NOTES:

1. THE BOUNDARY SURVEY FOR THIS PROPERTY PROVIDED BY CIVIL1, WOODBURY, CT. SURVEY DATED: OCTOBER 26, 2020.

2. THE TOPOGRAPHIC INFORMATION IS BASED UPON LIDAR TOPOGRAPHIC DATA TAKEN FROM WESTCOG GIS ON LINE MAPPING.

3. TOTAL AREA OF PROPERTY IS 15.98 AC.

4. ZONING OF THE PROPERTY IS R-2 – SOUTH ZONE

5. THE CONSERVATION AND WETLANDS COMMISSION OF THE TOWN OF WARREN EXERCISES REGULATORY CONTROL OVER ACTIVITIES IN OR WITHIN 100 FEET OF WETLANDS AREAS AND WATERCOURSES OR UP TO 200' FOR SLOPES EXCEEDING 5% (SEE DEFINITIONS IN TOWN OF WARREN INLAND WETLANDS AND WATERCOURSES REGULATIONS).

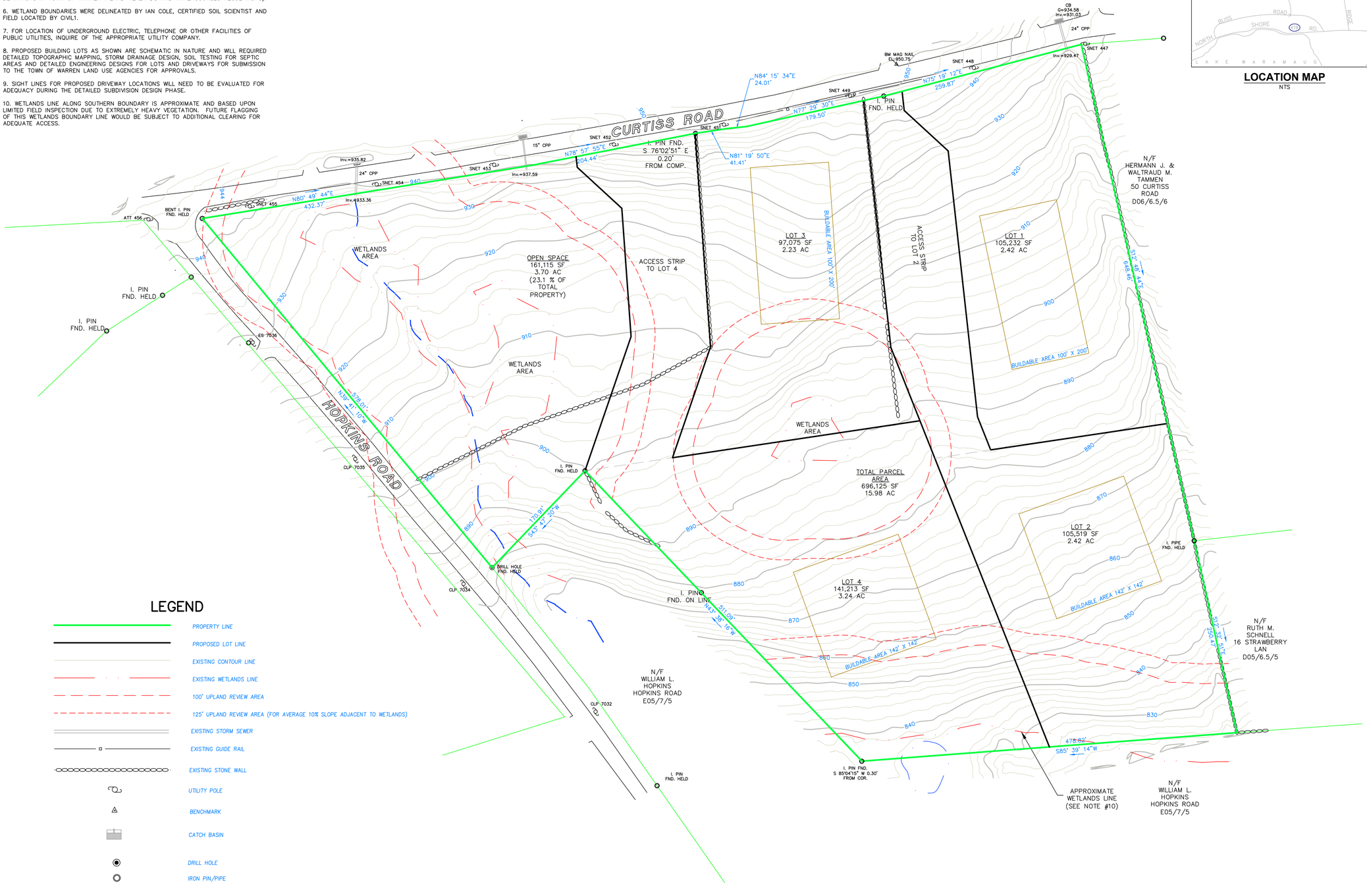
6. WETLAND BOUNDARIES WERE DELINEATED BY IAN COLE, CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY CIVIL1.

7. FOR LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE OR OTHER FACILITIES OF PUBLIC UTILITIES, INQUIRE OF THE APPROPRIATE UTILITY COMPANY.

8. PROPOSED BUILDING LOTS AS SHOWN ARE SCHEMATIC IN NATURE AND WILL REQUIRED DETAILED TOPOGRAPHIC MAPPING, STORM DRAINAGE DESIGN, SOIL TESTING FOR SEPTIC AREAS AND DETAILED ENGINEERING DESIGNS FOR LOTS AND DRIVEWAYS FOR SUBMISSION TO THE TOWN OF WARREN LAND USE AGENCIES FOR APPROVALS.

9. SIGHT LINES FOR PROPOSED DRIVEWAY LOCATIONS WILL NEED TO BE EVALUATED FOR ADEQUACY DURING THE DETAILED SUBDIVISION DESIGN PHASE.

10. WETLANDS LINE ALONG SOUTHERN BOUNDARY IS APPROXIMATE AND BASED UPON LIMITED FIELD INSPECTION DUE TO EXTREMELY HEAVY VEGETATION. FUTURE FLAGGING OF THIS WETLANDS BOUNDARY LINE WOULD BE SUBJECT TO ADDITIONAL CLEARING FOR ADEQUATE ACCESS.



LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING CONTOUR LINE
- EXISTING WETLANDS LINE
- 100' UPLAND REVIEW AREA
- 125' UPLAND REVIEW AREA (FOR AVERAGE 10% SLOPE ADJACENT TO WETLANDS)
- EXISTING STORM SEWER
- EXISTING GUIDE RAIL
- EXISTING STONE WALL
- UTILITY POLE
- BENCHMARK
- CATCH BASIN
- DRILL HOLE
- IRON PIN/PIPE

LOCATION MAP
NTS

NO.	REVISION	DATE
	Previous Editions Obsolete	

60 0 30 60 120
1 inch = 60 feet

JESSICA MARULLO
15 PIKE HOLLOW ROAD
STRATTON, VT 05360

SCHEMATIC SUBDIVISION LAYOUT ALTERNATE 1

HOPKINS ROAD & CURTISS ROAD

WARREN CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

DRAWN: BB	APPROVED: BB
SCALE:	1" = 60'
DATE:	01 NOV 20
PROJ. NO.:	3735
CADD FILE NAME:	3735 SUB SCHEM.
DRAWING NO.:	1 OF 1