

**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 WORK IN 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" SWSB - 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.
- 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 LRC ENGINEERING & SURVEYING, LLC. AND TOWN OF CROMWELL TOPOGRAPHIC MAPPING.
- 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.
- PAVEMENT MARKINGS SHALL BE 15 MINUTE FAST DRYING TYPE.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THE SITE IS CURRENTLY SERVICED BY AN PUBLIC WATER AND SEWER.
- 12" SWSB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS TO BE EPOXY RESIN TYPE.
- THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR THE TOWN SITE PLAN STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- BEFORE THE START OF ANY WORK ON SITE THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH TOWN STAFF, WHICH SHALL INCLUDE BUT NOT LIMITED TO, BUILDING INSPECTOR'S OFFICE, HEALTH DEPARTMENT, PUBLIC WORKS DEPARTMENT, AND PLANNING DEPARTMENT.
- ALL FLOOD LIGHTING AND ALL OTHER TYPES OF LIGHTING WHICH ARE INTENDED TO ILLUMINATE THE BUILDING OR YARDS SHALL BE ARRANGED SO THAT THE LIGHTS WILL NOT SHINE INTO THE EYES OF ANY PERSON EXTERNAL TO THE PREMISES, OR CAUSE A NUISANCE FROM EXCESSIVE GLARE.

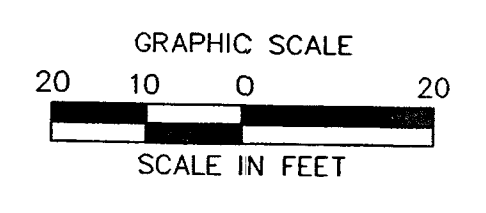
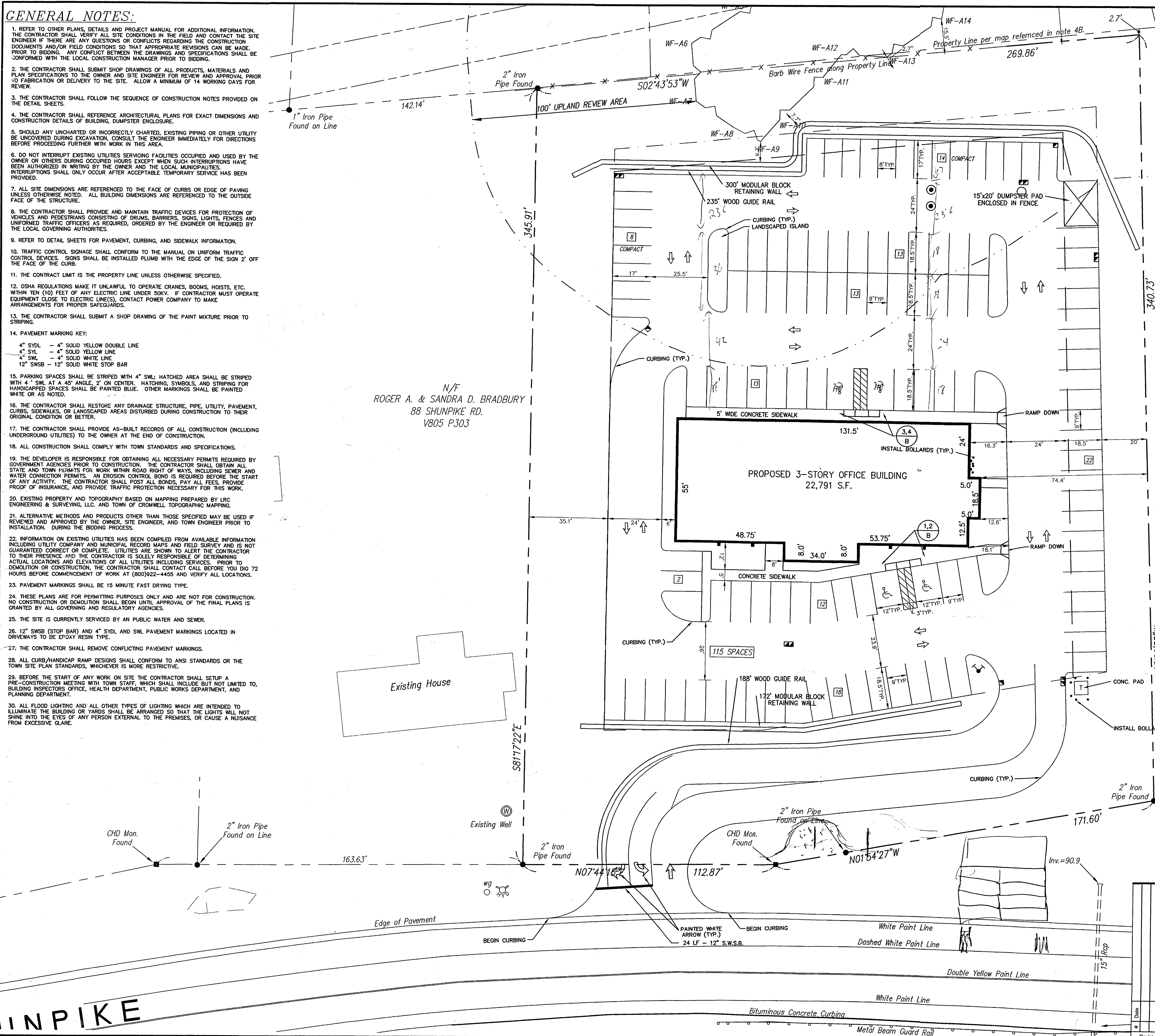
N/F  
 ROGER A. & SANDRA D. BRADBURY  
 88 SHUNPIKE RD.  
 V805 P303

