

MAP REFERENCES:

1) "MAP PREPARED FOR THEODORE E. THEODORSEN, ROUTE 341, WARREN, CONNECTICUT, SCALE 1" = 100', MAY 14, 1973." PREPARED BY GEORGE P. BURNHAM, R.L.S. ON FILE MAP NO. 210 WARREN LAND RECORDS.

2) "SITE ANALYSIS PLAN PROPERTY / BOUNDARY SURVEY, FIRST - CUT MAP PREPARED FOR ANDREA DYKSTRA, 219 KENT ROAD, WARREN, CONNECTICUT, APRIL 2006, SCALE 1" = 40'." PREPARED BY T. MICHAEL ALEX, L.L.S. ON FILE MAP NO. 819 WARREN LAND RECORDS.

3) "1.7290 ACRES MAP PREPARED FOR ALAMAR CORPORATION, BRICK SCHOOL ROAD, WARREN, CONNECTICUT, SCALE 1" = 40', DECEMBER 26, 1987." PREPARED BY LINWOOD R. GEE & SON, ON FILE MAP NO. 722 WARREN LAND RECORDS.

4) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF WARREN, KENT ROAD FROM BRICK SCHOOL ROAD EASTERLY TO SACKETT HILL ROAD, SCALE 1" = 40', DATE: OCTOBER 10, 1967, NO. 149-07, SHEET 1 OF 5."

REVISIONS:

NO.	DATE	REVISION
1	2/27/2020	REVISED PER LAND USE REVIEW
2	3/31/2020	REVISED PER LAND USE EMAIL
3	4/7/2020	ADDITIONAL REVISIONS
4	7/17/2020	DIMENSION FROM LOD TO WETLANDS
5	7/23/2020	ADD ADDITIONAL DIMENSIONS PER JF REQUEST
6	8/13/2022	CONVERT TO HOUSE
7	8/25/2022	REMOVE ZONING TABLE AS USE NO LONGER PROPOSED
8	3/2/2023	12" DRIVEWAY
9	12/5/2023	SHIFT HOUSE 25' EAST

1) THESE PLANS ARE INTENDED FOR APPROVAL PURPOSES AND ARE NOT FOR CONSTRUCTION.

DEED REFERENCE: V. 85 P. 598 WARREN LAND RECORDS.

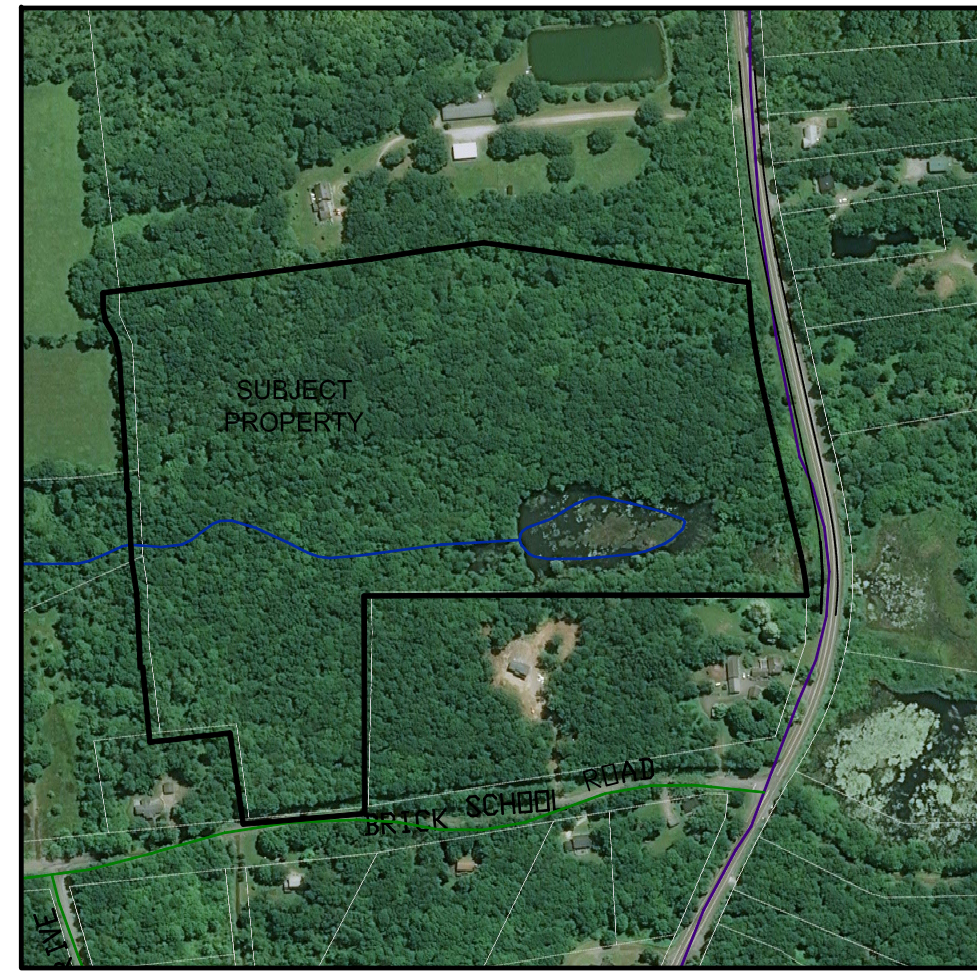
PROPERTY IS LOCATED WITHIN THE "NORTH" ZONE DISTRICT.

