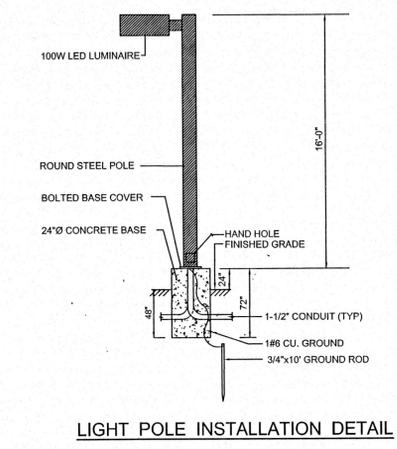


**PROJECT DESCRIPTION**  
THE PROJECT PROPOSES TO DEMOLISH THE EXISTING 6,980 SF COMMERCIAL BUILDING AND CONSTRUCT A NEW 3,500 SF COMMERCIAL BUILDING WITH AN ADA ACCESS RAMP. THE PROJECT WILL HAVE A ONE WAY DRIVEWAY CIRCULATION IN AND OUT THE SITE WITH A TOTAL OF 25 PARKING SPACES AND WILL INCLUDE A DRIVE THRU WINDOW. THE SITE IS IN A "B-2 BUSINESS ZONE", CONSISTING OF 0.587 ACRES AND IS CONNECTED TO THE CITY MUNICIPAL WATER & SEWER SYSTEMS.

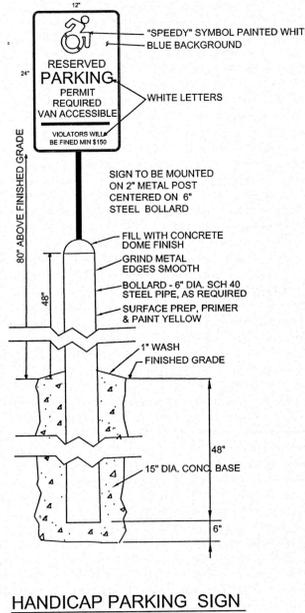
**MAP REFERENCE**  
PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY, PREPARED FOR 562 SOUTH MAIN, LLC, PROPERTY KNOWN AS #562 SOUTH MAIN STREET, SOUTH MAIN STREET (CT. RT. 17) & NORFOLK STREET, MIDDLETOWN, CONNECTICUT, SCALE: 1"=200'. DATED: MARCH 31, 2021; PERFORMED BY JACKOWIAK LAND SURVEYING

**ZONING DATA**  
ZONE: B-2 BUSINESS  
MINIMUM LOT AREA: NONE  
MINIMUM LOT FRONTAGE: 50 FT  
MAXIMUM LOT COVERAGE: 30% (7,671 SF)  
BUILDING SETBACKS:  
FRONT YARD: 50 FT  
SIDE YARD: 25 FT (SIDE STREET), 10 FT  
REAR YARD: NONE  
MAXIMUM BUILDING HT.: 3 1/2 STORIES  
PARKING CALCULATION: 2000 SF (ASSUMED) @ 1 SPACE PER 50 SF = 40 SPACES  
SPACES PROVIDED: 28 PARKING SPACES + 10 DRIVE THRU SPACES = 38 SPACES



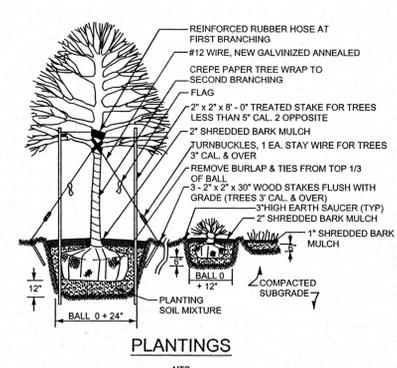
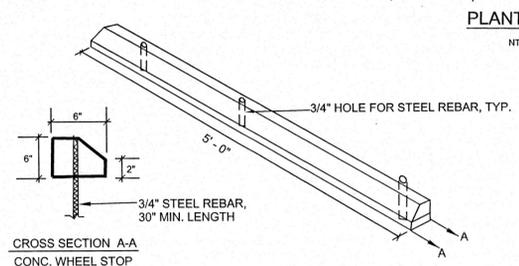
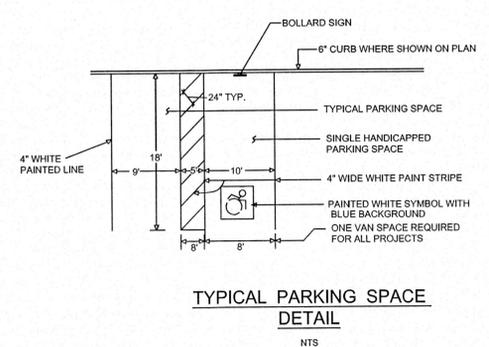
**SITE DEVELOPMENT NOTES**

