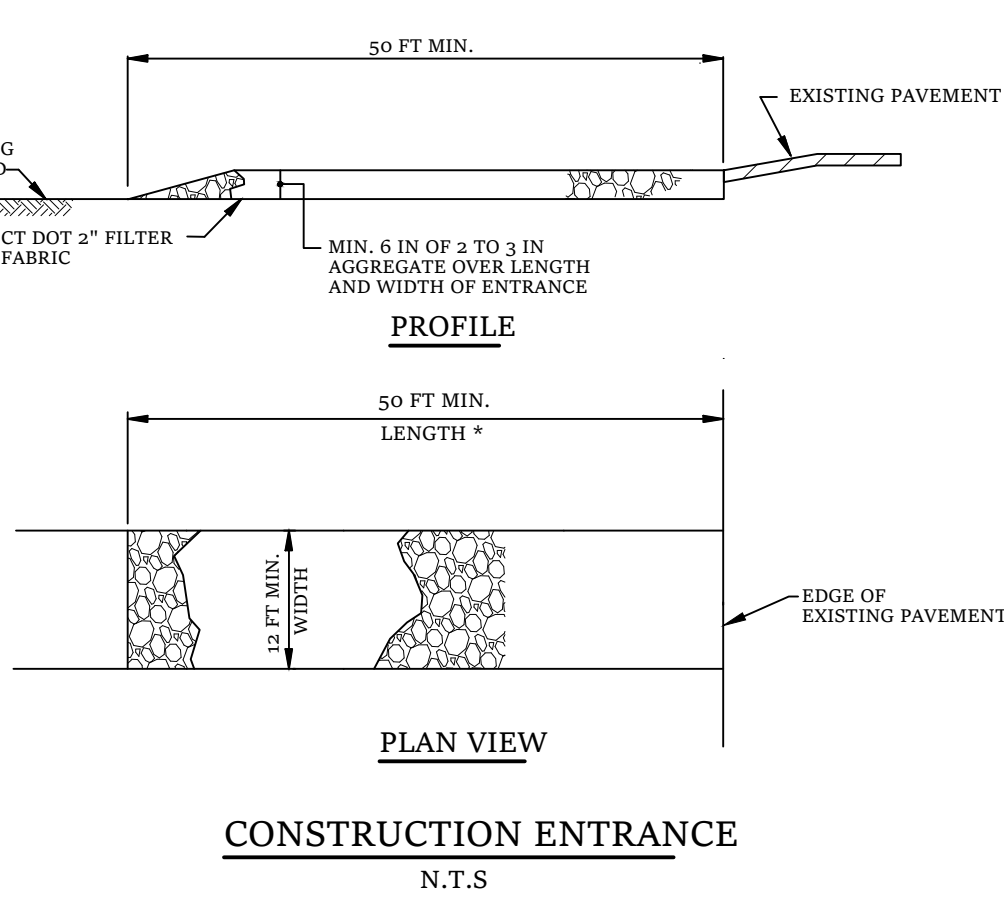
PLOT PLAN

SHEET

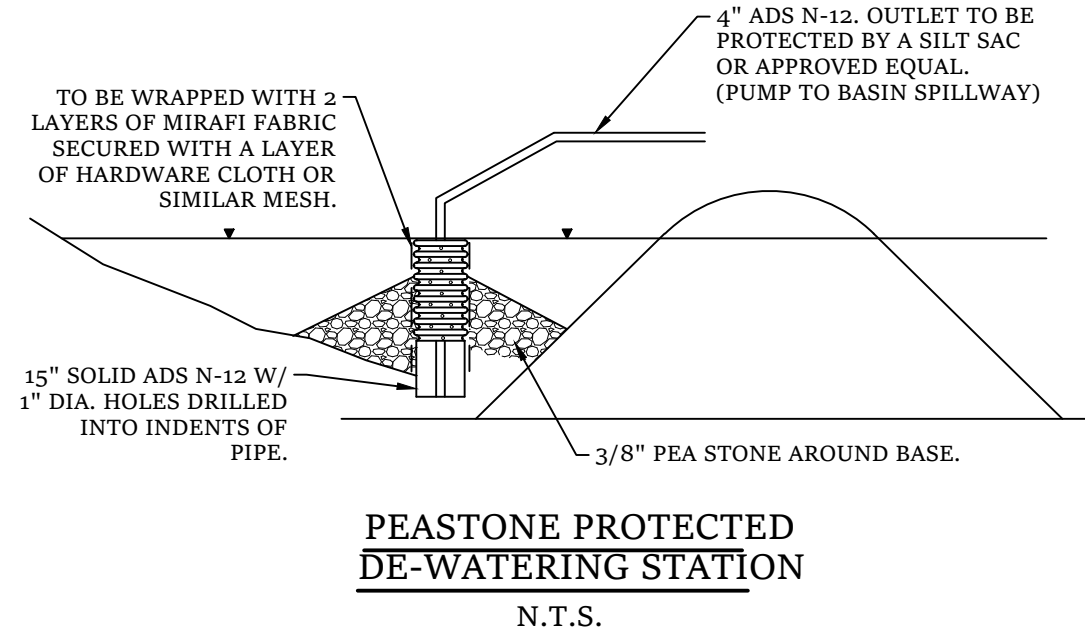
C-1

SHEET 1 OF 3

- TOWN OF BLOOMFIELD STANDARD AND GENERAL NOTES:**
9 PROSSER LANE/29 LOFFLER ROAD
- ALL PROPERTY AND EASEMENT CORNERS SHALL BE PINNED OR STAKED WHEN THE BUILDING PERMIT IS SUBMITTED AND PRIOR TO THE CLEARING OF ANY EXISTING VEGETATION.
 - SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY DISTURBANCE OF THE GROUND, INCLUDING STUMP REMOVAL, DISTURBED AREAS AND STOCKPILES SHALL TO BE STABILIZED WITH TEMPORARY SEEDING AND/OR MULCH WITHIN 30 DAYS.
 - ANY ADDITIONAL SOIL EROSION OR SEDIMENT CONTROL FAILURES OR SHORTCOMINGS IDENTIFIED BY THE ENGINEERING DIVISION, ZONING ENFORCEMENT OFFICER, WETLANDS AGENT, OR OTHER TOWN OFFICIALS, DURING ANY CONSTRUCTION PROCESS, SHALL BE PROMPTLY REPAIRED AND CORRECTIVE MEASURES SHALL BE PROMPTLY IMPLEMENTED BY THE DEVELOPER AND/OR CONTRACTOR.
 - ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER RAINSTORMS OF 0.5" OR MORE, IN 24 HOURS, AND REPAIRED OR REPLACED AS NEEDED. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONAL CONDITION FOR THE DURATION OF THE PROJECT BY THE DEVELOPER/CONTRACTOR UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
 - NO DISTURBANCE OF INLAND WETLANDS, WATERCOURSES, OR THE UPLAND REVIEW AREAS, 100 FEET FROM A WETLAND OR 200 FEET FROM A WATERCOURSE, INCLUDING THE REMOVAL OF VEGETATION IN OR NEAR WETLANDS OR WATERCOURSES, SHALL BE DONE WITHOUT A PERMIT FROM THE INLAND WETLANDS AND WATERCOURSES COMMISSION.
 - THE BUILDER/DEVELOPER SHALL FOLLOW THE APPROVED PLOT PLAN FOR THE DEVELOPMENT OF THE PROPERTY UNLESS FIELD CONDITIONS DICTATE THAT A DEVIATION IS REQUIRED. ANY SUCH FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF, AND ARE SUBJECT TO THE APPROVAL OF, THE ENGINEERING DIVISION BEFORE THEY ARE MADE.
 - PRIOR TO STARTING THE FRAMING, OR OTHER CONSTRUCTION ON THE FOUNDATION, THE BUILDER/DEVELOPER SHALL SUBMIT A FOUNDATION AS-BUILT SHOWING THE LOCATION OF THE FOUNDATION WITH RESPECT TO THE PROPERTY LINES. THE CONSTRUCTION OF ALL STRUCTURES SHALL BE COORDINATED WITH THE BUILDING DIVISION.
 - ALL AREAS, EXCEPT DRIVEWAYS AND SIDEWALKS, DISTURBED DURING CONSTRUCTION OF THE HOUSE SHALL BE RESTORED WITH A MINIMUM OF 4 INCHES OF TOPSOIL AND PERMANENT LAWN SEEDING AS SOON AS POSSIBLE AFTER THE FOUNDATION IS COMPLETED.
 - ALL UNSUITABLE MATERIALS SHALL TO BE REMOVED FROM THE SITE. NO ON-SITE BURIAL OF TREE TRUNKS, STUMPS, BRUSH OR OTHER DEBRIS IS PERMITTED.
 - FOOTING DRAINS, ROOF DRAINS OR OTHER PRIVATE STORM DRAINAGE CONNECTIONS TO A TOWN OF BLOOMFIELD STORM DRAINAGE SYSTEM REQUIRE A WAIVER OF CLAIM FORM FILLED OUT BY THE PROPERTY OWNER. THIS FORM IS AVAILABLE AT THE ENGINEERING DIVISION, AND WEB PAGE, AND SHALL BE NOTARIZED AND FILED ON THE BLOOMFIELD LAND RECORDS.
