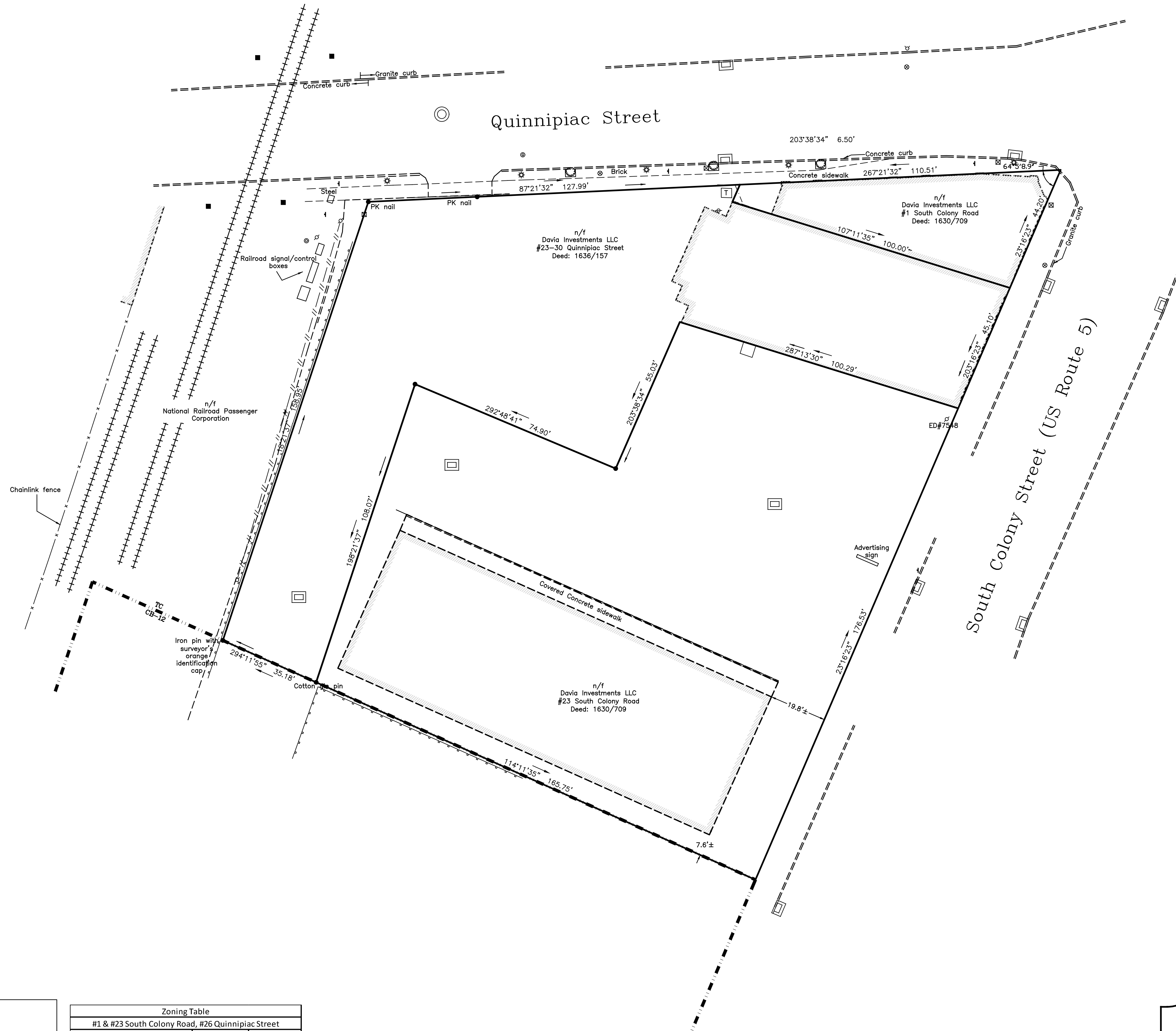
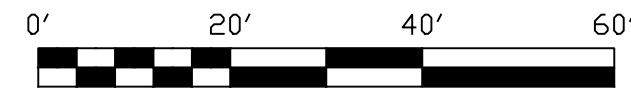


