

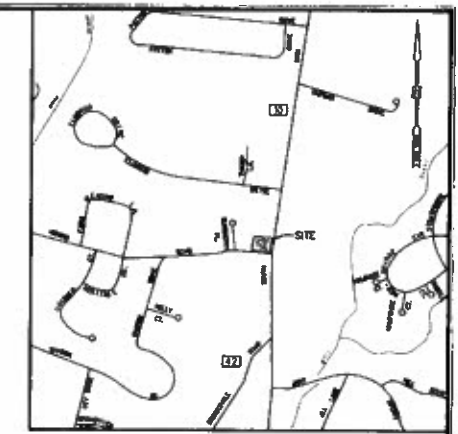
GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON AN A-277-2 SURVEY PREPARED BY MILONE & MACBROOM, INC. ENTITLED, "PROPERTY & TOPOGRAPHIC SURVEY, MAP OF LAND, 687 SOUTH MAIN STREET, CHESHIRE, CONNECTICUT, OWNED BY 687 SOUTH MAIN, LLC," DATED: SEPTEMBER 4, 2020, REVISED: 9/24/20.
- HORIZONTAL DATUM: NAD 1983, VERTICAL DATUM: NAVD 1988
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION, MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2000", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF CHESHIRE REQUIREMENTS AND THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 817 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. 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.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- THE PROPOSED DWELLING UNITS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- PLANS PREPARED FOR REGULATORY APPROVAL ONLY.
- THERE ARE NO WETLANDS OR WATERCOURSES ON THE PROPERTY.
- NO DIRECT BURIAL OF FUEL TANKS SHALL BE PERMITTED WITHOUT APPROVAL OF CHESHIRE HEALTH DISTRICT.
- PROPER SIGHT LINES FROM THE PROPOSED DRIVEWAY ARE TO BE ESTABLISHED AS SOON AS PRACTICAL. THE CHESHIRE POLICE DEPARTMENT WILL DETERMINE REQUIRED SIGHT DISTANCES IN THE FIELD. ANY CHANGING, REGRADING, OR REMOVAL OF ANY SIGHTLINE OBSTRUCTIONS NECESSARY TO CREATE PROPER SIGHT LINES IS THE RESPONSIBILITY OF THE APPLICANT.
- THE TOWN'S OBLIGATION AND/OR RESPONSIBILITY TO PROVIDE SERVICES, SUCH AS, BUT NOT LIMITED TO, GARBAGE COLLECTION, OTHER WASTE COLLECTIONS, WATER, SEWER, OTHER UTILITIES, MAINTENANCE, AND SNOW REMOVAL CEASES AT THE STREETLINE OF THE TOWN ROAD.
- BUILDING UNIT NUMBERS ARE TO BE POSTED PER TOWN ORDINANCE, SECTION 22. BUILDING ALARMS ARE TO BE REGISTERED PER TOWN ORDINANCE, SECTION 10-21.

