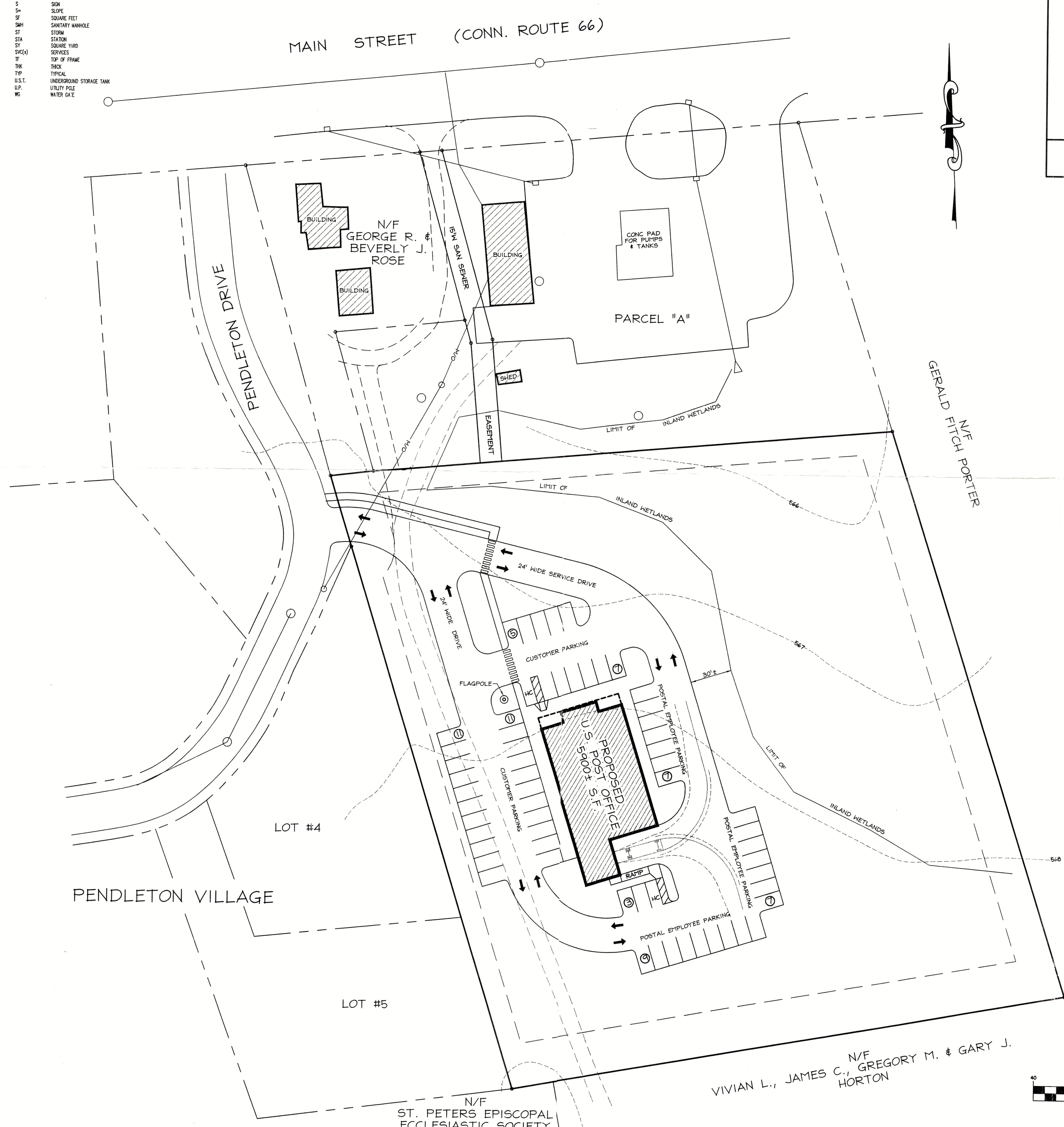


SYMBOL LEGEND

○ DH	PROPERTY LINE
○ MS	HERESTIC OR MEASUREMENT
○ IP	IRON PIN OR PIPE
---	ZONE DISTRICT BOUNDARY
---	EASEMENT LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
+47.80	EXISTING SPOT GRADE
+42.80	PROPOSED SPOT GRADE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
W	WATER GATE VALVE
⊕	FIRE HYDRANT
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
+	GAS GATE VALVE
---	EXISTING SAN. SEWER/STORM LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAINAGE LINE
⊙	EXISTING SAN. SEWER/STORM MANHOLE
⊙	PROPOSED SAN. SEWER/STORM MANHOLE
⊙	EXISTING MANHOLE TO BE MODIFIED
⊙	EXISTING STORM CATCH BASIN
⊙	PROPOSED STORM CATCH BASIN
⊙	EXISTING TELEPHONE MANHOLE
⊙	EXISTING ELECTRIC MANHOLE
U.S.T.	EXISTING UNDERGROUND STORAGE TANK
⊕	EXISTING UTILITY POLE
⊕	RELOCATED UTILITY POLE
○/W	EXISTING OVERHEAD WIRE
⊕	EXISTING LIGHT POLE
⊕	PROPOSED SITE LIGHT POLE
⊕	NUMBER OF PROPOSED PARKING SPACES
⊕	EXISTING TREE
⊕	TRAFFIC SIGNAL HEAD
---	EXISTING CHAINLINK FENCE
---	PROPOSED CHAINLINK FENCE
---	STONEWALL
---	LIMIT OF INLAND WETLANDS W/ FLAG #
---	STAKED HAYBALES/SEDIMENT BARRIER
C	PROPOSED CONDENSOR PAD
X	PROPOSED ELECTRIC TRANSFORMER PAD