Connecticut Grid System  
(NAD 83)



Site Location Plan  
Scale: 1" = 500'

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Limited Property/Boundary Survey  
Improvement Location Survey  
Land of  
DaVia Investments LLC  
#1 & #23 South Colony Street  
and #26 Quinnipiac Street  
Wallingford, Connecticut

Drawn: MNISKI	Date: 10/08/20	Scale: 1" = 20'
Designed: MNISKI	Project no.: 20-237	Sheet: 1 of 3
Checked: MNISKI	Released: CJULIANO	Revision: 0

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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Christopher S. Juliano PELS #19725

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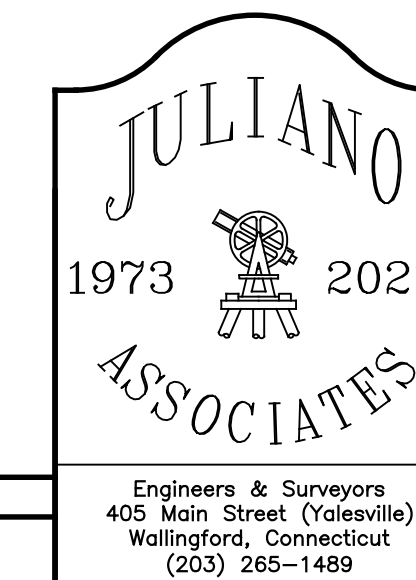
**LEGEND**

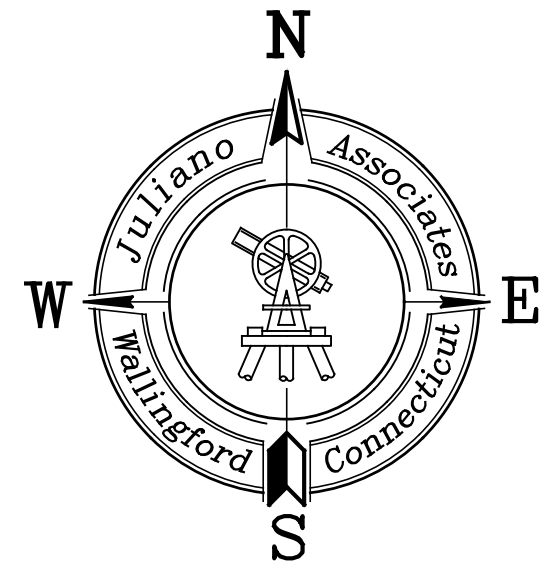
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- ⊙ - WATER GATE
- ⊖ - POST
- - MANHOLE
- ⊞ - CATCH BASIN (FLAT TOP)
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- — — — — PROPERTY LINES
- — — — — EXISTING BUILDING
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- - - - - GUARD RAIL
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- +++++ RAILROAD TRACKS

Zoning Table		
#1 & #23 South Colony Road, #26 Quinnipiac Street		
Zone: TC	Required	Existing
Minimum Lot Size	25,000 Sq. Ft.	44,500 Sq. Ft.
Minimum Lot Frontage	50 Ft.	504.3 Ft.
Minimum Front Yard	0 Ft.	0 Ft.
Maximum Front Yard	5 Ft.	19.8± Ft.
Minimum Rear Yard	0 Ft.	N/A
Minimum Side Yard	0 Ft.	7.6 Ft.
Minimum Building Frontage	75%	52.3%
Maximum Building Height	35 Ft.	<35 Ft.

