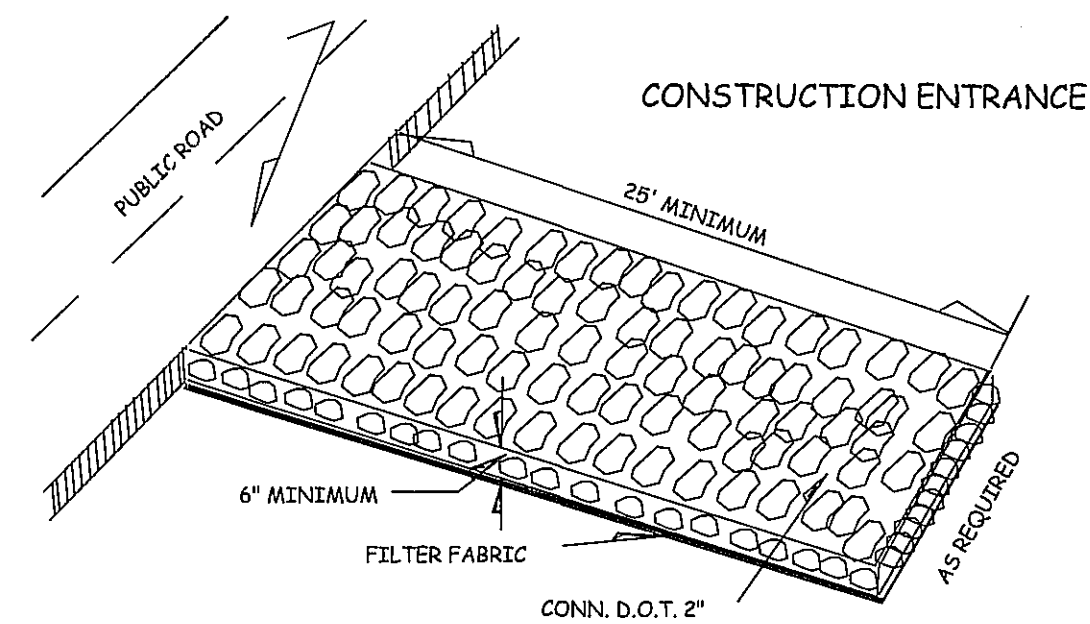


NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

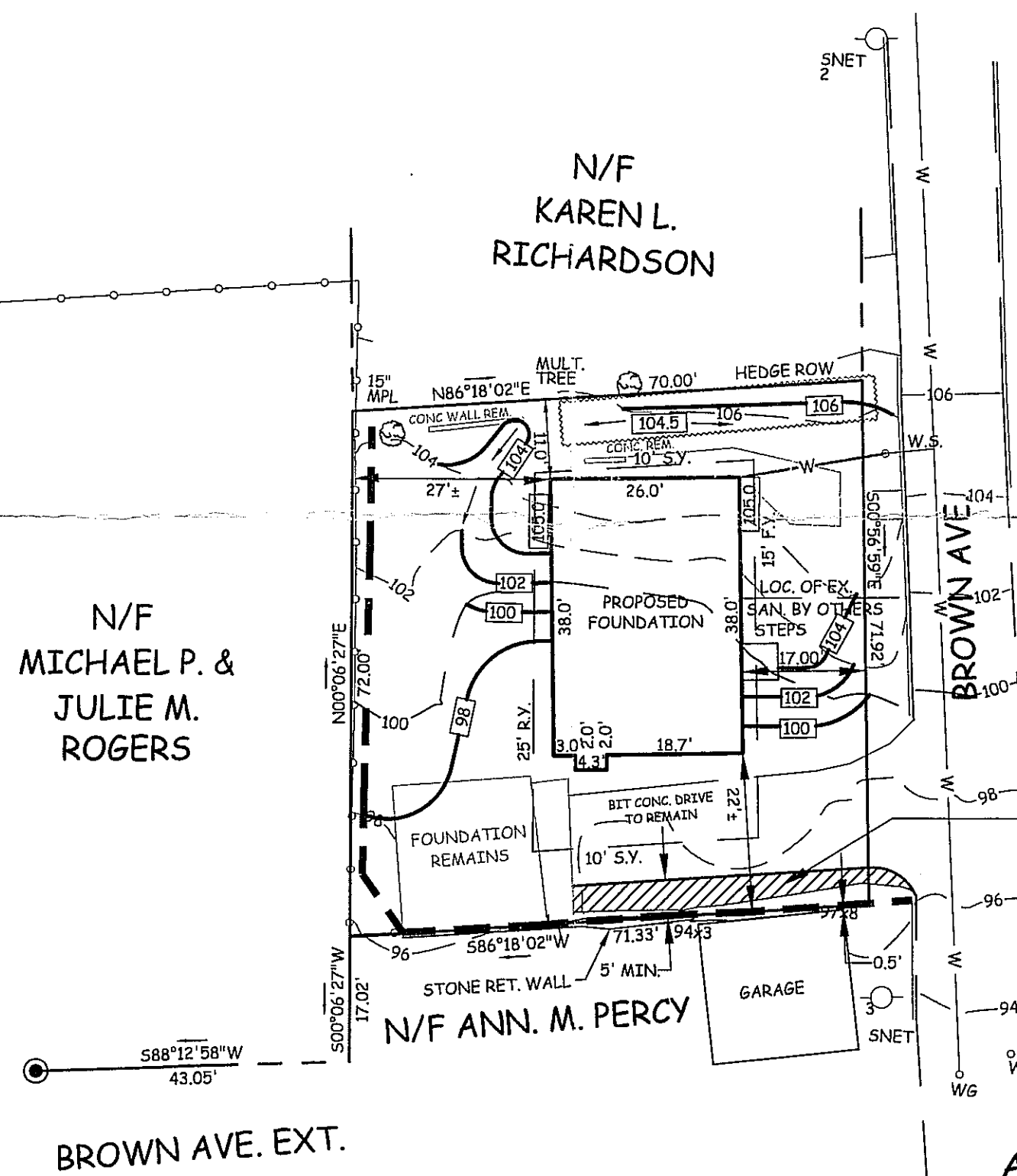
WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 OR 811 TWO WORKING DAYS BEFORE YOU DIG.



