LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- 520.2 PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FM FORCE MAIN
- FD FOOTING DRAIN
- RD ROOF DRAIN
- UNDERDRAIN
- W WATER SERVICE
- G GAS LINE
- COTG CLEAN OUT TO GRADE
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- BS BASEMENT SLAB
- INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GTD GRADE TO DRAIN
- SF SYNTHETIC FILTER BARRIER
- WATER BREAK
- LOD LIMIT OF DISTURBANCE
- BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- GE GRADING EASEMENT
- TE TEMPORARY TURN AROUND EASEMENT
- CE CONSERVATION EASEMENT
- SR SLOPE RIGHTS
- PE PEDESTRIAN EASEMENT
- UPLAND REVIEW LIMIT
- WATERCOURSE
- WATERCOURSE OFFSET

PROPOSED WELL PER SUBDIVISION REGULATIONS SECTION 111-2(10) WITH 100' RADIUS

PROPOSED WELL PER CONNECTICUT HEALTH CODE WITH 75' RADIUS

SHEET 5 OF 22

NO.	DATE	DESTINATION
6	12-15-14	P & Z
5	10-6-14	P & Z
4	7-31-14	WETLANDS
3	5-22-14	WETLANDS
2	4-17-14	WETLANDS
1	2-25-14	WETLANDS

SUBMITTALS

LAYOUT PLAN
DEER MEADOW ESTATES
65 HAMMERTOWN ROAD
MONROE, CONNECTICUT

PREPARED FOR

JANS LAND DEVELOPMENT, LLC

MAP 117 BLOCK 010

DATE:	SCALE:	DRAFTER:	JOB NO:	FILE NUMBER:
6-4-13	1"=80'	DCH	463	

SPATH-BJORKLUND ASSOCIATES, INC
PO Box 124, Monroe, Connecticut 06468
Phone: 203-268-1214

L-1

LOT 1 ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	2.0017 AC
MINIMUM LOT FRONTAGE	200 FT	213.15 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	N/A
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD

LOT 2 ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	2.0003 AC
MINIMUM LOT FRONTAGE	200 FT	200.00 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	3.7%
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD

LOT 3 ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	2.0118 AC
MINIMUM LOT FRONTAGE	200 FT	200.00 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	7.7%
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD

LOT 4 ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	2.9035 AC
MINIMUM LOT FRONTAGE	200 FT	177.42 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	N/A
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD

LOT 5 ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	2.0008 AC
MINIMUM LOT FRONTAGE	200 FT	208.34 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	N/A
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD

LOT 6 ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	2.0061 AC
MINIMUM LOT FRONTAGE	200 FT	212.42 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	N/A
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD

LOT 7 ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	4.3.56 AC
MINIMUM LOT FRONTAGE	200 FT	241.61 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	25.1%
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD

LOT 8 ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	2.0469 AC
MINIMUM LOT FRONTAGE	200 FT	242.03 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	7.3%
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD

LOT 9 ZONING COMPLIANCE TABLE

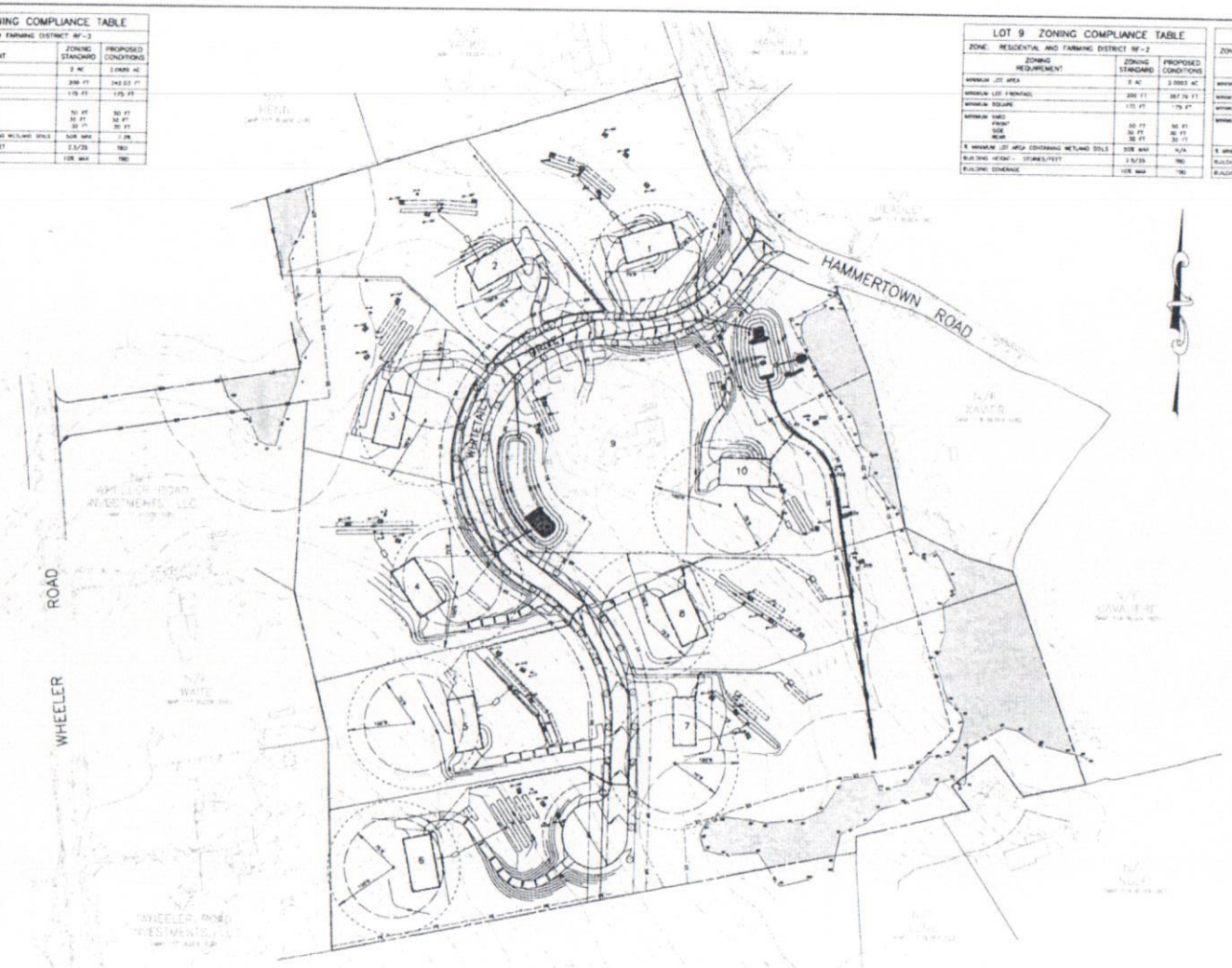
ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	2.0003 AC
MINIMUM LOT FRONTAGE	200 FT	387.76 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	N/A
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD

LOT 10 ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL AND FARMING DISTRICT RF-2

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS
MINIMUM LOT AREA	2 AC	2.6165 AC
MINIMUM LOT FRONTAGE	200 FT	287.51 FT
MINIMUM SQUARE	175 FT	175 FT
MINIMUM YARD FRONT SIDE REAR	50 FT 30 FT 30 FT	50 FT 30 FT 30 FT
% MINIMUM LOT AREA CONTAINING WETLAND SOILS	50% MAX	14.1%
BUILDING HEIGHT - STORIES/FEET	2.5/35	TBD
BUILDING COVERAGE	10% MAX	TBD



LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
520.1 PROPOSED SPOT ELEVATION
EXISTING DRAINAGE
PROPOSED DRAINAGE
EXISTING SANITARY
PROPOSED SANITARY
SANITARY LATERALS
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PROPOSED WELL PER SUBDIVISION REGULATIONS SECTION 111-2010 WITH 100' RADIUS
PROPOSED WELL PER CONNECTICUT HEALTH CODE WITH 75' RADIUS

SHEET 5 OF 12

THE OWNER/APPLICANT ACKNOWLEDGES THAT ALL WORK AS SHOWN ON THESE PLANS SHALL BE COMPLETED AS SHOWN AND IN COMPLIANCE WITH THE ZONING AND ZONING COMMISSION APPROVAL RELATING THERETO AND IN ACCORDANCE WITH ALL APPLICABLE TOWN OF MONROE CODES AND REGULATIONS, AS WELL AS ALL OTHER APPLICABLE STATE AND FEDERAL LAWS, REQUIREMENTS AND REGULATIONS.

JANS LAND DEVELOPMENT, LLC/MARY J. CZESAKOWSKI
65 HAMMERTOWN ROAD, MONROE, CT 06468

DAVID S. BJORKLUND JR. CT P.E. 11,361

NO.	DATE	DESCRIPTION
		SUBMITALS
7	1-7-15	P & Z
6	12-15-14	P & Z
5	10-6-14	P & Z
4	9-11-14	WETLANDS
3	5-22-14	WETLANDS
2	4-17-14	WETLANDS
1	2-25-14	WETLANDS

LAYOUT PLAN
DEER MEADOW ESTATES
65 HAMMERTOWN ROAD
MONROE, CONNECTICUT

PREPARED FOR
JANS LAND DEVELOPMENT, LLC

MAP 117 BLOCK 610

DATE	SCALE	DRAWN BY	JOB NO.	FILE NUMBER
6-4-13	1"=80'	DCH	483	

SPATH-BJORKLUND ASSOCIATES, INC
PO Box 124, 3 Main Commerce Park
Phone: 203-264-1214

L-1