

MIDDLETOWN
 PLANNING & ZONING
 COMMISSION

APPROVAL DATE _____
 EXPIRATION DATE _____
 CHAIRMAN _____
 DATE _____

LEGEND

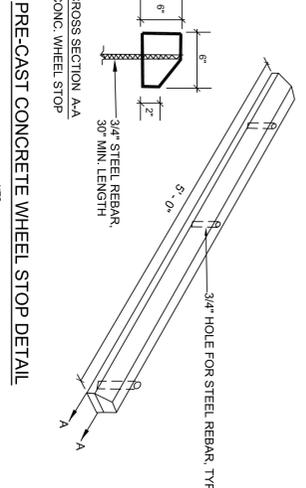
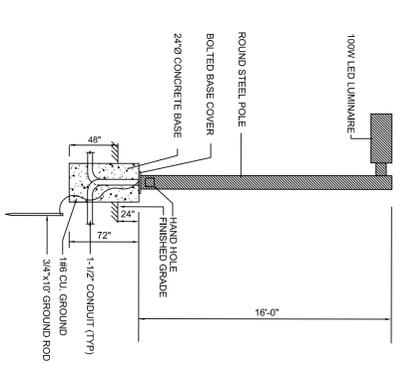
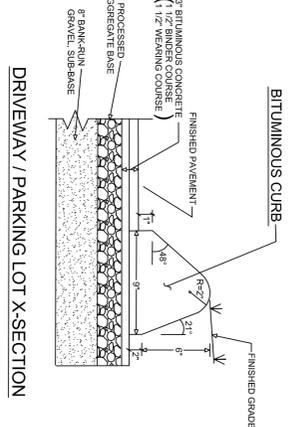
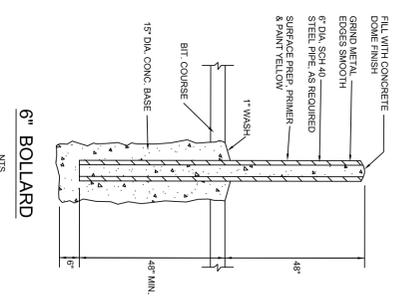
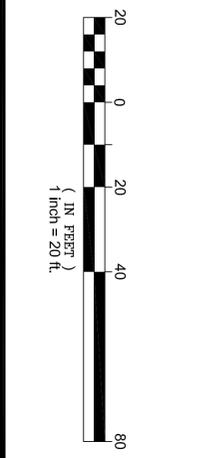
EXISTING _____
 PROPOSED _____

SPOT ELEVATION
 CONTOUR ELEVATION
 LIGHT POLE

LIST OF ABBREVIATIONS

AC ACRE
 ADVS ADVANCED DRAINAGE SYSTEMS
 BIT BITUMINOUS
 BRD BRIDGEMAN
 CAV CATCH BASIN
 CL CENTER LINE
 CMP CORRUGATED METAL PIPE
 CO COLEMAN
 CTR CENTER
 CORR CORRUGATED
 DIA DIAMETER
 DLP DOWNPOUT
 D.S. DOWNSPOUT
 EL ELEVATION
 EX EXISTING
 F.F. FINISHED FLOOR
 F.M. FORCE MAIN
 FT. FEET
 G.G. GROUND GRADE
 HD HIGH DENSITY POLYETHYLENE
 HYD HYDRANT
 INCHES
 INV INVERT

LVC LENGTH OF VERTICAL CURVE
 MANHOLE
 M.G. MANHOLE
 P.C.P.T. POINT OF CURVATURE/TANGENT
 PVC POLYVINYL CHLORIDE
 PAVT PAVEMENT
 RET. RETAINING WALL
 S.F. SQUARE FEET
 S.I. STORM SEWER
 S.P. SANITARY SEWER
 SWL 4\"/>



REVISIONS

NO.	DESCRIPTION	BY	DATE
1	STAFF COMMENTS (JUNE 9-11)	FCM	7/2/21
2	STAFF COMMENTS (JUNE 9-11)	FCM	7/2/21
3	REDESIGNED BUILDING SIZE		

DATE: JUNE 7, 2021
 SCALE: 1" = 20'

SITE DEVELOPMENT PLAN

Project No. _____
 Sheet No. 1 of 2

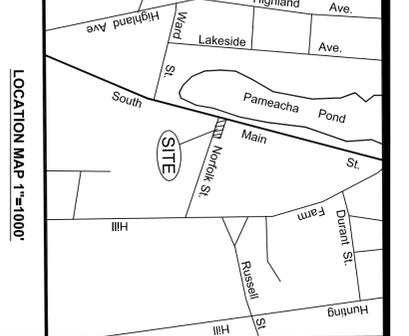
ASSESSORS MAP #28, LOT 0222

COMMERCIAL DEVELOPMENT FOR

#662 SOUTH MAIN, LLC
 #662 SOUTH MAIN STREET
 MIDDLETOWN, CT 06457

OWNER/APPLICANT

FRANK C. MAGNOTTA, P.E., PC
 CONSULTING ENGINEER
 FRANKC@FRANKC.COM
 395 MAIN STREET, SUITE 201
 MIDDLETOWN, CT 06457
 TEL: 860-942-2191



LOCATION MAP 1"=1000'

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO DEMOLISH THE EXISTING 6,980 SF COMMERCIAL BUILDING AND CONSTRUCT A NEW 2,200 SF RESTAURANT BUILDING WITH ADA ACCESS. THE PROJECT WILL HAVE A ONE WAY DRIVEWAY CIRCULATION IN THE BUILDING. THE SITE IS IN A "B-2 BUSINESS ZONE" CONSISTING OF 0.97 ACRES AND IS CONNECTED TO THE CITY MUNICIPAL WATER & SEWER SYSTEMS. THIS SITE IS LOCATED WITHIN A REGULATED FLOODPLAIN.

