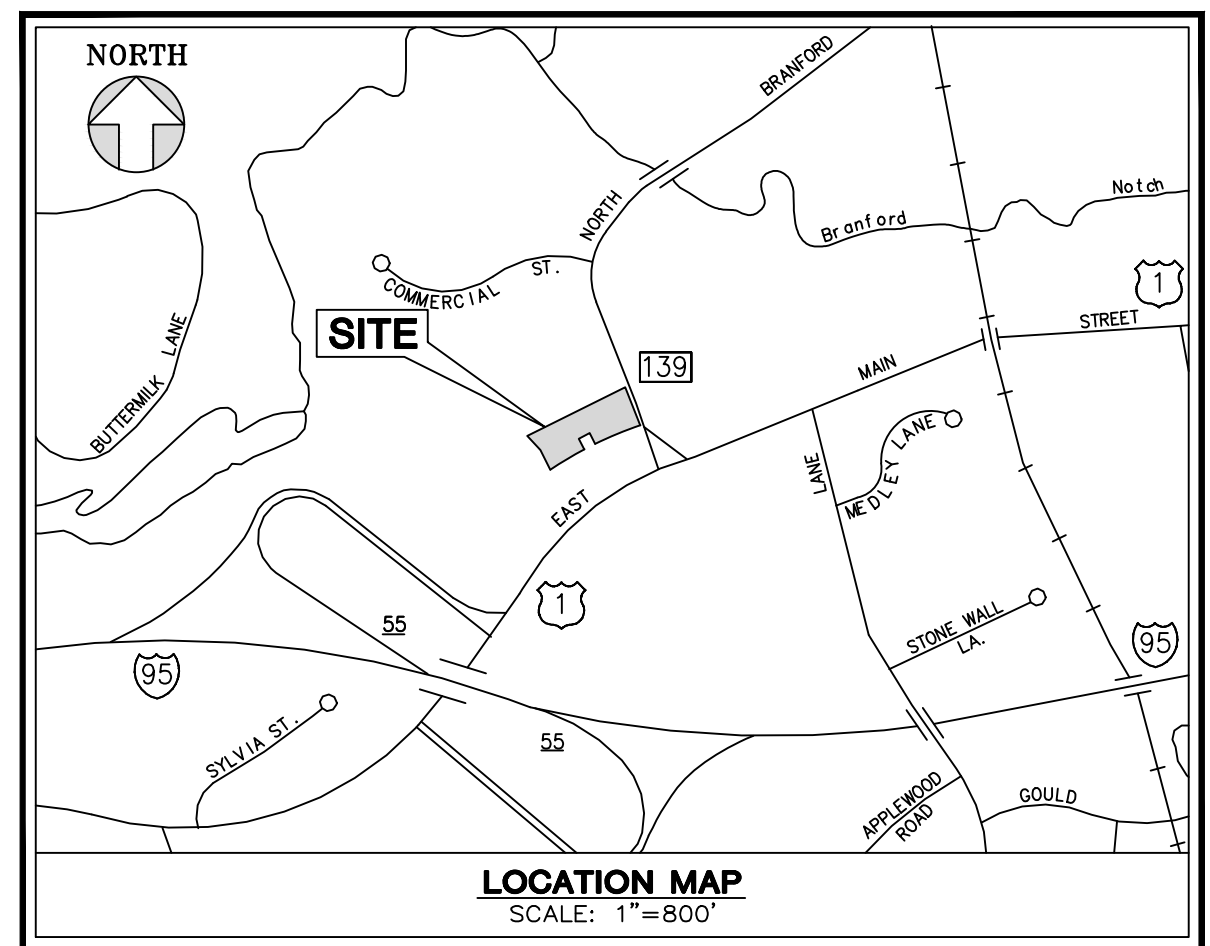
