

SITE PLAN NOTES:

1. ASSESSORS MAP 44
BLOCK 10
LOTS 5 & 8
PARCEL OWNER - LOT 5 - TOWN OF PLYMOUTH
LOT 8 - MARK S. GOODWIN

2. LOT AREA TOTAL - 1.394 ACRES

3. BUILDING USE: FIREHOUSE

4. WETLANDS SHOWN ARE AS FLAGGED IN THE FIELD BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES

AREA OF WETLANDS ON SITE - 0.015 AC
AREA OF WETLANDS DISTURBED - 0.008 AC
FILL PLACED IN WETLANDS - 6 CY.

AREA OF ACTIVITY WITH 100' OF WETLANDS - 0.43 AC

5. ZONE:
LOT 5 - C-1
LOT 8 - R-20

6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL NOTIFY CALL-BEFORE-YOU-DIG AT 1-800-922-4465 PRIOR TO ANY EXCAVATION.

7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.

8. PROPERTY SERVICED BY PUBLIC WATER AND SEWER.

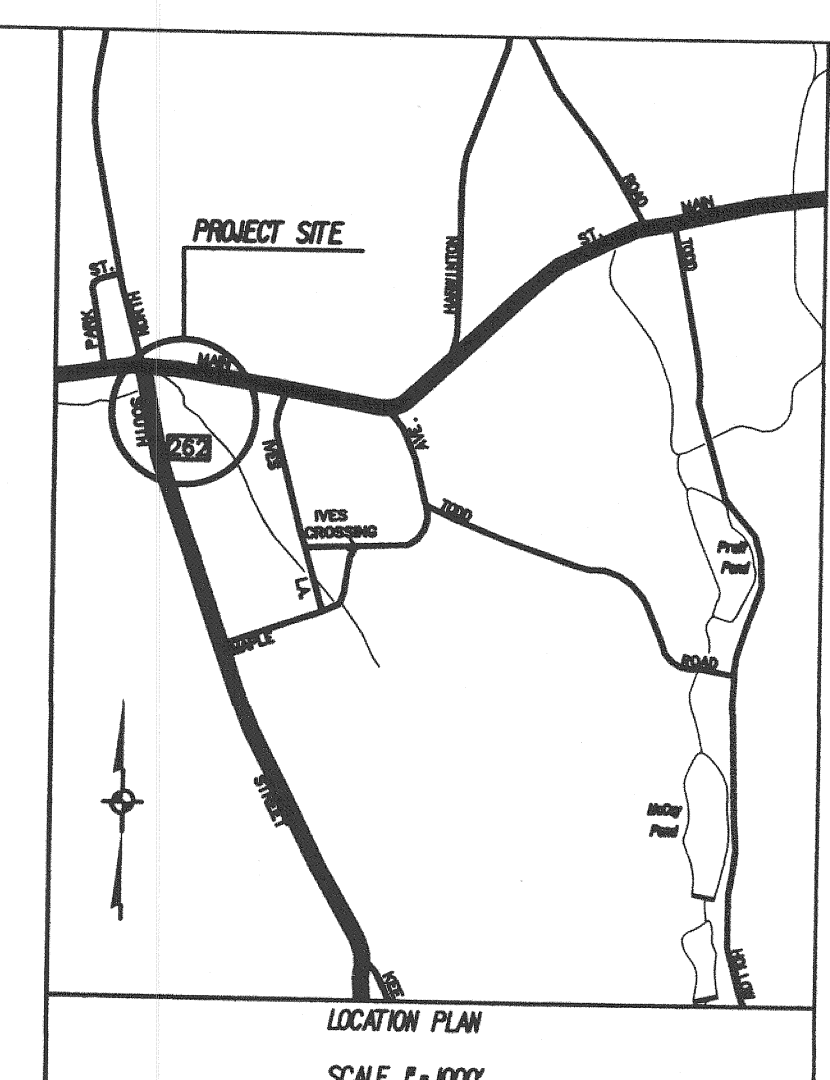
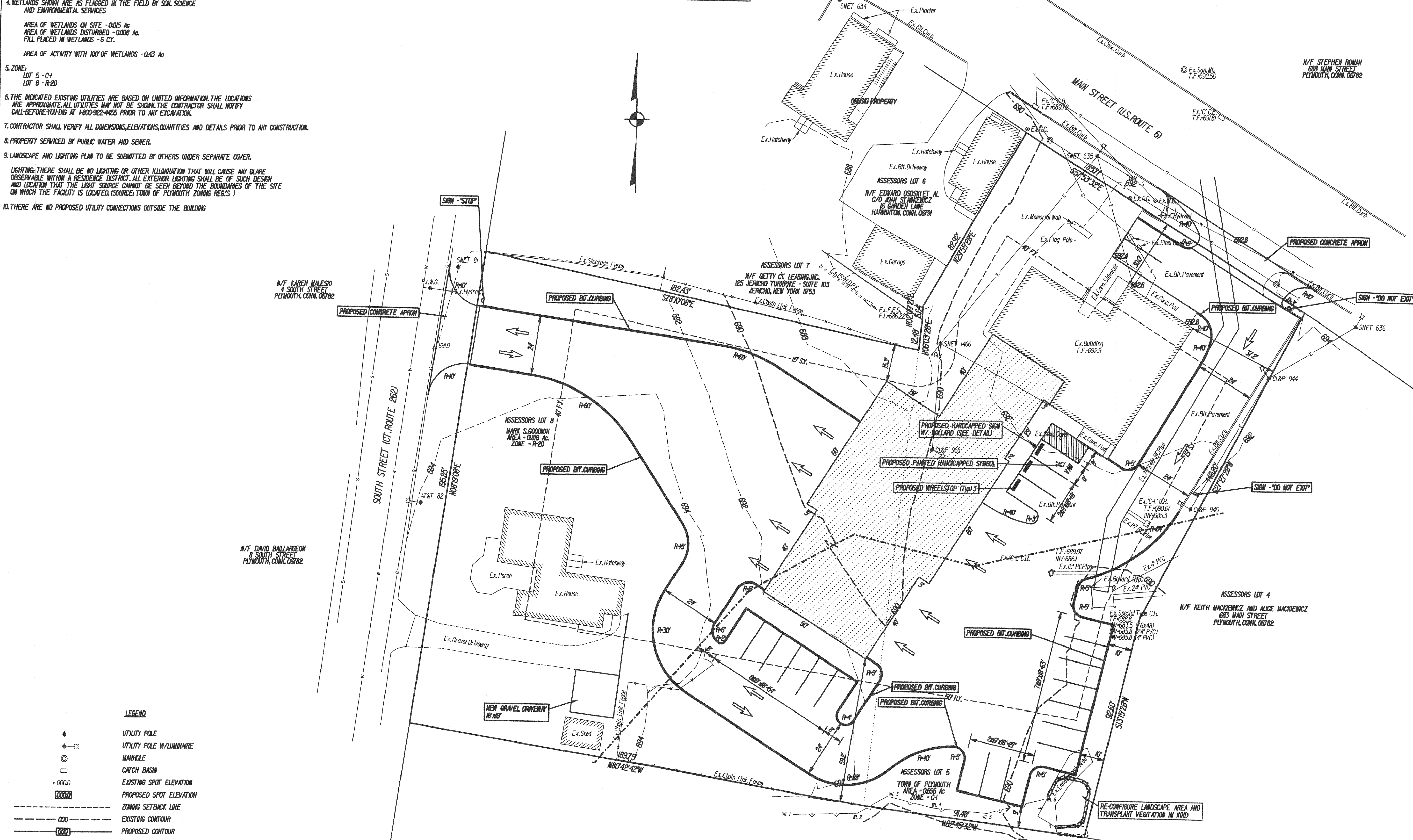
9. LANDSCAPE AND LIGHTING PLAN TO BE SUBMITTED BY OTHERS UNDER SEPARATE COVER.

