



- NOTES
- Type of Survey: Improvement Location Survey.
Class of Accuracy: A-2, As Noted.
Boundary Determination Category: Dependent Resurvey, In Part.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PLAN PREPARED FOR LEONARD GIGLIO CEDAR SWAMP ROAD EXTENSION COVENTRY, CONNECTICUT SHEETS 1 & 2 OF 2 05-09-86 CLASS A-2 PETER R. HENRY, L.S.
 - CONN STATE HIGHWAY DEPT. RIGHT OF WAY MAP TOWN OF BOLTON, HARTFORD-WILLIMANTIC ROAD NO. 12-04 SHEET 1 OF 3 10-31-35.
 - DEVELOPMENT PLAN FOR PROPERTY OF EDWARD J. POLOMSKI SOUTH STREET BOLTON, CONN. 11-01-53 REV. 04-16-54 H.L. GRISWOLD, L.S.
 - MAP OF LOTS 17 & 18 ON MAP "DEVELOPMENT PLAN FOR PROPERTY OF EDWARD J. POLOMSKI SOUTH STREET BOLTON, CONN. 11-01-52" SHOWING REVISION OF THE EAST END OF FERNWOOD DRIVE 09-23-55 HAYDEN L. GRISWOLD, C.E.
 - SKETCH SHOWING PROPOSED LOT MICHELE GIGLIO FERNWOOD DRIVE BOLTON, CONN. MAY 1986 HAYDEN L. GRISWOLD, C.E.
 - PREPARED FOR GIGLIO BROTHERS, INC. BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-06-97 LATEST REV. 01-20-2000 Richard F. Mihok, P.E. & L.S.
 - SUBDIVISION PLAN PREPARED FOR BOSTON TURNPIKE ASSOCIATES, LLC AMGN, LLC, AND GIGLIO & OLNSTEAD BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-12-2016 Richard F. Mihok, P.E. & L.S.
 - THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
 - PARCEL IS SUBJECT TO DRAINAGE RIGHTS, A PERMANENT GRINDER PUMP EASEMENT IN FAVOR OF BOLTON LAKE'S WATER POLLUTION CONTROL AUTHORITY AS OF RECORD AND ANY OTHER SUCH RIGHTS OF RECORD AS MAY APPEAR.
 - THE WORD "CERTIFICATION" AS USED IN ANY CERTIFICATION HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.
 - SEVERAL OF THE EXISTING STRUCTURES DO NOT CONFORM TO SIDE OR REAR SETBACKS.
 - BUNKER SILOS DO NOT CONFORM TO 50' SIDE AND REAR SETBACKS WHEN ABUTTING A RESIDENTIAL ZONE.
 - BARN DOES NOT CONFORM TO 50' REAR SETBACK WHEN ABUTTING A RESIDENTIAL ZONE.
 - ALL EXISTING LIGHTS AND LOCATIONS, WITH EXCEPTION OF FLOOD LIGHT ON SNET 192, ARE REGULAR LIGHTS (100 WATT+) PER OWNER.
 - SITE IMPERVIOUS COVERAGE IS SAME FOR EXISTING AND PROPOSED CONDITIONS WITH PROPOSED RAKING OF STONE DRIVE SURFACES.
- NOTE:
WETLANDS ARE AS FIELD DELINEATED BY GEORGE LOGAN, REMA ECOLOGICAL SERVICES WITH FIELD SURVEY LOCATION.
WETLAND FLAGS 11, 16 NOT FOUND; THERE ARE TWO WL FLAG 17.
- THIS IS A PROPOSED CONCEPT PLAN AND MAY NOT REFLECT ALL ACTUAL CONDITIONS ON THE SITE.

③
N/F
AMGN, LLC
Vacant Land
RMUZ Zone

N/F
Kevin A. Byam
Undeveloped Land
RMUZ Zone

N/F
James V. Cropley
Retail Gardening
RMUZ Zone

N/F
Happy Town, LLC
Vacant Land
RMUZ Zone

N/F
Westwood, LLC
Office Building
RMUZ Zone

N/F
Philip M. Blazawski
Residence
RMUZ Zone

- LEGEND
- ① LOT NUMBER
 - CHD □ CHD MONUMENT
 - IRON PIN
 - ○ ○ ○ ○ STONE WALL
 - - - - - WIRE FENCE
 - ⊙ WELL
 - - - - - BUILDING SETBACK LINE
 - SNET # UTILITY POLE
 - ⊗ EXISTING OUTDOOR LIGHT
 - ⊕ EXISTING SIGN
 - ⊠ PIERCE FIRE TRUCK TURNING TEMPLATE

	RMUZ		R-1
	REQUIRED ALLOWED	PROVIDED	
MINIMUM LOT AREA	80,000 SQ. FT.	214,881 SQ. FT.	40,000 SQ. FT.
MINIMUM LOT FRONTAGE	150 FT.	705.57 FT.	200 FT.
MINIMUM FRONT YARD	25 FT.	25.6 FT.	35 FT.
MINIMUM SIDE YARD	25/50 FT.	59.8 FT.	25 FT.
MINIMUM REAR YARD	25/50 FT.	30 FT. **	40 FT. **
MAXIMUM HEIGHT	40 FT.	35 FT.	35 FT.
MAXIMUM LOT COVERAGE	25%	13.14%	15%
MAXIMUM IMPERVIOUS COVERAGE	50%	13.14%	20%

** ACCESSORY BUILDING MINIMUM 25 FT.



REV. 4-12-2021 COMMENTS

OWNER: HAPPY TOWN, LLC.
2812 BOSTON TURNPIKE
COVENTRY, CT 06238

RFM Richard F. Mihok, P.E.
Consulting Engineer
18 LAUREL LANE
MARLBOROUGH, CONNECTICUT 06447
(860) 295-9049

Sheet 1 of 1
Scale 1" = 40'
Date 05-04-2020
Revised 06-05-2020
WETLANDS LOCATED 12-28-2019
COMMENTS 02-10-2021
COMMENTS 05-08-2021

Proposed Concept Plan
Improvement Location Survey
Prepared For
Happy Town, LLC
Lot 1
'Boston Turnpike Associates, LLC' Subdivision
1225 Boston Turnpike
Bolton, Connecticut