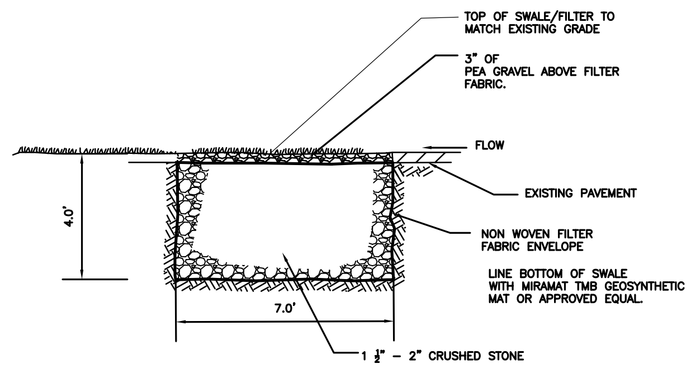
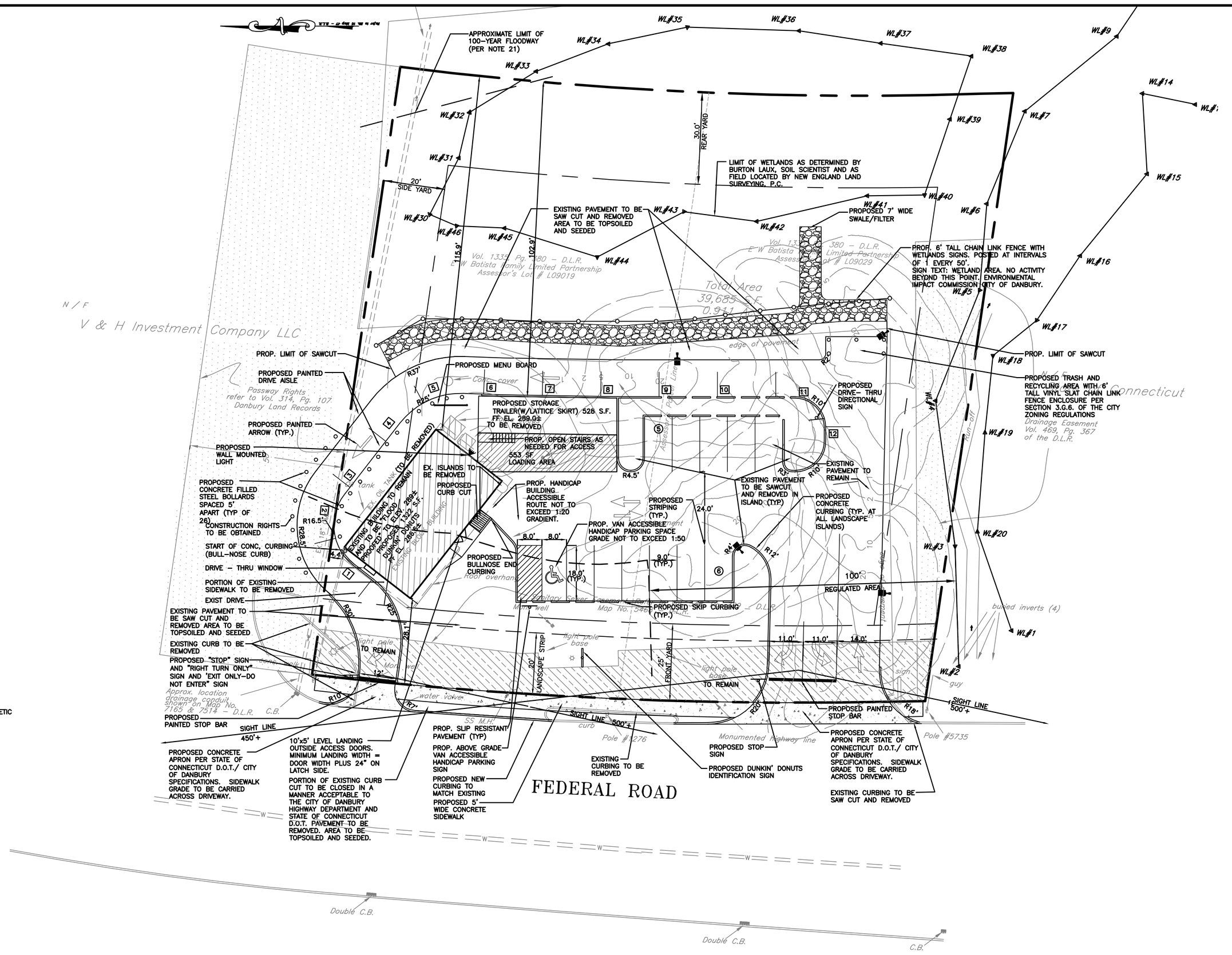


