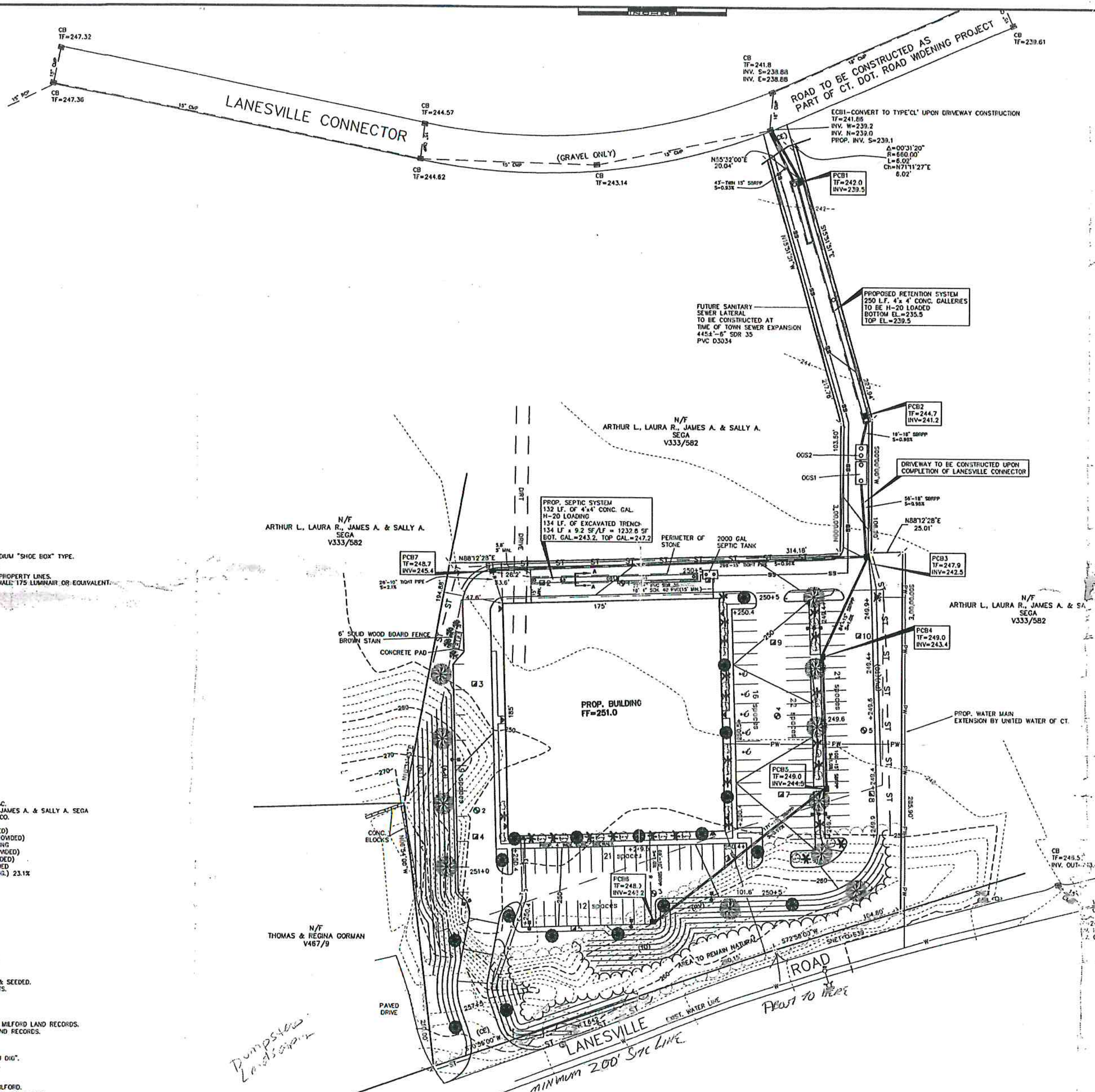


LIGHTING NOTES:
- POLE LAMPS SHALL BE 400 WATT HIGH PRESSURE SODIUM "SHOE BOX" TYPE.
- POLES TO BE 10 FEET ON A 2' HIGH BASE.
- POLES & LIGHT BOX TO BE DARK BRONZE OR BLACK.
- LIGHTS TO BE SET TO AVOID LIGHT "SPILLAGE" PAST PROPERTY LINES.
- BLDG. FIXTURES TO BE WALL MOUNT FIXTURE. 150W ,WALL 175 LUMINAIR OR EQUIVALENT.

LANDSCAPE LEGEND

- WHITE PINE
- SUGAR MAPLE
- COLUMNAR ARBOR VITAE
- MIXED EVERGREEN & FLOWERING SHRUBS

ZONING DATA

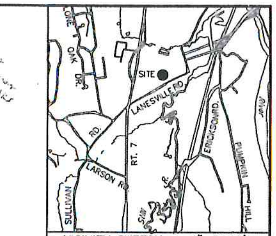
ZONE:	RI
TOTAL AREA:	140,075± S.F./3.21 ±AC.
OWNER OF RECORD:	ARTHUR L., LAURA R., JAMES A. & SALLY A. SEGA
DEVELOPER:	HOMETOWN MORTGAGE CO.
USE:	INDOOR SOCCER
MAXIMUM BUILDING HEIGHT:	40' (REQ.) 20' (PROVIDED)
MINIMUM LOT FRONTAGE:	200' (REQ.) 394.95' (PROVIDED)
MINIMUM LOT SIZE:	160,000 S.F. PRE-EXISTING
FRONT SETBACK:	100' (REQ.) 101.6' (PROVIDED)
SIDE SETBACK:	15' (REQ.) 47.6' (PROVIDED)
REAR SETBACK:	30' (REQ.) 33.6' PROVIDED
BUILDING COVERAGE:	32,375 S.F. (PROP. BLDG.) 23.1%

