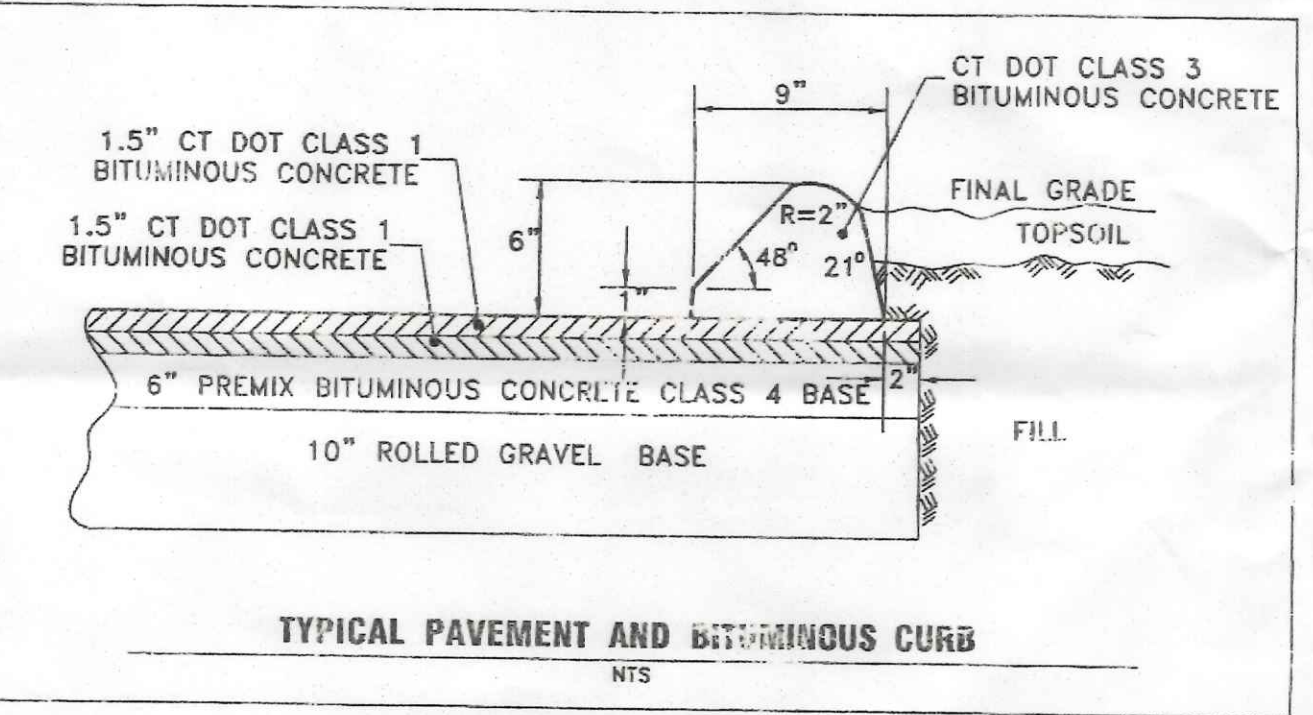
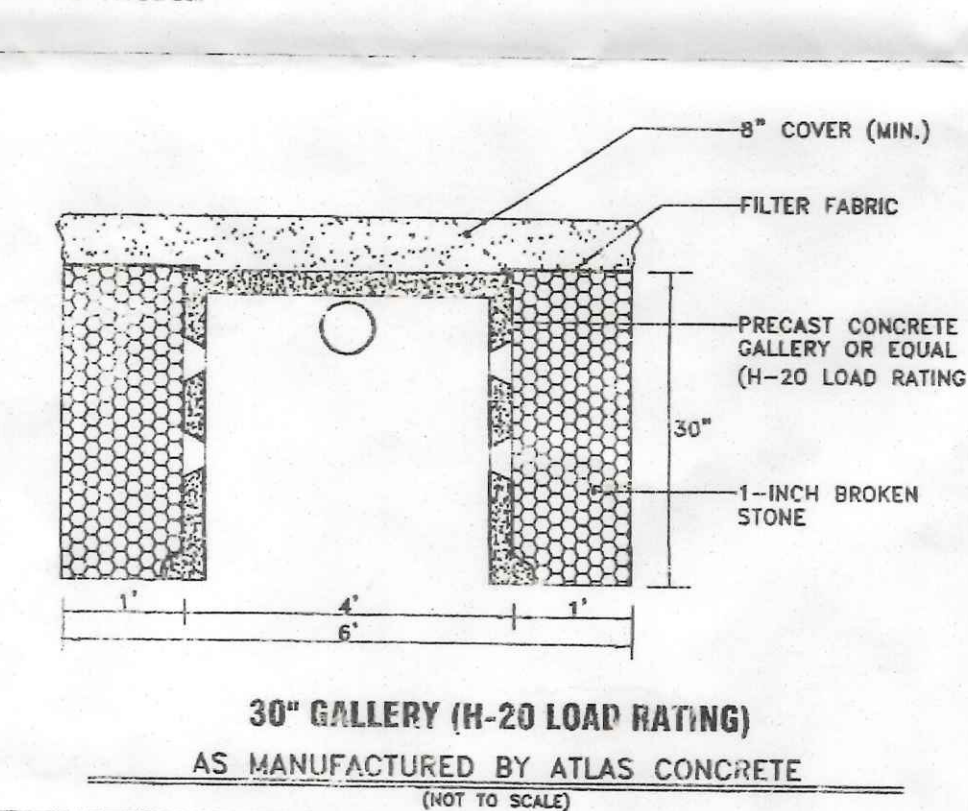