 - THE DEVELOPER, PROPERTY OWNER AND/OR BUILDER SHALL CONTACT THE ENGINEERING DIVISION AT 860-769-3524, TWO WEEKDAYS PRIOR TO STARTING WORK ON THE SITE IN ORDER TO DISCUSS ANY SPECIAL CONDITIONS AND/OR REQUIRED INSPECTIONS.
 - TOWN OF BLOOMFIELD R.O.W. PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE TOWN RIGHT-OF-WAYS. A CONNECTICUT DEPARTMENT OF TRANSPORTATION PERMIT IS REQUIRED FOR DRIVEWAY CURB CUTS AND OTHER WORK WITHIN THE RIGHTS-OF-WAY OF STATE HIGHWAYS.
 - THE BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.
 - THE BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR STABILIZING ALL EXPOSED SOIL WITHIN 30 DAYS WITH TEMPORARY SEEDING, DURING THE FALL AND SPRING SEEDING DATES, AND WITH HAY, STRAW OR BARK FIBER MULCH OUTSIDE OF THESE SEEDING DATES.
 - THE MINIMUM REQUIREMENTS FOR A BITUMINOUS (ASPHALT) DRIVEWAY OR DRIVEWAY RAMP ARE 2" OF CLASS 2 BITUMINOUS CONCRETE, OVER 6" OF COMPACTED PROCESSED AGGREGATE BASE, WITH A LIP AT THE GUTTER LINE 1/2 INCHES ABOVE THE FINISHED PAVEMENT GRADE.
 - ROOF DRAINS SHALL BE PIPED TO AN APPROPRIATE STORM DRAINAGE STRUCTURE OR DISCHARGED TO GRADE WITH A SPLASH PAD OR STONE OR OTHER EROSION PREVENTION MEASURE. ROOF AND FOOTING DRAINS ARE TO BE IN SEPARATE UNCONNECTED PIPES.
 - FOOTING DRAINS SHALL BE CONNECTED TO AN APPROPRIATE STORM DRAINAGE STRUCTURE OR DISCHARGED TO GRADE, AWAY FROM THE ROAD, AND SHALL NOT BE DIRECTED TOWARD THE NEIGHBORING PROPERTY.
 - THE PROPOSED REGULATED ACTIVITIES ON THIS PLAN ARE IN ACCORDANCE WITH THE WETLANDS PERMIT ISSUED BY THE BLOOMFIELD INLAND WETLANDS AND WATERCOURSES COMMISSION ON . ANY OTHER REGULATED ACTIVITIES IN WETLANDS, WATERCOURSES OR THE UPLAND REVIEW AREAS, 100 FEET FROM WETLANDS AND 200 FEET FROM WATERCOURSES, ARE NOT PERMITTED WITHOUT A SEPARATE WETLANDS PERMIT.
 - AN AS-BUILT SITE IMPROVEMENT AND GRADING PLAN, PREPARED BY A LICENSED LAND SURVEYOR, SHALL BE SUBMITTED AFTER ALL SITE WORK HAS BEEN COMPLETED, AND ANY DEVIATIONS OR OMISSIONS NOTED, AT LEAST TWO WEEKS PRIOR TO THE CERTIFICATE OF OCCUPANCY/COMPLETION (C.O.). ANY REVISIONS MUST BE MADE AND RESUBMITTED PRIOR TO THE C.O.
 - ALL PROPERTY AND EASEMENT CORNERS SHALL BE PINNED BY A LICENSED LAND SURVEYOR AND FLAGGED FOR IDENTIFICATION; AND ANY R.O.W MONUMENTS MISSING OR DAMAGED SHALL BE REPLACED AND CERTIFIED BY A LICENSED LAND SURVEYOR PRIOR TO THE C.O.
 - ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED AND ALL LANDSCAPING, SIDEWALKS, DRIVEWAYS, ETC. SHALL BE COMPLETED PRIOR TO THE C.O.
 - THE BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REMOVING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES, DEBRIS AND EXCESS MATERIAL FROM THE PROPERTY PRIOR TO THE C.O.