- ALL BURIED UTILITY LOCATIONS ON THIS PLAN ARE APPROXIMATE AS SHOWN ON DOCUMENTS SUPPLIED BY THE MIDDLETOWN WATER & SEWER DEPT. ALL BURIED UTILITY LOCATIONS SHALL BE FIELD VERIFIED BY EACH UTILITY PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- FOR LOCATIONS OF ALL UNDERGROUND UTILITIES INQUIRE AT THE APPROPRIATE UTILITY AND CALL BEFORE YOU DIG AT 1-800-922-4455.
- ALL PROPOSED EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED TO CREATE DOWN LIGHTING ONLY.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING THE TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO DISTURBANCE OF THE NATURAL GROUND CONDITIONS.
- ALL WATER SYSTEM WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE MIDDLETOWN WATER DEPT AS AMENDED.
- ALL SANITARY SEWER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE MIDDLETOWN WATER POLLUTION CONTROL AUTHORITY AS AMENDED.
- ALL TRAFFIC SIGNS AND INSTALLATION SHALL CONFORM TO MUTCD STANDARDS.
- ALL ROOFWATER SHALL BE PIPED AND DISCHARGED TO THE STORM DRAINAGE SYSTEM.
- ALL SIGNS SHALL CONFORM TO THE CITY OF MIDDLETOWN ZONING REGULATIONS.
- THE SCS SOIL CLASSIFICATIONS ON THIS SITE ARE:
- PAMEACHA POND IS WITHIN 100 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES LOCATED ALONG THE FRONT OF THE PROPOSED BUILDING.
- THIS PROPERTY IS WITHIN A REGULATED FLOODPLAIN ZONE "AE" WITH A 100 YR FLOOD ELEVATION = 81.0' ACCORDING TO THE FEMA FLOOD INSURANCE REPORT & MAP #117 DATED AUGUST 28, 2008. THE EXISTING BUILDING FOOTPRINT OF 6,980 SF WITH A FLOOR ELEVATION OF 79.0' REPRESENTS AN EXISTING FLOOD PLAIN FILL VOL. OF 6,980 SF x 2.0' DEPTH= 13,960 CF. THE PROPOSED BUILDING FOOTPRINT REPRESENTS A FILL VOL. 3,500 SF x 2.0' DEPTH= 7,000 CF. THIS EXCESS VOLUME OF 6,960 CF IS AVAILABLE FOR FILL WITHIN THE FLOODPLAIN ABOVE THE SITE'S EXISTING GROUND ELEVATIONS BEFORE ANY COMPENSATORY VOLUME MEASURES ARE REQUIRED.
- CONTOUR ELEVATIONS REFER TO THE NGVD 1988.