ZONING DATA		
ZONE: I-40	REQUIRED	PROPOSED
LOT AREA	40,000 SF	39,526 SF
MIN. FRONTAGE	150 FT	>300 FT
MIN. FRONT YARD	50 FT	25 FT*
MIN. SIDE YARD	25 FT	25 FT
MIN. REAR YARD	NA	NA
MAX. LOT COVERAGE	35%	19%

* THE EXISTING STRUCTURE HAS A 0' SETBACK FROM A FRONT YARD LINE. THE PROPOSED BUILDING WILL MAINTAIN A 25-FOOT SETBACK FROM A FRONT YARD. VARIANCE WAS GRANTED TO ALLOW FOR THE 25-FOOT SETBACK.

PARKING CALCULATIONS		
EXISTING BUILDING	REQUIRED	PROPOSED
Warehouse (1,150 s.f.)	1 Spaces	3 Spaces
Repair - 1 Bay (300 s.f.)	8 Spaces	11 Spaces
PROPOSED BUILDING		
Storage Warehouse (3,000 s.f.)	2 Spaces	5 Spaces
Manufacturing (3,000 s.f.)	6 Spaces	7 Spaces
Total Spaces	17 Spaces	26 Spaces

STORMWATER MANAGEMENT DATA - STRUCTURES			
STRUCTURE	TYPE	TF	INVS.
PROP. CB#1	C	101	99
PROP. CB#2	C-L	102.25	98.75
PROP. CB#3 W/ DRAINELL	C	100.5	BRIDGE @ SUSSEND @
PROP. CB#4 W/ DRAINELL	C	100.5	98.5
PROP. CB#5	C	100.5	98.3
PROP. CB#6	C	100.5	98.5
PROP. CB#7	C-L	100	98.0
PROP. CB#8	C-L	98.25	96.5
E-15' CB #A	C	99.57	96.4
FLARED-END SECTION #1	NA	NA	98.25
FLARED-END SECTION #2	NA	NA	98.25
PROP. W/S #1	NA	101.5	99.53