CONSTRUCTION ENTRANCE
N.T.S.



SEDIMENTATION AND EROSION CONTROL SEQUENCE

PHASE 1 - SEWER MAIN RELOCATION

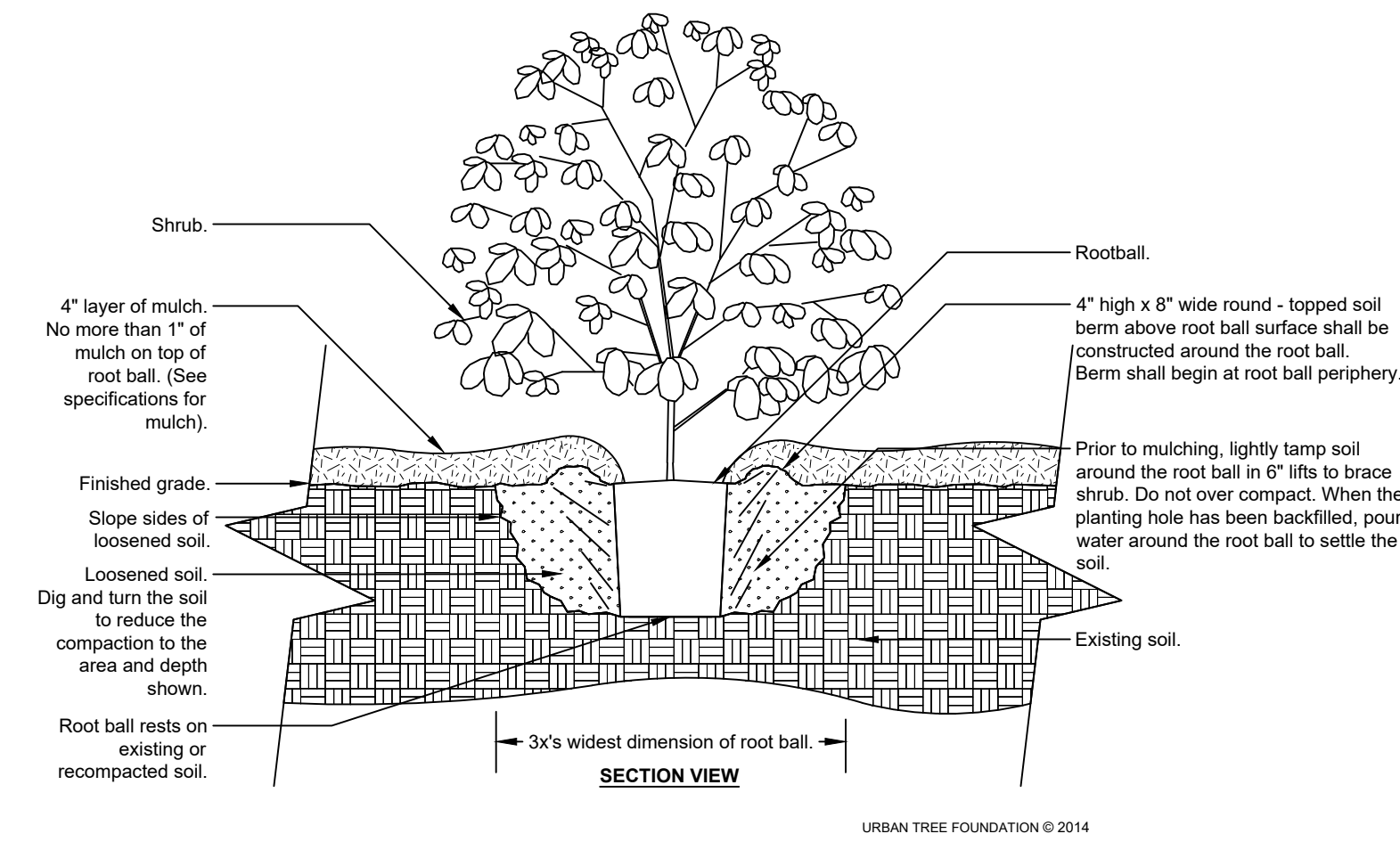
- INSTALL CONSTRUCTION ENTRANCE.
- STAKE OUT LIMIT OF CLEARING AND RE-FLAG WETLANDS IF NEEDED.
- HOLD PRE-CONSTRUCTION MEETING WITH TOWN STAFF.
- INSTALL COIR LOGS, INLET PROTECTION, AND TREE PROTECTION MEASURES AS NEEDED, AND AS SHOWN ON THE PLAN.
- INSTALL STONE CHECK DAMS AT NORTH EASTERN CORNER OF PROPERTY AND DOWNSTREAM OF 30" CMP FLARED END ON 2 PROSSER LANE.
- CONSTRUCT TEMPORARY SEDIMENT TRAPS.
- CONSTRUCT TEMPORARY DIVERSION SWALES AND ASSOCIATED STONE CHECK DAMS.
- CLEAR AND GRUB TO THE LIMIT OF WORK LINE. NO TREE STUMPS SHALL BE BURIED ON THE PROPERTY.
- REMOVE TOPSOIL AND STOCKPILE IN LOCATIONS SHOWN ON THE PLAN. ALL STOCKPILE LOCATIONS SHALL BE SURROUNDED BY SILT FENCE.
- INSTALL UTILITY SERVICE SECTIONS AT CROSSINGS TO THE RELOCATED SEWER MAIN. STUB ENDS FOR CONTINUATION AFTER INSTALLATION OF RELOCATED SEWER MAIN. DO NOT INSTALL UTILITY SERVICE SECTIONS AT CROSSINGS WITH THE EXISTING SEWER MAIN UNTIL BYPASS PUMP IS IN USE AND THE EXISTING SEWER MAIN IS NO LONGER IN OPERATION.
- INSTALL RELOCATED SEWER MAIN TO WITHIN 5 FT OF THE UPSTREAM AND DOWNSTREAM EXISTING SANITARY MANHOLES.
- INSTALL SEWAGE BYPASS PUMPING SYSTEM.
- CONSTRUCT CONNECTIONS OF RELOCATED SANITARY SEWER MAIN TO UPSTREAM AND DOWNSTREAM SANITARY MANHOLES.
- MAINTAIN OR REPLACE INSTALLED EROSION CONTROLS AS NECESSARY.

