

N/F
336 STATE STREET LLC

SCOTT E & TRICIA F & SURV. JEZERNY
N/F
KENNETH A & ANNE V TULLO

PROPOSED 5'-6" EASTERN
WHITE PINE (TYP.)

PROPOSED BIRD'S FOOD TREFOIL EMPIRE W/ INOCULANT
CROWN VETCH W/ INOCULANT CREEPING RED FESCUE
MIX 11.5 ON PG 5-3-9 OF 2002 CT GUIDELINE FOR SOIL
EROSION & SEDIMENT CONTROL

EXISTING PAVEMENT

35' x 280' R.O.W. IN FAVOR OF 346 STATE STREET LLC
(DEED VOL. 229 PG 383)

PROPOSED 2" RED MAPLE

PROPOSED BIT. CURB (TYP.)

EXISTING PAVEMENT

STATE STREET (RTE. 5)

N/F
ELM CITY MFG JEWELERS INC

PROPOSED BUILDING
ADDITION
3,510 S.F.

EXISTING BUILDING #2
3,172 S.F.

PROPOSED NEW 2" SILVER MAPLE

PROPOSED NEW 2" RED MAPLE

PROPOSED 6" BIT. CURB (TYP.)

PROPOSED 5'-6" EASTERN
WHITE PINE 15' O/C

N/F
352 SS COMPANY LLC

EXISTING RESTAURANT BUILDING #1
2,400 S.F.

N/F
AREA COOPERATIVE EDUCATIONAL SERV

GENERAL NOTES:

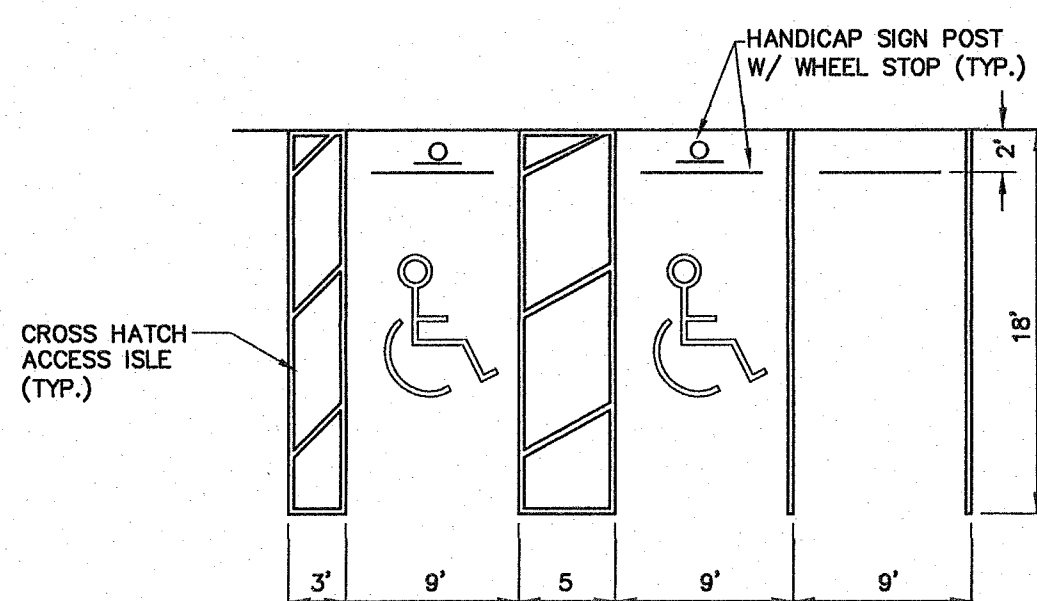
1. THERE IS TO BE NO OUTSIDE STORAGE.
2. SOIL & EROSION MUST BE INSPECTED BY THE ZONING ENFORCEMENT OFFICE BEFORE ANY WORK COMMENCE.
3. THE PROPERTY OWNER AND/OR HIS AGENTS MUST MAINTAIN (REPAIR/REPLACE) WHEN NECESSARY, ALL SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTUALLY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
4. ANY PROPOSED SIGNAGE OR FENCING WILL REQUIRE THE FILING OF APPLICATIONS WITH THE ZONING ENFORCEMENT OFFICE.
5. SUBMIT AN AS-BUILT PRIOR TO THE BOND RELEASED.
6. THIS APPLICATION FOR APPROVAL P20-12, THE PREVIOUS APPROVAL FOR THIS SITE ARE #P13-28 AND #P14-09.

NOTE:

PROPERTY IS LOCATED IN A NONE FLOOD ZONE. BASED ON FIRM, NEW HAVEN COUNTY, PANEL 432 OF 635, CITY OF NEW HAVEN MAP NUMBER 09009C0432K MAP REVISED MAY 16, 2017.

