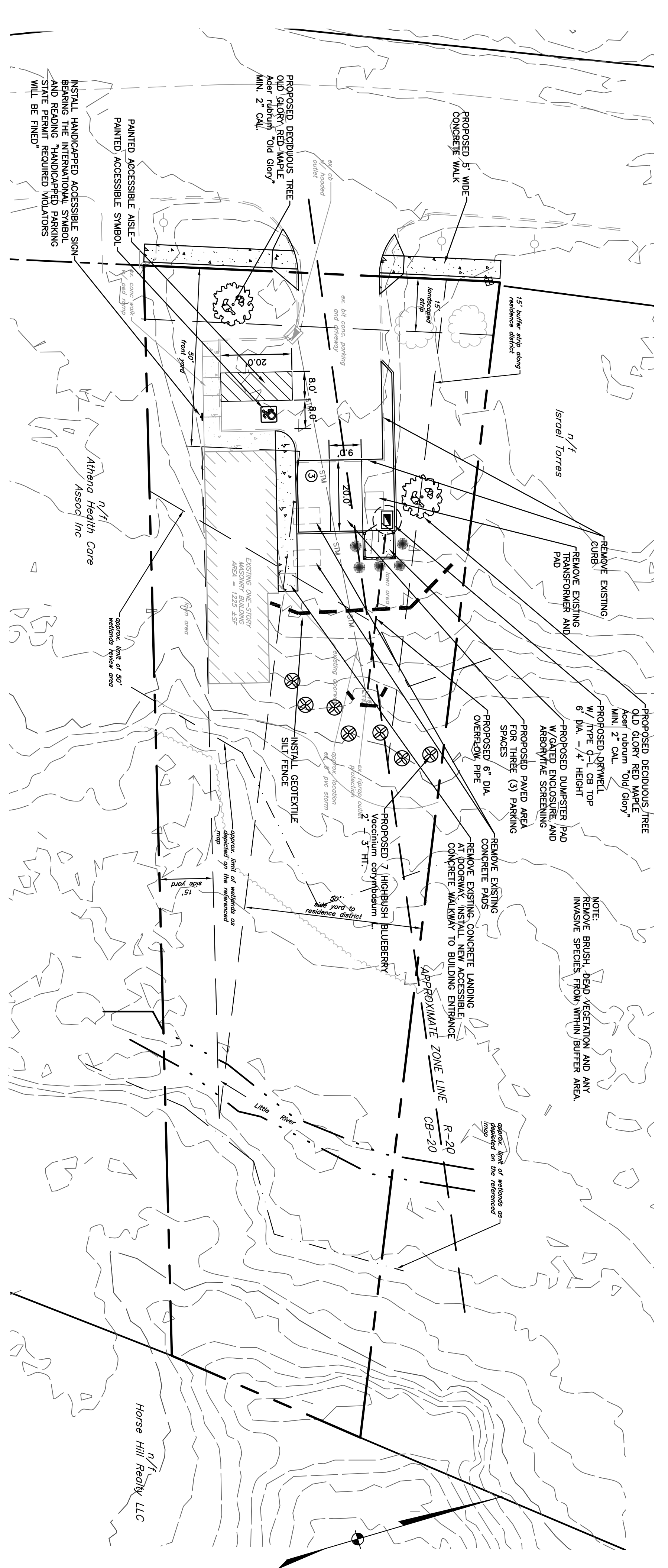


TYPE "C-L" CATCH BASIN DRYWELL DETAIL  
NOT TO SCALE

DUMPSTER ENCLOSURE DETAIL  
NOT TO SCALE



PLAN  
SCALE: 1"=20'

**BULK REQUIREMENTS**

APPLICANT: JOSEPH GAMBARDIELLA		OWNER: SALVATORE GAGLIARDI & JOSEPH GAMBARDIELLA, 54 WILLIAMS ROAD, WALLINGFORD, CT 06492	
ZONE: COMMERCIAL CB-20		USE: BUSINESS OFFICE	
MINIMUM LOT AREA (SQ.FT.)	20,000	REQUIRED	EXISTING
MINIMUM LOT WIDTH (FT)	100	NO CHANGE	100
MINIMUM FRONT YARD (FT)	50	NO CHANGE	50
MINIMUM SIDE YARD EACH (FT)	15	NO CHANGE	15
MINIMUM REAR YARD (FT)	25	NO CHANGE	190
MAXIMUM BUILDING COVERAGE (%)	25	NO CHANGE	5
MAXIMUM HEIGHT (FT)	35	NO CHANGE	12