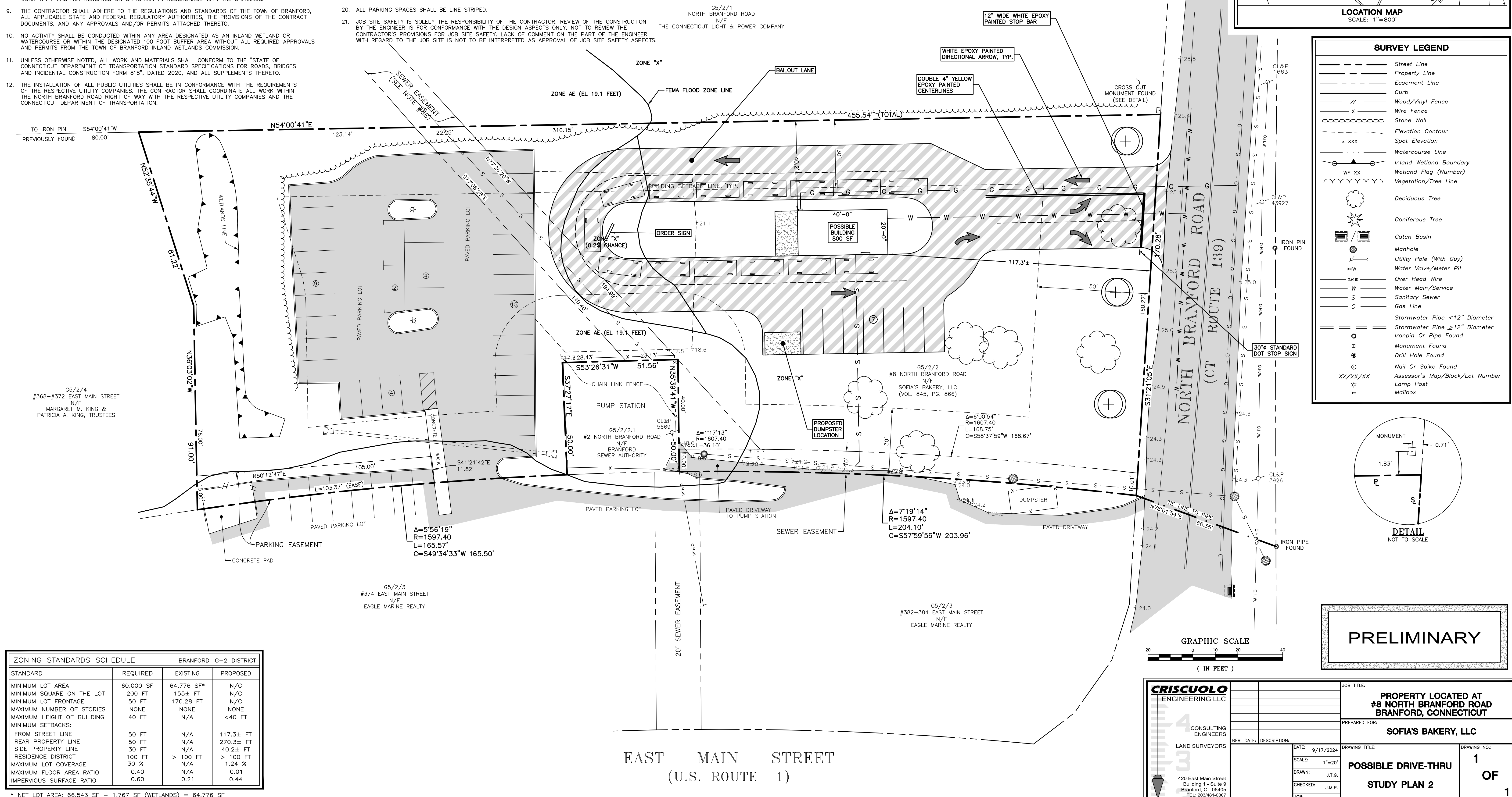


