

ROUTING SLIP

FROM: Planning and Community Development

TO: Town Engineer ____
Building Official ____
Fire Marshal ____
Fire Chief ____
Farmington Valley Health District ____
Director of Public Works ____
Police Chief/Traffic Authority ____

DATE: September 2, 2020

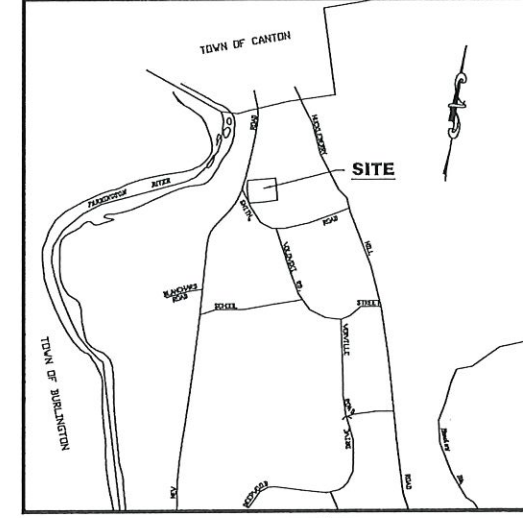
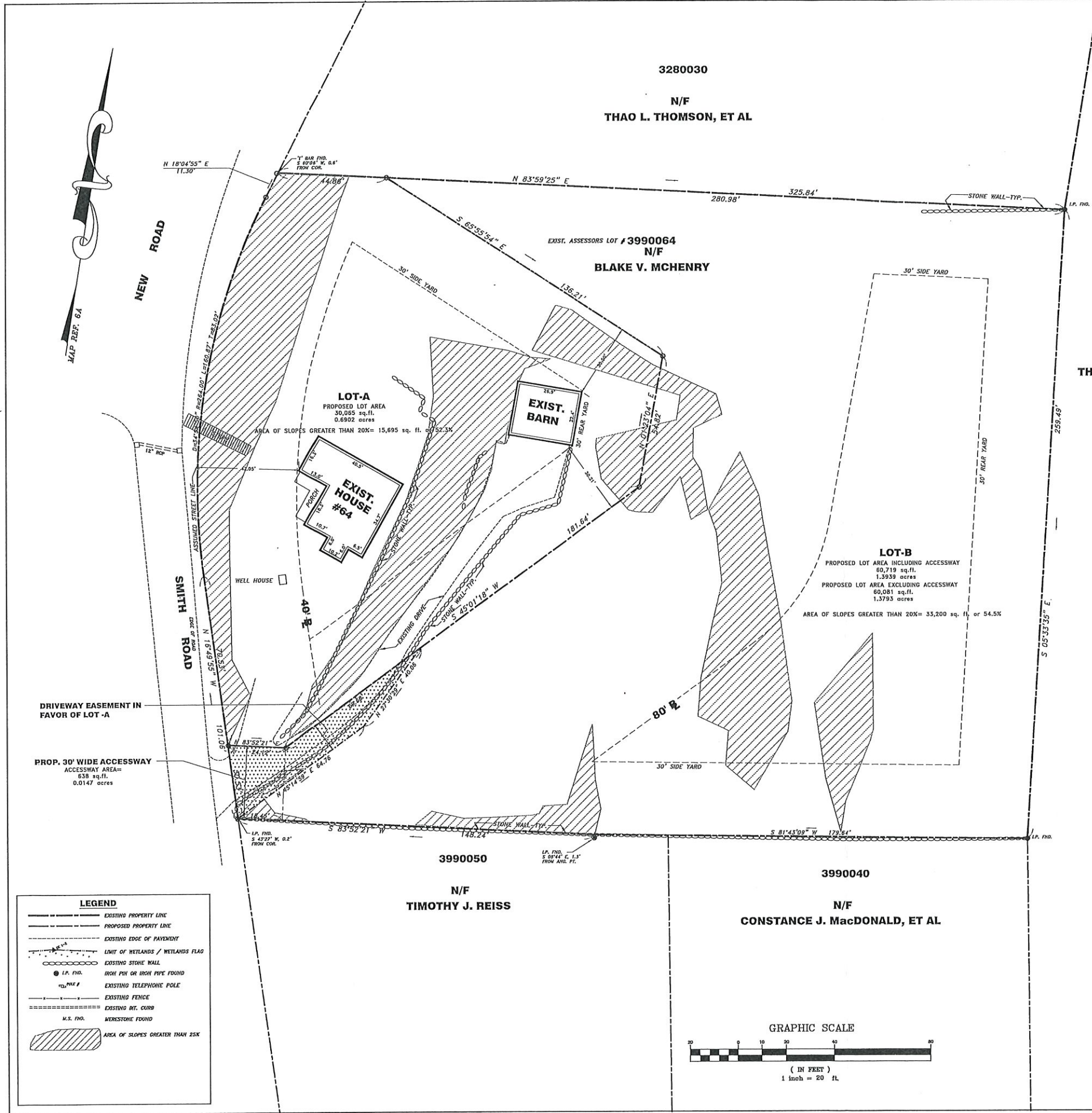
Attached for your review are maps/information submitted with the following application(s):