\*Pre-existing, Non-conforming

DATE	DESCRIPTION

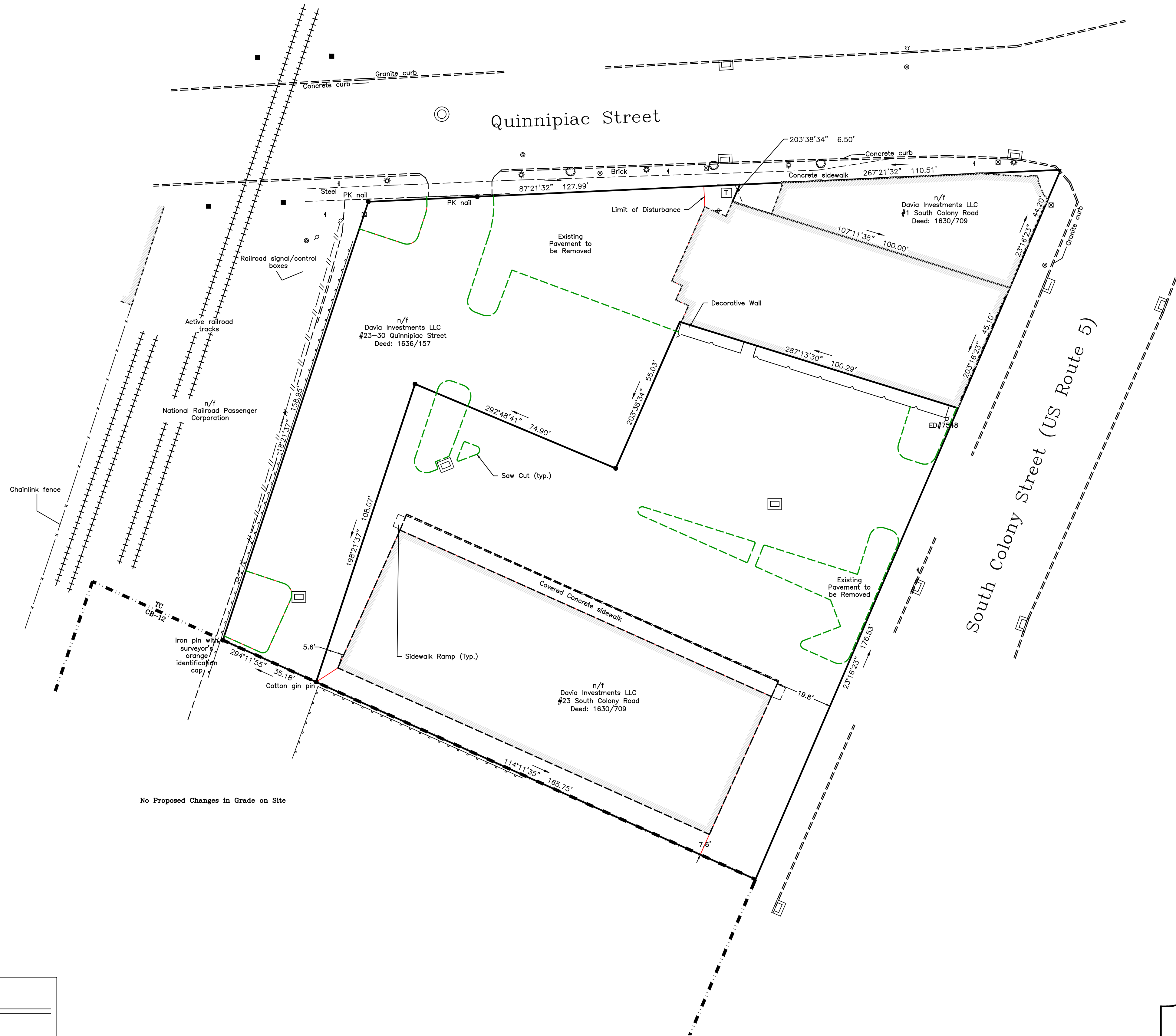




Connecticut Grid System  
(NAD 83)



Site Location Plan  
Scale: 1" = 500'



No Proposed Changes in Grade on Site

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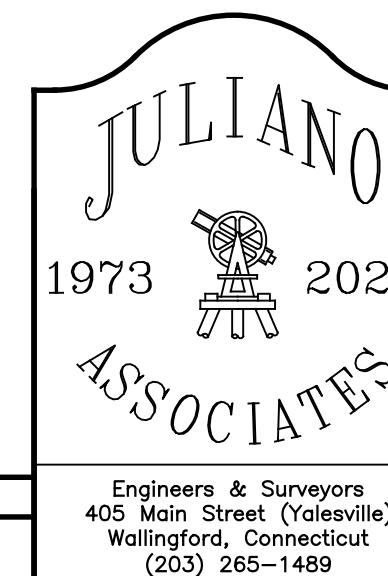
**LEGEND**

