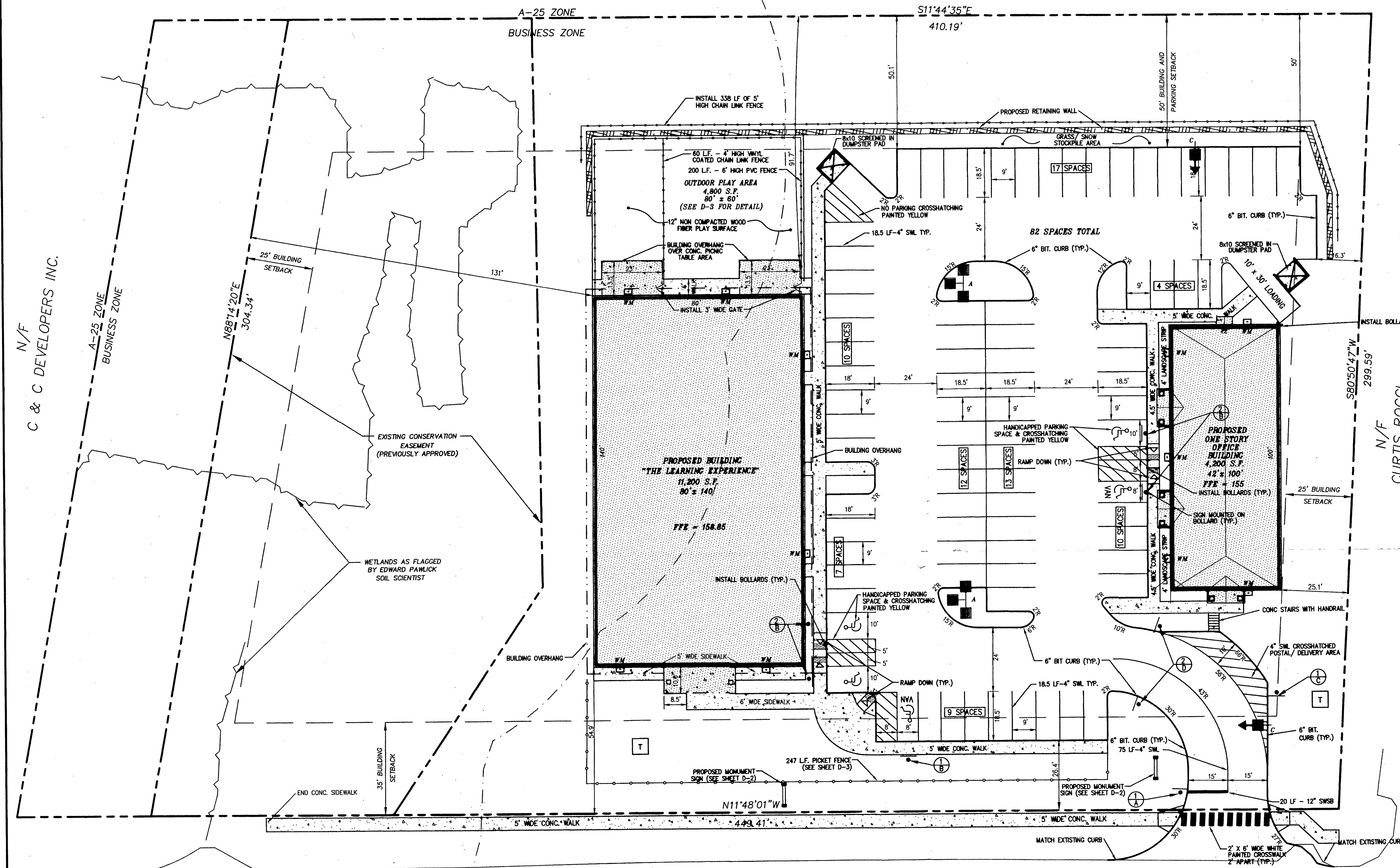


N/F
C & C DEVELOPERS INC.
LOT 14

GENERAL NOTES:

- REFER TO OTHER PLANS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE. PRIOR TO BIDDING, ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFORMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE DETAIL SHEETS.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DUMPSTER ENCLOSURE.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINE(S), CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.
- PAVEMENT MARKING KEY:
4" SYDL - 4" SOLID YELLOW DOUBLE LINE
4" SYL - 4" SOLID YELLOW LINE
4" SWL - 4" SOLID WHITE LINE
12" SWB - 12" SOLID WHITE STOP BAR
- PARKING SPACES SHALL BE STRIPED WITH 4" SWL. HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING SYMBOLS AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- PAVEMENT MARKINGS SHALL BE 15 MINUTE FAST DRYING TYPE.
- 12" SWB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS TO BE EPOXY RESIN TYPE.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH TOWN STANDARDS AND SPECIFICATIONS.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL STATE AND TOWN PERMITS FOR WORK WITHIN ROAD RIGHT OF WAYS, INCLUDING SEWER AND WATER CONNECTION PERMITS. AN EROSION CONTROL BOND IS REQUIRED BEFORE THE START OF ANY ACTIVITY. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THIS WORK.
- EXISTING PROPERTY AND TOPOGRAPHY BASED ON MAPPING PREPARED BY COMPASS ENGINEERING GROUP, LLC.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND TOWN ENGINEER PRIOR TO INSTALLATION. DURING THE BIDDING PROCESS.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 AND VERIFY ALL LOCATIONS.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND SEWER.