PHASE 2 - HOUSE CONSTRUCTION

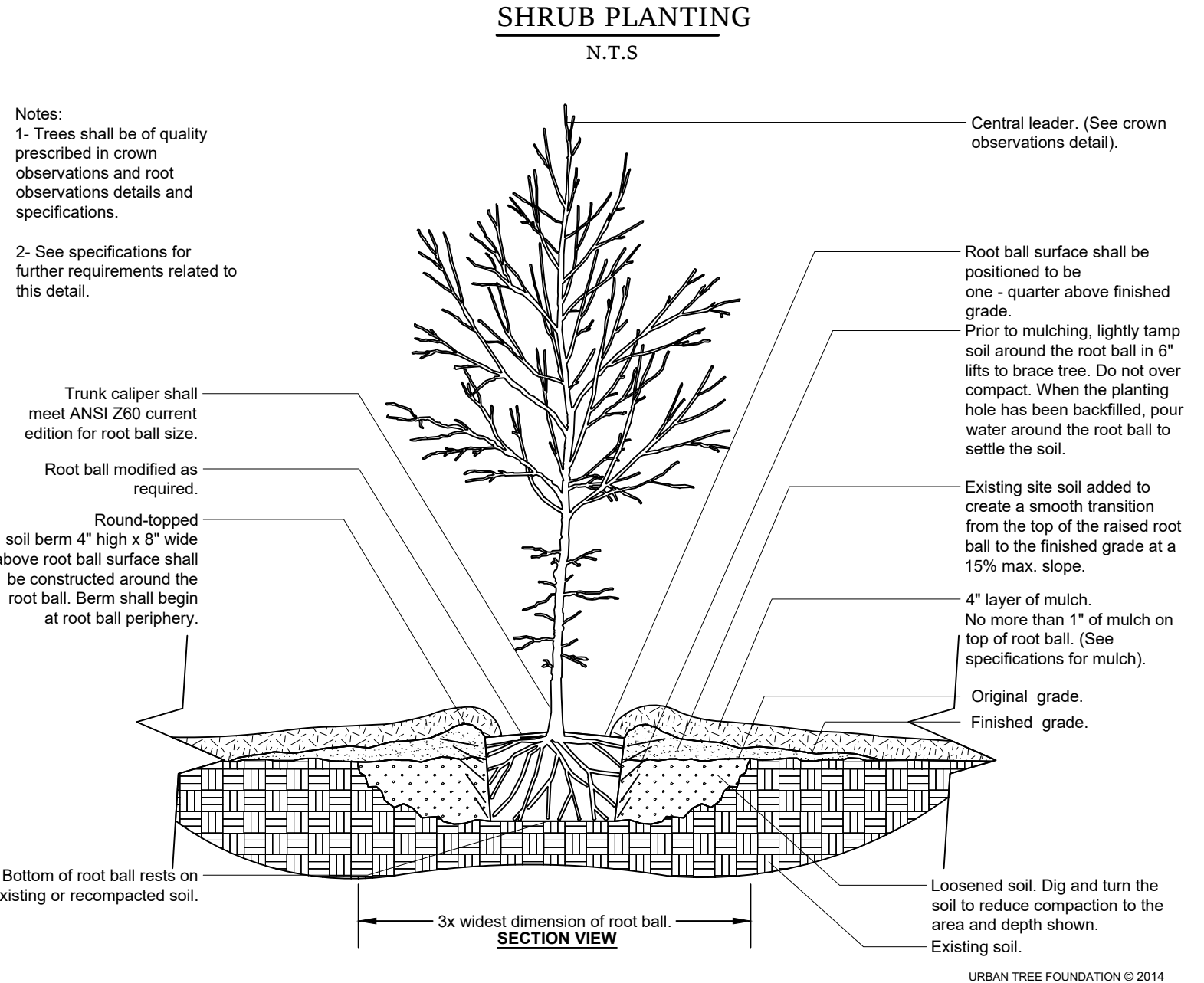
- HOLD PRE-CONSTRUCTION MEETING WITH TOWN STAFF.
- EARTH MOVE AND RE-GRADE SITE AS NECESSARY TO ESTABLISH SUBGRADE ELEVATIONS AROUND THE HOUSE AND FOR DRIVEWAY.
- INSTALL REMAIN SECTIONS OF PROPOSED UTILITY SERVICES AND FOUNDATION DRAIN CROSSING THE RELOCATED SEWER MAIN.
- CONSTRUCT FOUNDATION DRAIN CONNECTION TO CATCHBASIN ON SITE. EXISTING TOPSOIL WITHIN THE WETLAND BOUNDARY SHALL BE STOCKPILED NEARBY FOR REUSE AFTER THE FOUNDATION DRAIN IS INSTALLED.
- CONSTRUCT HOUSE FOUNDATION AND DRIVEWAY SUBBASE.
- CONSTRUCT HOUSE AND PAVE DRIVEWAY.
- AFTER SITE IS STABILIZED FILL IN TEMPORARY SEDIMENT TRAPS AND SEED AREAS.
- INSTALL LANDSCAPING AS SHOWN IN THE PLANTING PLAN.
- REMOVE TEMPORARY SEDIMENT CONTROLS.