● - CAPPED IRON PIN	— — — — —	PROPERTY LINES
⊙ - LIGHT POLE	— — — — —	EXISTING BUILDING
⊕ - SIGN	— — — — —	ZONE BOUNDARY
■ - RAILROAD MONUMENT	— — — — —	EXISTING PAVEMENT (NO CURB)
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⊙ - GAS GATE	— — — — —	SAW CUT
⊙ - WATER GATE	— — — — —	LIMIT OF DISTURBANCE
⊕ - POST	— — — — —	OVERHEAD WIRES
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Christopher S. Juliano PELS #19725  
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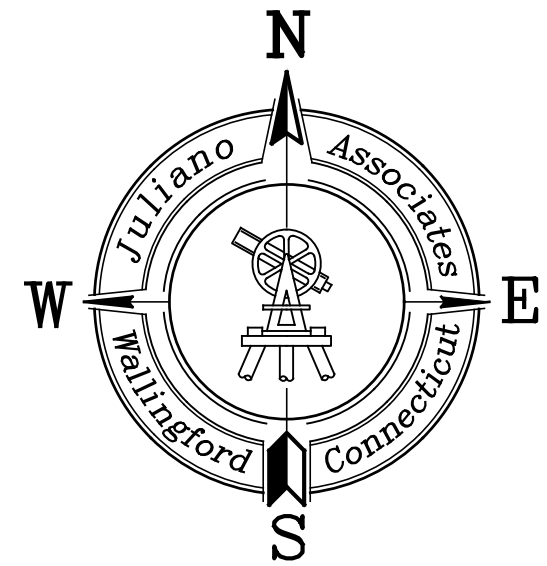


**Demolition Plan**  
Land of  
DaVia Investments LLC  
#1 & #23 South Colony Street  
and #26 Quinnipiac Street  
Wallingford, Connecticut

Drawn: MNISKI	Date: 10/08/20	Scale: 1" = 20'
Designed: MNISKI	Project no.: 20-237	Sheet: 2 of 3
Checked:	Released:	Revision: A