LIGHTING: THERE SHALL BE NO LIGHTING OR OTHER ILLUMINATION THAT WILL CAUSE ANY GLARE OBSERVABLE WITHIN A RESIDENCE DISTRICT. ALL EXTERIOR LIGHTING SHALL BE OF SUCH DESIGN AND LOCATION THAT THE LIGHT SOURCE CANNOT BE SEEN BEYOND THE BOUNDARIES OF THE SITE ON WHICH THE FACILITY IS LOCATED. (SOURCE: TOWN OF PLYMOUTH ZONING REGS.)

10. THERE ARE NO PROPOSED UTILITY CONNECTIONS OUTSIDE THE BUILDING

ZONING REQUIREMENTS (ZONE C-1)

	ZONE DISTRICT	MIN. LOT AREA (SF)	MIN. LOT FRONTAGE (FT)	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT (FT)	MAX. BUILDING COVERAGE (%)	MAX. LOT COVERAGE (%)
REQUIRED	C-1	20,000	125	40	15	50	30	15	65
PROPOSED	C-1	65,948	135.71	300 *	15.3	59.2	SEE ARCH.	18.1	59.7



LAYOUT PLAN
FOR
SITE PLAN MODIFICATION
ASSESSORS LOT 5 AND LOT 8
PLYMOUTH FIREHOUSE
691 MAIN STREET
PLYMOUTH, CONNECTICUT
SCALE 1" = 20' MAY 27, 2014

LEGEND

- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ZONING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING BITUMINOUS CONCRETE CURBING
- PROPOSED BITUMINOUS CONCRETE CURBING
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- PROPOSED SEDIMENTATION CONTROL FENCE
- PROPOSED CATCH BASIN OR YARD DRAIN W/ HAY BALES & FILTER FABRIC UNDER CATCH BASIN GRATE (TYPICAL)

1. MAP OF LAND OF JOHN OSOSKI PLYMOUTH, CT. SCALE 1" = 20' SEPT. 1934. A.W. WOOD SURVEYOR
2. MAP OF PROPERTY OWNED BY DOROTHY B. DIETLIN PLYMOUTH, CONN. SCALE 1" = 10' JANUARY, 1981 G.A. HANSON LAND SURVEYOR
3. MAP OF LAND OWNED BY ARTHUR J. AND FLORA M. LORD PLYMOUTH, CONN. SCALE 1" = 10' NOVEMBER, 1980 G.A. HANSON LAND SURVEYOR
4. MAP OF PROPERTY BELONGING TO TREMARC CORPORATION LOCATED AT MAIN AND SOUTH STREETS PLYMOUTH, CONN. SCALE 1" = 10' FEB. 1987 CHARLES A. CANN CIVIL ENGINEER AND LAND SURVEYOR
5. MAP OF PROPERTY OWNED BY EARL W. SKILTON PLYMOUTH, CONN. SCALE 1" = 20' JUNE, 1956 G.A. HANSON LAND SURVEYOR
6. DRAINAGE IMPROVEMENTS ALONG U.S. ROUTE 6 AT CONN. ROUTE 282 CONDOT PROJECT #14-123 SHEET 6 OF 6 MAR. 1996

- SURVEYORS NOTES: 1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300 THROUGH 20-300-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986.
2. BOUNDARY DETERMINATION CATEGORY - RESURVEY
 3. HORIZONTAL ACCURACY CLASS - A-2
 4. TOPOGRAPHIC ACCURACY CLASS - T-2
 5. UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED AND SHOULD BE CONSIDERED APPROXIMATE.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. GREEN P.E.
REG. NO. 0026292

Robert C. Green

SHEET 2 OF 4

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