

General Notes

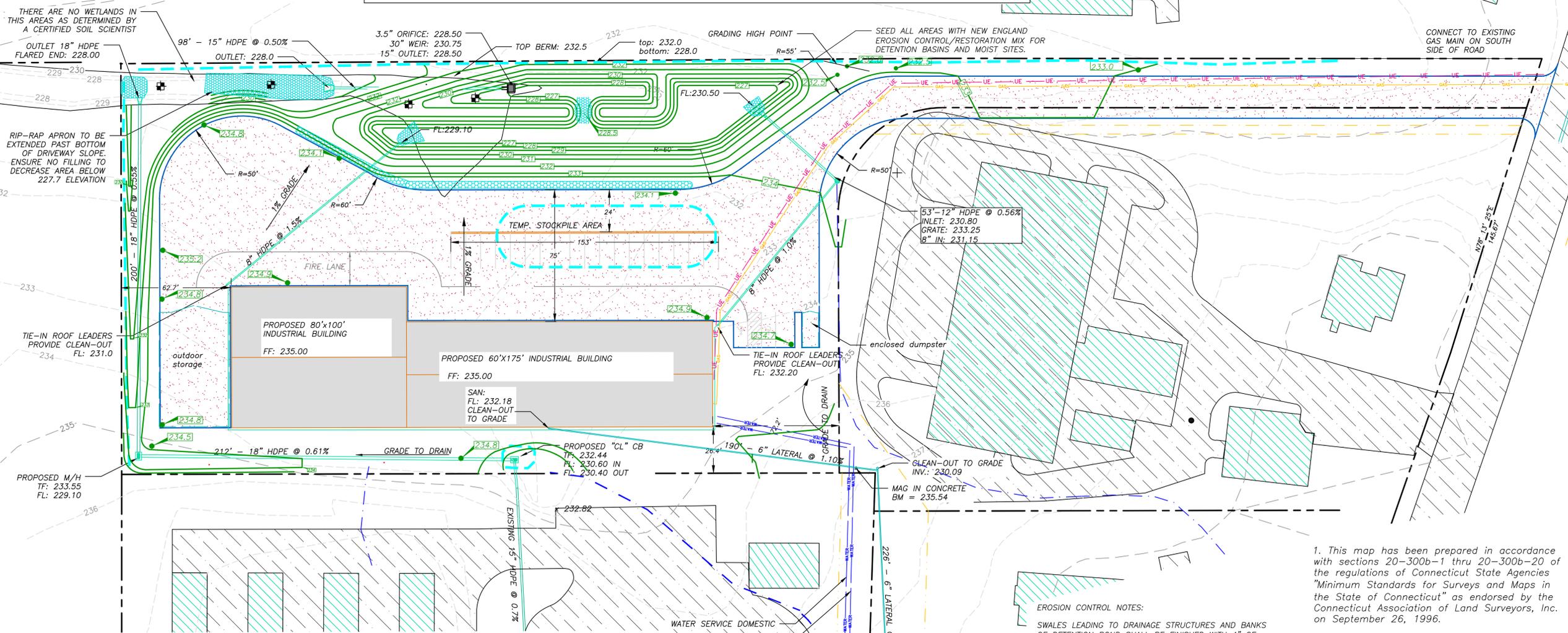
THIS DRAWING IS INTENDED TO BE A MODIFICATION OF A SITE PLAN AS SHOWN ON THE PREVIOUSLY APPROVED DRAWINGS INCLUDING THE FOLLOWING MAPS REFERENCED:

"APN 018-017-0000, BOUNDARY/SUBDIVISION PLAN, PREPARED FOR S&S WALL SYSTEMS, 44 LOWER BUTCHER ROAD, ELLINGTON CONNECTICUT, by TARBELL, HEINTZ & ASSOC., INC.; dated 6-14-18, revised to 2-19-19; Scale: 1"=40'; SHEET 1 OF 4"

"APN 018-017-0000, SITE PLAN, PREPARED FOR S&S WALL SYSTEMS, 44 LOWER BUTCHER ROAD, ELLINGTON CONNECTICUT, by TARBELL, HEINTZ & ASSOC., INC.; dated 6-14-18, revised to 2-19-19; Scale: 1"=40'; SHEET 2 OF 4"

"APN 018-017-0000 & 0001, LIGHTING & EROSION SEDIMENT CONTROL PLAN, PREPARED FOR S&S WALL SYSTEMS, 44 LOWER BUTCHER ROAD, ELLINGTON CONNECTICUT, by TARBELL, HEINTZ & ASSOC., INC.; dated 6-21-18, revised to 2-19-19; Scale: 1"=40'; SHEET 3 OF 4"

"NOTES & DETAILS, PREPARED FOR S&S WALL SYSTEMS, 44 LOWER BUTCHER ROAD, ELLINGTON CONNECTICUT, by TARBELL, HEINTZ & ASSOC., INC.; dated 8-14-18, revised to 2-19-19; Scale: n/a"



NOTE:

THIS PLAN IS INTENDED TO SERVE AS AN ADDENDUM TO THE PREVIOUSLY APPROVED PLANS REFERENCED. THE PURPOSE OF THIS PLAN IS TO MODIFY THE APPROVED PLAN TO ALLOW FOR BETTER ACCESS FOR LARGE VEHICLES BY SOFTENING CURVES IN THE DRIVEWAY, AND TO LOWER THE FINISHED FLOOR ELEVATION OF THE OF THE PROPOSED BUILDING BY 1.5 FEET. ALL INFORMATION CONTAINED ON THE PREVIOUSLY APPROVED PLANS IS STILL APPLICABLE UNLESS SPECIFICALLY CALLED OUT ON THIS PLAN.