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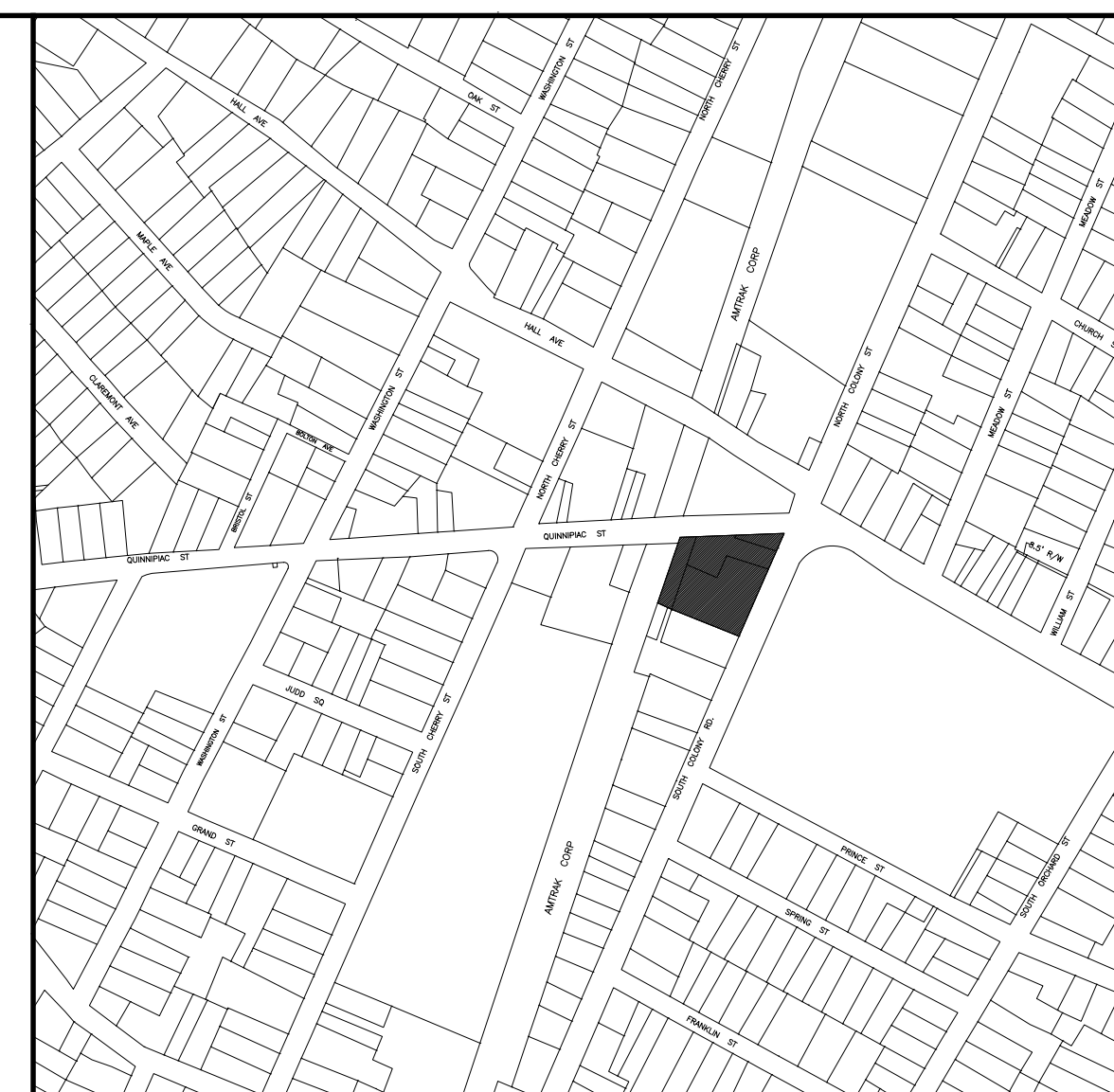
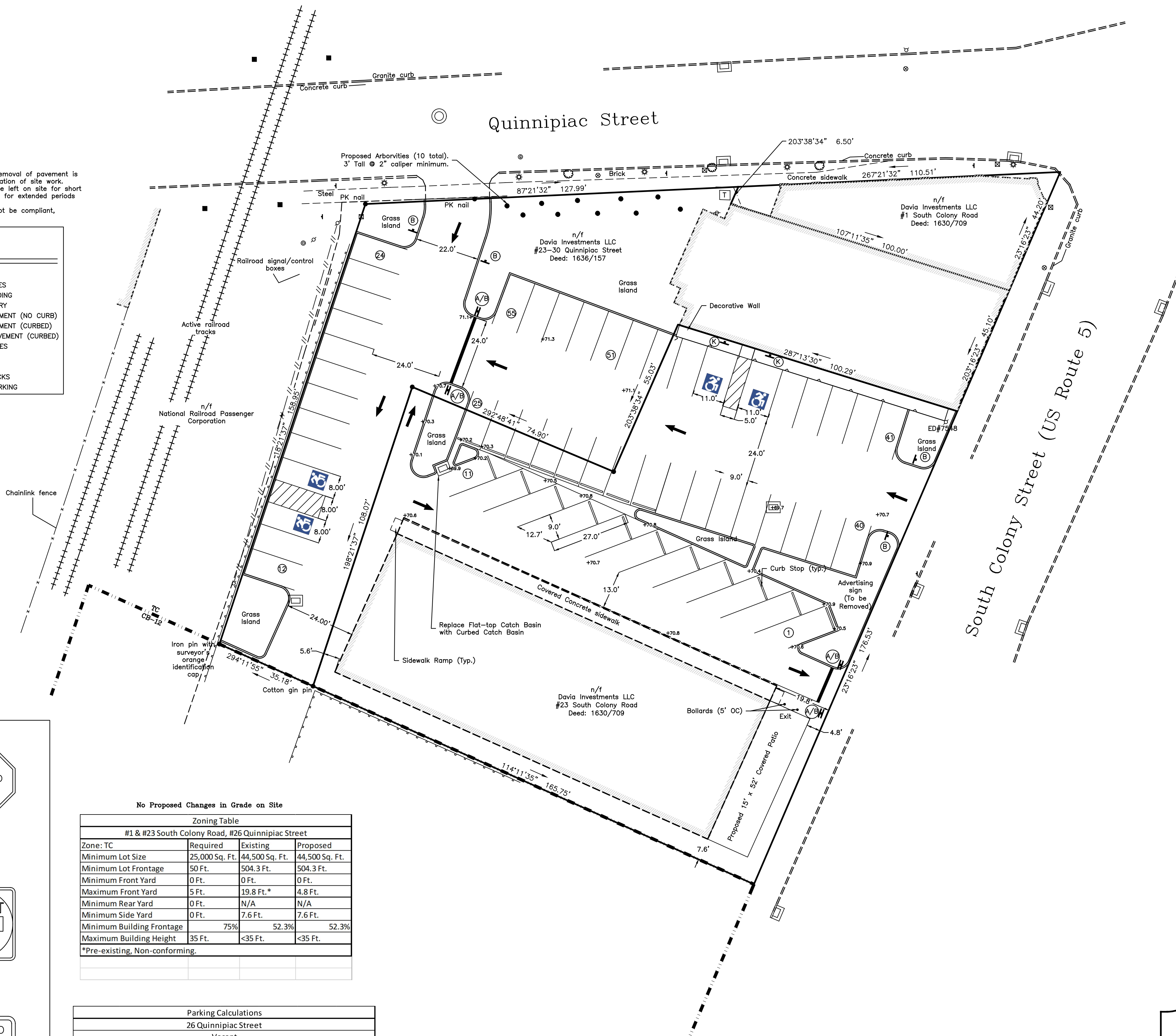