**PARKING CRITERIA**

USE	AREA / UNITS	RATIO	SPACES REQUIRED
OFFICE	1225 SF	1 SP/250 SF GFA	4.9 (5) SPACES
TOTAL SPACES REQUIRED:			5 SPACES
TOTAL SPACES PROVIDED:			5 SPACES
ACCESSIBLE PARKING SPACES		REQUIRED	1 SPACES
		PROVIDED	1 SPACES

**SITE LOCATION MAP**  
SCALE: 1"=800'



**GENERAL NOTES**

1. THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY THE TOWN OF NORTH HAVEN, AND ARE NOT TO BE USED FOR INFORMATION. ADDITIONAL DETAILS WILL BE REQUIRED FOR CONSTRUCTION. REFER TO DRAWINGS FOR APPROPRIATE INFORMATION.
2. TOPOGRAPHICAL, PROPERTY LINES, EXISTING SITE FEATURES, AND UTILITY INFORMATION COMPILED FROM AVAILABLE RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" AT 800-822-4455 AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY CONDITIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND STRUCTURES. 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 EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL PILING IS PROPERLY BEDDED AND STABILIZED IN AREAS OF HIGH GROUND WATER AND/OR UNSTABLE SOIL CONDITIONS.
7. IT IS THE RESPONSIBILITY OF EACH ENGINEER 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-807) FROM 6/17, 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 UNDERPASSAGE DRAINAGE CITY BASINS, RETAINING AND/OR REMAINS NOT SHOWN ON THESE PLANS IS TO BE FIELD DETERMINED AFTER DRAINAGES AND PARKING AREAS HAVE BEEN LIFT TO SUBGRADE.
14. THE ON-SITE DRAINAGE SYSTEM WILL REMAIN PRIVATE. THE PROPERTY OWNER IS TO PROVIDE REGULAR MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT OF THE DRAINAGE SYSTEM TO THE CONTRACTOR. 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 REMOVAL AND SITE WORK.
18. RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACILITY OWNERS.

**MAP REFERENCE:**

PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED FROM MAP ON FILE IN THE TOWN OF NORTH HAVEN LAND DEPARTMENT. THE MAP IS ON FILE IN THE TOWN OF NORTH HAVEN LAND DEPARTMENT, 129 QUINNIPAC AVE., NORTH HAVEN, CT. SITE PLAN DATED FEBRUARY 26, 1996, SHEET "C-1" OF "1", PREPARED BY TO DESIGN.

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
1	06.01.2021	PER I\W CONDITIONS

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ANY CONFLICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING 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.

THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY PROPERTY OF GODFREY & HODGE, L.L.C. REPRODUCTIONS, PUBLICATION, DISTRIBUTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF GODFREY & HODGE, L.L.C. IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING 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.

© COPYRIGHT 2021, ALL RIGHTS RESERVED

**GODFREY & HODGE, L.L.C.**  
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS  
26 BROADWAY, NORTH HAVEN, CT 06473; TEL: 203.239.4217 • WWW.GODFREYHOFFMAN.COM  
1783 FARMINGTON AVENUE, UNIONVILLE, CT 06085; TEL: 860.673.0444 • WWW.HODGELL.CC

**PROPOSED CHANGE OF USE**  
129 QUINNIPAC AVENUE  
NORTH HAVEN, CT

PREPARED FOR: JOSEPH GAMBARDIELLA  
PO BOX 4308  
WALLINGFORD, CT

**SITE PLAN**

DRAWN BY: JRP  
CHECKED BY: JRP  
SCALE: 1"=20'  
PROJECT: 21-1060  
DATE: 04.08.2021

**C-1.0**

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