SEDIMENTATION AND EROSION CONTROL SEQUENCE NOTES FOR BOTH PHASES

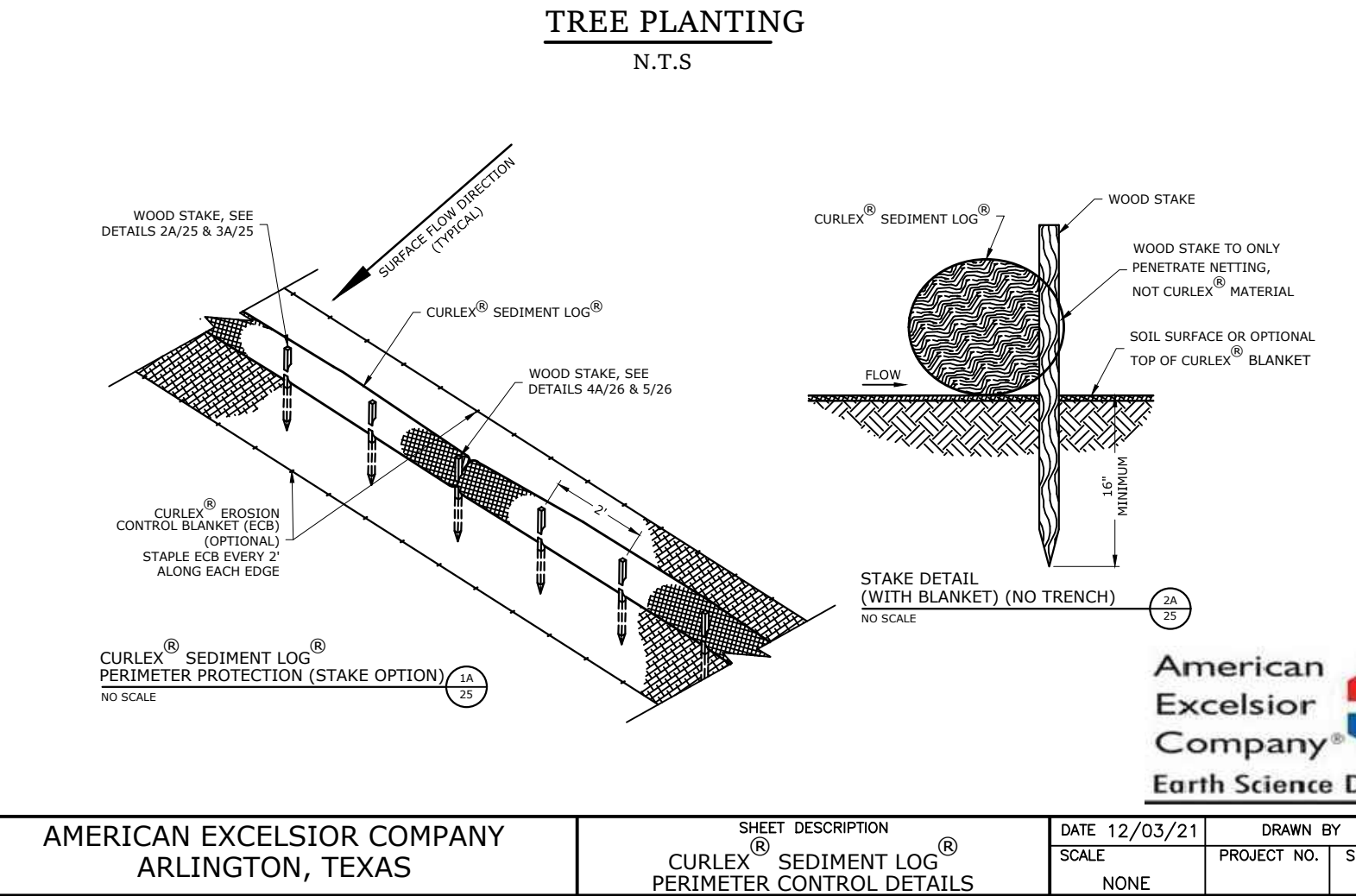
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, AND SHALL BE MAINTAINED OR REPLACED AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR LOCAL AUTHORITY HAVING JURISDICTION.
- CONSTRUCTION ENTRANCE SHALL BE INSPECTED REGULARLY. STONE SHALL BE ADDED OR REPLACED AS REQUIRED, AND CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING EXISTING ROADS AS DEEMED NECESSARY.
- AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITHIN 7 DAYS OF SUSPENSION OF WORK WITH AIR DRIED WOOD CHIP MULCH OR SEEDED WITH PERENNIAL RYE-GRASS.
- NO TREE STUMPS SHALL BE BURIED ON THE PROPERTY.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IF DEEMED NECESSARY OR ORDERED BY THE ENGINEER OR THE LOCAL AUTHORITY HAVING JURISDICTION.
- YARD SHALL BE LOAMED, SEED, AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.