Connecticut Grid System  
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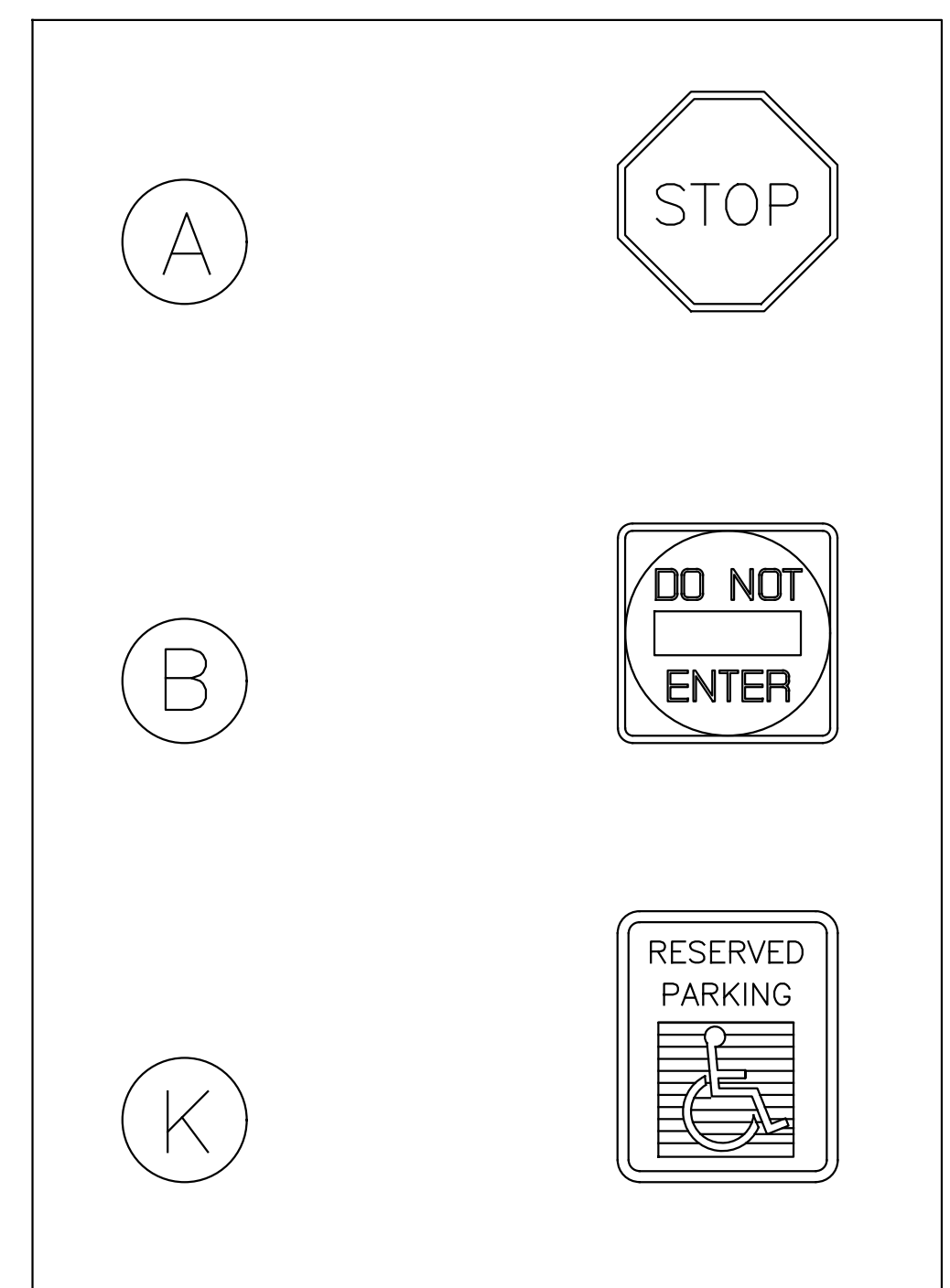
Notes:  
Contractor to install Coir Fiber Logs (wattles) at edge of sidewalk where removal of pavement is to take place. All catch basins on site to be fitted with silt sacks for duration of site work. Removed Pavement to be removed from site immediately. Should material be left on site for short durations, wattles are to surround the pile. Material to NOT remain on site for extended periods of time.  
Contractor to verify all ramps on site are ADA Compliant. Should ramps not be compliant, contractor to replace ramps to conform with ADA regulations.