D	PROPOSED ENCLOSED DUMPSTER PAD

ABBREVIATIONS

A.C.	ASPHALTIC CEMENT	MIN	MINIMUM
AVG.	AVERAGE	MON	MONUMENT
B.F.	BOTTOM FOOTING	MS	MERESTONE
BT	BRICKWORK	N/F	NOT OR FORMERLY
B.S.G.	BUILDING	N/C	NOT CENTER
CB	CATCH BASIN	O/W	OVERHEAD WIRE
C.I.P.	CAST IRON PIPE	O/W	POINT OF INTERSECTION
CL	CLASS	P	PROPOSED
CMP	CORRUGATED METAL PIPE	PF	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	PS	POUNDS PER SQUARE INCH
CSO	COMBINED SEWER OVERFLOW	PT	POINT OF TANGENCY
CY	CUBIC YARD	P/C	POLYETHYLENE CHLORIDE PIPE
D.I.P.	DUCTILE IRON PIPE	PMT	PAVEMENT
DK	DECK	R	RADIUS
DWH	DRAIN MANHOLE	R/C	REINFORCED CONCRETE PIPE
ELEV/EL	ELEVATION	REQD	REQUIRED
E.O.P.	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EX. EXC. DIST.	EXISTING ENCLOSURE	RR	RAILROAD
FF	FRESH FLOOR	RET	RETAINING
F.F.A.	FIELD LINE	S	SLOPE
FT	FOOT	S/F	SQUARE FEET
G	GAS	SM	SMOKY MANHOLE
G.F.A.	GROSS FLOOR AREA	ST	STORM
GR	GRADE	STA	STATION
H	HIGH	SV	SQUARE YARD
HC	HANDICAP	SV(4)	SQUARE YARD
H.D.	HYDRANT	T	TOP OF FRAME
INT	INTERIOR	TRK	TRUCK
INT	INTERIOR	TYP	TYPICAL
LF	LINEAR	U.S.T.	UNDERGROUND STORAGE TANK
LP	LIQUID PETROLEUM	U/P	UTILITY POLE
L.P.	LIGHT POLE	W	WATER GATE
LT	LEFT		
M/E	MECHANICAL/ELECTRICAL		
MH	MANHOLE		



LOCATION MAP
SCALE: 1" = 500 FT.

