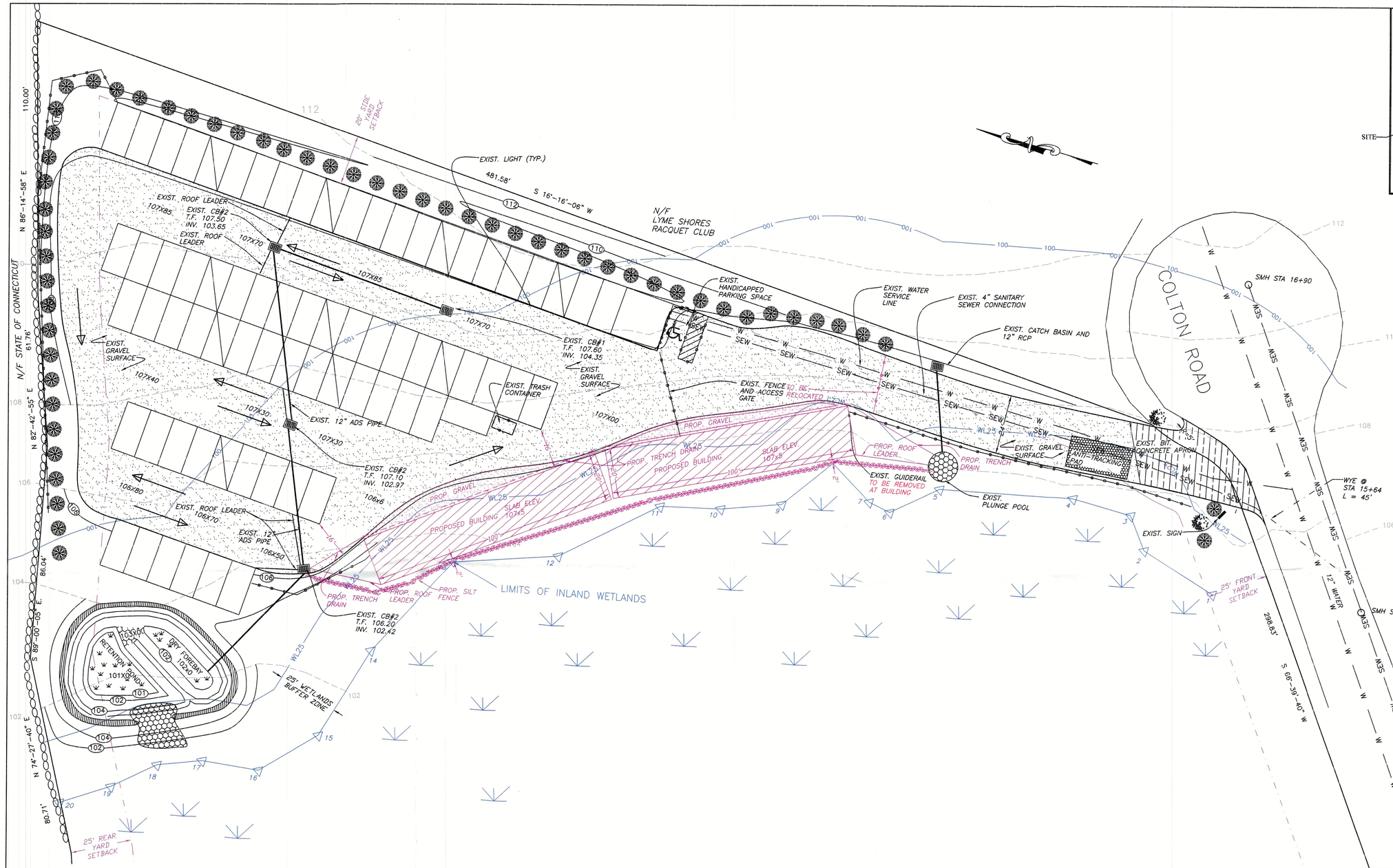

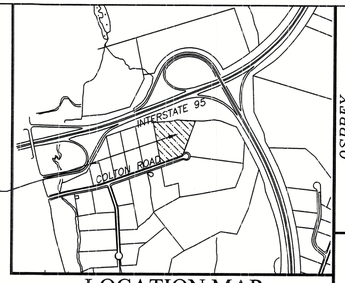

LOCATION MAP

1000 SCALE 2000

1" = 1000 FT

OSPREY ENVIRONMENTAL ENGINEERING, LLC
146 East Main Street
Plainville, CT 06413
Phone (860) 585-8861
Fax (860) 564-3751