LEGEND			
●	CAPPED IRON PIN	—	PROPERTY LINES
☆	LIGHT POLE	—	EXISTING BUILDING
+	SIGN	—	ZONE BOUNDARY
■	RAILROAD MONUMENT	—	EXISTING PAVEMENT (NO CURB)
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⊗	GAS GATE	—	PROPOSED PAVEMENT (CURBED)
⊙	WATER GATE	—	OVERHEAD WIRES
⊛	POST	—	GUARD RAIL
○	MANHOLE	—	RAILROAD TRACKS
⊖	CATCH BASIN (FLAT TOP)	—	PROPOSED PARKING
⊕	CATCH BASIN		



Site Location Plan  
Scale: 1" = 500'

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Minimum Side Yard	0 Ft.	7.6 Ft.	7.6 Ft.
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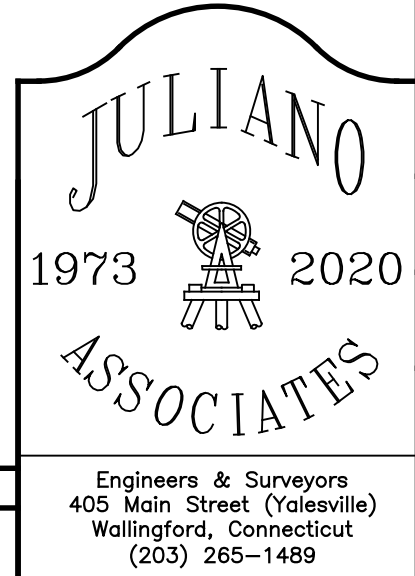
\*Pre-existing, Non-conforming.

Parking Calculations					
26 Quinnipiac Street					
Vacant					
1 South Colony Street					
Retail	1 Space Per 400 GFA	2,345	Sq. Ft.	6	Spaces
9 South Colony Street					
Retail	1 Space Per 400 GFA	4,500	Sq. Ft.	11	Spaces
23 South Colony Street					
Retail	1 Space Per 400 GFA	5,100	Sq. Ft.	13	Spaces
Restaurant	1 Space Per 150 GFA	2,650	Sq. Ft.	18	Spaces
		Required Spaces		48	Spaces
		Spaces Provided		55	Spaces

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<p>M:\WORKING\2020\237002-3-0.DWG 4/8/2021 3:25 PM MN</p>		