MAP REFERENCE:

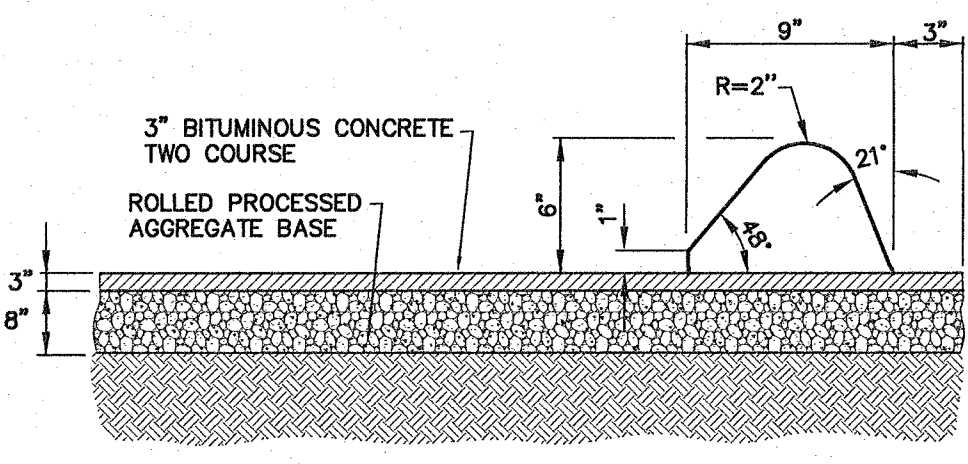
BOUNDARY MAP LAND OF 346 STATE STREET, LLC 346 STATE STREET (CONN. ROUTE 5) NORTH HAVEN, CONNECTICUT; SCALE: 1" = 20' MARCH 3, 2020; PREPARED BY STONEWALL BOUNDARIES AND CERTIFIED CLASS A-2 BY PAUL C. BUCKLEY REYNOLDS L.S. #70099.



STANDARD SPACES

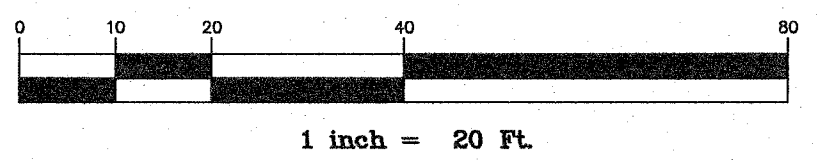
HANDICAP PARKING DETAIL

N.T.S.
NOTE: SIGNAGE AND PAVEMENT MARKING TO BE PROVIDED IN ACCORDANCE WITH STATE HANDICAP CODE.



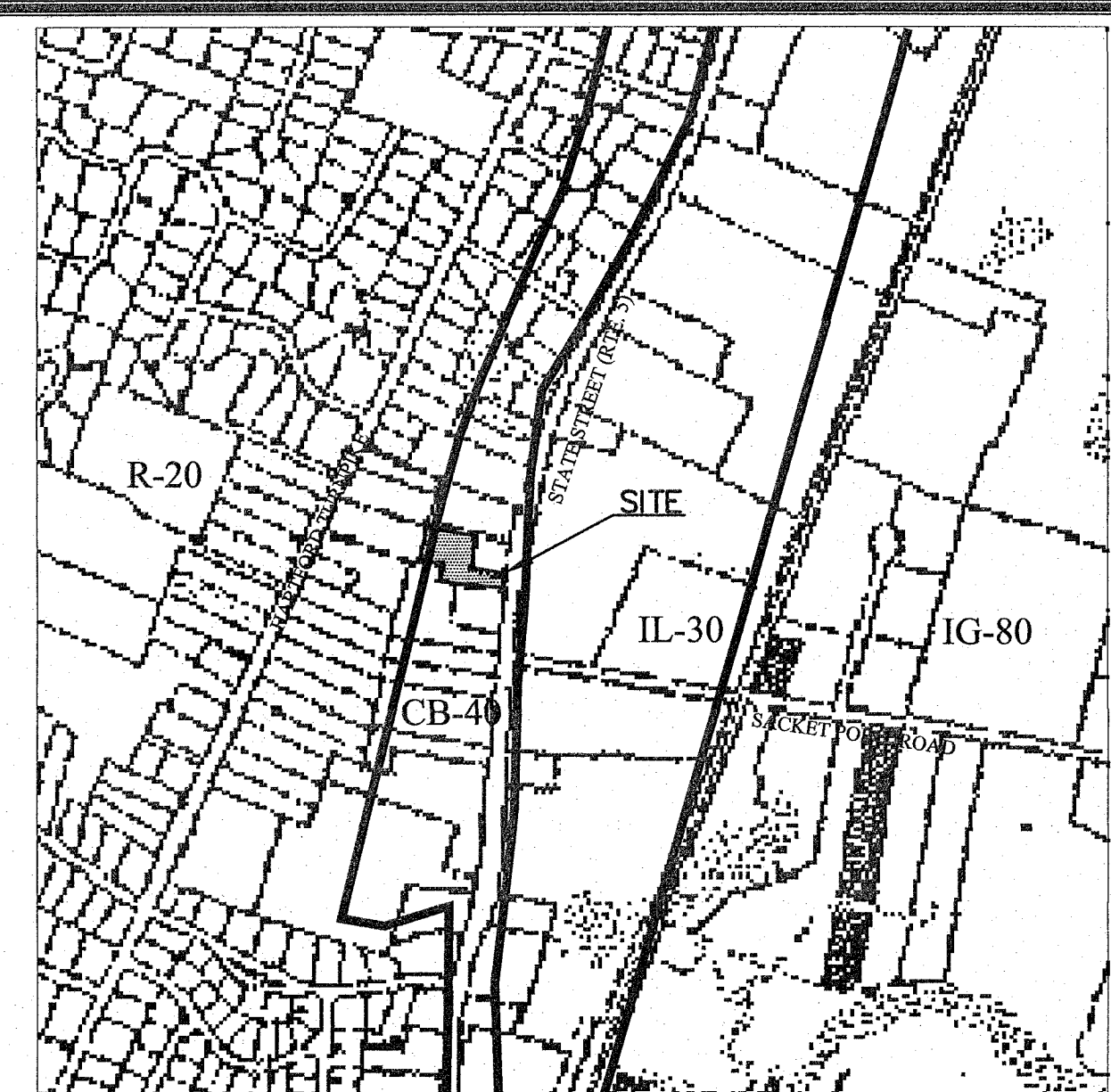
BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.