STORMWATER MANAGEMENT DATA - PIPING				
LINE ID	PIPING	LENGTH	SLOPE	SIZE - TYPE
LINE A	CB#1 TO CB#2	46 FEET	0.5%	12" HOPE PIPE
LINE B	CB#2 TO MH#1	40 FEET	0.5%	12" HOPE PIPE
LINE C	MH#1 TO CB#5	50 FEET	0.5%	12" HOPE PIPE
LINE D	CB#4 TO CB#5	54 FEET	0%	8" HOPE PIPE
LINE E	CB#5 TO FE#1	15 FEET	0.5%	12" HOPE PIPE
LINE F	CB#6 TO CB#7	93 FEET	0.5%	12" HOPE PIPE
LINE G	CB#7 TO FE#2	56 FEET	0.45%	12" HOPE PIPE
LINE H	CB#8 TO CB#A	22 FEET	0.5%	15" HOPE PIPE
LINE I	CB#3 TO MH#1	4 FEET	0.0%	8" HOPE PIPE

SURVEY DATA				
No.	Bearing	Distance		
LI	S14°53'10"E	18.06'		

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
CI	43°36'34"	175.00'	133.20'	130.01'	N85°10'37"W

LIGHT LEGEND

PROPOSED WALLPACK "SHIELDED" LIGHTS.

NOTE: PRIOR TO INSTALLATION OF ANY OUTDOOR LIGHTING FIXTURES, DEVELOPER SHALL SUBMIT FIXTURE SPECIFICATIONS TO THE PLANNING OFFICE IN ORDER TO VERIFY COMPLIANCE WITH THE OUTDOOR LIGHTING REGULATIONS.

