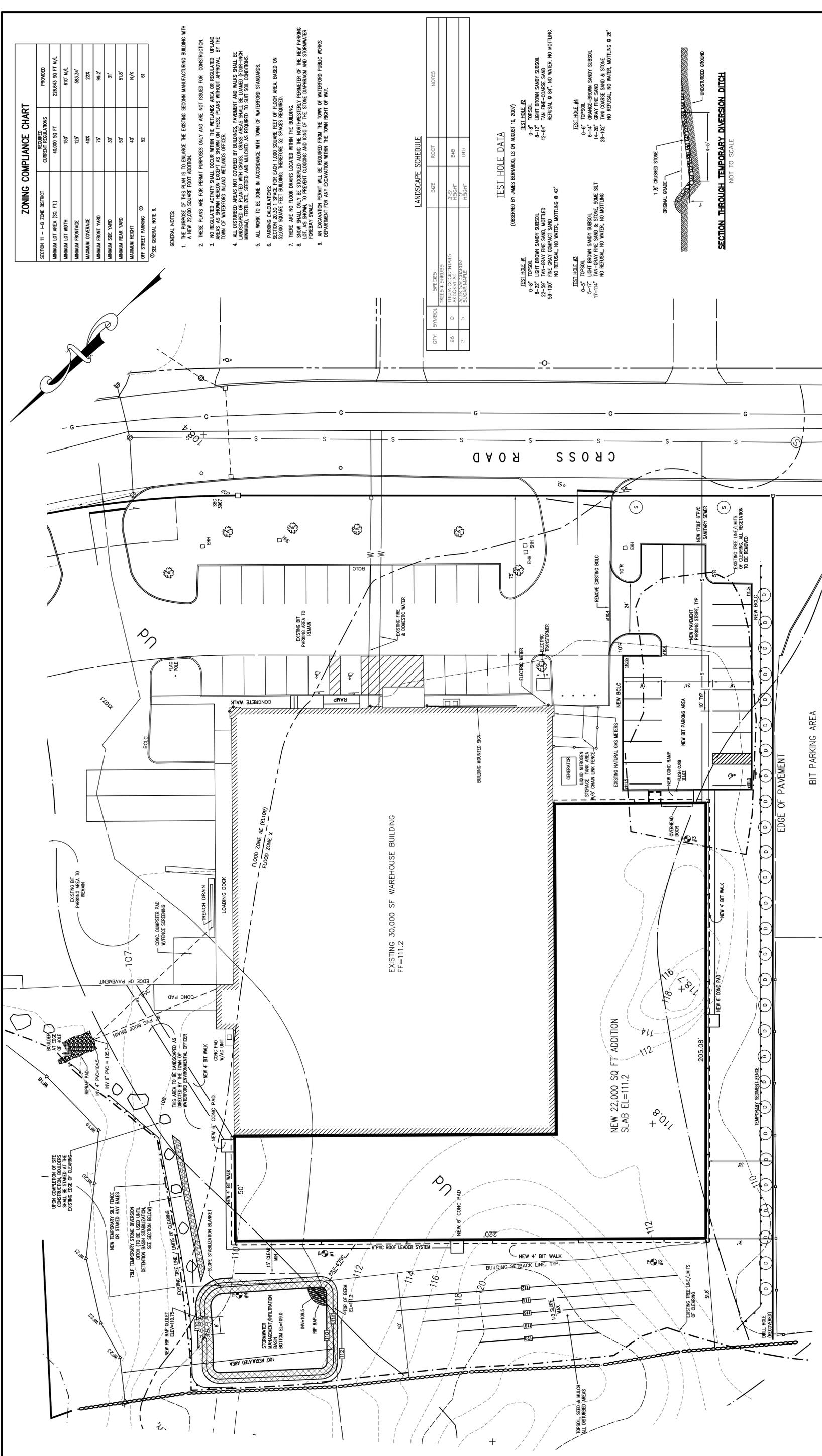
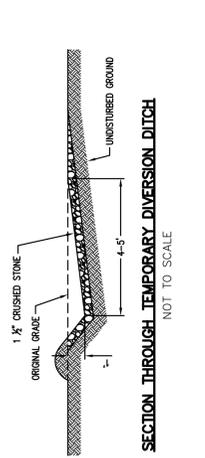


ZONING COMPLIANCE CHART		
SECTION 11 - H-C ZONE DISTRICT	REQUIRED REGULATIONS	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	40,000 SQ. FT.	226,645 SQ. FT. M/A.
MINIMUM LOT WIDTH	150'	610' M/A.
MINIMUM FRONTAGE	125'	583.34'
MINIMUM COVERAGE	40%	22%
MINIMUM FRONT YARD	75'	99.2'
MINIMUM SIDE YARD	30'	30'
MINIMUM REAR YARD	50'	51.8'
MAXIMUM HEIGHT	40'	M/A.
OFF STREET PARKING	52	61