GRAPHIC SCALE



OWNER OF RECORD/APPLICANT:

346 STATE STREET, LLC
346 State Street
North Haven, Connecticut 06473



VICINITY MAP

SCALE: 1" = 800'

SITE DATA

ZONE DISTRICT:	CB-40 & R20 (COMMERCIAL & RESIDENCE DISTRICT)		
EXISTING USE:	#346 RESTAURANT BLDG. #1 & EXERCISE BLDG. #2		
PROPOSED USE:	FITNESS FACILITY		
	REQUIRED/ALLOWED	EXISTING BLDG.	PROPOSED BLDG.
MINI. LOT AREA	40,000 S.F.	59,005 S.F.	59,005 S.F.
MAX. BUILDING HEIGHT:	55 FT.	14 FT.	16 FT.
MAX. BUILDING COVERAGE:	20%	9.5%	15.4%
MIN. BLDG SETBACKS:			
MIN. FRONT YARD:	50 FT.	53.4 FT. *	53.4 FT. *
MIN. SIDE YARD:	20 FT.	32.8 FT.	21.4 FT.
MIN. REAR YARD:	40 FT.	128.9 FT.	64.5 FT.

* FRONTAGE DIMENSION APPLIES TO RESTAURANT

PARKING CALCULATIONS

	REQUIRED	PROVIDED
EXISTING RESTAURANT BUILDING #1: 2,400 S.F. (1/75 S.F.)	32	37
EXISTING EXERCISE BUILDING #2: 3,172 S.F. (1/200 S.F.)	16	16
PROPOSED BUILDING ADDITION: (OFFICE/RETAIL/EXERCISE) 3,510 S.F. (1/200 S.F.)	18	19
TOTAL AVAILABLE PARKING:	66	72 (INCL. 4 HANDICAP)

SITE PLAN

OF PROPERTY OF
346 STATE STREET LLC

346 STATE STREET (ROUTE 5)
NORTH HAVEN, CONNECTICUT

SCALE: 1" = 20' DATE: MAR. 3, 2020
REV: JUNE 29, 2020

PREPARED BY

CW International

2091 Highland Ave, Cheshire CT 06410
Phone: 203-272-8952, Fax: 203-271-2727

STATE OF CONNECTICUT
GEORGE T. CUTLER
10148
LICENSED PROFESSIONAL ENGINEER
PE# 10148
PRINCIPAL ENGINEER CW INTERNATIONAL LLP