CALL BEFORE YOU DIG

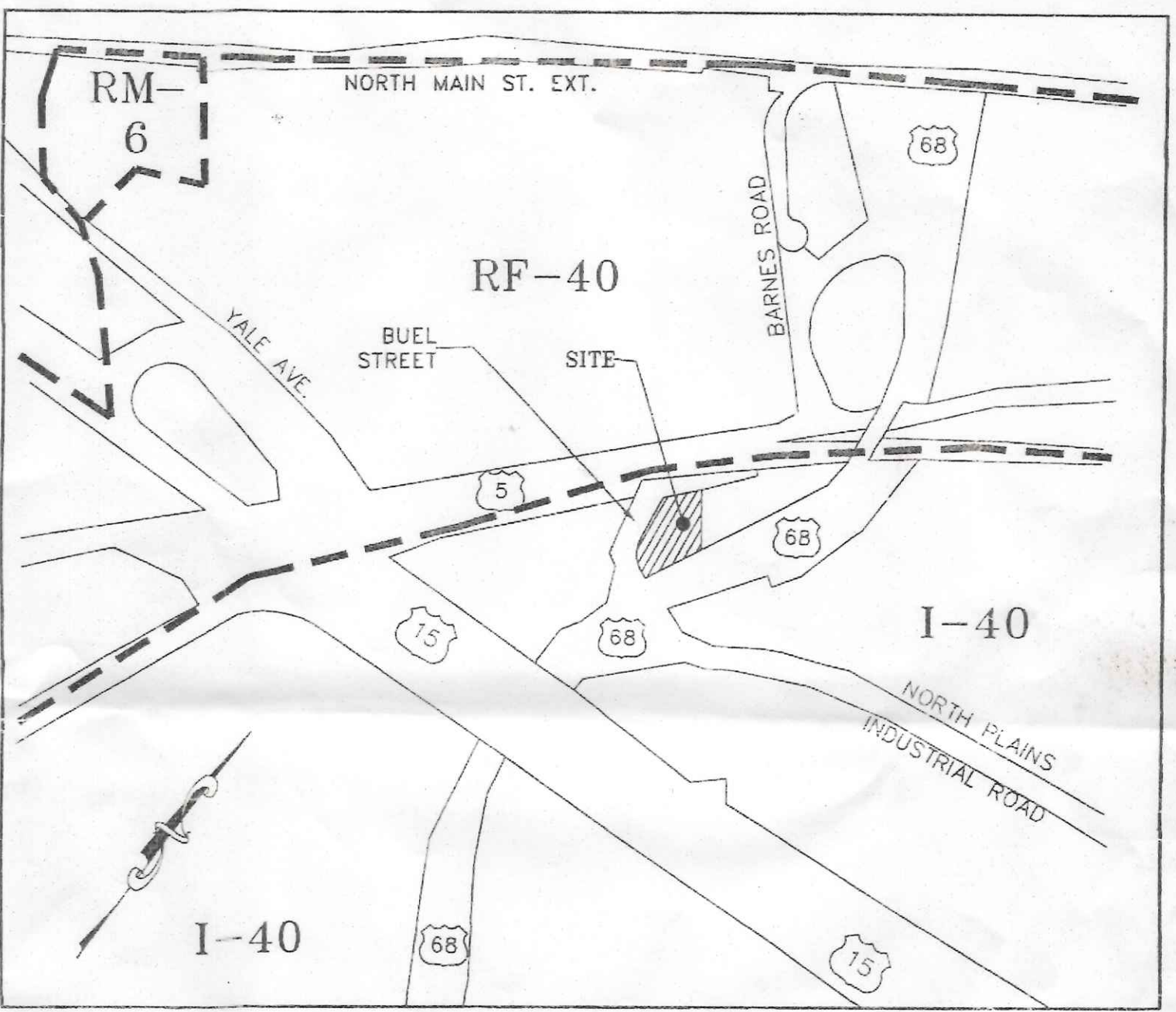
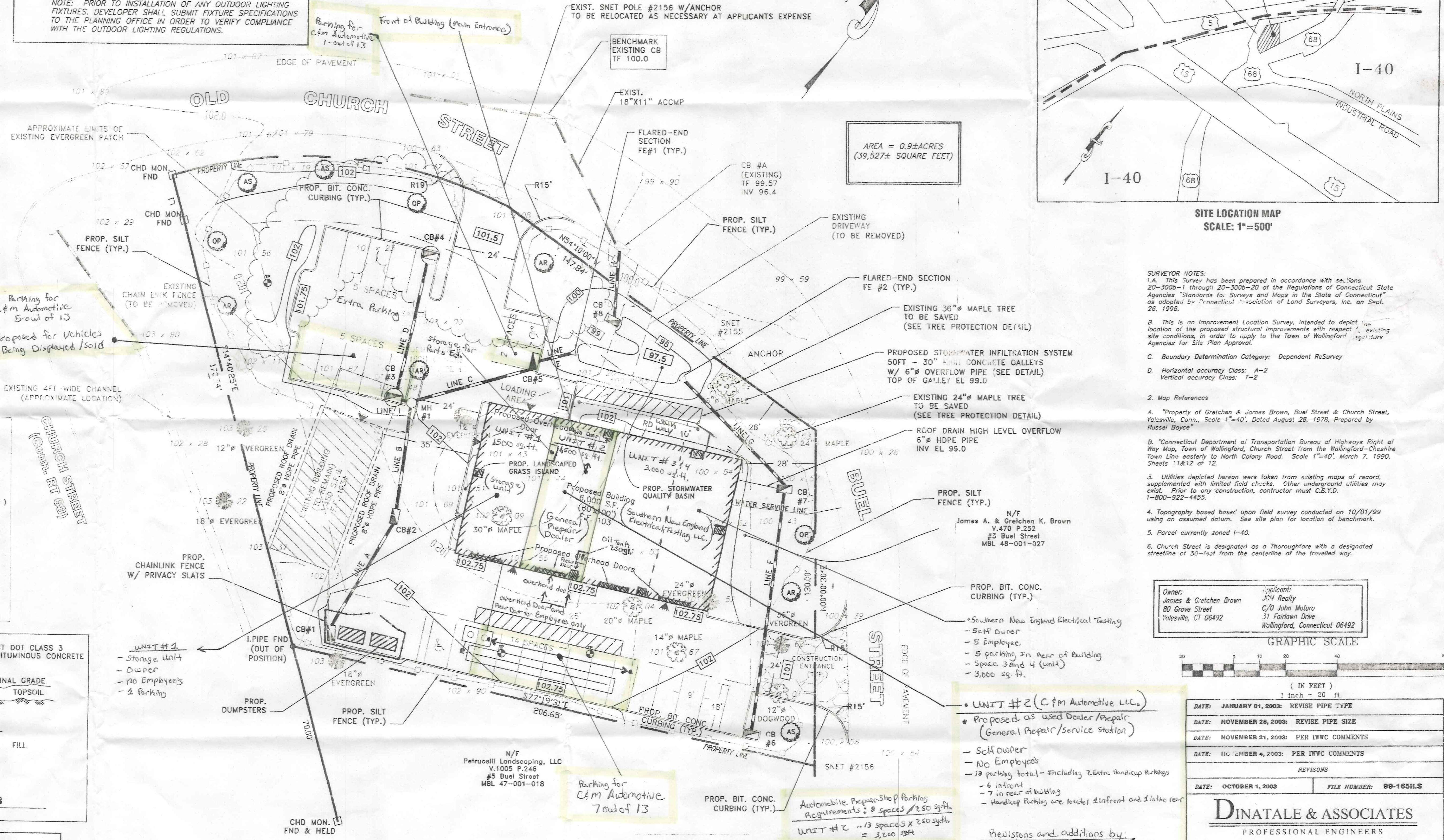
IT IS THE RESPONSIBILITY OF THE INSTALLER TO CALL "CALL BEFORE YOU DIG", 1-800-922-4455, PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.