**LIST OF ABBREVIATIONS**

- |        |                           |              |                               |
|--------|---------------------------|--------------|-------------------------------|
| AC     | ACRE                      | LVC          | LENGTH OF VERTICAL CURVE      |
| *ADS*  | ADVANCED DRAINAGE SYSTEMS | MH           | MANHOLE                       |
| BIT.   | BITUMINOUS                | P.A.G.       | POINT OF APPLICATION OF GRADE |
| BVC    | BEGIN VERTICAL CURVE      | P.C.P.T      | POINT OF CURVATURE/TANGENT    |
| CATV   | CABLE TV                  | PVC          | POLYVINYL CHLORIDE            |
| C.B.   | CATCH BASIN               | PVMT         | PAVEMENT                      |
| CL     | CENTER LINE               | RCP          | REINFORCED CONCRETE PIPE      |
| CMP    | CORRUGATED METAL PIPE     | RET.         | RETAINING WALL                |
| C.O.   | CLEANOUT TO GRADE         | S.F.         | SQUARE FEET                   |
| CONC.  | CONCRETE                  | ST.          | STORM SEWER                   |
| CORR.  | CORRUGATED                | STA.         | STATION                       |
| DIA.   | DIAMETER                  | S            | SANITARY SEWER                |
| DIP    | DUCTILE IRON PIPE         | SWL          | 4" SOLID WHITE LINE           |
| D.S.   | DOWNSPOUT                 | SYL          | 4" SOLID YELLOW LINE          |
| EL.    | ELEVATION                 | T.E.C.A.T.V. | TELEPHONE / ELECTRIC / CABLE  |
| EVC    | END VERTICAL CURVE        | T.F.         | TOP OF FRAME                  |
| EX.    | EXISTING                  | T.O.W.       | TOP OF WALL                   |
| F.B.F. | FINISHED BASEMENT FLOOR   | VCP          | VITRIFIED CLAY PIPE           |
| F.F.   | FINISHED FLOOR            | W            | WATER                         |
| F.M.   | FORCE MAIN                | W.V.         | WATER VALVE                   |
| FT.    | FEET (')                  | (N)          | NORTH                         |
| FL.    | FLOW LINE                 | (S)          | SOUTH                         |
| G      | GAS                       | (E)          | EAST                          |
| HDPE   | HIGH DENSITY POLYETHYLENE | (W)          | WEST                          |
| HYD.   | HYDRANT                   |              |                               |
| IN.    | INCHES (")                |              |                               |
| INV.   | INVERT                    |              |                               |



**SIGNAGE LEGEND**

Symbol	Description	Per MUTCD
(A)	"HANDICAP"	PER "MUTCD"
(B)	"STOP"	24"
(C)	"DO NOT ENTER"	"
(D)	"ENTER ONLY"	"

City of Middletown  
Received  
JUL 08 2021  
Land Use Department  
Middletown, Connecticut

**OWNER / APPLICANT**  
#562 SOUTH MAIN, LLC  
#562 WASHINGTON STREET  
MIDDLETOWN, CT 06457

ASSESSORS MAP - #28, LOT-0222

COMMERCIAL DEVELOPMENT FOR  
**#562 SOUTH MAIN, LLC**  
#562 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

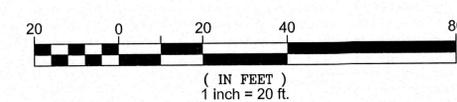
**SITE DEVELOPMENT PLAN**

Project No. \_\_\_\_\_  
Sheet No. 1 of 2

FRANK C. MAGNOTTA, P.E. PC  
CONSULTING ENGINEER  
FrankCMagnottaPE@AOL.COM  
395 MAIN STREET, PORTLAND, CT 06480  
TEL. 860-342-2191