N/F  
 JOHN R. CHERNOCK  
 80 SHUNPIKE ROAD  
 MAIL ADD.: 1553 BOSTON POST RD  
 MILFORD, CT 06460  
 V854 P336

SUMMARY CHART		
<b>ZONING INFORMATION</b>		
PARCEL SIZE	96,187 S.F. (2.208 ACRES)	
ASSESSOR'S LOCATION	Map 22 Lot 12	
ZONING DISTRICT	PO (Planned Office)	
PROPOSED USE	OFFICE	
OVERLAY ZONING DISTRICT	NONE	
<b>ZONING SUMMARY</b>		
ITEM	REQUIRED	PROVIDED
MIN. SITE (LOT) SIZE	20,000 S.F.	96,187 S.F.
MINIMUM LOT FRONTAGE	-	284.47'
BUILDING SETBACK		
FRONT	60 FT.	-
SIDE	35 FT.	-
REAR	35 FT.	-
MAX. BUILDING HEIGHT	40'	UNDER 40'
MAX. BLDG COVERAGE	25% (24,046 S.F.)	7.9% (7,597 S.F.)
MAX. LOT COVERAGE	60% (57,712 S.F.)	60% (57,688 S.F.)
RESIDENTIAL ZONE SETBACKS		
BUILDING/PARKING SETBACK	35'	35'
<b>BUILDING SUMMARY</b>		
PROPOSED OFFICE	22,791 S.F.	
<b>PARKING SUMMARY</b>		
Description	Required	Provided
STANDARD 90° STALLS	9'x18.5'	9' x 18.5'
COMPACT 90° STALLS (20% MAX=23 ALLOWED)	8'x17'	8'x17'
NUMBER OF PARKING SPACES		
OFFICE: 1 Space per 200 s.f. GLA	115 TOTAL	93 STANDARD 22 COMPACT 115 TOTAL
<b>LANDSCAPING</b>		
PARKING SETBACKS	Required	Provided
FRONT	60'	60'
SIDE	20'	20'
REAR	30'	31'
RESIDENTIAL BUFFER	35'	35'

SIGN LEGEND		
NO.	LEGEND	QTY.
A	STOP 30"	1
B	WALKING SURFACE UNUSUALLY SLIPPERY WHEN WET	4
C	BIKE LANE	1

# SIGNS  
 # SIGN LEGEND NO.



CROMWELL OFFICE  
 1507 E

**OWNER:**  
 ANTHONY R. FERRIGNO, TRUSTEE  
 C/O TREELAND EMPLOYEES, PROFIT  
 SHARING PLAN & TRUST, NIC.  
 1000 HUNTINGTON TURNPIKE  
 BRIDGEPORT, CONNECTICUT 06610

**APPLICANT:**  
 QUANTUM REALTY  
 1155 PROSPECT AVE.  
 WEST HARTFORD, CONNECTICUT 06110  
 860-231-9833

**LRC GROUP**  
 LAND PLANNING  
 CIVIL ENGINEERING  
 ENVIRONMENTAL  
 SERVICES

• 4236 Albany Post Road, Suite 1  
 Hyde Park, NY 12538  
 (845) 228-4549 - Telephone  
 (845) 228-4547 - Fax

• 160 West Street, Suite D  
 Cromwell, CT 06416  
 (860) 635-2977 - Tele.  
 (860) 635-4226 - Fax

www.lrcconsult.com

**SITE PLAN**  
**PROPOSED OFFICE COMPLEX**  
 SHUNPIKE ROAD (RTE 3)  
 CROMWELL, CONNECTICUT

Designed	P.M.G.	CAD File	SP0538801	Sheet No.
Drawn	P.M.G.	Pr.	No. 05-388	
Checked	R.E.M.	Date	09/14/05	
Approved	R.E.M.	Scale	1"=20'	

**SP-1**

**SHUNPIKE**