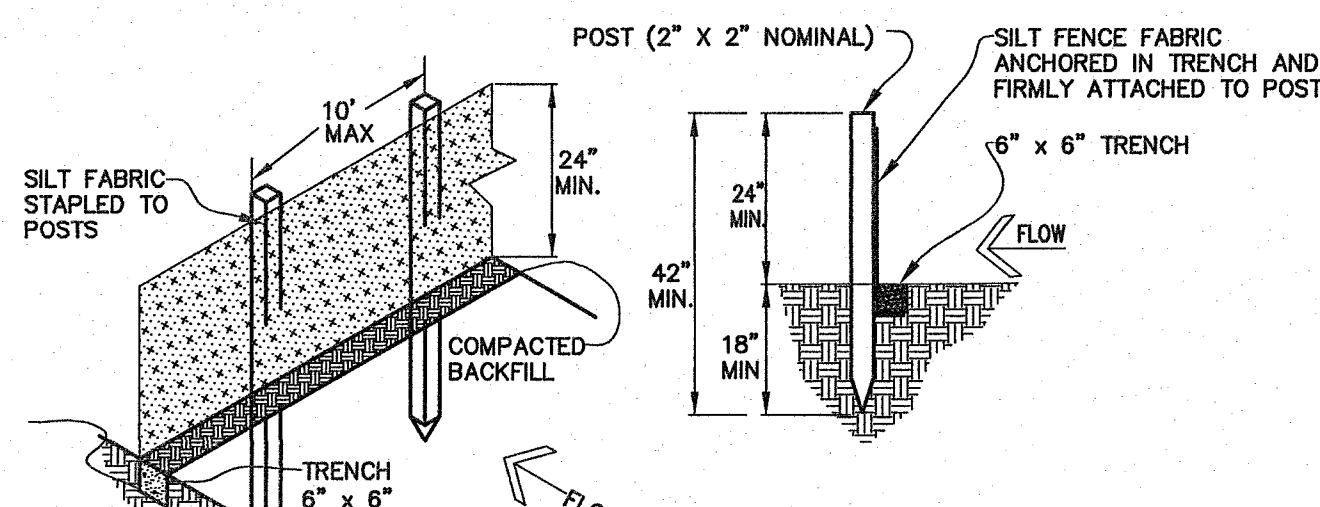
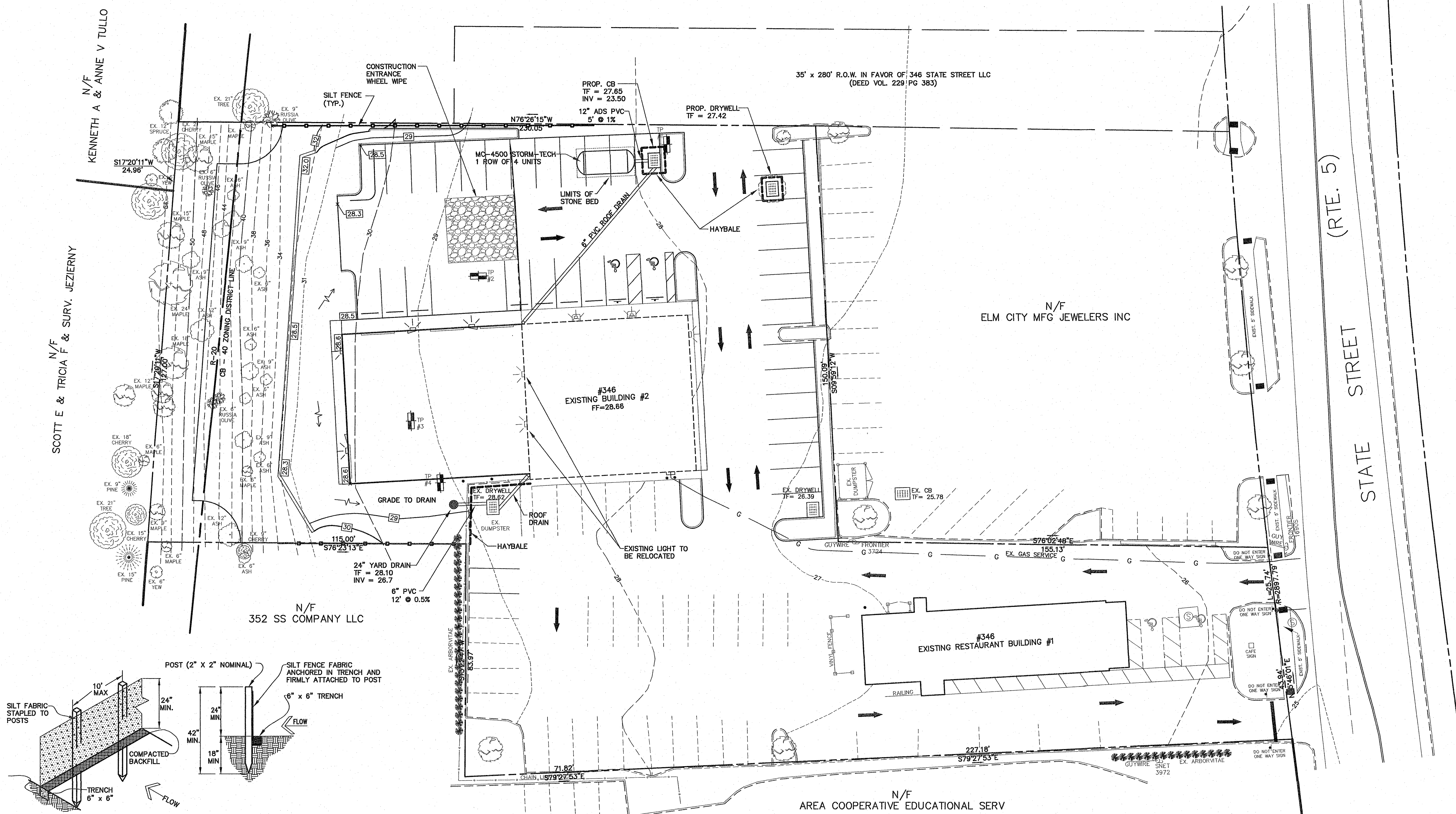
N/F
336 STATE STREET LLC