GENERAL NOTES:

- LOT IS WITHIN AN IG-2 ZONE.
- LOT AREA = 66,543 SF OR 1.53 ACRES.
- NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP 4A.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - A. "PROPERTY & TOPOGRAPHIC SURVEY - EXISTING CONDITIONS - PROPERTY LOCATED AT #8 NORTH BRANFORD ROAD, BRANFORD, CONNECTICUT" - PREPARED FOR SOFIA'S BAKERY, LLC - SCALE: 1"=20' - DATED: 10/17/2022 AND PREPARED BY CRISCUOLO ENGINEERING, LLC
- PROPERTY LINE, TOPOGRAPHIC AND PLANNING INFORMATION DEPICTED HEREON ARE NOT REPRODUCED FROM THE REFERENCE MAP NOTED. ALL EXISTING CONDITIONS AND FEATURES ARE NOT NECESSARILY INDICATED ON THE DRAWING.
- ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- INLAND WETLANDS DEPICTED HEREON BASED ON FIELD SURVEY ON MARCH 2003 OF FLAGGED WETLANDS AS DELINEATED BY SOIL RESOURCE CONSULTANTS (DAVID H. LORD CERTIFIED SOIL SCIENTIST) - REPORT DATED APRIL 4, 2003.
- UTILITY LOCATIONS DEPICTED ON THE DRAWINGS HAVE BEEN COMPILED FROM UTILITY COMPANY MAPS AND FIELD LOCATIONS OF ABOVE GROUND FACILITIES AND UTILITY COMPANY MARKOUTS. ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE ONLY AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR THE MAINTENANCE AND PROTECTION THEREOF. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) PRIOR TO THE START OF WORK TO ESTABLISH AND HAVE MARKED ON THE GROUND THE LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT A UTILITY IS LOCATED OR IS UNCOVERED DURING THE PROGRESS OF THE WORK THAT WAS NOT INDICATED ON OR IS NOT IN ACCORDANCE WITH THE DRAWINGS.
- THE CONTRACTOR SHALL ADHERE TO THE REGULATIONS AND STANDARDS OF THE TOWN OF BRANFORD, ALL APPLICABLE STATE AND FEDERAL REGULATORY AUTHORITIES, THE PROVISIONS OF THE CONTRACT DOCUMENTS, AND ANY APPROVALS AND/OR PERMITS ATTACHED THERETO.
- NO ACTIVITY SHALL BE CONDUCTED WITHIN ANY AREA DESIGNATED AS AN INLAND WETLAND OR WATERCOURSE OR WITHIN THE DESIGNATED 100 FOOT BUFFER AREA WITHOUT ALL REQUIRED APPROVALS AND PERMITS FROM THE TOWN OF BRANFORD INLAND WETLANDS COMMISSION.
- UNLESS OTHERWISE NOTED, ALL WORK AND MATERIALS SHALL CONFORM TO THE "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818", DATED 2020, AND ALL SUPPLEMENTS THERETO.
- THE INSTALLATION OF ALL PUBLIC UTILITIES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE NORTH BRANFORD ROAD RIGHT OF WAY WITH THE RESPECTIVE UTILITY COMPANIES AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.

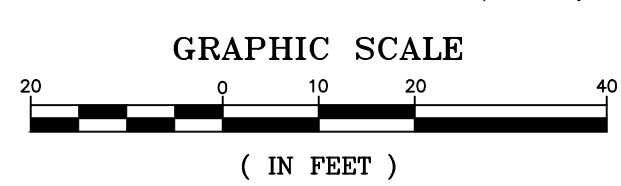
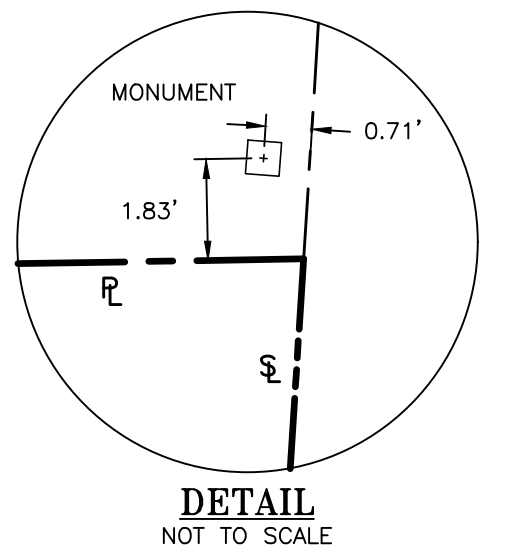
GENERAL NOTES CONTINUED:

- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL THOROUGHLY REVIEW THE CONTRACT DOCUMENTS AND THE SITE OF THE WORK AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND FEATURES. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS AND FEATURES IN THE FIELD PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES WITHIN THE PROJECT SITE PROPERTY LINES AND/OR THE CONTRACT LIMITS SHOWN ON THE DRAWINGS.
- EXISTING CONDITIONS AND FEATURES SHALL BE MAINTAINED WHERE NEW CONSTRUCTION IS NOT SHOWN ON THE DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXISTING CONDITIONS AND FEATURES DISTURBED AS A RESULT OF THE CONTRACTOR'S OPERATIONS OR ACTIVITIES WHERE NEW CONSTRUCTION IS NOT SHOWN SHALL BE RESTORED TO ORIGINAL CONDITION UNLESS OTHERWISE SPECIFIED OR DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE DRAWINGS OR AS DIRECTED. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- SHOULD DEWATERING OF EXCAVATIONS, STRUCTURES, PIPELINES, ETC. BE REQUIRED, THE DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED TO A SETTLING AND/OR FILTER FACILITY CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND IN A LOCATION APPROVED BY THE ENGINEER.
- IN THE EVENT OF A CONTAMINANT SPILL THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OIL AND CHEMICAL SPILL DEPARTMENT (860-424-3338) AND THE TOWN OF BRANFORD.
- DRAINAGE IMPROVEMENTS SHALL BE CONDUCTED DURING A DRY PERIOD OF TIME, ALL ACTIVITY SHALL BE SUSPENDED FOR 48 HOURS FOR STORM EVENTS OR 1" OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.
- ALL PARKING SPACES SHALL BE LINE STRIPED.
- JOB SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF THE CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH THE DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S PROVISIONS FOR JOB SITE SAFETY. LACK OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO THE JOB SITE IS NOT TO BE INTERPRETED AS APPROVAL OF JOB SITE SAFETY ASPECTS.



SURVEY LEGEND

	Street Line
	Property Line
	Easement Line
	Curb
	Wood/Vinyl Fence
	Wire Fence
	Stone Wall
	Elevation Contour
	Spot Elevation
	Watercourse Line
	Inland Wetland Boundary
	Wetland Flag (Number)
	Vegetation/Tree Line
	Deciduous Tree
	Coniferous Tree
	Catch Basin
	Manhole
	Utility Pole (With Guy)
	Water Valve/Meter Pit
	Over Head Wire
	Water Main/Service
	Sanitary Sewer
	Gas Line
	Stormwater Pipe <12" Diameter
	Stormwater Pipe >12" Diameter
	Ironpin Or Pipe Found
	Monument Found
	Drill Hole Found
	Nail Or Spike Found
	Assessor's Map/Block/Lot Number
	Lamp Post
	Mailbox



ZONING STANDARDS SCHEDULE BRANFORD IG-2 DISTRICT

STANDARD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 SF	64,776 SF*	N/C
MINIMUM SQUARE ON THE LOT	200 FT	155± FT	N/C
MINIMUM LOT FRONTAGE	50 FT	170.28 FT	N/C
MAXIMUM NUMBER OF STORIES	NONE	NONE	NONE
MAXIMUM HEIGHT OF BUILDING	40 FT	N/A	<40 FT
MINIMUM SETBACKS:			
FROM STREET LINE	50 FT	N/A	117.3± FT
REAR PROPERTY LINE	50 FT	N/A	270.3± FT
SIDE PROPERTY LINE	30 FT	N/A	40.2± FT
RESIDENCE DISTRICT	100 FT	> 100 FT	> 100 FT
MAXIMUM LOT COVERAGE	30 %	N/A	1.24 %
MAXIMUM FLOOR AREA RATIO	0.40	N/A	0.01
IMPERVIOUS SURFACE RATIO	0.60	0.21	0.44

* NET LOT AREA: 66,543 SF - 1,767 SF (WETLANDS) = 64,776 SF

EAST MAIN STREET
(U.S. ROUTE 1)

CRISCUOLO ENGINEERING LLC
CONSULTING ENGINEERS
LAND SURVEYORS

420 East Main Street
Building 1 - Suite 9
Branford, CT 06405
TEL: 203-481-0807
FAX: 203-488-5729

PROPERTY LOCATED AT #8 NORTH BRANFORD ROAD BRANFORD, CONNECTICUT

PREPARED FOR: **SOFIA'S BAKERY, LLC**

DATE: 9/17/2024
SCALE: 1"=20'
DRAWN: J.T.G.
CHECKED: J.M.P.
JOB: 2021.049

DRAWING TITLE: **POSSIBLE DRIVE-THRU STUDY PLAN 2**

DRAWING NO.: **1 OF 1**

ASSESSOR'S MAP G5, BLOCK 2, LOT 2
CADD FILE: 2021-049.POB

2:00:21 10/20/2024 10:46:00 AM 2024-10-20 10:46:00 AM 9/17/2024 3:28:10 PM