NOTE:

THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR SITE PREPARATION, LOCATION OR GRADING IN COMPLIANCE WITH THE APPROVED PLAN, UNLESS IT SUPERVISES EACH PHASE OF THE SITE DEVELOPMENT.

"THIS DOCUMENT HAS BEEN PREPARED AS PART OF THE TOWN OF WALLINGFORD Z.E.A. APPLICATION PROCESS AND CAN NOT BE CONSIDERED FINAL UNTIL ALL NECESSARY APPROVALS HAVE BEEN ATTAINED"

"THIS DOCUMENT IS TO BE USED FOR PERMITTING PURPOSES ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES"



SURVEYOR NOTES:

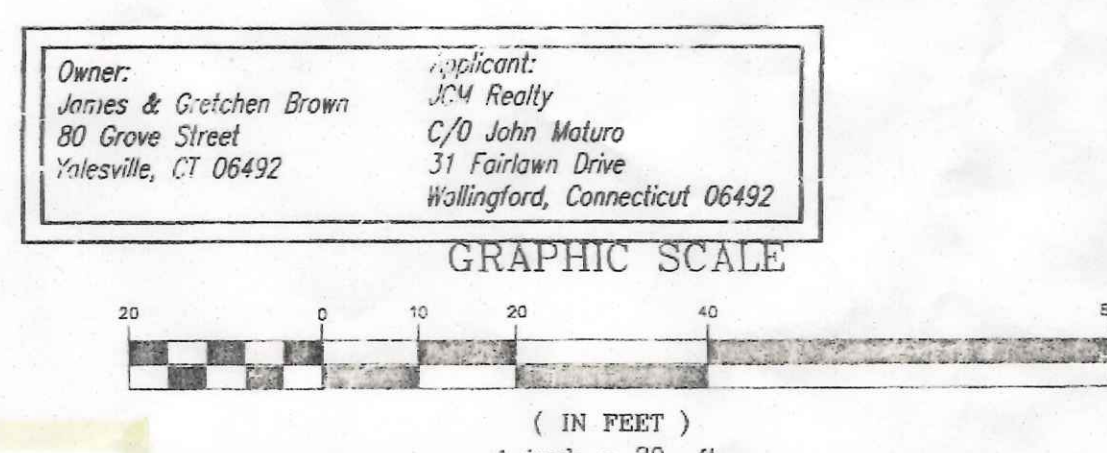
- This Survey has been prepared in accordance with sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This is an Improvement Location Survey, intended to depict the location of the proposed structural improvements with respect to existing site conditions, in order to apply to the Town of Wallingford regulatory Agencies for Site Plan Approval.
- Boundary Determination Category: Dependent ReSurvey
- Horizontal accuracy Class: A-2
Vertical accuracy Class: T-2