GENERAL NOTES:

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND EXISTING SITE CONDITIONS AND BRING ANY ERRORS OR CONFLICTS TO THE ATTENTION OF THE DESIGN ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNFORESEEN FIELD CONDITIONS, INCLUDING ALL UNDERGROUND TANKS, UTILITIES AND CABLES (CUAPP CALL BEFORE YOU DIG), AND ANY DAMAGE OR ADDITIONAL COSTS RESULTING THEREFROM.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO INSURE THE PROPER PROTECTION OF ALL UNDISTURBED AND/OR DOWN GRADIENT AREAS.
4. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE TOWN, STATE, AND/OR REGULATORY AGENCY. THESE STANDARDS AND SPECIFICATIONS SHALL SUPERSEDE ANY AND ALL CONFLICTING INFORMATION THAT MAY BE SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THE EXISTENCE OF ANY AND ALL LOCAL, REGIONAL AND/OR STATE APPROVALS AND PERMITS REQUIRED FOR THE CONSTRUCTION, INCLUDING ANY AND ALL INSPECTIONS REQUIRED THEREOF.

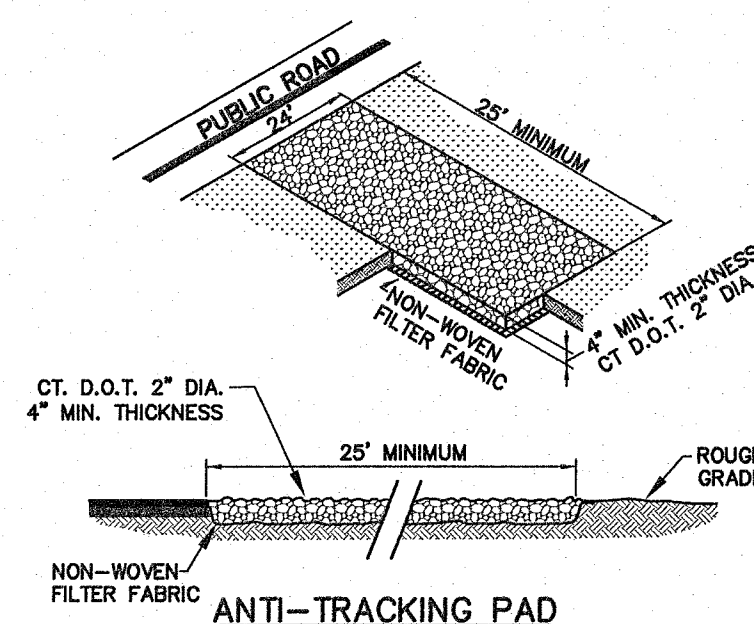
GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. THE AMOUNT OF LAND DISTURBANCE, AT ANY ONE TIME, SHALL BE KEPT TO A MINIMUM, WITH RESTABILIZATION OF DISTURBED AREAS SCHEDULED AS SOON AS POSSIBLE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION AND AFTER INSPECTION BY THE ZONING ENFORCEMENT OFFICER.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED TO INSURE PROPER SEDIMENTATION CONTROL.
6. STONE WHEEL-WIPE PADS TO BE PROVIDED AS NECESSARY AT ALL CONSTRUCTION ENTRANCES IN ACCORDANCE WITH APPLICABLE MUNICIPAL REGULATIONS.
7. SILT FENCE BARRIER TO BE INSTALLED ALONG THE TOP OF EXISTING SLOPES AS SHOWN ON THE PLAN.
8. CATCH BASINS TO BE PROTECTED WITH WATTLE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
9. SEDIMENT TO BE REMOVED FROM CONTROL STRUCTURES ON A REGULAR BASIS AND DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE MAINTENANCE GUIDELINES IN THE EROSION & SEDIMENT CONTROL HANDBOOK. SEDIMENT MAY BE BURIED ON SITE IN AREAS REQUIRING FILL OR MIXED WITH LOAM FOR USE IN THE ESTABLISHMENT OF LAWN AREAS.
10. HAY MULCH SHOULD BE APPLIED AT THE RATE OF 100 POUNDS PER 1000 SQUARE FEET (1 1/2 BALES/1000 SQ. FT.) ON AREAS TO BE LEFT BARE FOR UP TO 30 DAYS. TEMPORARY SEEDING SHOULD BE USED ON THOSE AREAS LEFT OPEN FOR MORE THAN 30 DAYS.
11. TEMPORARY SEEDING, WHERE REQUIRED, TO BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS OF THE EROSION & SEDIMENT CONTROL HANDBOOK TO ALL DISTURBED AREAS AS SOON AS PRACTICAL FOLLOWING THE COMPLETION OF CONSTRUCTION.
12. SEEDING MIXTURES SHALL BE IN COMPLIANCE WITH CHAPTER 6 OF THE NEW "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL". TEMPORARY SEEDING SHALL BE USED WHEN THE GROWING SEASON REMAINING IS LESS THAN 60 DAYS. PERMANENT SEEDING SHALL BE USED WHEN MORE THAN 60 DAYS REMAIN. FOR SEASONS WHEN SEEDING IS NOT POSSIBLE, SUCH AS WINTER OR THE DRY, MIDDLE OF THE SUMMER, MULCH SHALL BE USED AT THE RATE OF TWO TONS PER ACRE. PERMANENT SEEDING SHALL BE PLANTED IN AREAS OF MULCH AND TEMPORARY SEEDING AREAS AS SOON AS THE SEASON PERMITS AND AS APPROVED BY THE TOWN ENGINEER.
13. THE PARTY POSTING ANY PERFORMANCE BOND IS ASSIGNED THE RESPONSIBILITY OF IMPLEMENTING THIS EROSION & SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING & ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF TITLE TO THE LAND IS TRANSFERRED.
14. THE RESPONSIBILITY PARTY IS ROBERT COLDARELLO (203)627-1655.