- NOTES:**
- ALL PLANTS INCLUDING THE ROOT BALL DIMENSIONS OR CONTAINER SIZE TO TRUNK CALIPER RATIO SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION.
 - PROVIDE HEALTHY STOCK, GROWN IN A NURSERY AND REASONABLY FREE OF DIE-BACK, DISEASE, INSECTS, EGGS, BORES, AND LARVAE. AT THE TIME OF PLANTING ALL PLANTS SHALL HAVE A ROOT SYSTEM, STEM, AND BRANCH FORM THAT WILL NOT RESTRICT NORMAL GROWTH, STABILITY AND HEALTH FOR THE EXPECTED LIFE OF THE PLANT.

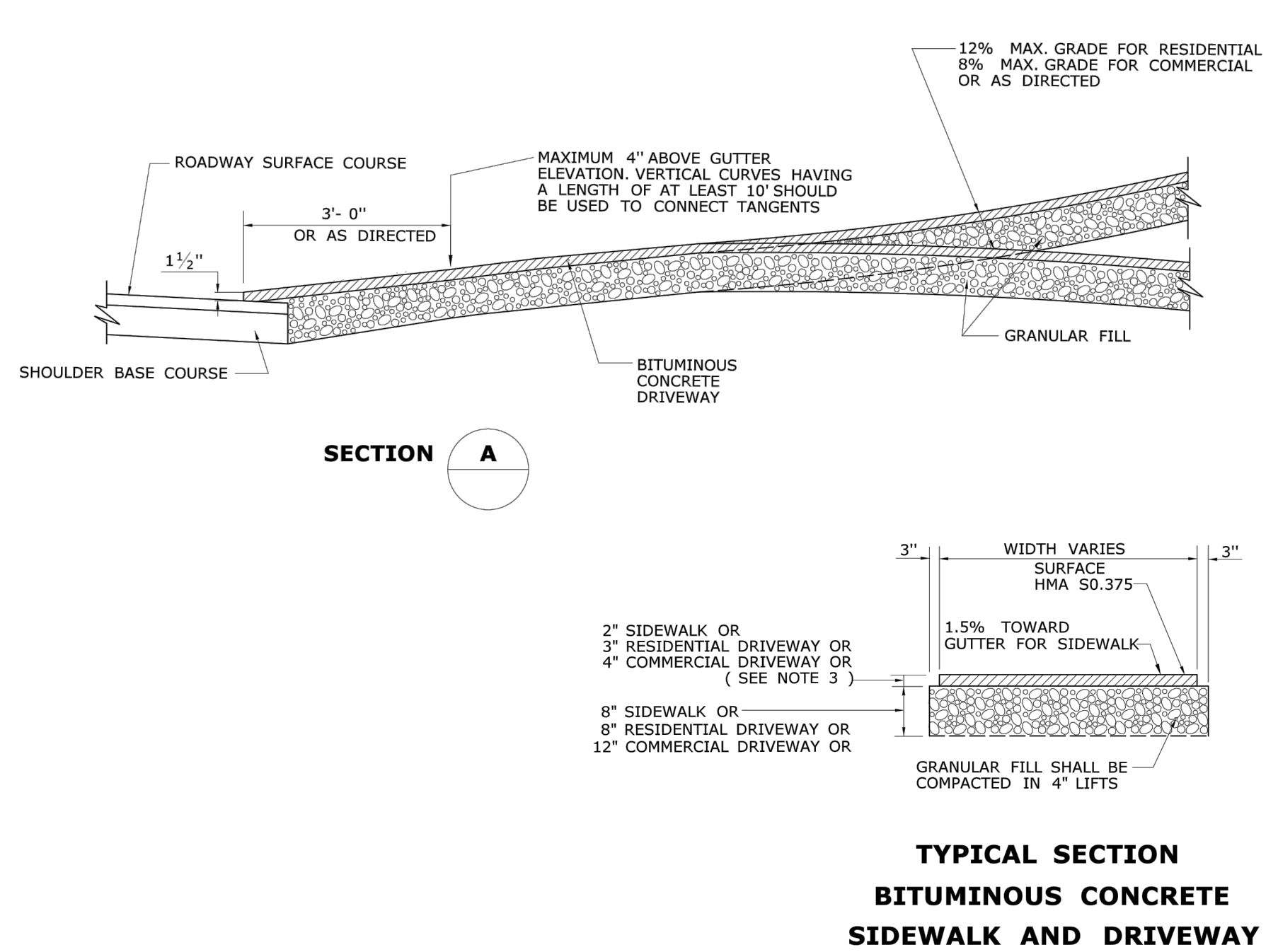


- NOTES:**
- ALL PLANTS INCLUDING THE ROOT BALL DIMENSIONS OR CONTAINER SIZE TO TRUNK CALIPER RATIO SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION.