2. Map References

- "Property of Gretchen & James Brown, Buell Street & Church Street, Wallingford, Conn., Scale 1"=40', Dated August 28, 1978, Prepared by Russel Boyce"
- "Connecticut Department of Transportation Bureau of Highways Right of Way Map, Town of Wallingford, Church Street from the Wallingford-Chesterline Town Line westerly to North Colony Road. Scale 1"=40', March 7, 1980, Sheets 1&2 of 12.
- Utilities depicted hereon were taken from existing maps of record, supplemented with limited field checks. Other underground utilities may exist. Prior to any construction, contractor must C.B.Y.D. 1-800-922-4455.
- Topography based upon field survey conducted on 10/01/99 using an assumed datum. See site plan for location of benchmark.
- Parcel currently zoned I-40.
- Church Street is designated as a Thoroughfare with a designated streetline of 50-foot from the centerline of the travelled way.

Owner: James A. & Gretchen K. Brown
80 Grove Street
Wallingford, CT 06492

Applicant: JRM Realty
C/O John Maturo
31 Fairlawn Drive
Wallingford, Connecticut 06492



DATE	REVISION
JANUARY 01, 2003	REVISE PIPE TYPE
NOVEMBER 28, 2003	REVISE PIPE SIZE
NOVEMBER 21, 2003	PER IWCC COMMENTS
OCTOBER 04, 2003	PER IWCC COMMENTS
REVISIONS	
OCTOBER 1, 2003	FILE NUMBER: 99-1651LS

DINATALE & ASSOCIATES
PROFESSIONAL ENGINEERS

350 CENTER STREET, WALLINGFORD, CT 06492
phone 203-284-8688 fax 203-284-8909

TITLE: IMPROVEMENT LOCATION SURVEY
PROPOSED SITE DEVELOPMENT PLAN

LAND N/F
JAMES A. & GRETCHEN K. BROWN
LOCATED ON
BUELL STREET & CHURCH STREET
WALLINGFORD, CT

PREPARED FOR: JOHN MATURO

SHEET NO: 1 OF 2

LANDSCAPING REQUIREMENTS

One shade tree having a caliper of two inches shall be planted within the front landscape area for each 50-foot or fraction thereof of lot frontage.

Total lot frontage: 580 ft ± (12 Trees required)
(Existing Trees may be substituted where appropriately located)

QTY	KEY	BOTANICAL/Common NAME	SIZE
4	OP	QUERCUS PALUSTRIS/PIN OAK	2 1/2" - 3" CAL
4	AR	ACER RUBRUM 'AUTUMN FLAME'/AUTUMN FLAME RED MAPLE	2" CAL
4	AS	ACER SACCHARUM 'GREEN MOUNTAIN'/GREEN MOUNTAIN SUGAR MAPLE	2" CAL

Winterbourne
Land Services

Rosalind C. Page
Licensed Land Surveyor
350 Center Place
Wallingford, Connecticut
203 284 0392

To my Knowledge and Belief this map is substantially correct as noted hereon.

Rosalind C. Page, LLS No. 17947 Date _____

Map not valid without a live signature and embossed seal.

RECEIVED
JUL 10 2020
WALLINGFORD
PLANNING & ZONING