# -PRECAST "C-L" TYPE CATCH BASIN GRATE BITUMINOUS PAVEMENT, SEE DETAIL HEREON 24" DIA. F... H-20 LOADING FILTER FABRIC 6' DIA X 6' DEEP PRECAST DRYWELL; ALSO AVAILABLE IN 8' DIAMETER BROKEN STONE - EXISTING GRAVEL SDILS

PROPOSED DECIDIOUS TREE-

PAINTED ACCESSIBLE AISLE-

INSTALL HANDICAPPED ACCESSIBLE SIGN-ON BOLLARD BEARING THE INTERNATIONAL SYMBOL AND READING / REQUIRED VIOLATORS WILL BE FINED"

PAINTED, ACCESSIBLE SYMBOL

OLD GLORY RED MAPLE

Acer rubrum "Old Glory"

∕MIN. 2" CAL/.

## BULK REQUIREMENTS

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APPLICANT:	JOSEPH GAMBARDELLA				
OWNER:	SALVATORE GAGLIARDI & JOSEP	H GAMBARDELLA, 54 WIL	LIAMS ROAD, WALLINGFO	PRD, CT 06492	
ZONE:	COMMERCIAL CB-20				
USE:	BUSINESS OFFICE				
		REQUIRED	EXISTING	PROVIDED	
MINIMUM LOT	AREA (SQ.FT.)	20,000	24,245	NO CHANGE	
MINIMUM LOT	WIDTH (FT)	100	100	NO CHANGE	
MINIMUM FRO	NT YARD (FT)	50	50	NO CHANGE	
MNIMUM SIDE	YARD EACH (FT)	15	15	NO CHANGE	
MINIMUM REAL	R YARD (FT)	25	190	NO CHANGE	
MAXIMUM BUI	LDING COVERAGE (%)	25	5	NO CHANGE	
MAXIMUM HEI	GHT (FT)	35	12	NO CHANGE	

### PARKING CRITERIA

USE	AREA / UNITS	RATIO	SPACES REQUIRED			
OFFICE	1225 SF	1 SP/250 SF GFA	4.9 (5) SPACES			
	5 SPACES					
	TO <sup>-</sup>	TAL SPACES PROVIDED:	5 SPACES			

	REQUIRED	PROVIDED
ACCESSIBLE PARKING SPACES	1 SPACES	1 SPACES
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PROPOSED CHANGE OF

125 QUINNIPIAC AVENUE NORTH HAVEN, CT

JOSEPH **GAMBARDELLA** 

PO BOX 4308 WALLINGFORD, CT

SITE PLAN

CHECKED BY 1"=20' 21-060

04.08.2021

GENERAL NOTES

- 1. THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY THE TOWN OF NORTH HAVEN, AND ARE NOT TO BE USED FOR CONSTRUCTION. ADDITIONAL DETAILS WILL BE REQUIRED FOR CONSTRUCTION. REFER TO DRAWINGS FOR APPROPRIATE
- 2. TOPOGRAPHICAL, PROPERTY LINES, EXISTING SITE FEATURES, AND UTILITY INFORMATION COMPILED FROM AVAILABLE INFORMATION INCLUDING MUNICIPAL RECORD MAPS AND AERIAL PHOTOGRAPHY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR AND/OR RESPONSIBLE PARTY IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED STRUCTURE, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
- 4. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM THE PROPERTY OWNERS.
- 5. THE CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" TO HAVE ALL UTILITY LINES CLEARLY MARKED PRIOR TO ANY
- 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL PIPING IS PROPERLY BEDDED AND STABILIZED IN AREAS OF HIGH GROUND WATER AND/OR UNSTABLE SOIL CONDITIONS.
- 7. IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY CORPORATIONS, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
- 8. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD AND UNDERGROUND UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF NORTH HAVEN STANDARDS AND/OR CONNECTICUT DEPARTMENT OF TRANSPORTATION (CT-DOT) FORM 817, LATEST EDITION.
- 10. ANY DRAINAGE STRUCTURES, DITCHES, ASPHALT, CURBS OR GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION.
- 11. ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL AS AN EROSION AND SILTATION CONTROL MEASURE.
- 12. APPLICABLE STORM SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF NORTH HAVEN STORM SEWER SPECIFICATIONS. 13. THE REQUIREMENTS FOR ADDITIONAL UNDERDRAINAGE, DRAINAGE, CATCH BASINS, RETAINING AND/OR HEADWALLS NOT SHOWN
- ON THESE PLANS IS TO BE FIELD DETERMINED AFTER DRIVEWAYS AND PARKING AREAS HAVE BEEN CUT TO SUBGRADE.
- 14. THE ON-SITE DRAINAGE SYSTEM WILL REMAIN PRIVATE. THE PROPERTY OWNER IS TO PROVIDE REGULAR MAINTENANCE OF THE SYSTEM TO ALLOW IT TO CONTINUALLY FUNCTION AS INTENDED. AFTER CONSTRUCTION, THE CONTRACTOR IS TO PROVIDE AN AS-BUILT OF THE DRAINAGE SYSTEM TO THE PROJECT ENGINEER.
- 15. ANY WORK AFFECTING EXISTING TREES WITHIN A CITY ROAD RIGHT-OF-WAY OR ON CITY PROPERTY IS TO BE APPROVED BY THE TOWN OF NORTH HAVEN.
- 16. COMPACTION OF FILL IS TO BE PROVIDED IN ACCORDANCE WITH CT-DOT FORM 817.
- 17. UTILITY SERVICES ARE TO BE ABANDONED IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS PRIOR TO BUILDING DEMOLITION AND SITE WORK.
- 18. RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACILITY OWNERS.

PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED FROM MAP ON FILE IN THE TOWN OF NORTH HAVEN LAND USE DEPARTMENT ENTITLED "NEW 1225 SF ONE STORY BUILDING, TCI CABLE VISION, 125 QUINNIPIAC AVE., NORTH HAVEN, CT; SITE PLAN DATED FEBRUARY 26, 1996, SHT L-1 OF 3," PREPARED BY TO DESIGN.

EXISTING ONE-STORY Horse Hill Realty LLC /Athena Health Care

> IMPORTANT NOTE: ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTACT: "CALL BEFORE YOU DIG" 1-800-922-4455

TYPE "C-L" CATCH BASIN DRYWELL DETAIL NOT TO SCALE PROPOSED DECIDIOUS TREE OLD GLORY RED MAPLE -RÉMQVÉ EXISTING/ Acer/ rubrum/"Old Glory" -REMOVE EXISTING -PROPOSÉD DRYWELL TRANSFORMER AND W/ TYPE C-L CB TOP 6' DIA. 👆 🔥 HEIGHT \ -PROPOSED PAVED AREA Israel Torres FOR THREE \((3) PARKING residence district −approx. limit of wetlands as ⊿depicted on the referenced -remove existing CONCRETE PADS depicted on the referenced -REMOVE-EXISTING CONCRETE LANDING AT DOORWAY. INSTALL NEW ACCESSIBLE CONCRETE WALKWAY TO BUILDING ENTRANCE

-INSTALL/GEÓTEXTILE

SIĽT FÉNĆE