GENERAL NOTES

- REFERENCE IS MADE TO THE PLAN TITLED, "SUBDIVISION PLAN PREPARED FOR FRED BRUGGEMAN #70 MAIN STREET (CONN. RT. 66) HEBRON, CONNECTICUT" DATE: 1-20-98; REVISED TO 2-20-98; SCALE: 1" = 40'. SHEET 1 & 2 OF 2; PREPARED AND CERTIFIED TO CLASS "D" HORIZONTAL STANDARDS AND CLASS "B" VERTICAL ACCURACY BY TARBELL, HEINTZ & ASSOC., INC. 240 ROBERTS ST, SUITE 200, EAST HARTFORD, CT (860) 526-1810.
- THIS SITE IS LOCATED WITHIN THE "GB" (GENERAL BUSINESS) ZONING DISTRICT OF THE TOWN OF HEBRON, CONNECTICUT.
- THIS SITE IS IDENTIFIED ON THE TOWN OF HEBRON TAX ASSESSOR'S MAP #70 AS LOT #22.
- THE INLAND WETLAND LIMITS SHOWN HEREON WERE ESTABLISHED IN THE FIELD BY MIKE GRAGNOLATI, SOIL SCIENTIST AND LOCATED BY GROUND SURVEY BY TARBELL, HEINTZ & ASSOC.
- THIS SITE IS DESIGNATED AS FLOOD HAZARD ZONE "C" (AREA OF MINIMAL FLOODING) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) TITLED TOWN OF STONINGTON, CONNECTICUT NEW LONDON COUNTY; PANEL 17 OF 20; CMP #040106-0017F MAP REVISED SEPTEMBER 6, 1995.
- THIS SITE IS SERVED BY MUNICIPAL SANITARY SEWER SERVICES.
- TOPOGRAPHY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM MAP REFERENCED IN NOTE #1 ABOVE AND IS SUBJECT TO VERIFICATION PRIOR TO FINAL SITE DESIGN.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM August 1929. THE SITE CONTRACTOR SHALL RELOCATE THE PROJECT BENCHMARK AS NECESSARY DURING CONSTRUCTION.
- ALL UNDERGROUND AND OVERHEAD UTILITIES SHOWN HEREON ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO COMMENCING ANY SITE WORK. THE ENGINEER MAKES NO STATEMENT, WARRANTY OR GUARANTEE TO THE LOCATION, SIZE, TYPE, QUANTITY OR CONDITION OF ANY UTILITIES SHOWN HEREON.
- THIS PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF THE TOWN OF HEBRON INLAND WETLANDS COMMISSION.
- THIS PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF THE TOWN OF HEBRON PLANNING COMMISSION FOR SPECIAL PERMIT.
- THIS PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF THE STATE OF CT. DEPT. OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT.
- THIS SITE IS NOT LOCATED WITHIN THE COASTAL AREA MANAGEMENT (CAM) ZONE OF THE TOWN OF STONINGTON.
- THIS SITE IS NOT LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT OF THE TOWN OF STONINGTON.
- OFFSTREET PARKING REQUIREMENTS AS REQUIRED BY ZONING ARE CALCULATED AS FOLLOWS:
OFFSTREET PARKING AS REQUIRED BY ZONING:
 OFFICE USE: 5900± S.F. x 1 SPACE @ 200 S.F. = 30 SPACES REQD.
OFFSTREET PARKING AS REQUIRED BY U.S. POST OFFICE:
 EMPLOYEE PARKING = 22 SPACES + 1 HANDICAPPED = 23 SPACES
 PATRON PARKING = 25 SPACES + 1 HANDICAPPED = 26 SPACES
 TOTAL PARKINGS REQUIRED BY U.S. POST OFFICE = 44 SPACES
TOTAL OFFSTREET PARKING PROVIDED:
 TOTAL PARKING = 58 SPACES + 2 HANDICAPPED = 60 SPACES

ZONING DATA TABLE

"GB" ZONING DISTRICT HEBRON, CONN.			
ITEM	REQUIRED	PROVIDED	REMARKS
USE	GOVERNMENTAL SVCS (SECT. 5.5.2(b))	U.S. POST OFFICE	SPECIAL PERMIT REQ'D
MIN. LOT AREA	21,780 S.F.	163,381± S.F.	
AREA OF WETLANDS	N/A	15,000± S.F.	20.2% OF SITE
MAX. LOT COVERAGE	30%		
MIN. LOT FRONTAGE	75 FT.		
MIN. LOT WIDTH	N/A		
MAX. BLDG. HEIGHT	3ST/30 FT.		
MIN. FRONT YARD	30 FT.		
MIN. SIDE YARD	15 FT.		
MIN. REAR YARD	25 FT.		
MAX. SIGN AREA	1 SF/LF BLDG OR 50 SF MAX 2 SF/LF BLDG.		
MAX. SIGN HEIGHT	18 FT.		
OFFSTREET PARKING	1 SP/200SF=30 SP	60 SPACES	
PARKING SPACE SIZE	10' x 18'	10' x 18'	
HANDICAPPED PARKING	2 SPACES	2 SPACES	
TRUCK LOADING		1 BERTH	
MIN. INTERIOR LANDSCAPING	10% PARKING AREA		
LANDSCAPE BUFFER	30 FT FROM RESIDENTIAL ZONE		

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PRELIMINARY

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REVISIONS

LTR	DESCRIPTION	DATE
A	INITIAL ISSUE	5/26/98

CONCEPTUAL SITE LAYOUT
PROPOSED U.S. POST OFFICE
PREPARED FOR
RON-AL, LLC
FOR PROPERTY LOCATED AT
70 MAIN STREET (CONN. RT. 66)
TOWN OF HEBRON
CONNECTICUT

Sheet No.
SK-001
1 OF 1 SHEETS
Scale: 1" = 40'
Date: 21 MAY 1998
Project No. 980507