STATE OF CONNECTICUT — LICENSED PROFESSIONAL ENGINEER — No. 13941

LEGEND

SYMBOL	DESCRIPTION
•	PROPERTY CORNER
O	IP / REBAR FOUND
□	MON/MERESTONE FOUND
———	PROPERTY LINE
—16—	PROP. CONTOUR
E1	EXISTING UNIT
1	PARKING SPACE
○	UTILITY POLE
○—•	UTILITY POLE W/LIGHT
DBI	WATER VALVE
PERC #1	PERC TEST
—UG/UT—	UNDERGROUND UTIL.
— W —	WATER SERVICE
⌒	TREELINE
⌒⌒⌒	SHRUB ROW
—▭—	SIGN
15x6	PROPOSED SPOT ELEV
TP #1	DEEP TEST PIT
—ohw—	OVERHEAD WIRES
FF	FINISHED FLOOR
—LD—	LIMIT OF DISTURBANCE
X 15.5	EXISTING SPOT ELEV
⌒⌒⌒	PROP. SILT FENCE

PARKING REQUIREMENTS

COMMERCIAL USE
ONE PARKING SPACE PER TWO EMPLOYEES
ANTICIPATED SPACES =
1 EMPLOYEE -- 1 SPACE
1 SPACE PROVIDED

STATEMENT OF USE

THE PROPOSED ACTIVITY IS THE CONSTRUCTION OF FOUR SELF STORAGE BUILDINGS, AN ASSOCIATED OFFICE, AND AN ACCESS DRIVEWAY. THE SITE WILL BE SERVED BY PUBLIC WATER, SEWER, AND ELECTRIC UTILITES.

ZONE - LIGHT INDUSTRIAL

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SQ. FT.	231,300 S.F.	231,300 S.F.
MIN. FRONT SETBACK	25 FT	203'	203'
MIN. SIDEYARD SETBACK	20 FT.	20'	20'
MIN. REAR SETBACK	25 FT.	25'	25'
MAX. GROUND COVER	40%	6.1%	7.9%
MAX. BUILDING HEIGHT	40'	20'	20'
BUFFER STRIP	WAIVER OBTAINED - BUFFER STRIP NOT REQUIRED		
SIDEWALKS	WAIVER OBTAINED - SIDEWALKS NOT REQUIRED		
FLOOD ZONE	B & C PER FIRM PANEL 090096 0011C		

LITHONIA KAD 175 TYPE IV
CUTOFF LUMINAIRE
WALL MOUNTED LIGHT -- FULL CUTOFF

REFERENCE MAPS

1. "WETLANDS LOCATION MAP, PROPERTY LOCATED ON COLTON ROAD, EAST LYME, CONNECTICUT, PREPARED FOR CHARLES C. HAND"; SCALE: 1" = 20'; DATE: MARCH 24, 1998; PREPARED BY: J. ROBERT PFANNER & ASSOCIATES, P.C., NIANTIC, CT

2. "SITE PLAN WITH SOIL EROSION CONTROLS,LANDSCAPING, & ENGINEERED SEPTIC, PROPOSED SELF STORAGE FACILITY, COLTON ROAD, EAST LYME, CT"; SCALE: 1"=20'; DATE: FEBRUARY, 1988 REVISED TO 11/21/88; PREPARED BY: EDMOND SITTY, P.E., WATERFORD, CT

DATE: 06.21.21 DRAWN BY: RG

REVISIONS

#	DATE	DESCRIPTION	BY
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CLIENT: MR. CHARLES HAND

PROJECT: 18 COLTON ROAD EAST LYME, CT

SHEET TITLE: SITE DEVELOPMENT PLAN

20 0 20 Scale 1" = 20'

DRAWING NUMBER: 1.2