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	STAFF COMMENTS	FCM	7-8-21



**MIDDLETOWN  
PLANNING & ZONING  
COMMISSION**

APPROVAL DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

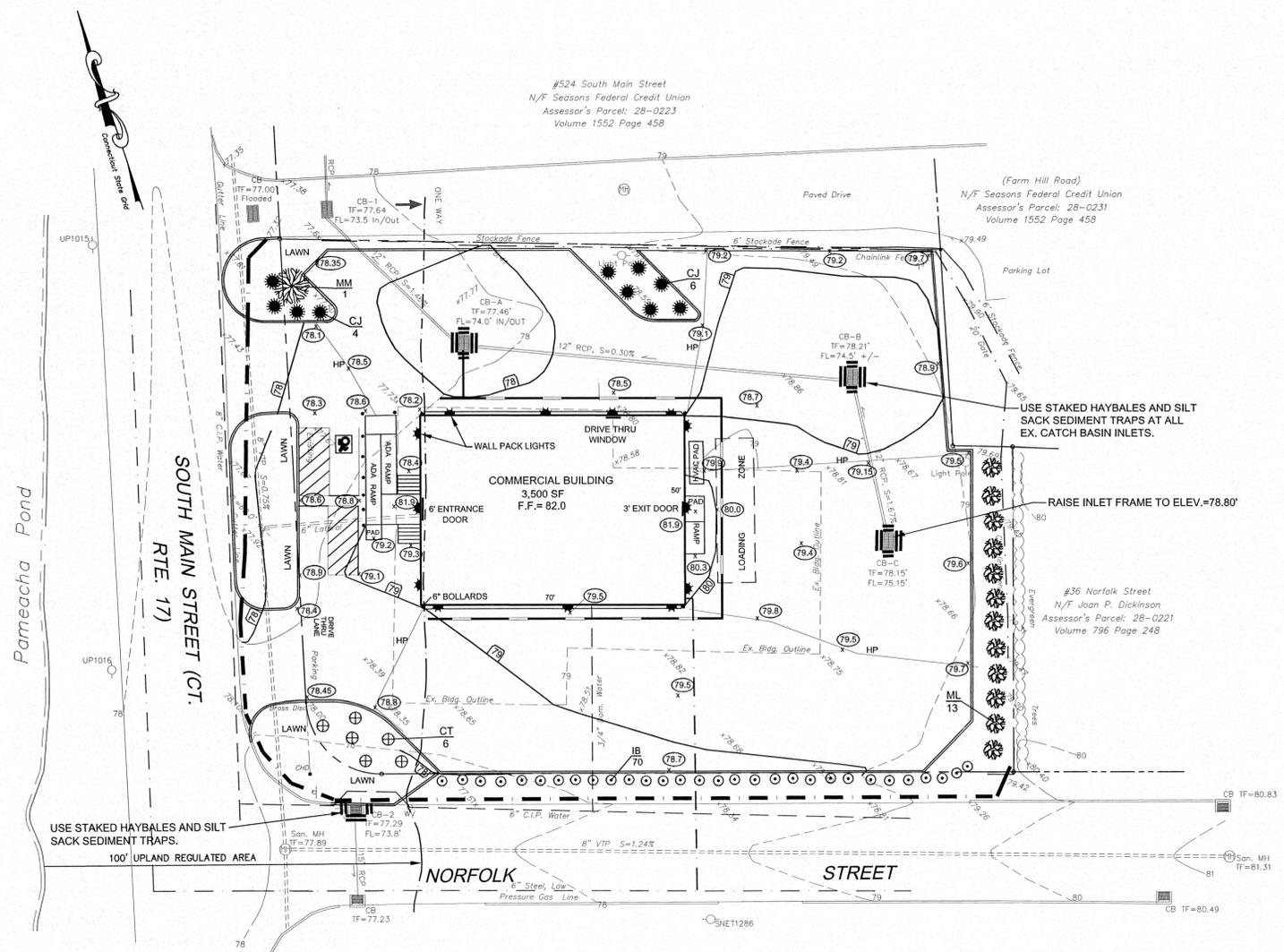
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**EROSION & SEDIMENTATION CONTROL NOTES**

- PRIOR TO THE START OF CONSTRUCTION, HAY BALES AND/OR SILT FENCES SHOWN ON THIS DRAWING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS OUTLINED IN "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002" AND THIS SITE PLAN.
- AT THE REQUEST OF THE TOWN ENGINEER OR ZONING ENFORCEMENT OFFICER, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO ADDRESS FIELD CONDITIONS.
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH THE MINIMUM STANDARDS OUTLINED IN "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002", AS FOLLOWS:  
 PERMANENT SEEDING AND PLANTING DATES ARE:  
 APRIL 15 TO JUNE 15 AND AUG. 15TH TO SEPT. 30TH.  
 TOPSOIL - 4" DEPTH  
 LIME - 45-90 LBS PER 1000 SF  
 FERTILIZER - (10-10-10) 7.5 LBS PER 1000 SF  
 SEEDING - KENTUCKY BLUE GRASS - 2.25  
 CREEPING RED FESCUE - 2.25  
 PERENNIAL RYEGRASS - .50  
 MULCH - STRAWHAY 80 LBS PER 1000 SF
- THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THIS PLAN IS:

NAME SITE CONTRACTOR  
 ADDRESS \_\_\_\_\_  
 TEL. # \_\_\_\_\_

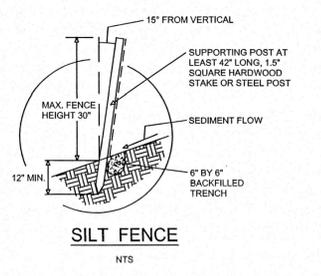
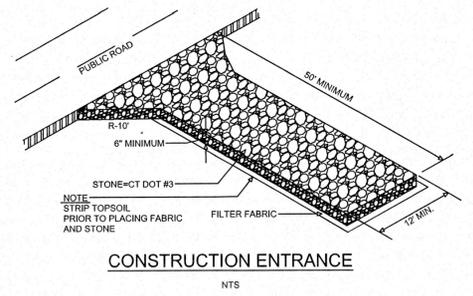
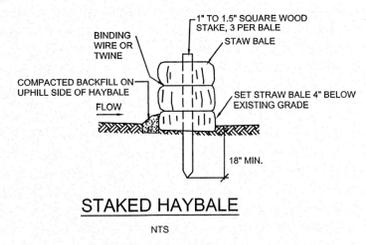
- AN E & S BOND IN AN AMOUNT TO BE DETERMINED BY THE TOWN ENGINEER MUST BE POSTED PRIOR TO DISTURBANCE OF THE SITE.
- LAND DISTURBANCES SHALL BE KEPT AT A MINIMUM AND LAND RESTABILIZATION SCHEDULED AS SOON AS PRACTICABLE.
- ALL FINISHED GRADING SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS. NO WORK AREA SHALL BE LEFT DISTURBED AND/OR UNSTABLE FOR MORE THAN 30 DAYS WITHOUT THE APPLICATION OF STABILIZATION MEASURES (I.E. SEEDING, MULCHING, ETC.).
- ALL STABILIZED AND DISTURBED AREAS, CONTROL MEASURES AND CONSTRUCTION ENTRANCES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF THE END OF A RAINSTORM THAT IS 0.1 INCHES OR GREATER. REPAIR OR CORRECT DAMAGE AND/OR ADD ADDITIONAL MEASURES WITHIN 3 DAYS OF INSPECTION REQUIRED ABOVE.
- ALL CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL PERMANENT VEGETATION COVER HAS BEEN ESTABLISHED FOR A PERIOD OF AT LEAST 3 MONTHS.



**PLANT LIST**

KEY	SYMBOL	NAME	SIZE	QUANTITY	HT MATURITY
CT	⊕ ⊕ ⊕	CANDYTUFT, IBERIS SEMPERVIRENS (SNOWLAKE)	POTTED	6	12" T 30" W
CJ	⊙	CREEPING JUNIPER, JUNIPERIS HORIZONTALIS (WILTONII)	1 GAL.	10	4-6" T 48" W
IB	⊙ ⊙ ⊙	INKBERRY HEDGE, ILEX GLOBRA (SHAMROCK)	POTTED	70	3-5" T / W
ML	⊙	MOUNTAIN LAUREL, KALMIA LATOFILA	1 GAL.	12	5-12" T & W
MM	⊙	MOUNTAIN MAPLE, ACER SPICATUM	B&B, 6" HT.	1	9-26" T

\*THE PLANT SPECIES LISTED ABOVE SHALL NOT INCLUDE ANY VARIETY THAT IS ON THE CONNECTICUT INVASIVE PLANT LIST.



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**OWNER / APPLICANT**  
 #562 SOUTH MAIN, LLC  
 #562 WASHINGTON STREET  
 MIDDLETOWN, CT 06457

ASSESSORS MAP - #28, LOT- 0222

COMMERCIAL DEVELOPMENT FOR  
**#562 SOUTH MAIN, LLC**  
 #562 SOUTH MAIN STREET  
 MIDDLETOWN, CT 06457

Date: JUNE 7, 2021  
 Scale: 1" = 20'

**GRADING, LANDSCAPING & EROSION CONTROL PLAN**

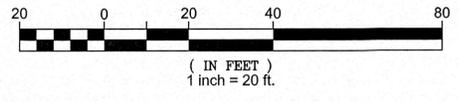
Project No. \_\_\_\_\_  
 Sheet No. 2 of 2

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 TEL. 860-342-2191

**MIDDLETOWN PLANNING & ZONING COMMISSION**

APPROVAL DATE \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	STAFF COMMENTS	FCM	7-8-21