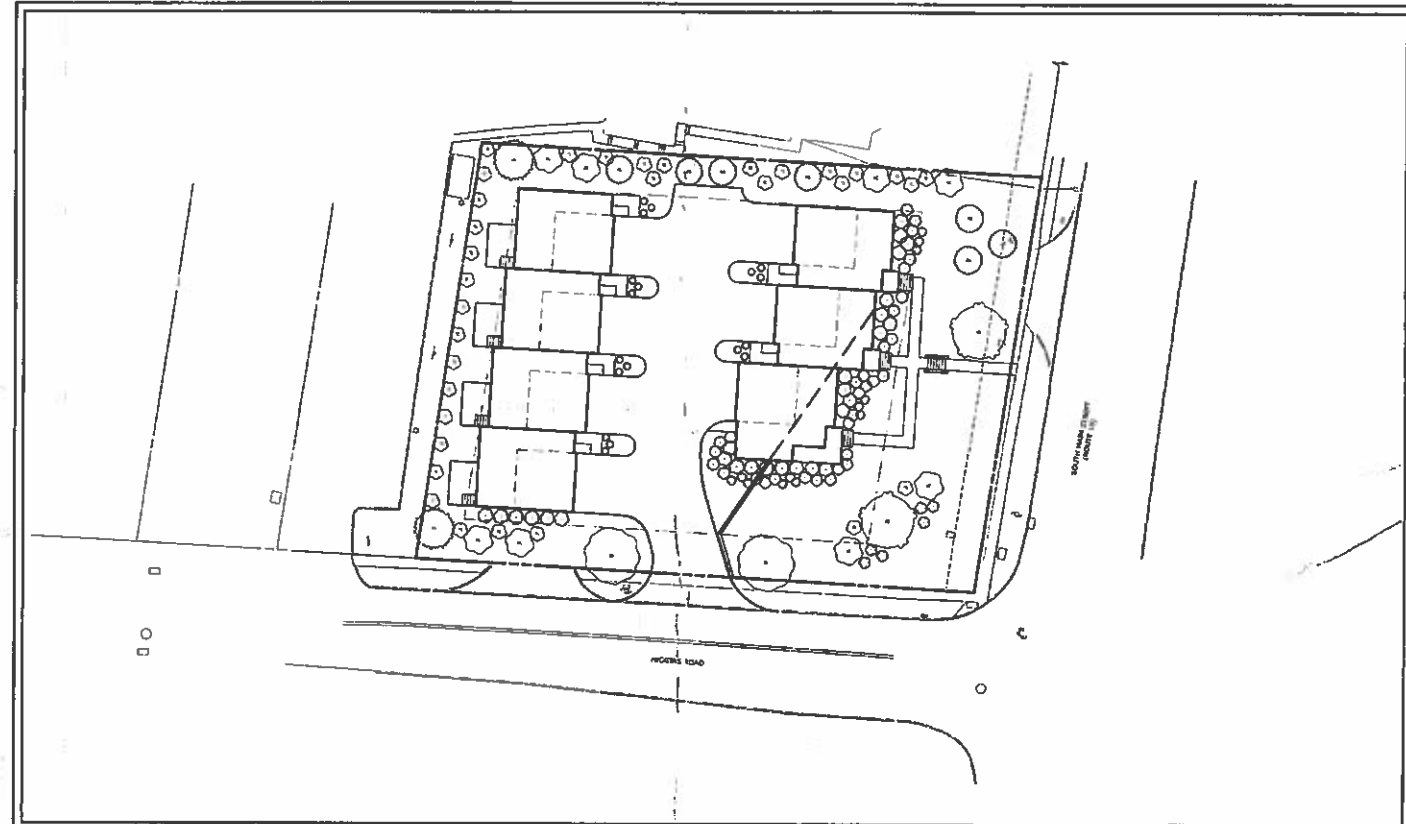
PROPOSED RESIDENTIAL INFILL DEVELOPMENT

687 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT

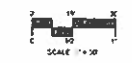
1418-56
NOVEMBER 16, 2020



LOCATION MAP
SCALE 1"=100'



PROJECT SITE VICINITY MAP:



PROJECT DATA:

AREA:	30,000 SF (0.689 AC.)
EXISTING ZONE:	R-20A
PROPOSED USE:	PLANNED RESIDENTIAL INFILL DEVELOPMENT

PLANNED RESIDENTIAL INFILL DEVELOPMENT ZONING DATA:

	REQUIRED/ALLOWED	PROPOSED
LOT AREA	0.5 - 2.0 ACRES	0.689 ACRES
MIN. FRONT YARD	40'/15"	40'/15"
MIN. SIDE YARD	15'	15'
MIN. REAR YARD	15'	15'
MAX. DWELLING UNITS	30,000 SF / 4,000 SF = 7.5	7
MAX. LOT COVERAGE	25%	23.7%
MAX. BUILDING HEIGHT	40'	<40'
MIN. PARKING	2 SPACES PER UNIT = 14	26

*PROVIDE ADEQUATE SIGHT LINES ARE ESTABLISHED A CORNER LOT OR A LOT FRONTING ON MORE THAN ONE STREET SHALL ONLY BE REQUIRED TO HAVE ONE STREET LINE WHICH SHALL BE STATE HIGHWAY 10.



OWNER / APPLICANT:
687 SOUTH MAIN, LLC
986 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT 06410

LIST OF DRAWINGS

NO.	TITLE
-	TITLE SHEET
LA	SITE PLAN - LAYOUT & LANDSCAPING
GR	SITE PLAN - GRADING & SEDIMENT EROSION CONTROLS
UT	SITE PLAN - UTILITIES
SD-1 - SD-4	SITE DETAILS

PREPARED BY:



NOW PART OF SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
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WWW.MILONE.COM | SLRCONSULTING.COM



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