INTENDED CHANGES TO THE PREVIOUSLY APPROVED PLANS ARE AS FOLLOWS, ONLY:

1. LOWER THE FINISHED FLOOR ELEVATION OF THE PROPOSED BUILDING.
2. RECONFIGURE (SLIGHTLY) THE DRIVEWAY AND PARKING AREAS. NOTE THAT LOCATION AND GRADES OF ENTRANCE DRIVE ARE NOT ALTERED FROM APPROVED PLAN.
3. CORRECT THE PROPOSED DISTANCES TO THE PROPERTY LINES (NORTH).
4. RESIZE THE PROPOSED NEW CULVERTS ON THE WEST AND NORTH SIDE OF THE BUILDING.
5. ELIMINATE CONCRETE CURBING AND CATCH BASINS, AND
6. RECONFIGURE THE DETENTION BASIN.

ALL OTHER PREVIOUSLY APPROVED DESIGN MATTERS AND REQUIREMENTS, SPECIFICALLY AS PERTAINS TO PROPERTY LINES, BOUNDARIES AND EASEMENTS ARE ASSUMED TO BE CARRIED FORTH. ALSO SPECIFICALLY INCLUDED ARE DETAILS FOR SANITARY SEWER CONNECTIONS, FENCING, AND RIPRAP PLUNGE POOLS.

WORK IN FLOOD PLAIN:

AREAS OF RIP-RAP PLACEMENT WHERE THE CURRENT ELEVATION IS BELOW 227.7 MUST BE DELINEATED BY A LICENSED SURVEYOR, AND SPECIAL CARE MUST BE PROVIDED TO ENSURE THERE IS NO FILLING IN THE FLOODPLAIN. 12 INCHES OF EXISTING SOIL MUST BE REMOVED PRIOR TO PLACING 12 INCHES OF RIP-RAP.

ZONING BULK TABLE

REQUIRED:	80,000 S.F.
LOT AREA	200'
LOT FRONTAGE	72.2'
FRONT BUILDING LINE	10'
SIDE BUILDING LINE	50'
REAR BUILDING LINE	38'
MAX. BUILDING HEIGHT	60%
IMPERVIOUS LOT COVERAGE	
PROVIDED:	108,046 S.F.
LOT AREA	29.33' **by Special Permit
LOT FRONTAGE	72.2' - Variance Granted
FRONT BUILDING LINE	26.4'
SIDE BUILDING LINE	62.9'
REAR BUILDING LINE	25'
MAX. BUILDING HEIGHT	56.3%
IMPERVIOUS LOT COVERAGE	

EROSION CONTROL NOTES:

SWALES LEADING TO DRAINAGE STRUCTURES AND BANKS OF DETENTION POND SHALL BE FINISHED WITH 4" OF TOPSOIL, COMPACTED, AND STABILIZED AS SOON AS PRACTICABLE AFTER CONSTRUCTION WITH ROLLED EROSION CONTROL BLANKETS (HANES OR EQUAL), MATTING INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

DETENTION BASIN MAINTENANCE PLAN:

FIRST THREE MONTHS:

Basin, structures, outlets and banks shall be checked after each significant rain event and cleaned/emptied/repared as necessary.

REGULAR MAINTENANCE:

Once site is stabilized and banks fully vegetated, basin shall be checked after each significant rain event and at regular intervals at least quarterly. Any channeling shall be re-graded and stabilized and excess filling to be removed from basin.

LEGEND

- existing contours - 640
- proposed contours - 640
- proposed elevation - 640
- silt fence - [Symbol]
- test pits - [Symbol]
- edge of driveway - [Symbol]
- water line - [Symbol]
- boundary - [Symbol]

1. This map has been prepared in accordance with sections 20-300b-1 thru 20-300b-20 of the regulations of Connecticut State Agencies "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

The type of survey performed is a **COMPILATION PLAN**; This survey conforms to a CLASS "D" horizontal accuracy and is intended to indicate modifications to previously approved and filed plans.

This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose.

BENCHMARK, EXISTING SEWER ELEVATIONS AND GRADE STAKES USED TO DETERMINE ELEVATIONS SET FORTH ON THIS DRAWING WERE CHECKED AND SET TO A-2 AND T-2 ACCURACY CLASS STANDARDS AND EASTERN PROPERTY LINE ESTABLISHED AND STAKED.

CERTIFIED SUBSTANTIALLY CORRECT:

GERALD E. HARDISTY, P.E. #15974

No.	Revision/Issue	Date
4.	Revised to address staff comments	3-5-20
3.	Revised to address staff comments	1-31-20
2.	Revised to address staff comments	11-4-19
1.	Revised to address staff comments	10-4-19

SITE PLAN REVISIONS
 PREPARED FOR
S&S WALL SYSTEMS
 40 LOWER BUTCHER ROAD
 ELLINGTON CT

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Project: CES 19-79
 Date: SEP 23, 2019
 Scale: 1" = 30'
 Sheet: 1 OF 1