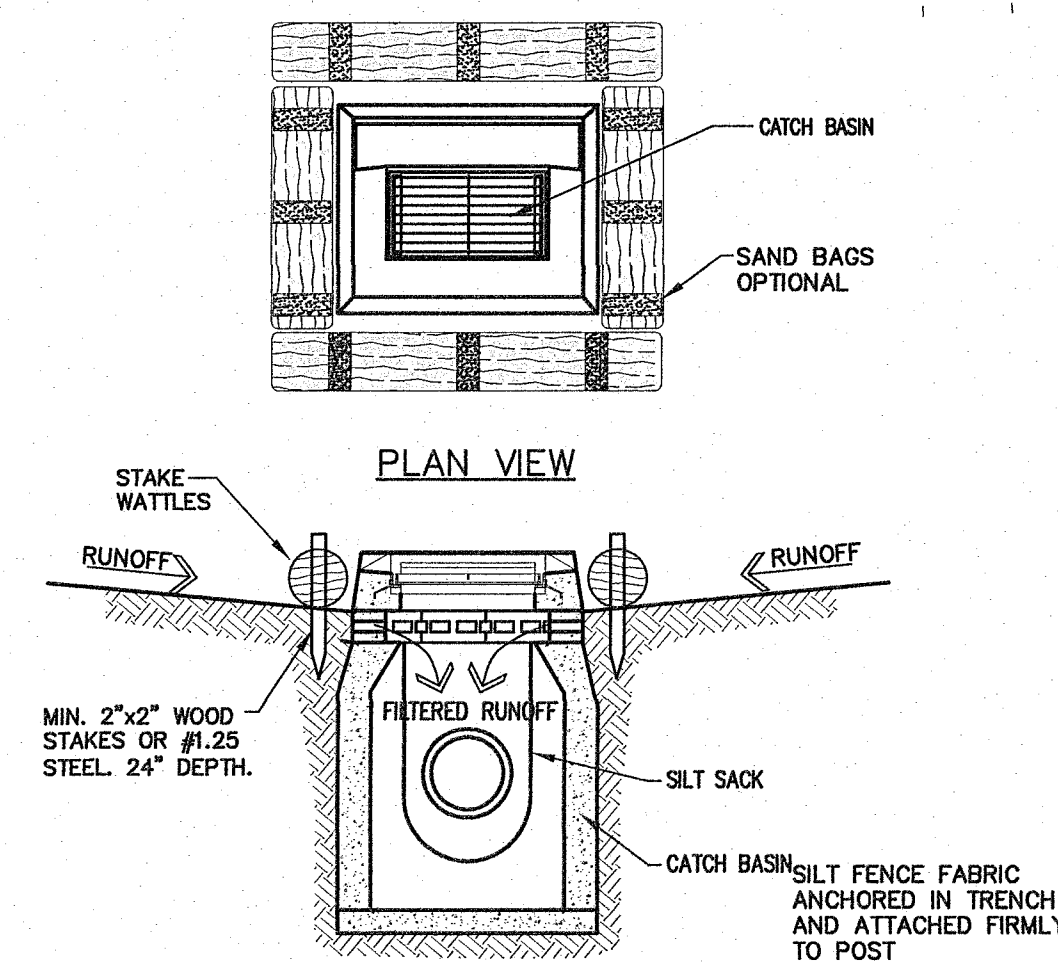


SYNTHETIC FILTER BARRIER
(SILT FENCE)

N.T.S.