App. #4932 Blake McHenry, owner/applicant, request for Special Exception under Section IV.A.4.p.of Avon Zoning Regulations to create a rear lot, 64 Smith Road, Parcel 3990064, in an R30 Zone

The above application will be scheduled for the **September 15** Planning and Zoning Commission meeting and will be listed for discussion on the **September 9** Planning Staff Meeting agenda.

After the staff meeting, please forward written comments to the Planning Department or send via email to: lsadlon@avonct.gov Thank you.

P2C App 4932



LOCATION MAP
SCALE: 1" = 1000'

3990030
N/F
THOMAS M. BELANGER, ET AL

NOTES:

- SURVEY NOTES:
 - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - Type Of Survey is LOT SPLIT PLAN
 - Boundary Determination Category is: FIRST SURVEY
 - Class of Accuracy is HORIZ.=A-2
- PROPERTY MAY BE BENEFITED AND/OR BURDENED BY RECORDED AND/OR UNRECORDED EASEMENTS.
- PROPERTY IS ZONED: R-30.

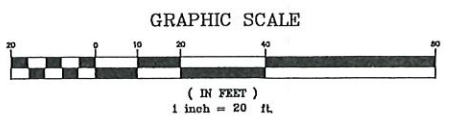
REQUIREMENT	FRONT LOT	REAR LOT
MIN. LOT AREA	30,000 sq. ft.	60,000 sq. ft.
MIN. LOT FRONTAGE	170'	350'
MIN. FRONT YARD	40'	60'
MIN. SIDE YARD	30'	30'
MIN. REAR YARD	30'	30'
MAX. BLDG. HEIGHT	35' / 2 stories	35' / 2 stories
MAX. LOT COVERAGE	15%	15%
- PARCEL AREA= 90,784 sq. ft. or 2.0841 acres.
- PROPERTY LIES IN FLOOD ZONE 'C' (AREAS OF MINIMAL FLOODING) PER F.I.R.M. COMMUNITY PANEL NO. 090021 0001B. REVISED TO 6/17/86.
- 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 FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO HALLISEY, PEARSON AND CASSIDY ENGINEERING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- MAP REFERENCES:
 - "SITE DEVELOPMENT PLAN FOR HOMES ON SMITH ROAD A PROPOSED FOUR LOT SUBDIVISION HUCKLEBERRY HILL ROAD AND SMITH ROAD, AVON, CONNECTICUT". DATED: FEB. 12, 1997. REV. TO MAY 12, 1997. SCALE: 1"=40'. PREPARED BY DAVID F. WHITNEY CONSULTING ENGINEERS.
 - "MAP OF LAND OWNED BY KATHLEEN M. MacDONALD 50 SMITH ROAD, AVON, CONNECTICUT." DATED: DEC., 1989. REV. TO JUNE 19, 1997. SCALE: 1"=20'. PREPARED BY: NASCIMBENT & JAHNE SURVEYORS, P.C.
 - "MAP OF LAND OWNED BY ALBERT W. KATZUNG & EST. EDWIN G. KATZUNG NEW ROAD, AVON, CT." DATED: NOVEMBER, 1958. SCALE: 1"=40'. PREPARED BY: MERTON HODGE.