SWALE/FILTER DETAIL

NOT TO SCALE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND

- EXISTING SANITARY MANHOLE
- PROPERTY LINE
- PROP. WALL MOUNTED LIGHT
- PROP. POLE MOUNTED AREA LIGHT
- (6) PROP. PARKING COUNT
- (2c) PROP. COMPACT PARKING COUNT
- [6] DRIVE–THRU VEHICLE STACKING SPACE
- SETBACK LINE
- PROP. WALL MOUNTED LIGHT
- WETLAND LIMIT LINE
- W#42 DENOTES KEY
- [10 8] DENOTES QUANTITY

LIGHTING SCHEDULE

(AS MANUFACTURED BY COOPER LIGHTING OR APPROVED EQUIVALENT)

KEY	QUANTITY	
	4	175W POLE MOUNTED (SINGLE) 14' HIGH
	1	PER DUNKIN' DONUTS SPECIFICATIONS

LIGHTING NOTE: ALL PROPOSED LIGHTING IS TO BE SHIELDED TO PREVENT OFF–SITE GLARE PER SECTION 8.C.7. OF THE CITY OF DANBURY ZONING REGULATIONS. OWNER TO PROVIDE ADDITIONAL LIGHTING WHERE WARRANTED (SUCH AS: STAIRS, ENTRANCES/EXITS, ETC.)

ZONING ANALYSIS TABLE

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONE DISTRICT	CG–20			
EXISTING USE(S)	AUTOMOBILE SALES, RENTALS, & LEASING			
PROPOSED USE	RETAIL DONUT SHOP/FAST FOOD RESTAURANT			
LOT: MIN. LOT AREA	20,000 S.F.	36,554±* S.F.	36,554±* S.F.	
LOT WIDTH	100'	149.2'±	149.2'±	
PRINCIPAL BUILDING: MIN. SETBACKS				
FRONT YARD	25'	28.1'±	28.1'±	
SIDE YARD	20'	4.4'±	4.4'±	
REAR YARD	30'	115.9'±	104.58±	
MAX. HEIGHT	45'	15'±	15'±	
MAX. BUILDING COVERAGE	30%	3.59%±	5.06%±	
IMPERVIOUS COVERAGE		52%±	36%±	
PARKING:				
RETAIL–1 SPACE PER 150 S.F. 1322x0.85=1123.7/150 =7.49 SP. WAREHOUSE–ONE SPACE/EMPLOYEE NO NEW EMPLOYEES=0 SPACES REQUIRED	8	–	11 (9'X18') 12 SPACES FOR STACKING (DRIVE–THRU)	
HANDICAP	1	–	1	
TOTAL	8 + 1 HC	–	23 + 1 H.C.	
LOADING–1 SP. UP TO 15,000 GFA	1	–	1	

* LOT AREA: (L09019) 20,001 SF+(L09029) 19,684 SF= 39,685 SF– 3131± SF SEWER EASEMENT AREA = 36,554 S.F. TO DETERMINE MIN. LOT AREA AND DENSITY

**NO SEATS ARE PROPOSED WITHIN THE RESTAURANT

TRIP GENERATION TABLE

RESTAURANT–FAST FOOD–553 TRIPS/1,000 S.F. G.F.A.

1322 S.F. G.F.A./1,000=1.322X553=731.07

STORAGE/WAREHOUSE 5 TRIPS/1,000 S.F. G.F.A.

