

**GENERAL NOTES**

1. PLANIMETRIC AND TOPOGRAPHIC INFORMATION IS TAKEN FROM TOWN OF WALLINGFORD TOPOGRAPHIC MAPPING.
2. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS OR SOODED, AS SHOWN ON THE PLANS.
4. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF WALLINGFORD REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 816 AND ADDENDUMS.
5. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, AND STATE CODES. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
6. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
7. UTILITIES TO BE LIMITED TO ELECTRICAL SERVICE ONLY.

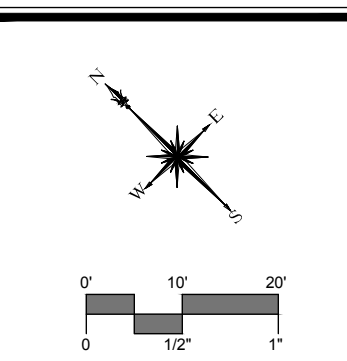
**OWNER/APPLICANT**

- THE FARMS COUNTRY CLUB  
180 CHESHIRE ROAD  
WALLINGFORD, CT 06492

**PROJECT DATA**

ZONING DESIGNATION:	RU-40	REQUIRED/PERMITTED	PROPOSED
DIMENSIONAL CRITERIA			
LOT AREA	40,000 SQ. FT. (0.918 ACRES)	NO CHANGE	
MINIMUM LOT FRONTAGE	150 FT.	NO CHANGE	
FRONT SETBACK	50 FT.	79'± TO CIGAR LOUNGE	
SIDE SETBACK	30 FT.	NO CHANGE	
REAR SETBACK	30 FT.	NO CHANGE	
MAX. COVERAGE	10%	0.22%	
MAX. BUILDING HEIGHT	30 FT.	NO CHANGE	

<b>PARKING CRITERIA</b>	<b>REQUIRED/PERMITTED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
EXISTING PARKING SPACES	132 SPACES	194 SPACES	187 SPACES
REQUIRED PARKING FOR ADDITIONAL DECK SEATING	1 SPACE PER 75 SQ. FT.	N/A	N/A
PROPOSED PARKING SPACES	N/A	194 SPACES (62 SURPLUS)	187 SPACES (55 SURPLUS)



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99 Realty Drive  
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DESCRIPTION	DATE	BY
TOWN COMMENTS	08/08/2021	ACD

**SITE PLAN**  
THE FARMS COUNTRY CLUB  
CIGAR BUILDING  
180 CHESHIRE ROAD  
WALLINGFORD, CONNECTICUT

JDL	RJM	RJM
DESIGNED	DRAWN	CHECKED
SCALE: 1"=20'		
DATE: APRIL 21, 2021		
PROJECT NO.: 5050-01		

**1 OF 1**

06/21/2021 10:58 AM C:\PROJECTS\5050-01\5050-01.dwg PLOT: 180 CHESHIRE ROAD CIGAR BUILDING SITE PLAN 1 OF 1