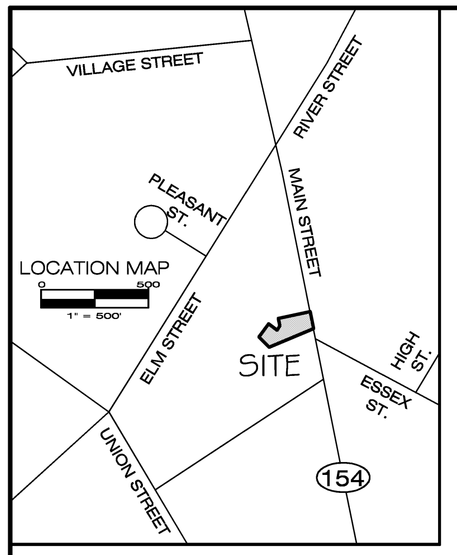


NORTH PER MAP REF. 2A

Parking spaces 25 spaces - F.F. 4885/200
3 spaces - S.F. 946/300
Total spaces required = 28 spaces
Total spaces provided = 19 spaces

Maximum Coverage
Maximum impervious coverage permitted = 70%
Maximum impervious coverage proposed = 68.3%
Minimum pervious coverage permitted = 20%
Minimum pervious coverage proposed = 31.7%

Parking Landscape coverage
Required coverage = 29 x 20 S.F. = 580 S.F.
Provided coverage = 1,884 S.F.

ZONE DGCD	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS
Min. Lot Area	30,000 sq ft	21,648±	21,648±
Min. Lot Width at Street Line	100'	84.6'	84.6'
Min. Front Yard Setback	10'	3.0'±	3.0'±/13'± prop.
Min. One Side Yard Setback / Total of both	10' / 0'*	1.5± / 41.9±	0.4± / 26.8±
Min. Rear Yard Setback	20'	70.1'±	54.7'±
Max. Building Height	2 stories and an Attic or 35' (whichever is less)	2 Stories	2 Stories
Max. Lot Coverage (All Structures)	30% of Gross Lot Area	10.3% ±	24.1%±
Max. Impervious Surfaces (Including Roofs)	70% of Gross Lot Area	13.3% ±	68.3% ±

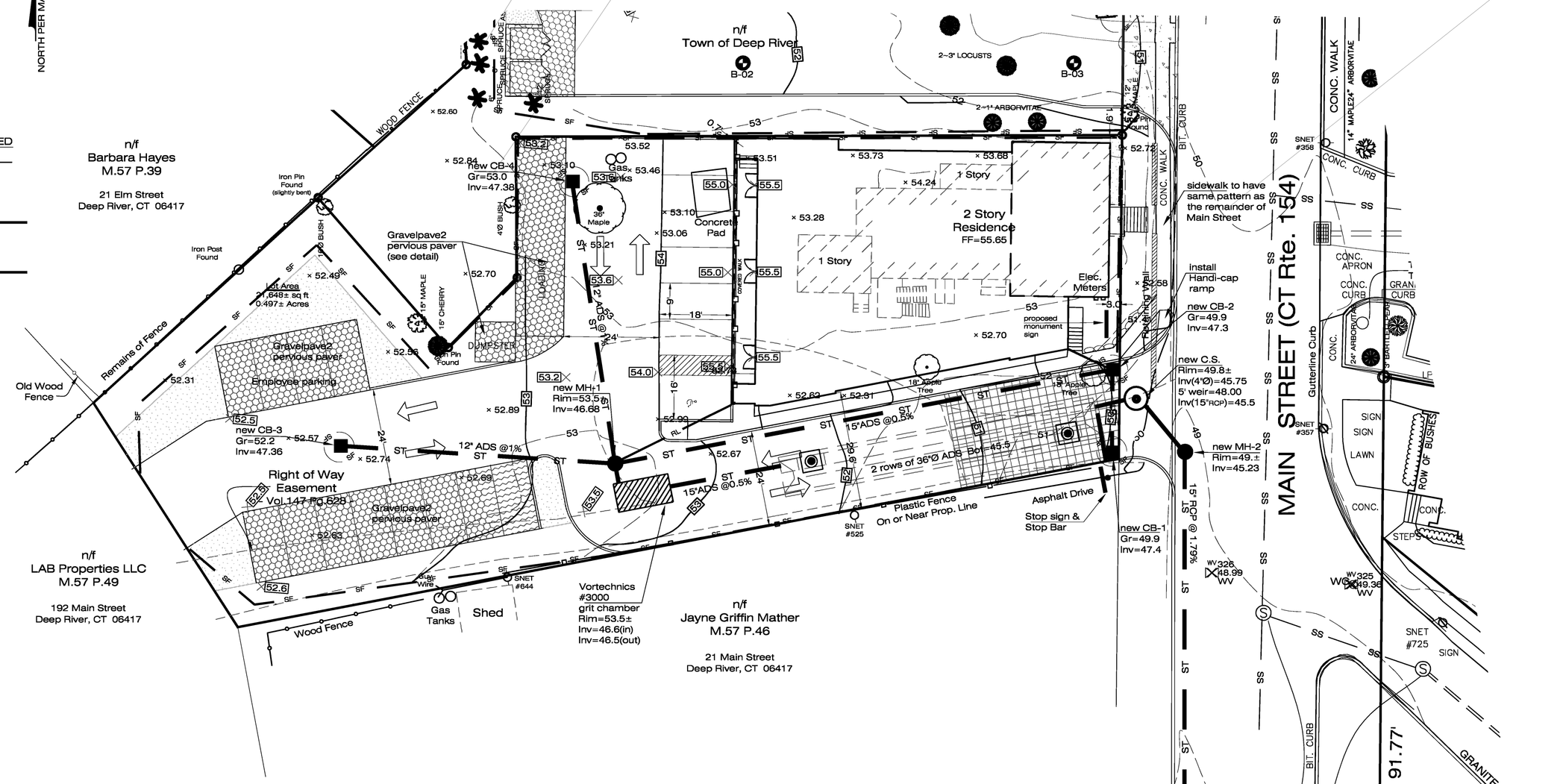
* with permission of abutting property owner

NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is an Property Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographic accuracy T-2.
2. Reference is made to the following maps:
   A. "Property and Topographic Survey Prepared for Town of Deep River, Main Street & Elm Street, Deep River, Connecticut." Aug 2004. Scale 1"=30'. Prepared by Nascimbeni & Jahne Surveyors, P.C.
   B. "Land to be Conveyed by Louis E. Pratt to Gilbert L. and Antoinette R. Mather, West Side of Middlesex Tpke., Deep River, Conn." 11/5/68. Scale 1"=10'. Prepared by Paul Kaye, Land Surveyor.
3. Reference is made to the following deeds:
   A. Vol.147 Pg.628 - Right of Way Easement.
   B. Vol.129 Pg.955 - Quit Claim Deed
4. Record maps and deeds do not agree with each other and in some cases do not agree with iron pins or pipes, monuments or other physical evidence found. The property lines depicted and noted hereon represent the apparent "Best Fit" of these conflicting elements and are considered to be those which are to be most likely correct and are subject to any revision required by appropriate legal proceedings or by discovery of additional information.
5. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
6. Horizontal Datum based on assumed coordinate system.
7. Contours and elevations based on C.G.S. Station BM 814; Elev.=52.65 (NAVD 88)
8. Property is located in Zone GCD
9. Area of Parcel = 21,648± sq ft = 0.497± Acres
10. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
11. Proposed site layout based on architectural plans and layout submitted by the client. In some cases dimensions are scaled. It is the contractors responsibility to adjust for siding that will be added to a structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for our review.

EXISITNG LEGEND / PROPOSED

- EXISTING CONTOURS (DATUM NGVD 1929) / PROPOSED CONTOURS
- EXISTING SPOT ELEVATION / PROPOSED SPOT ELEVATION
- SSMH (SANITARY SEWER MANHOLE)
- SANITARY PIPE — SS
- CB (CATCH BASIN)
- STMH (STORM DRAIN MANHOLE)
- STORM PIPE — ST
- GV (GAS VALVE)
- WM (WATER METER)
- WV (WATER VALVE)
- HYDRANT
- TREELINE
- LIGHT POLE
- UTILITY POLE
- CHAINLINK FENCE
- STOCKADE FENCE
- WIRE FENCE
- STONEWALL
- DEEP TEST HOLE
- WETLANDS
- REGULATED AREA
- SILT FENCE
- ANTI-TRACKING APRON
- FOUNDATION ENVELOPE
- SITE DISTURBANCE LINE
- FOUNDATION DRAIN
- SANITARY SOIL LINE — SS
- BUFFER LINE
- ROOF LEADER DRAIN — RL
- LANDSCAPE AREA



NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Walter H. Jobst Jr., P.E., L.S. #12577

NO.	DATE	DESCRIPTION
4	6-06-07	rev. zoning tables
3	5-31-07	rev. walk
2	3-06-07	rev. drainage
1	1/17/07	rev. per Engineering review

REVISIONS

SITE PLAN & PARKING LAYOUT

PREPARED FOR

TURNPIKE PROPERTIES

190 MAIN STREET
DEEP RIVER, CONNECTICUT

20 0 20 40

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
SEPTEMBER 26, 2005	1"=20'	MSC	11405-1	E-442

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
140 Sherman Street, Fairfield, CT
203.259.1091

1/2

HCO INFO: M.57 P.45 FB#513:18 FB-Scanner#1:42

E-442

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