ELEVATION DATUM IS ASSUMED.

- LEGEND
- EXISTING BOUNDARY LINE
 - EXISTING BOUNDARY LINE (ABUTTORS)
 - EXISTING BUILDING SETBACK LINE
 - EXISTING CONTOUR (10 FOOT)
 - EXISTING CONTOUR (2 FOOT)
 - EXISTING REGULATED AREA
 - EXISTING EDGE OF PAVEMENT (ROAD)
 - EXISTING EDGE OF PAVEMENT (DRIVEWAY)
 - EXISTING WIRE FENCE
 - EXISTING STONE WALL
 - EXISTING SPOT ELEVATION
 - EXISTING IRON PIPE
 - EXISTING MONUMENT
 - EXISTING UTILITY POLE
 - EXISTING SIGN
 - EXISTING STORM STRUCTURE
 - EXISTING PERC TEST
 - EXISTING WETLAND FLAG
 - EXISTING WETLAND
 - EXISTING LEDGE OUTCROP
 - EXISTING LANDSCAPING OR TREELINE
 - PROPOSED CONTOUR (10 FOOT)
 - PROPOSED CONTOUR (2 FOOT)
 - PROPOSED STORM PIPE
 - PROPOSED EDGE OF DRIVEWAY
 - PROPOSED BUILDING/HOUSE
 - PROPOSED RETAINING WALL
 - PROPOSED SILT FENCE
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED STORM STRUCTURE
 - PROPOSED WELL
 - PROPOSED SEPTIC SYSTEM (PRIMARY)
 - PROPOSED SEPTIC SYSTEM (RESERVE)
 - PROPOSED RIPRAP
 - PROPOSED CONSTRUCTION ENTRANCE
 - EXISTING SLOPES >25%
 - PROPOSED LIGHT FIXTURE

NOTE: DEPICTED WETLAND REGULATED AREAS HAVE BEEN CALCULATED BASED ON THE TOWN OF WARREN INLAND WETLANDS AND WATERCOURSE REGULATIONS DATED JANUARY 9, 2012.

WETLAND REGULATED AREA IS CALCULATED AS "100 FEET MEASURED HORIZONTALLY FROM THE BOUNDARY OF ANY WETLAND OR WATERCOURSE." IF THE SLOPE OF SUCH LAND EXCEEDS 5% WITHIN THE DISTANCE MEASURED HORIZONTALLY FROM THE BOUNDARY OF THE WETLAND OR WATERCOURSE EQUAL TO 100 FEET PLUS AN ADDITIONAL 5 FEET FOR EACH 1% IN SLOPE GREATER THAN 5%, BUT NOT MORE THAN 200 FEET.



KEY MAP
1"=500'

REQUIRED WETLAND REGULATED AREA CALCULATION TABLE		
WL#	PERCENT SLOPE (100')	REGULATED AREA (FT)
2	6	105
3	8	115
4	5	100
5	4	100
6	4	100
7	4	100
8	11	130
9	>20	200
10	8	115
11	6	105
12	5	100
13	5	100
14	3	100
51	>20	200
52	17	160
54	>20	200

DISTANCE FROM WETLAND FLAG TO PROPOSED LIMIT OF DISTURBANCE	
WL#	DISTANCE (FEET)
2	62.2
3	97.6
4	101.1
5	101.2
6	112.2
7	71.5
8	25.6
9	16.0
10	63.9
11	99.1
12	106.2
13	93.7
14	130.5
15	165.3
16	172.2
17	210

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Proposed Site Development Plan

prepared for
APPLICANT:
Kickles, LLC

Total Area = 1,741,624 S.F. /
39.9822 Acres

CT Route 341

Town of Warren
County of Litchfield
State of Connecticut

DATE:
January 30, 2020

SCALE:
1" = 40'



SHEET:
SD.1