PARKING SCHEDULE

PROVIDED: 101 SPACES

LANDSCAPED
PARKING AREA: 5300± S.F. (12.9%)

NOTES:
- BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY.
- TOPOGRAPHY BASED ON NGVD DATUM.
- NO 100 YEAR FLOOD ZONE EXISTS ON THE PROPERTY.
- ALL DISTURBED AREAS ARE TO BE LANDSCAPED, TOPSOILED, & SEEDED.
- NO LIGHTING IS TO BE DIRECTED OUTSIDE THE PROPERTY LIMITS.
- UTILITIES ARE TO BE UNDERGROUND.
- ESTIMATED EARTH EXCAVATION IS 5510± C.Y.
- ESTIMATED REQUIRED EARTH FILL IS 5720± C.Y.
- PROPERTY IS ASSESSORS MAP 14.1 LOT 83.
- REFER TO DEED VOLUME V333/582 & V661/453 OF THE NEW MILFORD LAND RECORDS.
- REFER TO TC MAP #1278R & #2474 OF THE NEW MILFORD LAND RECORDS.
- OFFSETS ARE MEASURED TO FACE OF STRUCTURE.
- SITE IS SERVED BY THE UNITED WATER COMPANY.
- SITE IS CURRENTLY UNDER EXCAVATION.
- CONTRACTOR IS RESPONSIBLE TO CONTACT "CALL BEFORE YOU DIG".
- NO WETLAND SOILS WERE FOUND TO EXIST ON THE PROPERTY.
- PERMITS FOR SIGNS WILL BE OBTAINED AT A LATER DATE.
- ALL CURBING TO CONFORM TO THE ZONING REQUIREMENTS.
- DRIVEWAY PERMITS ARE REQUIRED FROM THE TOWN OF NEW MILFORD.
- UTILITY LOCATIONS TO BE AS DETERMINED BY INDIVIDUAL UTILITY COMPANIES.
- ALL PIPE FROM ROOF DRAINS TO CATCH BASINS SHALL BE SCHEDULE 40 PVC.
- ALL DRAINAGE PIPE SHALL BE ADS N12 POLYETHYLENE UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND FENCE DETAILS.
- PROPOSED TREES SHALL BE IN ACCORDANCE WITH NEW MILFORD ZONING COMMISSION REQUIREMENTS.
- PARKING AND DRIVEWAYS TO BE BITUMINOUS CONCRETE.
- ESTIMATED STARTING DATE IS DECEMBER 2001. ESTIMATED COMPLETION DATE IS MAY 2001.



VICINITY SKETCH 1"=2000'

LEGEND

- PROPERTY LINE
- EXISTING IRON PIN OR PIPE
- EXISTING MONUMENT
- SANITARY SEWER MANHOLE
- UTILITY POLE WITH ANCHOR
- EXISTING HYDRANT
- PROPOSED HYDRANT
- WATER VALVE
- CATCH BASIN
- BLDG. SETBACK LINE
- EXISTING CONTOUR — 310
- PROPOSED CONTOUR — 310
- DEEP HOLE — 2
- PERCOLATION TEST — A
- EXISTING SPOT ELEVATION — 311.5
- PROPOSED SPOT ELEVATION — 311+5
- PROP. BUILDING MOUNTED LIGHT
- PROP. SHOEBOX LIGHT
- TREE LINE
- SEDIMENT FENCE — ST
- PROP. ELECTRIC LINES — E
- PROP. ROOF DRAIN — R
- PROP. TELEPHONE LINES — T
- PROP. WATER LINES — PW
- EXISTING WATER LINES — W
- FUTURE SAN. SEWER LINES — SS

10/25/01 No Landscape Not Existing

RECEIVED
SEP 14 2001

The following recommendations of the Town Engineer are stipulations of the approval. See minutes 10/9/01

3. There appears to be a small amount of grading along the western property line with Arthur L., Laura R., James A., and Sally A. Sega. The developer should avoid grading on the abutting property or obtain and show an easement.
4. The developer should demonstrate that there is sufficient sight distance based upon the proposed grading changes along Lanesville Road. Any problems with sight distance or vegetation will be addressed when the applicant applies for a driveway permit at Public Works.
5. I recommend that the developer not install the proposed stormwater drainage retention system as shown. Sufficient capacity should be available in the existing drainage system along the Lanesville Connector to accomodate this development. Proposed improvements to this road by ConnDOT show that the drainage system piping will be increased. I recommend that the oil/water separator remain on the site as proposed.

10/5/01

Not Valid Without Embossed Seal

SITE PLAN

PREPARED FOR
HOMETOWN MORTGAGE CO.
LANESVILLE ROAD &
LANESVILLE CONNECTOR
NEW MILFORD, CONNECTICUT

Date:	7-17-01
Scale:	1"=40'
Proj. No:	01263SU1
Map No:	2354
Sheet:	S1
Drawn By:	R.T.P.

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