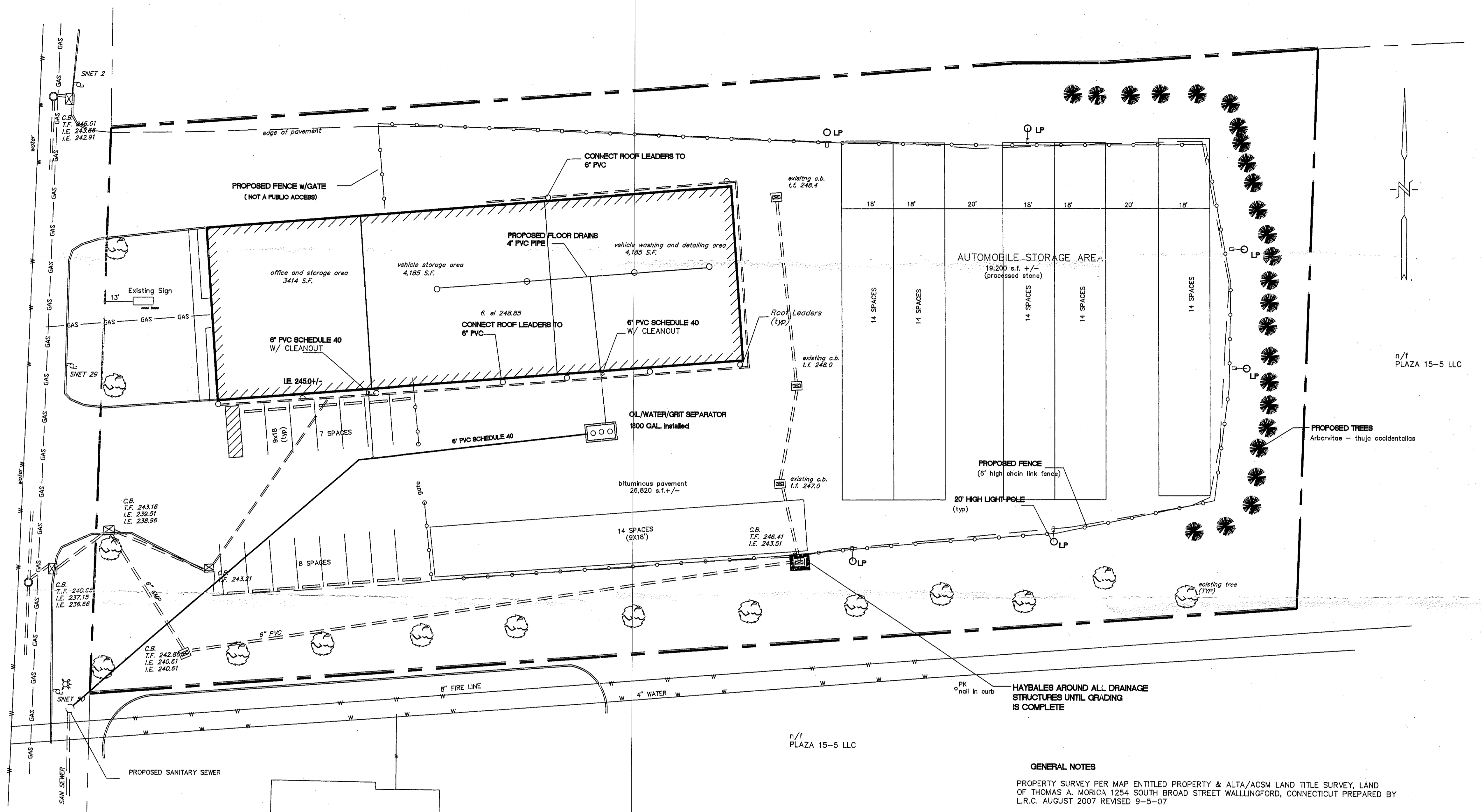


South Broad Street



LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

EDGE OF DRIVE

TOP OF SLOPE

SPOT ELEVATION

TEST PIT & PERC TEST LOCATION

RF-ZONE		
	REQUIRED/ALLOWED	EXISTING
LOT AREA	40,000 SF	86,832 SF
FRONTAGE	150'	201.66'
SIDE YARD	20'	35'
REAR YARD	50'	210.3'
FRONT YARD	50'	34.7'
BUILDING HEIGHT	30'	19.7'
BUILDING COVERAGE	30%	13.6%
OPEN SPACE	25%	29.3%

GENERAL NOTES

PROPERTY SURVEY PER MAP ENTITLED PROPERTY & ALTA/ACSM LAND TITLE SURVEY, LAND OF THOMAS A. MORICA 1254 SOUTH BROAD STREET WALLINGFORD, CONNECTICUT PREPARED BY L.R.C. AUGUST 2007 REVISED 9-5-07

PROPERTY IS LOCATED IN AN AQUIFER PROTECTION AREA

PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREA DETERMINED TO BE OUTSIDE OF THE 100 FLOOD AREA

UTILITIES SHOWN ARE FROM FIELD INFORMATION AND FROM EXISTING MAPS, THE CONTRACTOR SHOULD BE AWARE THAT OTHER UTILITIES MAY EXIST, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE UTILITY OWNER PRIOR TO CONSTRUCTION

CALL BEFORE YOU DIG 811

PROPERTY IS SERVICED BY MERIDEN WATER DEPARTMENT

OFFICE / STORAGE AREA 3,414 SF 1sp/250 sf = 14 SPACES RE'D. 15 PROVIDED

BUILDING IS ONE STORY, BLOCK STRUCTURE 20 FT. HIGH

ITEMS SHOWN IN BOLD TYPE ARE PROPOSED

EROSION CONTROL MEASURES

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES CONSISTING OF SILT FENCE AROUND PERIMETER OF ALL DISTURBED AREAS, HAY BALES AROUND ALL DRAINAGE STRUCTURES

DISTURBED AREAS SHALL BE TOPSOILED AND SEEDS AS SOON AS FINAL GRADE HAS BEEN ESTABLISHED

ALL E & S MEASURES SHALL BE MAINTAINED IN PROPER CONDITION UNTIL ALL AREAS ARE STABILIZED

JOHN ORSINI IS RESPONSIBLE FOR THE IMPLEMENTATION OF THE E & S MEASURES

ROBERT AMANTEA Ct. P.E. & L.S. 9345

REVISIONS
8-21-20 sewer added
1-29-20 comments
11-9-19 additions
10-29-19 revisions
10-15-19 additions

DB group
DESIGN DEVELOPMENT
CONSULTING ENGINEERS - LAND SURVEYORS
MERIDEN, CT. 458 EAST MAIN STREET (203) 235-9809

TITLE			
SITE PLAN			
1254 SOUTH BROAD STREET WALLINGFORD, CONNECTICUT			
OWNER/DEVELOPER 1254 SOUTH BROAD STREET LLC			
DATE	JUNE 21, 2019	SCALE	1"=20'
REVISIONS		DRAWN BY	
		SHEET #	