

GENERAL NOTES:

- LOT IS WITHIN A IG-80 ZONE.
- LOT AREA = 238,030 SQUARE FEET OR 5.464 ACRES.
- NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP 4A.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - "PROPERTY & TOPOGRAPHIC SURVEY - EXISTING CONDITIONS - PROPERTY LOCATED AT #15 MASSIMO DRIVE - NORTH HAVEN, CONNECTICUT PREPARED FOR FIRST WHITNEY, INC." SCALE: 1"=30'; DATED: 11/13/2019 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.
- PROPERTY LINE, TOPOGRAPHIC AND PLANIMETRIC INFORMATION DEPICTED HEREON WAS REPRODUCED FROM THE REFERENCE MAP NOTED. ALL EXISTING CONDITIONS AND FEATURES ARE NOT NECESSARILY INDICATED ON THE DRAWING.
- ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- UTILITY LOCATIONS DEPICTED ON THE DRAWINGS HAVE BEEN COMPILED FROM UTILITY COMPANY MAPPING AND FIELD LOCATIONS OF ABOVE GROUND FACILITIES AND UTILITY COMPANY MARKOUTS. ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE ONLY AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR THE MAINTENANCE AND PROTECTION THEREOF. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) PRIOR TO THE START OF WORK TO ESTABLISH AND HAVE MARKED ON THE GROUND THE LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT A UTILITY IS LOCATED OR IS UNCOVERED DURING THE PROGRESS OF THE WORK THAT WAS NOT INDICATED ON OR IS NOT IN ACCORDANCE WITH THE DRAWINGS.
- THE CONTRACTOR SHALL ADHERE TO THE REGULATIONS AND STANDARDS OF THE TOWN OF NORTH HAVEN, ALL APPLICABLE STATE AND FEDERAL REGULATORY AUTHORITIES, THE PROVISIONS OF THE CONTRACT DOCUMENTS, AND ANY APPROVALS AND/OR PERMITS ATTACHED THERETO.

GENERAL NOTES:

- UNLESS OTHERWISE NOTED, ALL WORK AND MATERIALS SHALL CONFORM TO THE "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817", DATED 2016, AND ALL SUPPLEMENTS THERETO.
- THE INSTALLATION OF ALL PUBLIC UTILITIES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE MASSIMO DRIVE, RIGHT OF WAY WITH THE RESPECTIVE UTILITY COMPANIES AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL THOROUGHLY REVIEW THE CONTRACT DOCUMENTS AND THE SITE OF THE WORK AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND FEATURES. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS AND FEATURES IN THE FIELD PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES WITHIN THE PROJECT SITE PROPERTY LINES AND/OR THE CONTRACT LIMITS SHOWN ON THE DRAWINGS.
- EXISTING CONDITIONS AND FEATURES SHALL BE MAINTAINED WHERE NEW CONSTRUCTION IS NOT SHOWN ON THE DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXISTING CONDITIONS AND FEATURES DISTURBED AS A RESULT OF THE CONTRACTOR'S OPERATIONS OR ACTIVITIES WHERE NEW CONSTRUCTION IS NOT SHOWN SHALL BE RESTORED TO ORIGINAL CONDITION UNLESS OTHERWISE SPECIFIED OR DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE DRAWINGS OR AS DIRECTED. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- SHOULD DEWATERING OF EXCAVATIONS, STRUCTURES, PIPELINES, ETC. BE REQUIRED, THE DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED TO A SETTLING AND/OR FILTER FACILITY CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND IN A LOCATION APPROVED BY THE ENGINEER.

