

GENERAL NOTES:

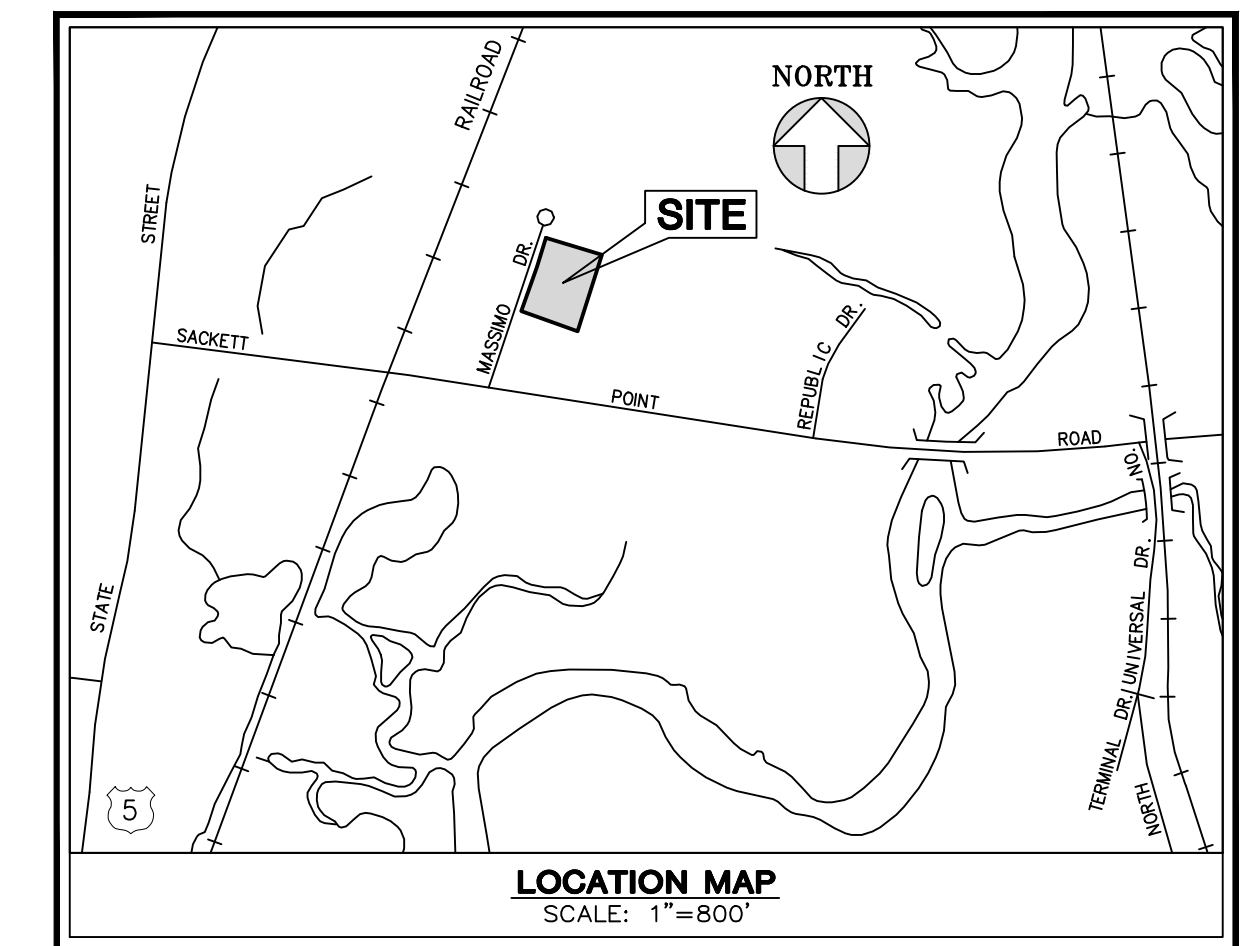
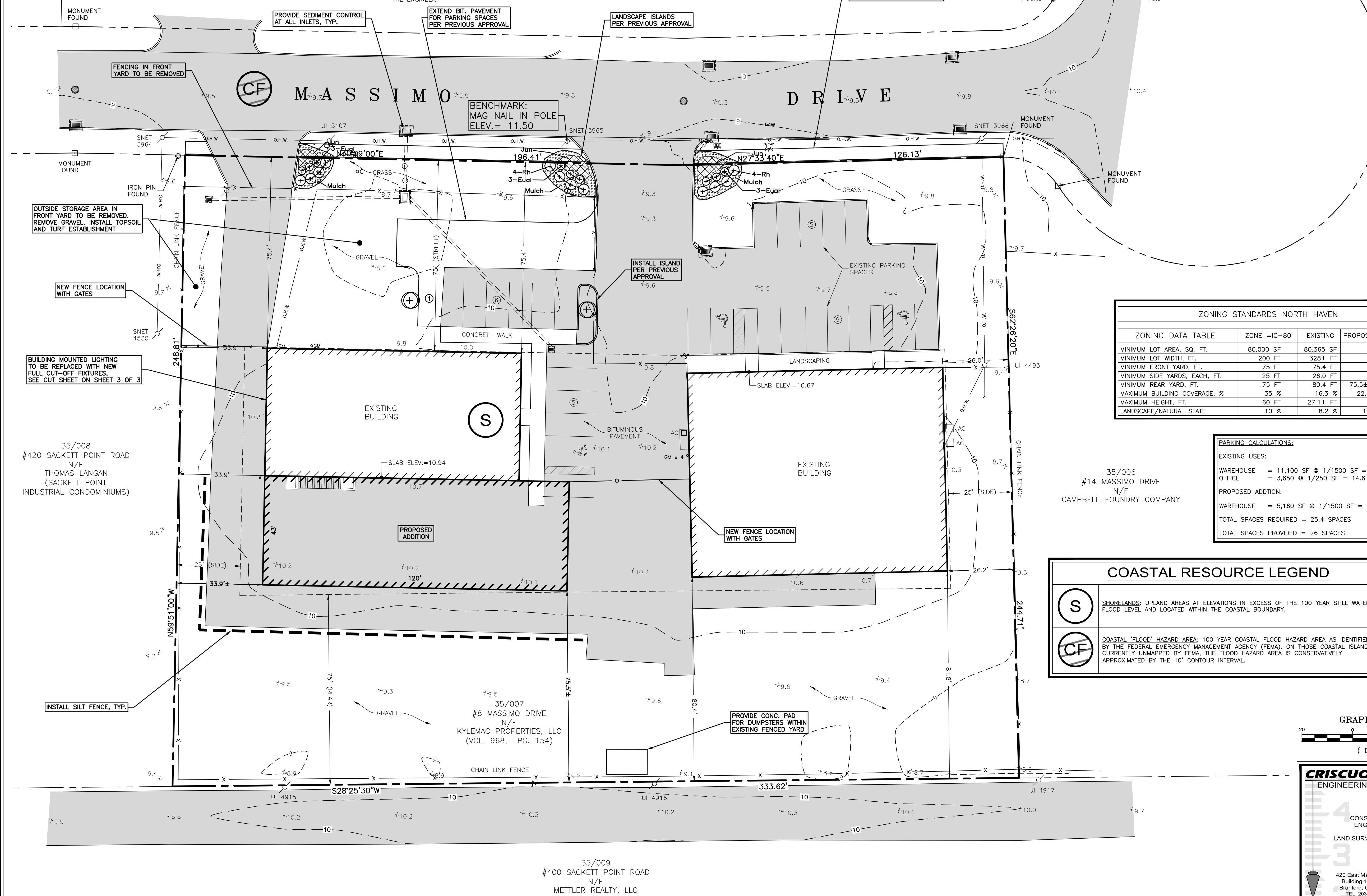
- LOT IS WITHIN A IG-80 ZONE.
- LOT AREA = 80,365 SF OR 1.845 ACRES.
- NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP 4A.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - A. "PROPERTY & TOPOGRAPHIC SURVEY - EXISTING CONDITIONS - PROPERTY LOCATED AT #8 MASSIMO DRIVE, NORTH HAVEN, CONNECTICUT" - PREPARED FOR CT CUSTOM AQUATICS, LLC - SCALE: 1"=20' - DATED: 10/1/2020 AND PREPARED BY CRISCUOLO ENGINEERING, LLC
- PROPERTY LINE, TOPOGRAPHIC AND PLUMMETRIC 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 MARKCUTS. 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 CONTINUED:

- 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 CONTINUED:

- 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.
- 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.



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
Assessor's Map/Block/Lot Number	Assessor's Map/Block/Lot Number
Deep Test Pit	Deep Test Pit
Percolation Test	Percolation Test

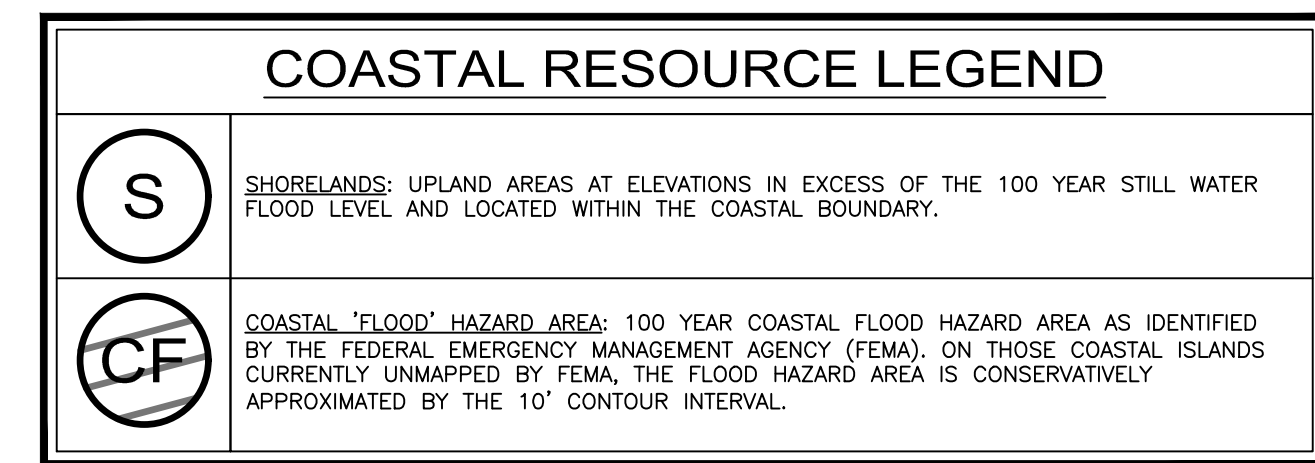
ZONING STANDARDS NORTH HAVEN

ZONING DATA TABLE	ZONE IG-80	EXISTING	PROPOSED
MINIMUM LOT AREA, SQ. FT.	80,000 SF	80,365 SF	N/C
MINIMUM LOT WIDTH, FT.	200 FT	328± FT	N/C
MINIMUM FRONT YARD, FT.	75 FT	75.4 FT	N/C
MINIMUM SIDE YARDS, EACH, FT.	25 FT	26.0 FT	N/C
MINIMUM REAR YARD, FT.	75 FT	80.4 FT	75.5± FT
MAXIMUM BUILDING COVERAGE, %	35 %	18.3 %	22.7 %
MAXIMUM HEIGHT, FT.	60 FT	27.1± FT	N/C
LANDSCAPE/NATURAL STATE	10 %	8.2 %	17 %

PARKING CALCULATIONS:

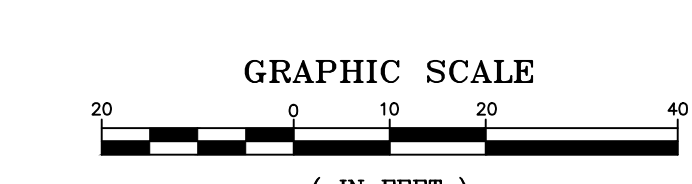
EXISTING USES:
 WAREHOUSE = 11,100 SF @ 1/1500 SF = 7.4
 OFFICE = 3,650 @ 1/250 SF = 14.6

PROPOSED ADDITION:
 WAREHOUSE = 5,160 SF @ 1/1500 SF = 3.4
 TOTAL SPACES REQUIRED = 25.4 SPACES
 TOTAL SPACES PROVIDED = 26 SPACES



PLANT LIST

Symbol	Plant Type	Size
Rh	Rhododendron	5 Gallon
Eual	Burning Bush	3 gallon
Jun	Japanese Garden Juniper	3 Gallon
Mulch	Finely ground pine bark or cedar mulch	



#P20-28, SITE PLAN APPROVAL
#P20-28A, CAM APPLICATION

CRISCUOLO ENGINEERING LLC
 CONSULTING ENGINEERS
 LAND SURVEYORS

420 East Main Street
 Building 1 - Suite 9
 Branford, CT 06405
 TEL: 203/481-0807
 FAX: 203/488-5729

DATE: 10/11/2020
 SCALE: 1"=20'
 DRAWN: J.T.G.
 CHECKED: J.M.P.
 JOB: 2020.108

JOB TITLE:
PROPERTY LOCATED AT #8 MASSIMO DRIVE NORTH HAVEN, CONNECTICUT

PREPARED FOR:
CT CUSTOM AQUATICS, LLC

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING NO.:
1 OF 3

CADD FILE: 2020-108P08

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