ZONING INFORMATION-ZONE C

DIMENSIONS	REQUIRED	PROVIDED
LOT AREA	44,000 S.F.	5,077 S.F.*
LOT FRONTAGE	100'	72'*
LOT DEPTH	150'	70.7'*
FRONT YARD	15'	17'
SIDE YARD	10'	11'
REAR YARD	25'	27'
PARKING AREA	5'	5'
MAX. HEIGHT	3 STORIES	1 STORY
LOT COVERAGE	20% MAX.	19.5%

*VARIANCE REQUIRED FROM SECTION 4.31 OF THE STAFFORD ZONING REGULATIONS



LEGEND

EXISTING FIELD TOPOGRAPHIC SURVEY CONTOUR	100
PROPOSED CONTOUR	104.5
PROPOSED ELEVATION	104.5
EXISTING FIELD TOPOGRAPHIC SURVEY ELEVATION	94x3
PROPOSED SILT FENCE	---
EXISTING IRON PIN	⊙
EXISTING WATER SERVICE	○ W.S.
EXISTING WATER MAIN	— W —
PROPOSED WATER SERVICE	— W —
PROPOSED SANITARY LATERAL	— S —
EXISTING UTILITY POLE	⊙ SNET

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE
2. INSTALL CONSTRUCTION ENTRANCE
3. CONSTRUCT HOME & INSTALL UTILITIES
4. REVEGETATE DISTURBED AREAS PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENTATION CONTROL
5. REMOVE SILT FENCE

AREA
5,077 S.F.
0.1165 AC.

ELEVATIONS

TOP OF FOUNDATION	106.25
FIRST FLOOR	107.5±
BASEMENT FLOOR	98.75

PLOT PLAN
#5 BROWN AVENUE
PROPERTY OF
MICHAEL D. & ANNA BEAUDOIN
PREPARED FOR
TONY JETMORE
STAFFORD, CONN.

ENCE MADE TO MAP5 TITLED:

ERTY OF R. PERCY PARKHURST STAFFORD SPRINGS, CONN. DATE: 1954, SCALE: 1"=30' BY ROBERT H. CHAMBERS C.E. ROCKVILLE, CONN.

ERTY OF IRMA. T. FRANICINI 15 BROWN AVENUE EXT. STAFFORD, CTICUT DATE: DEC. 1990, SCALE: 1"=30' BY JOHN J. CONNOLLY, JR.

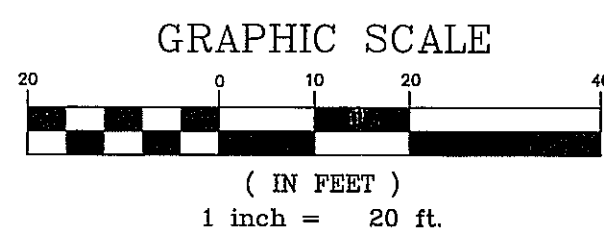
ERTY OF GEORGE F. & KAREN R. KENNEDY 10 BROWN AVE. STAFFORD, CT DATE: NOV. 1978, SCALE: 1"=20' BY JAMES P. MURPHY L.S. SOMERS,

OF SURVEY: ZONING LOCATION
DARY DETERMINATION CATEGORY: ORIGINAL SURVEY
OF ACCURACY: A-2, T-2

KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
ITED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE
ATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1
JGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN
TATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT
IATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

Antonio E. Aeschliman
Antonio E. Aeschliman L.S. #14201

VALID WITHOUT EMBOSSED SEAL



AESCHLIMAN LAND SURVEYING, PC
1379 MAIN STREET
EAST HARTFORD, CONNECTICUT 06108
PHONE (860) 528-4881

DATE: 12-21-12 SCALE: 1" = 20' MAP NO. 212078-2