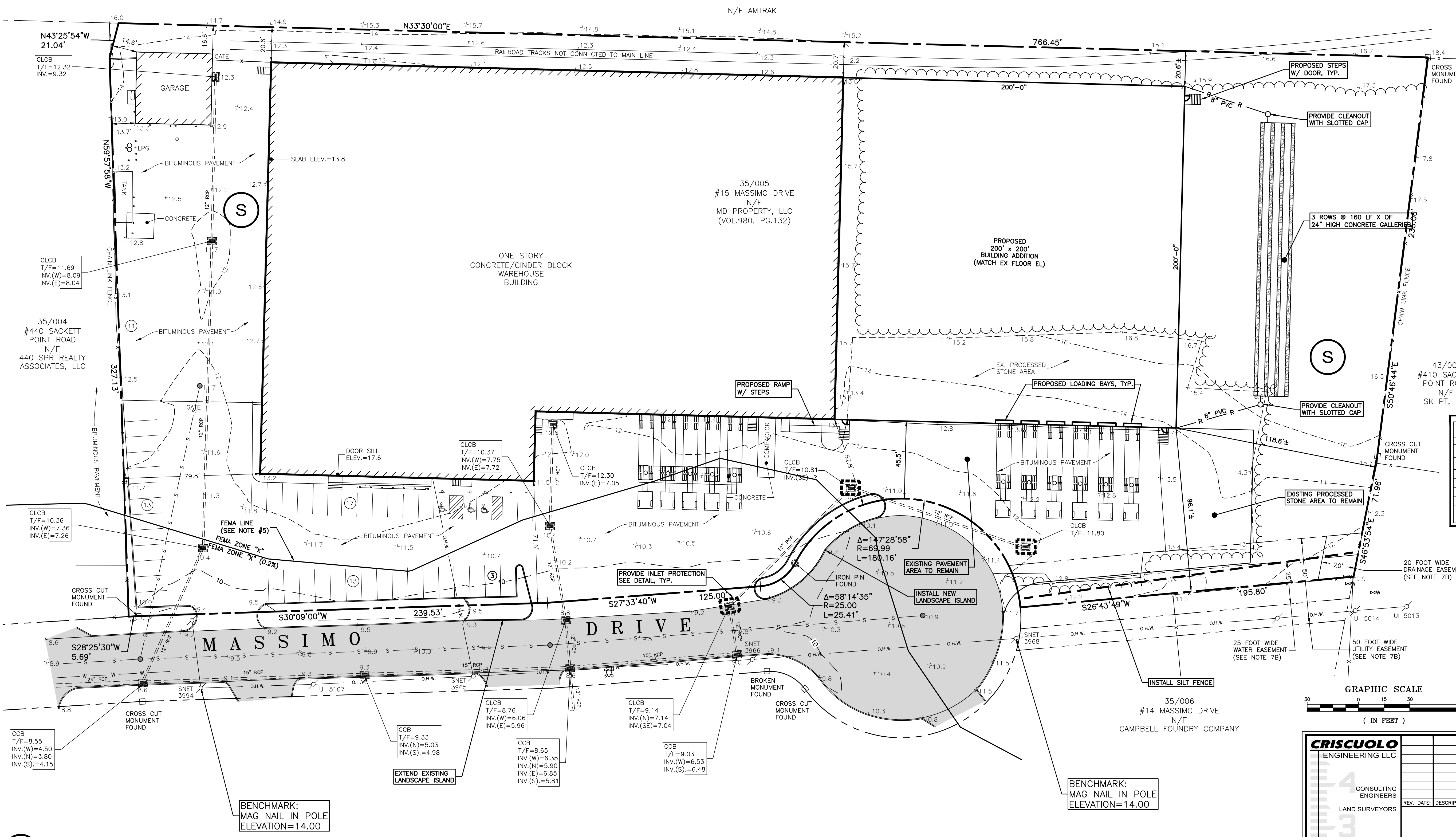
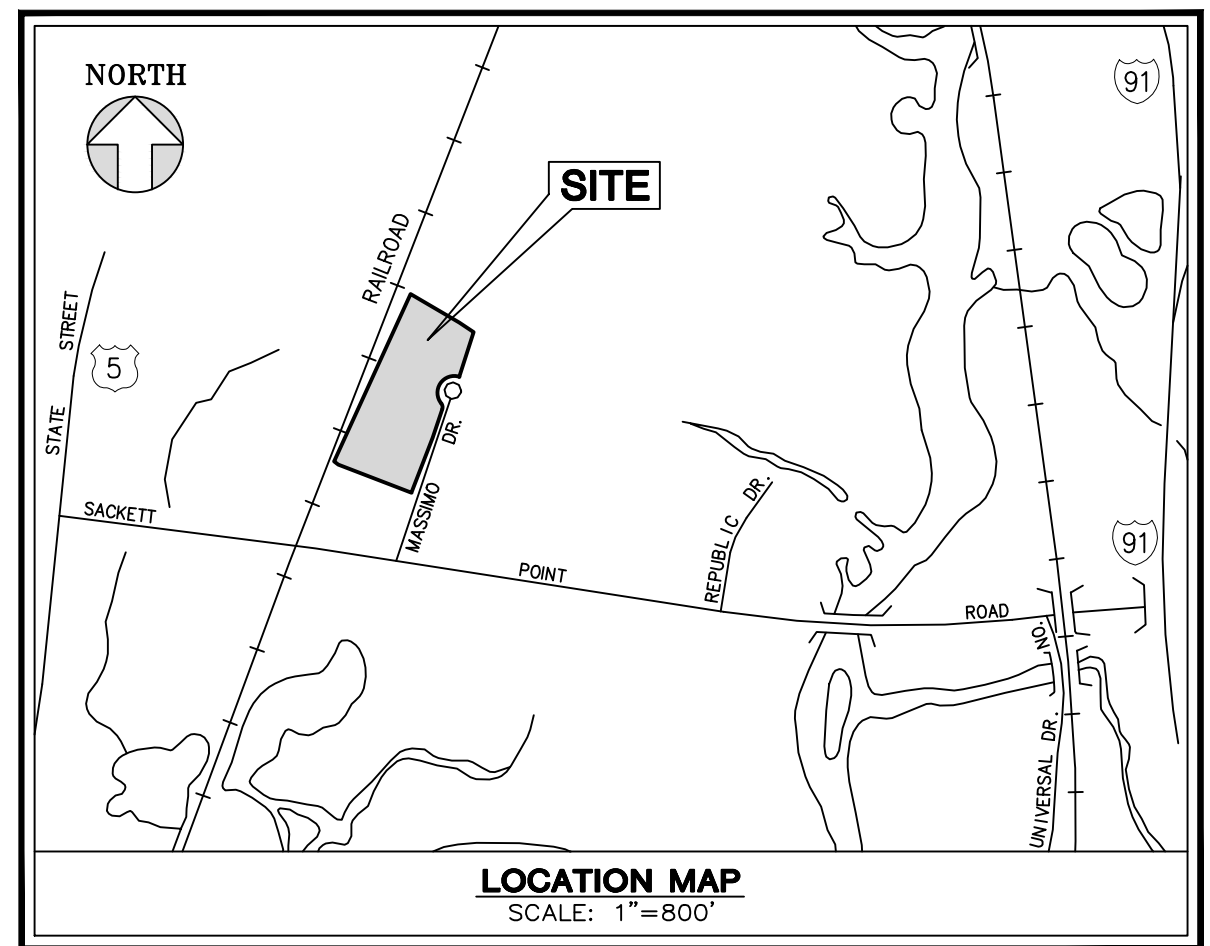
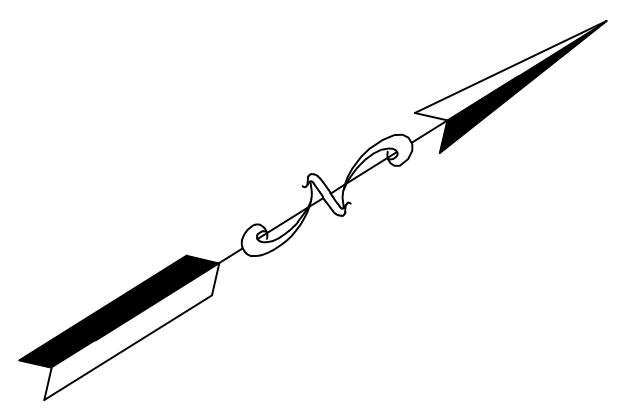
GENERAL NOTES:

- IN THE EVENT OF A CONTAMINANT SPILL THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OIL AND CHEMICAL SPILL DEPARTMENT (860-424-3338) AND THE TOWN OF NORTH HAVEN.
- DRAINAGE IMPROVEMENTS SHALL BE CONDUCTED DURING A DRY PERIOD OF TIME. ALL ACTIVITY SHALL BE SUSPENDED FOR 48 HOURS FOR STORM EVENTS OR 1" OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.
- ALL PARKING SPACES SHALL BE LINE STRIPED.
- JOB SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF THE CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH THE DESIGN ASPECTS ONLY. NOT TO REVIEW THE CONTRACTOR'S PROVISIONS FOR JOB SITE SAFETY. LACK OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO THE JOB SITE IS NOT TO BE INTERPRETED AS APPROVAL OF JOB SITE SAFETY ASPECTS.

COASTAL RESOURCE LEGEND

S	SHORELANDS: UPLAND AREAS AT ELEVATIONS IN EXCESS OF THE 100 YEAR STILL WATER FLOOD LEVEL AND LOCATED WITHIN THE COASTAL BOUNDARY.
CF	COASTAL "FLOOD" HAZARD AREA: 100 YEAR COASTAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ON THOSE COASTAL ISLANDS CURRENTLY UNMAPPED BY FEMA, THE FLOOD HAZARD AREA IS CONSERVATIVELY APPROXIMATED BY THE 10' CONTOUR INTERVAL.

STORMWATER CALCULATIONS:
 1" RAINFALL OVER NEW ROOF AREA = 40,000 SF x 1"/1' = 3,333.3 CF
 160 LF x 3 ROWS x 7.16 CF/LF = 3,436 CF PROVIDED



LEGEND

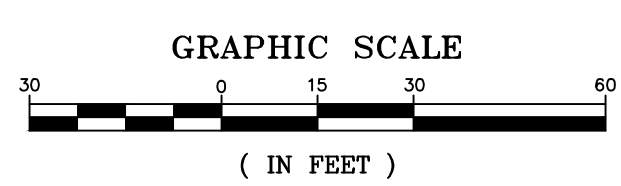
EXISTING	PROPOSED
Street Line	Street Line
Property Line	Property Line
Tie Line	Tie Line
Easement Line	Easement Line
Curb	Curb
Wood Fence	Wood Fence
Wire Fence	Wire Fence
Stone Wall	Stone Wall
Elevation Contour	Elevation Contour
Spot Elevation	Spot Elevation
Watercourse Line	Watercourse Line
Inland Wetland Boundary	Inland Wetland Boundary
Wetland Flag (Number)	Wetland Flag (Number)
Vegetation Line	Vegetation Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Catch Basin	Catch Basin
Manhole	Manhole
Utility Pole (With Guy)	Utility Pole (With Guy)
Water Valve/Meter Pit	Water Valve/Meter Pit
Over Head Wire	Over Head Wire
Water Main/Service	Water Main/Service
Sanitary Lateral	Sanitary Lateral
Sanitary Sewer	Sanitary Sewer
Gas Line	Gas Line
Roof Drain	Roof Drain
Footing Drain	Footing Drain
Stormwater Pipe <12" Diameter	Stormwater Pipe <12" Diameter
Stormwater Pipe >12" Diameter	Stormwater Pipe >12" Diameter
Grade To Drain	Grade To Drain

ZONING STANDARDS NORTH HAVEN

ZONING DATA TABLE	ZONE = IG-80	EXISTING	PROPOSED
MINIMUM LOT AREA, SQ. FT.	80,000 SF	238,030 SF	NO CHANGE
MINIMUM LOT WIDTH, FT.	200 FT	550.38 FT	NO CHANGE
MINIMUM FRONT YARD, FT.	75 FT	45.5 FT*	45.5 FT
MINIMUM SIDE YARDS, EACH, FT.	25 FT	13.7 FT	NO CHANGE
MINIMUM REAR YARD, FT.	75 FT	20.6 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE, %	35 %	31 %	48.5 %*
MAXIMUM HEIGHT, FT.	60 FT	-FT	NO CHANGE

* ALLOWED BY VARIANCE (JULY 1985)

PARKING CALCULATIONS:
 EXISTING PARKING ~ 54
 PROPOSED PARKING REQUIREMENTS:
 WAREHOUSE = 107,000 SF @ 1/1500 = 71.3 SP
 OFFICE = 6,500 SF @ 1/250 = 26
 TOTAL REQUIRED = 97.3 SAY 94 SPACES
 EXISTING VARIANCE (JULY 1985) TO ALLOW 54
 PARKING SPACES WHERE 111 SPACE ARE REQ'D



CRISCUOLO ENGINEERING LLC	JOB TITLE:	PROPERTY LOCATED AT #15 MASSIMO DRIVE NORTH HAVEN, CONNECTICUT	
	PREPARED FOR:	FIRST WHITNEY, INC.	
LAND SURVEYORS	REV. DATE:	DATE:	DRAWING TITLE:
	DESCRIPTION:	4/30/20	PROPOSED SITE PLAN
CONSULTING ENGINEERS	DRAWN:	SCALE:	DRAWING NO.:
	T.T.H.	1"=30'	1 OF 2
420 East Main Street Building 1 - Suite 9 Branford, CT 06405 TEL: 203/481-0807 FAX: 203/488-8729	CHECKED:	J.M.P.	ASSESSOR'S MAP 35, LOT 5
	JOB:	2019.106	CADD FILE: 2019-106JOB

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