528 S.F G.F.A. 1000± 0.528 X 5=2.64

731.07+2.64= OR 733.71 OR 734 TRIPS PER DAY

GENERAL NOTES

1. PROPERTY IS IDENTIFIED BY THE CITY OF DANBURY ASSESSOR'S OFFICE AS: LOT NO. L09019 & L09029. PROPERTY TO BE COMBINED UPON SITE PLAN APPROVAL.
2. ALL INFORMATION PERTAINING TO BOUNDARY LINE LENGTHS & DIRECTIONS, EXISTING FEATURES AND BUILDING LOCATIONS WAS TAKEN FROM A MAP ENTITLED "TOPOGRAPHIC SURVEY" PREPARED BY NEW ENGLAND LAND SURVEYING, P.C.
3. PROPERTY OWNER: E W BATISTA FAMILY LIMITED 21 EQUESTRIAN RIDGE RD NEWTOWN, CONNECTICUT 06470
4. TOTAL PROPERTY AREA = 39,685 S.F. OR 0.911 AC.
5. LOCATIONS OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION OR DEMOLITION. CALL "CALL BEFORE YOU DIG" AT 1–800–922–4455.
6. LOCATIONS DEPICTED ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS, SITE CONDITIONS AND LOCATIONS/ELEVATIONS OF EXISTING UTILITIES.
7. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED UTILITY OR STRUCTURE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
8. ANY DRAINAGE STRUCTURES, DITCHES, UTILITIES, GRASSED AREAS, CONCRETE, PAVEMENT OR CURBS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS.
9. ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY SEEDING AND MULCHING OR BY OTHER APPROVED MEANS OF STABILIZATION. SEEDING OF PROPOSED GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL, AS AN EROSION AND SILTATION CONTROL MEASURE.
10. THE CONTRACTOR IS TO ADHERE TO ALL APPLICABLE CONSTRUCTION SAFETY STANDARDS AS PUBLISHED IN THE CODE OF FEDERAL REGULATIONS 1926, AS AMENDED, AND ALL OTHER STATE, FEDERAL AND LOCAL LAWS.
11. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO COMMENCEMENT OF ANY WORK.
12. THESE PLANS HAVE BEEN PREPARED FOR REVIEW AND APPROVAL BY CITY AGENCIES ONLY. ADDITIONAL PLANS AND DETAILS MAY BE REQUIRED FOR CONSTRUCTION PURPOSES.
13. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS.
14. IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY COMPANIES, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
15. THE LIMIT OF DISTURBANCE SHALL BE THE OF LIMIT OF GRADING AS DEPICTED ON THE GRADING AND UTILITY PLANS AND THE LOCATION OF PERIMETER SILT FENCE AS PROPOSED ON THE SEDIMENT AND EROSION CONTROL PLAN.
16. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
17. THE GENERAL CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL BARRIERS AS REQUIRED PRIOR TO START OF EXCAVATION, CONSTRUCTION OR DEMOLITION.
18. CONTRACTOR SHALL COORDINATE WITH A STATE OF CONNECTICUT LICENSED SURVEYOR FOR STAKEOUT OF PROPOSED CONSTRUCTION.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY DISCONNECTIONS, RELOCATIONS AND/OR CONNECTIONS/EXTENSIONS WITH APPROPRIATE UTILITY COMPANIES. INSTALLATION OF ALL UTILITIES ARE TO CONFORM WITH UTILITY COMPANY REQUIREMENTS.
20. ALL WORK WITHIN THE ROAD RIGHT OF WAY IS TO BE COMPLETED TO THE SATISFACTION OF THE CITY OF DANBURY HIGHWAY DEPARTMENT AND STATE OF CT D.O.T.(AS APPLICABLE).
21. THE SUBJECT PARCEL IS ENTIRELY LOCATED IN A DESIGNATED 100 YEAR FLOOR PLAIN AND IS SUBJECT TO THE REQUIREMENTS OF SECTION 7.A OF THE CITY OF DANBURY ZONING REGULATIONS. 100 YEAR FLOOD ELEVATION IS 288.0± PER CITY OF DANBURY FLOOD INSURANCE RATE MAP DATED APRIL 16,1982, COMMUNITY PANEL NUMBER 090004 0005B. A SMALL PORTION OF SUBJECT PARCEL ALSO APPEARS TO BE THE 100 YEAR FLOODWAY BASED DANBURY'S FLOOD BOUNDARY AND FLOODWAY MAP DATED APRIL 16, 1982 COMMUNITY PANEL NUMBER 090004 0005B.
22. CONTRACTOR IS TO INSTALL "SKIP–CURBING" AT SUCH INTERVALS AS TO MINIMIZE PONDING OF WATER. PROPOSED LANDSCAPE ISLANDS ARE TO BE GRADED, "TOPSOILED" AND SEEDED FLUSH WITH ADJACENT PAVED AREAS.
23. A GREASE TRAP TO BE INSTALLED PER CITY OF DANBURY HEALTH DEPARTMENT REQUIREMENTS. LOCATION AND SIZE TO BE DETERMINED PRIOR TO CONSTRUCTION.

APPROVED BY:

DATE:

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

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

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 BY 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 OF APPLICATION FOR SITE PLAN APPROVAL:

REV.	DATE	COMMENT
4	4/15/08	REVISED PER CITY COMMENTS
3	3/6/08	REV. PER CITY COMMENTS
2	12/20/07	REVISED PER NEW ZONING REGULATIONS
1	5/7/07	REVISED PER EC & CT. DEP

ARTEL ENGINEERING GROUP, LLC
304 FEDERAL ROAD - SUITE 308
BROOKFIELD, CONNECTICUT 06804
PHONE: (203) 740-2033 FAX: (203) 740-2067
• CIVIL ENGINEERS • ENVIRONMENTAL ENGINEERS • MUNICIPAL ENGINEERS
• PROJECT MANAGERS • SITE PLANNERS • PERMIT EXPEDITORS •
BRIDGEWATER, CT DANBURY, CT

PROPOSED DUNKIN' DONUTS– REVISED SITE PLAN

SITE PLAN

E.W. BATISTA FAMILY LIMITED PARTNERSHIP
79 FEDERAL ROAD
DANBURY, CONNECTICUT

DRAWN BY:	V.J.B.
CHECKED BY:	DV
DATE:	11/29/06
SCALE:	1" = 20'
DRAWING No:	DA05454SS3
PROJECT No:	DA05454
SHEET:	3

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