MAP REFERENCE

PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR 482 SOUTH MAIN, LLC PROPERTY KNOWN AS #662 SOUTH MAIN STREET, SOUTH MAIN STREET, MIDDLETOWN, CONNECTICUT, AS SHOWN ON THE ASSessor'S MAP #28, LOT 0222, VOLUME 1552, PAGE 458.

ZONING DATA

REQUIRED	PROPOSED
ZONE: B-2 BUSINESS	ZONE: B-2 BUSINESS
MINIMUM LOT FRONTAGE: 90 FT	42.0 FT (EXISTING)
MINIMUM LOT COVERAGE: 30% (7,871 SF)	11.3% (3,202 SF)
BUILDING SETBACKS: FRONT YARD: 25 FT (SIDE STREET), 50 FT (SIDE STREET), 50.0 FT	EX. BLDG. - 25.9 FT, PROPOSED BLDG. - 55.8 FT
REAR YARD: NONE	58.0 FT
MAXIMUM BUILDING HEIGHT: 3 STORIES	1 STORES
PARKING CALCULATION: PUBLIC SEATING AREA IS 95% OF FOOTPRINT = 1,210 SF	
TOTAL SPACES REQUIRED = 28	PROVIDED = 29

SITE DEVELOPMENT NOTES

- ALL UTILITIES LOCATIONS SHOWN ARE APPROXIMATE AS SHOWN ON DOCUMENTS SUPPLIED BY THE MIDDLETOWN WATER & SEWER DEPT. ALL BURIED UTILITIES 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.
- PROPOSED EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED TO PREVENT 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 EXISTING GROUND CONDITIONS.
- REGULATIONS OF THE EXISTING GROUND CONDITIONS, ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE MIDDLETOWN WATER POLLUTION CONTROL AUTHORITY 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 SIGNS SHALL CONFORM TO THE CITY OF MIDDLETOWN ZONING REGULATIONS.
- THE SIGNS SHALL CONFORM TO THE CITY OF MIDDLETOWN ZONING REGULATIONS.
- PAMEACHA POND IS WITHIN 100 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES.
- CONSTRUCTION SHALL BE PERFORMED WITHIN THE 15' WITH A 10' BY FLOOD ELEVATION = 41.0' ACCORDING TO THE FEMA FLOOD INSURANCE REPORT & MAP #17 DATED AUGUST 28, 2008. THE EXISTING BUILDING FOOTPRINT OF 6,980 SF WITH A FLOOR ELEVATION OF 7.0' REPRESENTS AN EXISTING FLOOD PLAIN FILL VOL. OF 6,980 SF X 2.0' DEPTH = 13,960 CF. THIS EXCESS VOLUME OF 6,980 CF IS AVAILABLE FOR FILL WITHIN THE FLOODPLAIN ABOVE ELEVATION = 41.0' ACCORDING TO THE FEMA FLOOD INSURANCE REPORT & MAP #17 DATED AUGUST 28, 2008. THE EXISTING BUILDING FOOTPRINT OF 6,980 SF WITH A FLOOR ELEVATION OF 7.0' REPRESENTS AN EXISTING FLOOD PLAIN FILL VOL. OF 6,980 SF X 2.0' DEPTH = 13,960 CF. THIS EXCESS VOLUME OF 6,980 CF IS AVAILABLE FOR FILL WITHIN THE FLOODPLAIN ABOVE ELEVATION = 41.0' ACCORDING TO THE FEMA FLOOD INSURANCE REPORT & MAP #17 DATED AUGUST 28, 2008. THE EXISTING BUILDING FOOTPRINT OF 6,980 SF WITH A FLOOR ELEVATION OF 7.0' REPRESENTS AN EXISTING FLOOD PLAIN FILL VOL. OF 6,980 SF X 2.0' DEPTH = 13,960 CF. THIS EXCESS VOLUME OF 6,980 CF IS AVAILABLE FOR FILL WITHIN THE FLOODPLAIN ABOVE ELEVATION = 41.0' ACCORDING TO THE FEMA FLOOD INSURANCE REPORT & MAP #17 DATED AUGUST 28, 2008.

SIGNAGE LEGEND

NO.	DESCRIPTION	PER MULTIP.
A	"HANDICAP" SIGN	"
B	"STOP" SIGN	"
C	"DO NOT ENTER" SIGN	"
D	"ENTER ONLY" SIGN	"
E	"ELECTRIC VEHICLE ONLY" SIGN	"