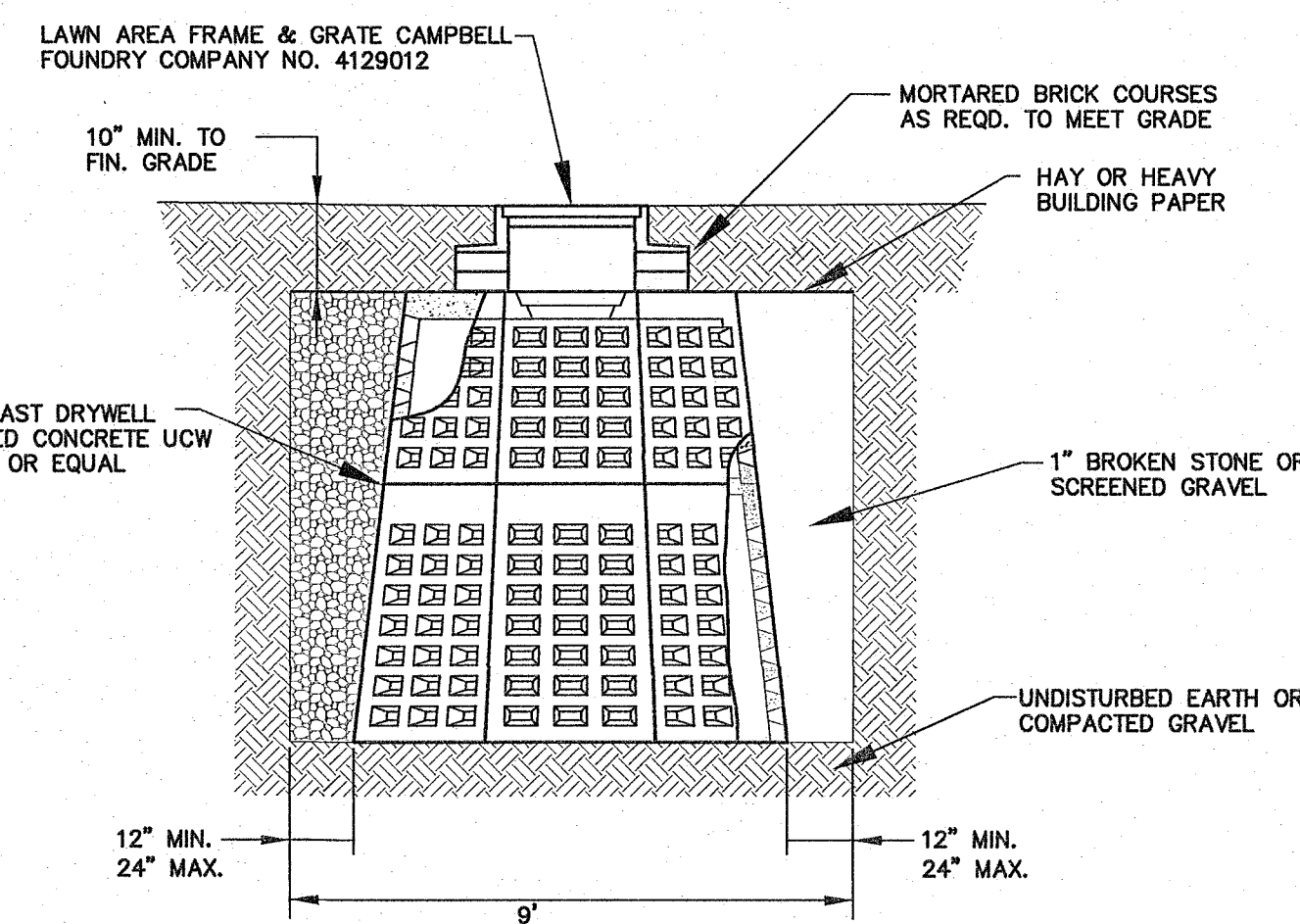


NOTE: TO BE USED AT MAIN CONSTRUCTION ENTRANCE TO SITE



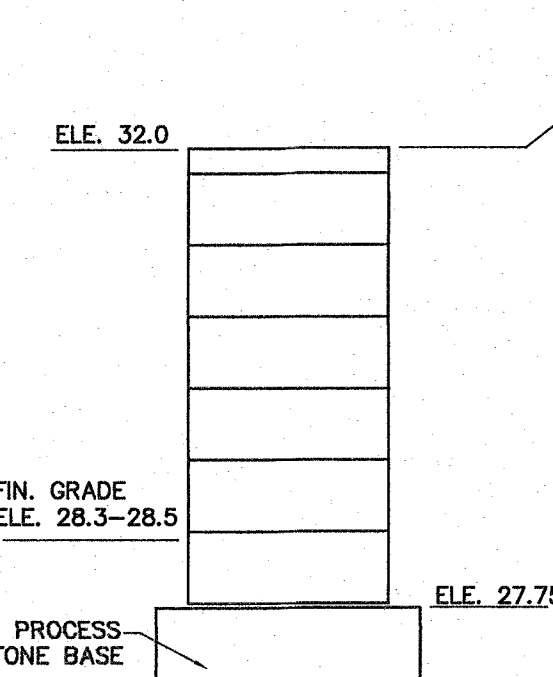
CATCH BASIN PROTECTION DETAIL

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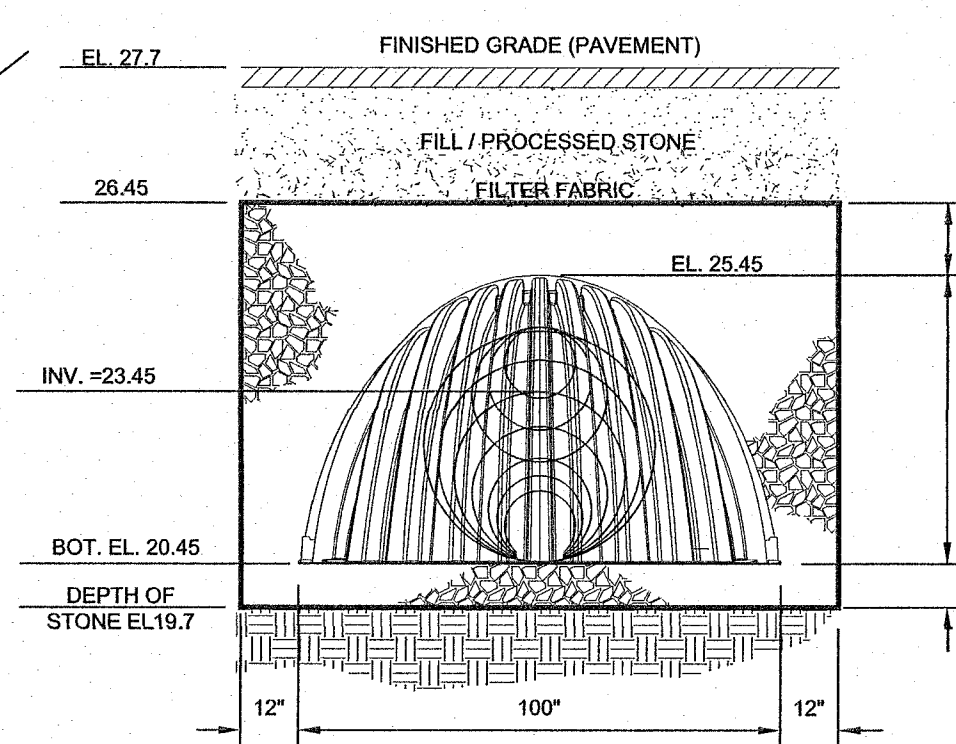
PRECAST DRY WELL DETAIL

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SEGMENTED BLOCK WALL

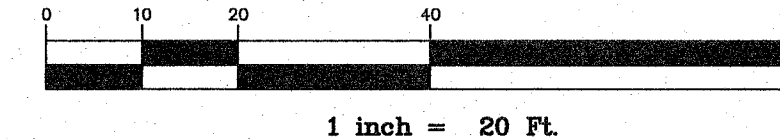
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MC-4500 STORMTECH

N.T.S.

GRAPHIC SCALE



SITE GRADING & UTILITY PLAN

OF PROPERTY OF
346 STATE STREET LLC

346 STATE STREET (ROUTE 5)

NORTH HAVEN, CONNECTICUT

SCALE: 1" = 20'

DATE: MAR. 3, 2020

REV: JUNE 29, 2020

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