- GENERAL NOTES:
- THE PURPOSE OF THIS PLAN IS TO ENLARGE THE EXISTING SECOND MANUFACTURING BUILDING WITH A NEW 22,000 SQUARE FOOT ADDITION.
  - THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT ISSUED FOR CONSTRUCTION.
  - NO REGULATED ACTIVITY SHALL OCCUR WITHIN THE WETLANDS AREA OR REGULATED UPLAND AREAS AS SHOWN HEREON EXCEPT AS SHOWN ON THESE PLANS WITHOUT APPROVAL BY THE TOWN OF WATERFORD INLAND WETLANDS OFFICER.
  - ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT AND WALLS SHALL BE LANDSCAPED OR PLANTED WITH GRASS. GRASS AREAS SHALL BE LOADED (FOUR-INCH MINIMUM), FERTILIZED, SEEDED AND MULCHED AS REQUIRED TO SUIT SOIL CONDITIONS.
  - ALL WORK TO BE DONE IN ACCORDANCE WITH TOWN OF WATERFORD STANDARDS.
  - PARKING CALCULATIONS:  
SECTION 20.30 1 SPACE FOR EACH 1,000 SQUARE FEET OF FLOOR AREA, BASED ON 52,000 SQUARE FEET BUILDING; THEREFORE 52 SPACES REQUIRED.
  - THERE ARE NO FLOOR DRAINS LOCATED WITHIN THE BUILDING.
  - SNOW SHALL ONLY BE STOCKPILED ALONG THE NORTHWESTERLY PERIMETER OF THE NEW PARKING LOT, AS SHOWN, TO PREVENT CLOSING AND ICING OF THE STONE DAMPPHRAIM AND STORMWATER FREEBAY SWALE.
  - AN EXCAVATION PERMIT WILL BE REQUIRED FROM THE TOWN OF WATERFORD PUBLIC WORKS DEPARTMENT FOR ANY EXCAVATION WITHIN THE TOWN RIGHT OF WAY.

LANDSCAPE SCHEDULE			
QTY.	SYMBOL	SPECIES	NOTES
		TREES 4" DBH	ROOT
2/3	D	TRIALIA OCCIDENTALS	3'-5" HEIGHT
2	S	ASPERULUM TROPICUM	3'-5" HEIGHT
		SUGAR MAPLE	3'-5" HEIGHT

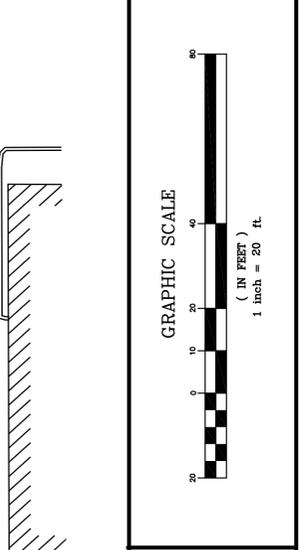
TEST HOLE DATA	
(OBSERVED BY JAMES BERNARDO, LS ON AUGUST 10, 2007)	
TEST HOLE #1	TEST HOLE #2
0-8" TOPSOIL	0-8" TOPSOIL
8-12" LIGHT BROWN SANDY SUBSOIL	8-12" LIGHT BROWN SANDY SUBSOIL
12-58" TAN-GRAY FINE SAND, MOTTLED	12-58" TAN-GRAY FINE SAND, MOTTLED
59-100" UNDISTURBED GROUND	60-100" UNDISTURBED GROUND
NO REFUSAL, NO WATER, NO MOTTLING @ 42"	NO REFUSAL, NO WATER, NO MOTTLING @ 42"
TEST HOLE #3	TEST HOLE #4
0-5" TOPSOIL	0-5" TOPSOIL
5-10" LIGHT BROWN SANDY SUBSOIL	5-10" LIGHT BROWN SANDY SUBSOIL
10-14" TAN-GRAY FINE SAND & STONE, SOME SILT	10-14" TAN-GRAY FINE SAND & STONE, SOME SILT
17-114" UNDISTURBED GROUND	17-114" UNDISTURBED GROUND
NO REFUSAL, NO WATER, NO MOTTLING	NO REFUSAL, NO WATER, NO MOTTLING @ 26"



**SITE DEVELOPMENT PLAN**  
**COMMERCIAL SITE PLAN**  
**180 CROSS ROAD**  
**WATERFORD, CONNECTICUT**  
**PREPARED FOR**  
**SECONN FABRICATION**

DATE: **SEPTEMBER 1, 2007** SCALE: **1"=20'**  
DRAWN BY: **JB** SHEET NO. **3 OF 4**  
PROJECT NO. **05062-2**

NO.	DATE	REVISIONS
1	11/09/07	REVISION PER CONSERVATION COMMISSION COMMENTS
2	11/14/07	REVISION PER STAFF COMMENTS



**JAMES BERNARDO LAND SURVEYING, LLC**  
**102A SPITHEAD ROAD**  
**WATERFORD, CONNECTICUT 06385**  
**(860) 447-0236**

A-2 Maps and Surveys  
Engineering & Surveying  
David A. King, PE  
627 Norwich Road (Rte 82)  
Oakdale, CT 06370

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JAMES BERNARDO LICENSE #70121 DATE \_\_\_\_\_