



ZONING INFORMATION

ITEM	REQUIRED	PROPOSED
ZONING DISTRICT	TG	---
MAX. HEIGHT	50'	20'
MIN. SETBACK - STREET	30'	32.62
REAR YARD	30'	---
SIDE YARD - NORTH	15'	338.56
SIDE YARD - SOUTH	15'	72.38
MIN. LOT SIZE	---	758,380 SQ FT
MIN. LOT WIDTH	100'	568.5'
MAX. COVERAGE - BUILDING & STRUCTURES	---	.66%
- IMPERVIOUS	50%	2.4%
PARKING (OFFICE) 1SPACES PER 300 SF	16	15 + 1 HC
4750 / 300 = 16 SPACES		

NOTE:
FINAL LIGHTING DESIGN TO BE PROVIDED BY THE LIGHTING SUPPLIER

ALL SIGNAGE TO BE IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD

IMPORTANT NOTE:
IT IS UNDERSTOOD THAT "NORTHEAST CONSULTING, LLC" HAS NOT BEEN RETAINED FOR THE REVIEW OF THE IMPLEMENTATION OF THE DESIGN AND REVIEWS, AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY UNDER SEPARATE CONTRACT FOR SUCH SERVICE AS REQUIRED.

IMPORTANT NOTE:
CONTRACTOR IS TO CALL "CALL BEFORE YOU DIG" (1-800-922-4455) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED OUT PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.

IMPORTANT NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Date	By	Comment
3-10-18	RMC	ADDED NOTE ON SIGHT LINE DISTANCE
2-5-18	RMC	REVISED PER CT DOT DESIGN DIRECTIVES
9-24-17	RMC	REVISED PER CT DOT COMMENTS
7-17-17	RMC	REVISED SIGHT LINE PER CT DOT
7-6-17	RMC	REVISED PER MUNICIPAL COMMENTS

NORTHEAST CONSULTING, LLC
Civil & Consulting Engineers
Permit Management
Development Consultants
Environmental & Site Planners

95 Thomaston Road, PO Box 116
Morris, Connecticut 06763
Telephone: 860-307-9120
Fax: 860-201-1007

Date: 04-29-17
Project No.: ---
Scale: 1"=20'
Drawn By: RMC
Checked By: ---

CANNAMO DEVELOPMENT LLC
TORRINGTON ROAD
WINCHESTER, CONNECTICUT

SITE PLAN

Sheet No.: **SP-1**