 - PROVIDE HEALTHY STOCK, GROWN IN A NURSERY AND REASONABLY FREE OF DIE-BACK, DISEASE, INSECTS, EGGS, BORES, AND LARVAE. AT THE TIME OF PLANTING ALL PLANTS SHALL HAVE A ROOT SYSTEM, STEM, AND BRANCH FORM THAT WILL NOT RESTRICT NORMAL GROWTH, STABILITY AND HEALTH FOR THE EXPECTED LIFE OF THE PLANT.

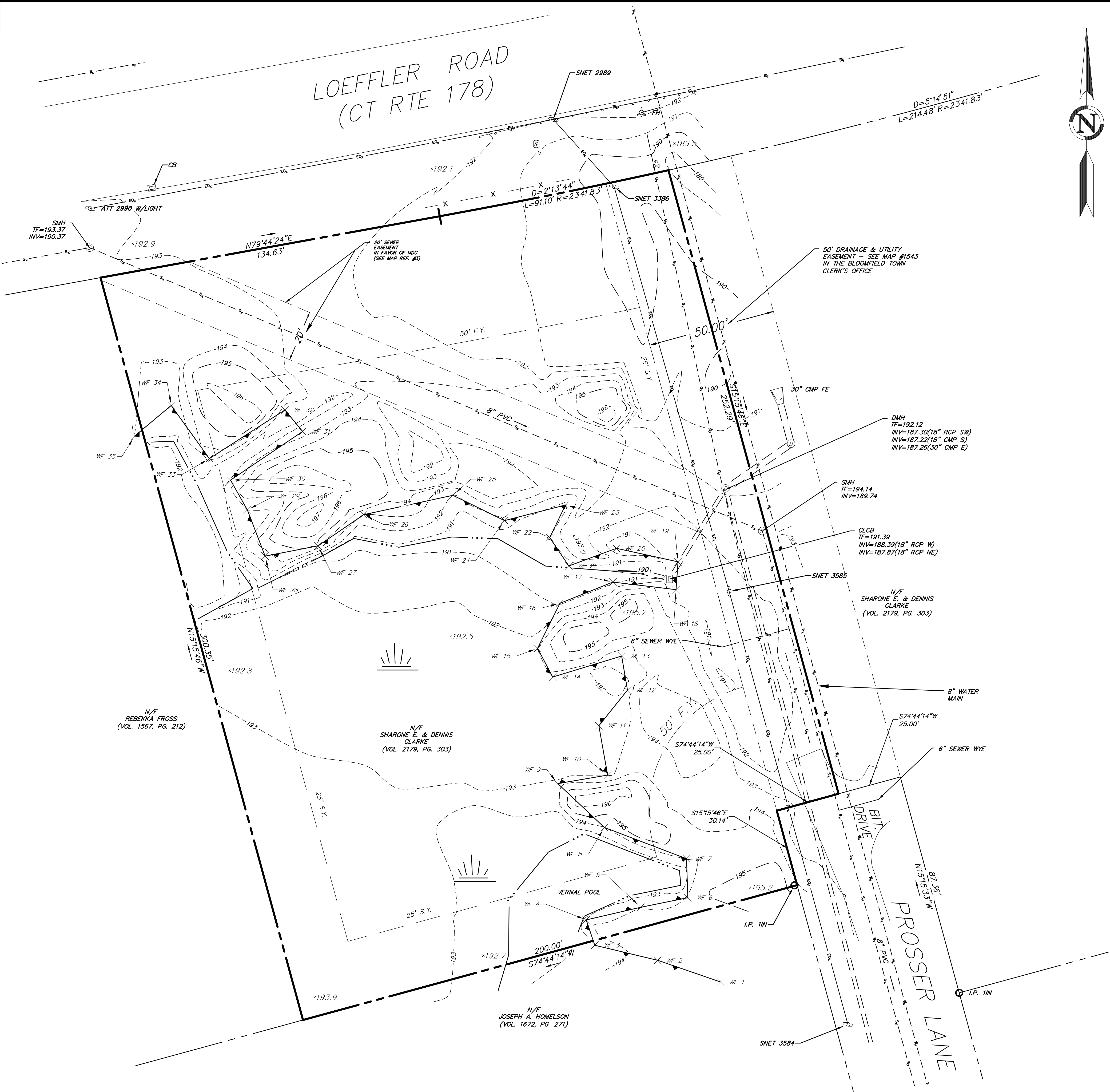


AMERICAN EXCELSIOR COMPANY ARLINGTON, TEXAS		SHEET DESCRIPTION CURLEX® SEDIMENT LOG® PERIMETER CONTROL DETAILS		DATE: 12/03/21 SCALE: NONE	DRAWN BY: PROJECT NO. SHEET NO. 25
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SEDIMENT LOGS
N.T.S.