DEVELOPABLE LAND CALCULATION- R-30 ZONE

TOTAL SITE AREA	2.08 ACRES
TOTAL AREA OF WETLANDS, WATERCOURSES:	0.0 ACRES
TOTAL AREA STEEPER THAN 25%	+ 0.38 ACRES
TOTAL ENCUMBERED LAND	+ 0.38 ACRES
DEVELOPABLE LAND AREA	2.08 ACRES - 0.38 ACRES= 1.70 ACRES
DENSITY CALCULATION DEVELOPABLE LAND x DENSITY FACTOR= # OF LOTS	1.70 ACRES x 1.2 FALM./ACRES= 2.04 FAM.

NOTE: THIS IS A "FIRST CUT", LOT HAS NOT BEEN PREVIOUSLY DIVIDED.

- LEGEND**
- EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - EXISTING EDGE OF PAVEMENT
 - - - LIMIT OF WETLANDS / WETLANDS FLAG
 - EXISTING STONE WALL
 - I.P. FND. IRON PIN OR IRON PIPE FOUND
 - EXISTING TELEPHONE POLE
 - EXISTING FENCE
 - EXISTING INT. CURB
 - M.S. FND. MENSURON FOUND
 - AREA OF SLOPES GREATER THAN 25%



CHECKED BY: L.A.P.
DATE: OCT. 23, 2006
JOB No.: 1928A
SHEET: 1 OF 2
REVISIONS: NONE
MAY 24, 2007 REVISED SITE GRADING
AUGUST 27, 2008 MAKE CHANGE

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
35 COLD SPRING ROAD,
SOUTHBRIDGE, CONNECTICUT #511
ROCKY HILL, CONNECTICUT

**LOT SPLIT PLAN
PREPARED FOR
BLAKE V. MCHENRY
#64 SMITH ROAD
AVON, CONNECTICUT**

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

Lloyd A. Pearson MAR 19, 2006
LOYD A. PEARSON, LS LIC. NO. 17251 DATE

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.



P2C App 4932

3280030
N/F
THAO L. THOMSON, ET AL

SURVEY NOTES:

1. SURVEY NOTES:
 - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 25, 1996.
 - Type Of Survey is PROPERTY & TOPOGRAPHIC SURVEY.
 - Boundary Determination Category is DEPENDENT RESURVEY OF MAP REF.
 - Class of Accuracy is A-2 / T-2
2. ELEVATIONS ARE BASED ON NGVD 29.
3. CONTOUR INTERVAL = 2 FEET.
4. PROPERTY LIES IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) PER F.I.R.M. COMMUNITY PANEL NO. 090021 0001B REVISED TO 8/1/86.

5. 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 FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO HALLISEY, PEARSON AND CASSIDY ENGINEERING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
6. THIS IS A "FIRST-CUT", LOT HAS NOT BEEN PREVIOUSLY DIVIDED

SITE DEVELOPMENT NOTES:

1. EXISTING TREES AND SHRUBS SHALL BE PRESERVED WHEREVER PRACTICAL AND/OR DESIRABLE. ALL DEAD OR DISEASED TREES SHALL BE REMOVED FROM THE SITE. TREES & SHRUBS TO BE SAVED ARE TO BE FLAGGED PRIOR TO CONSTRUCTION.
2. ALL PROPOSED UTILITIES WITHIN THE SUBDIVISION LIMITS SHALL BE LOCATED UNDERGROUND. THE HORIZONTAL AND VERTICAL ALIGNMENT OF SUCH UTILITIES SHALL BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
3. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR - CALL BEFORE YOU DIG 1-800-922-4455.
4. ALL HOUSES SHOULD HAVE THE CAPABILITY TO HAVE BASEMENT SEWER SERVICE WHERE PRACTICAL.
5. ALL WORK IN EXISTING TOWN ROADWAYS WILL REQUIRE STREET PERMITS.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AND TOWN ENGINEER BEFORE PROCEEDING.
7. GRADES SHALL BE INVESTIGATED FOR CONFLICTS AT UTILITY CROSSING, SUCH CONFLICTS SHALL BE DIRECTED TO THE DESIGN & TOWN ENGINEER FOR RESOLUTION.
8. ALL TREES, BRUSH AND STUMPS REMOVED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A SUITABLE MANNER.
9. NO EARTH SLOPES SHALL EXCEED 3:1. ANY RETAINING WALL THAT MAY BE REQUIRED SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND SHALL PROVIDE PROPER TOP PROTECTION.
10. HOUSES, DRIVES, AND FLOOR ELEVATIONS SHOWN ARE SCHEMATIC AND MAY CHANGE ACCORDING TO TYPE AND LAYOUT OF HOUSE.
11. NO OVERNIGHT OPEN TRENCHES WILL BE PERMITTED ON EXISTING TOWN ROADWAYS.
12. NOTIFY THE TOWN ENGINEER PRIOR TO THE CONSTRUCTION OF ANY ROADWAY AND STORM SEWER SYSTEM.
13. ALL DISTURBED AREAS SHOULD BE LOAMED, LIMED, FERTILIZED, SEEDED AND MULCHED AS SOON AS PRACTICAL.
14. ROOF, CELLAR, FOUNDATION AND/OR CURTAIN DRAINS TO BE CONNECTED TO THE STORM SEWER SYSTEM WHERE FEASIBLE.
15. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN SPECIFICATIONS.
16. SHOULD INDIVIDUAL LOTS BE SOLD, THE DEVELOPER SHOULD INSURE THAT ANY CONDITIONS IMPOSED ON ANY LOT BE CLEARLY NOTED IN THE CONTRACT FOR SALE. IT WILL BE THE TOWN'S POSITION THAT ALL IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER. IF THE DEVELOPER ASSIGNS ANY OF THESE REQUIREMENTS TO THE BUYER, THEY SHOULD BE CLEARLY NOTED.
17. ALL HOMES TO BE CONSTRUCTED ARE TO HAVE NUMBERS, AS PER TOWN ORDINANCE AND MUST BE VISIBLE FROM THE STREET.
18. UNDERDRAINS TO BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS OR TOWN ENGINEER AS NEEDED.

SEDIMENT & EROSION CONTROL NOTES:

1. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE CITY ENGINEER.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - CONNECTICUT - 2002" AVAILABLE FROM CONN. DEP.
3. ALL AREAS THAT ARE TO BE DISTURBED SHALL BE KEPT TO A MINIMUM. AREAS NOT TO BE PAVED SHALL BE LOAMED, LIMED, FERTILIZED, AND SEEDED AS SOON AS PRACTICAL. IF PERMANENT PLANTING IS NOT PRACTICAL AT THAT TIME, THE AREA SHALL BE MULCH STABILIZED UNTIL SUCH SEEDING CAN BE DONE. SLOPES STEEPER THAN 3:1 SHALL BE FURTHER STABILIZED USING SECURED JUTE, STRAW, OR COCONUT MATTING.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES. EXCESS SEDIMENT SHALL BE REDISTRIBUTED ON THE SITE.
5. TOPSOIL SHALL BE STOCKPILED IN COMPACT AREAS. THE PILE(S) SHALL BE STABILIZED USING A TEMPORARY VEGETATIVE COVER OR WITH JUTE MATTING. A CONTINUOUS STAKED SILT FENCE SHALL BE INSTALLED AROUND THE BASE PERIMETER(S).
6. ALL EXISTING VEGETATIVE COVER NOT REQUIRED TO BE REMOVED FOR CONSTRUCTION SHALL REMAIN UNDISTURBED.
7. PERMANENT VEGETATIVE COVER SHALL CONFORM TO SEEDING SCHEDULES GIVEN IN FIG. 6-2 & 6-3 AND TEMPORARY VEGETATIVE COVER SHALL CONFORM TO FIG. 6-1 FOUND IN THE "GUIDELINES FOR EROSION AND SEDIMENT CONTROL 1985."
8. ALL SEDIMENT CONTROL DEVICES AND/OR MEASURES SHALL BE APPROVED BY THE CITY PLANNING & ZONING COMMISSION AND/OR THE INLAND WETLAND AND WATERCOURSES AGENCY.
9. CATCH BASINS WILL BE PROTECTED WITH HAY DALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
10. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.
11. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN AN APPROVED NON-WETLAND & NON-FLOOD PLAIN AREAS.
12. THE PARTY RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL MEASURES ON THESE PLANS IS :

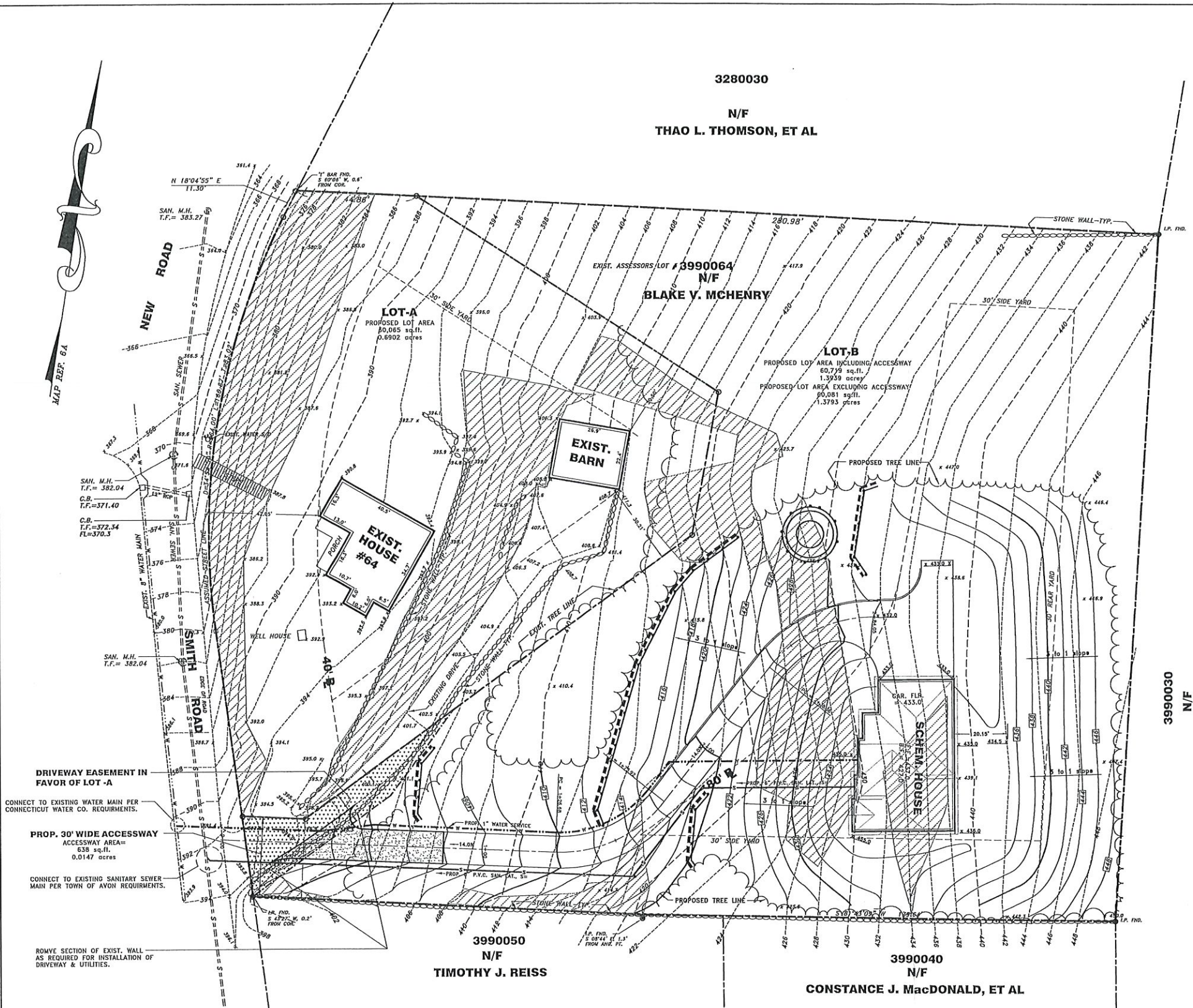
CHECKED BY: L.A.P.	DATE: OCT. 25, 2006	DRAWN BY: G.T.
JOB NO.: 1529A	ACAD FILE: 1529	
SHEET: 2 OF 2		
REVISIONS: AUGUST 27, 2006 NAME CHANGE		