LEGEND

	Proposed Concrete
	Proposed Curb
	Proposed Setback

SIGN CHART

DAYCARE TENANT = 80 L.F. x 3.0 S.F. PER SIGN = 240 S.F. MAXIMUM ALLOWED MAIN WALL SIZE = 37 S.F. SECONDARY ENTRANCE SIZE = 37 S.F. *FRONT FILLER SIGNAGE = 96 S.F. TOTAL = 170 S.F.
OFFICE TENANT = 40 L.F. x 3.0 S.F. PER SIGN = 120 S.F. MAXIMUM ALLOWED

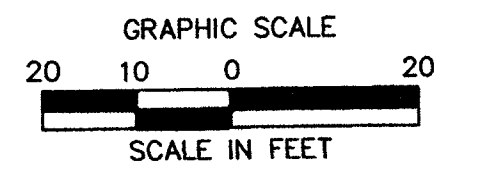
* IF CONSIDERED SIGNAGE

APPROVED BY the Cromwell Planning and Zoning Commission on:
11/18/2008
(date of P&Z meeting)

In accordance with Sec. 8-3(i) of the Connecticut General Statutes, all work in connection with this site plan must be completed by:
11/17/2013
(date of approval plus 5 years)

SIGN LEGEND

LEGEND	QTY.	LEGEND	QTY.
A	1	C	1
B	5	D	2



SUMMARY CHART

ZONING INFORMATION		BUILDING SUMMARY	
PARCEL SIZE	128,502 S.F. (2.957 ACRES)	PROPOSED DAY CARE	11,200 S.F.
ASSESSOR'S LOCATION	Map 25 Block 11 Lot 11-2	PROPOSED OFFICE	4,200 S.F.
ZONING DISTRICT	BUS (BUSINESS)	TOTAL BUILDING S.F.	15,400 S.F.
PROPOSED USE	NURSERY SCHOOL / DAY CARE and PROF. OFFICE	LOADING SUMMARY	Required Provided
OVERLAY ZONING DISTRICT	NONE	PROPOSED OFFICE USER	1 1
ZONING SUMMARY		LANDSCAPING	
ITEM	REQUIRED	PROVIDED	Required Provided
MIN. SITE (LOT) SIZE	25,000 S.F.	128,502 S.F.	10' 26.4'
MINIMUM LOT FRONTAGE	150.0'	449.41'	5' 16.3'
BUILDING SETBACK			50' 50'
FRONT	35 FT.	54.9 FT	
SIDE	25 FT.	25.1 FT	
REAR	25 FT.	131 FT	
MAX. BUILDING HEIGHT	40'	UNDER 40'	
MAX. BLDG COVERAGE	25% (32,126 S.F.)	14.5%	
MAX. LOT COVERAGE	75% (96,377 S.F.)	39.8%	
PARKING SUMMARY			
STANDARD 90' STALLS: 9'x18.5'	82 SPACES REQUIRED	82 SPACES DESIRED (21 OFFICE USER, 45 DAY CARE PROVIDER)	
DAY CARE: 178 CHILDREN / 4 = 44.5			
26 MAX. EMPLOYEES / 1 = 26			
RESIDENTIAL ZONE SETBACKS	50'	50'	
BUILDING/PARKING SETBACK			

FIXED LINE MYLAR
LAND RESOURCE CONSULTANTS, INC.

OWNER/APPLICANT: RECEIVED FOR FILING
QUANTUM OF CROMWELL III 2-4 2008 at 11:26 AM
500 FOUR ROD ROAD TOWN CLERK'S OFFICE
BERLIN, CT 06037 CROMWELL, CONN.
Jean Chagnon
TOWN CLERK

SITE PLAN

PROPOSED THE LEARNING EXPERIENCE FACILITY AND OFFICE BUILDING
SHUNPKE ROAD (CT RTE 3)
CROMWELL, CONNECTICUT

Designed	PMG	CAD File	SP0879101
Drawn	PMG	Project No.	08-791
Checked	REM	Date	11/15/08
Approved	REM	Scale	1"=20'

SP-1

Nicholas Donatelli
(Chairman's signature) 11/17/2013
(date signed)