LEGEND	
EXISTING	DESCRIPTION
BORINGS	
	BORING / TEST PIT LOCATION
COMMUNICATION	
	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
	APPROX. WATER MAIN
	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
	GAS VALVE
	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
POWER	
	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
	SIGN
SITE FEATURES	
	EDGE OF WATER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
	TREE
	TREE LINE
SANITARY SEWER	
	APPROX. SANITARY SEWER MAIN
	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
	CONTOUR
	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

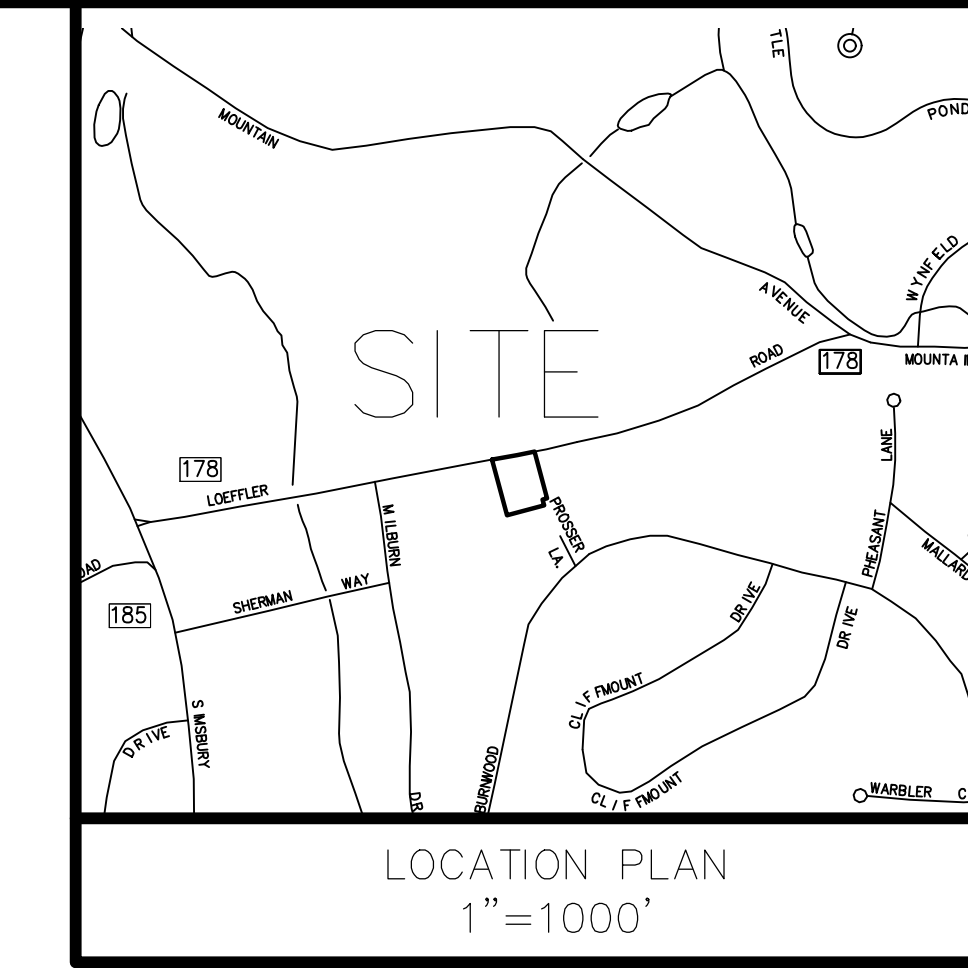


- NOTES:
- PROPERTY IS IN THE R-30 ZONE.
 - PARCEL CONTAINS 64,664 SQUARE FEET OR 1.484 ACRES.
 - HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
 - LIMIT OF WETLANDS DELINEATED BY SOIL SCIENTIST VAN COIL, LLC AND FIELD LOCATED BY THIS OFFICE.
 - PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0334F, TOWN OF BLOOMFIELD, CONNECTICUT, HARTFORD COUNTY, PANEL 334 OF 675, COMMUNITY NUMBER 010922, EFFECTIVE DATE: SEPTEMBER 26, 2008, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4433 OR WWW.CBYD.COM.

- MAP REFERENCES:
- BLOCK 26 BURNWOOD SECTION V PROPERTY OF MILTON LEVINE ET AL, LOEFFLER ROAD, BLOOMFIELD, CONNECTICUT, SCALE: 1"=100', JANUARY 1966, PREPARED BY HAROLD R. SANDERSON C.E. AND L.S.
 - BLOCK 26 FINAL SUBDIVISION, PLAN BURNWOOD SECTION VI PROPERTY OF MILTON LEVINE ET AL, PROSSER LANE AND LOEFFLER ROAD, BLOOMFIELD, CONNECTICUT, SCALE: 1"=100', MAY 1979, PREPARED BY THE OFFICE OF SANDERSON AND WASHBURN.
 - PROPOSED PLAN AND PROFILE SANITARY AND STORM SEWER BURNWOOD SECTION VI PROPERTY OF MILTON LEVINE ET AL, PROSSER LANE, BLOOMFIELD, CONNECTICUT, SCALE: 1"=40', VERTICAL SCALE: 1"=4', MAY 1980, REVISED JULY 1980, PREPARED BY SANDERSON AND WASHBURN C.E. AND L.S.

- SURVEY NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- TYPE OF SURVEY IS A PROPERTY AND TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
 - THIS IS AN INDEPENDENT RESURVEY BASED ON MAPS REFERENCED HEREON.
 - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS.

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



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STANLEY KRYLA
LAND SURVEYOR

PREPARED FOR:

SHARONE E. CLARKE
2 PROSSER LANE
BLOOMFIELD, CT

PROJECT NO.

02-2025

DATE

02-14-25

DESIGN BY

S.K.

DRAWN BY

S.K.

CHECKED BY

S.K.

PROPERTY & TOPOGRAPHIC SURVEY

REVISIONS

NO.	DATE	BY

SCALE: 0 10' 20' 40'

1" = 20'

SHEET

V-1