HALLISEY, PEARSON & CASSIDY
 CIVIL ENGINEERS & LAND SURVEYORS
 35 COLD SPRING ROAD, UNIT #511
 ROCKY HILL, CONNECTICUT

SITE GRADING & UTILITIES PLAN
 DRIVEWAY AT MAX. 14% GRADE AND SLOPES AT 3 TO 1
 PREPARED FOR
BLAKE V. MCHENRY
 #64 SMITH ROAD
 AVON, CONNECTICUT

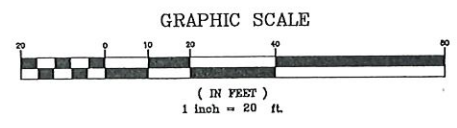


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Lloyd A. Pearson
 LLOYD A. PEARSON, LS LIC. NO. 17251 DATE MAR 19, 2006
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LEGEND

--- EXISTING PROPERTY LINE	--- EXISTING INT. CURB
--- PROPOSED PROPERTY LINE	--- EXISTING STORM DRAINAGE SYSTEM
--- EXISTING EDGE OF PAVEMENT	--- EXISTING WATER MAIN
--- LIMIT OF WETLANDS / WETLANDS FLAG	--- EXISTING SANITARY SEWER
--- EXISTING STONE WALL	--- PROPOSED INT. CURB
● I.P. FIND	--- PROPOSED STORM DRAINAGE SYSTEM
○ I.P. FIND	--- PROPOSED WATER MAIN
--- EXISTING TELEPHONE POLE	--- PROPOSED SANITARY SEWER
--- EXISTING FENCE	--- PROPOSED CONTOUR
--- EXISTING INT. CURB	--- PROPOSED SPOT GRADE
--- EXISTING M.S. FIND	--- PROPOSED TREE LINE
--- EXISTING TREE LINE	--- L. PIPE OR L. PNE TO BE SET
--- EXISTING COUNTEROUR	--- M.S. TO BE SET
--- EXISTING SPOT GRADE	
--- EXISTING TELEPHONE POLE	--- AREA OF SLOPES GREATER THAN 25%



3990030
N/F
THOMAS M. BELANGER, ET AL

3990050
N/F
TIMOTHY J. REISS

3990040
N/F
CONSTANCE J. MacDONALD, ET AL

