



**BUILDING - LOWEST FINISHED FLOOR ELEVATIONS (FF)**

BUILDING	ELEVATION
A (Existing)	FF = 19.70
B	FF = 17.60
C	FF = 17.60
D	FF = 16.60
E (Foundation)	FF = 16.60
F (Existing)	FF = 14.70

**FOUNDATION AS-BUILT NOTE:**  
A detailed Foundation As-Built prepared by a Licensed Land Surveyor is to be submitted to the Town prior to the start of "Framing" construction.

**WINDERMERE PLANTING NOTE:**  
The Developer is to consult with the Windermere Association to discuss the possibility of planting additional ornamental trees on the Windermere Property in order to further screen those Windermere Units that are close to the proposed project.

**PLANNING & ZONING COMM. REQUIREMENTS:**

1. A Development Phasing Plan is to be prepared and submitted to Town Staff for review and approval prior to the start of construction activities.
2. The stone wall to the east of the project on Curry Cross Road is to remain untouched.
3. Additional landscape screening shall be provided along the westerly property line that is consistent with the types and density of the proposed plantings along the northern property line.

**CONSERVATION COMMISSION REQUIREMENTS:**

1. Root zones of mature trees being incorporated into the landscape plan are to be protected with fencing during construction.
2. All turf areas are to be sodded or seeded with a fescue mix.
3. Any invasive species observed during the landscaping process shall be legally removed from the site.

**LANDSCAPE SCREENING:**

The installation of the required landscape plantings shall be reviewed at the site with the Madison Town Planner and Tree Warden prior to the start of construction activities. The plantings shall be installed prior to the start of any additional site construction. If any installed landscaping gets damaged during construction, then it shall be replaced prior to the issuance of a Certificate of Occupancy.

**ADDITIONAL MUNICIPAL APPROVAL REQUIREMENTS**  
THE RECENT PLAN REVISIONS / ADJUSTMENTS (9/30/21) WILL REQUIRE SUBMISSION AND APPROVAL OF A SITE PLAN MODIFICATION APPLICATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**PARKING SPACE TABULATIONS**

REQUIRED PARKING:	62 SPACES
31 UNITS AT 2 SPACES / UNIT	62 SPACES

  

PROVIDED PARKING:	73 SPACES
GARAGE SPACES	4 SPACES
SURFACE SPACES	66 SPACES
COMMUNITY BUILDING	3 SPACES
TOTAL PARKING SPACES PROVIDED	73 SPACES

**UNIT/BEDROOM TABULATIONS**

BLDG.	1 BR	2 BR	TOTAL BR	TOTAL UNITS
A	4	-	4	4
B	4	3	10	7
C	-	3	6	3
D	4	3	10	7
E	1	5	11	6
F	1	3	7	4
TOTALS	14	17	48	31

**AREA TABULATIONS**

ITEM	REQUIRED	EXISTING/PROVIDED
MIN. LOT AREA	20,000 S.F.	124,751 S.F.
MAX. BLDG. COVERAGE	20% 24,950.2 SF MAX.	17,009% 21,219 SF
MAX. FLOOR AREA RATIO	30% 37,425.3 SF MAX.	29,999% 37,416 SF
DENSITY OF UNITS	12 UNITS PER ACRE MAX.	31 UNITS
	2.86 ACRES/12=34.36 UNITS	

NOTE: FOOTPRINT SF SHOWN ON PLANS INCLUDES 1/2 SF OF OPEN FRONT PORCHES

**SURFACE CODE LEGEND**

SYMBOL	DESCRIPTION	CROSS SECTION
(Symbol)	CONCRETE (Stamped)	Stamped finish, score lines @ 30 S.F. +/- expansion joints @ 30' o.c. min. 1/4" steel 4" x 6" - 10/10 Welded wire fabric 4" Compacted gravel base 4" Subgrade (Common backfill)
(Symbol)	GRASS	Lime, fertilizer and grass seed 6" Min. topsoil (no stones larger than 3") Subgrade (Common backfill)
(Symbol)	BITUMINOUS CONCRETE PAVEMENT	1 1/2" Bituminous concrete surface course - Class 2 1 1/2" Bituminous concrete binder course - Class 1 8" Processed aggregate, bank run gravel or existing reclaimed material base (Compacted) Subgrade (Common backfill), compacted to 95% Optimum Density
(Symbol)	LANDSCAPE BED	REFER TO PROPOSED LANDSCAPE PLAN FOR DETAILS.

**SITE LIGHTING NOTE:**  
The only lights associated with this project will be unit mounted lights w/ cut-off shields and a light at the mailbox location that will also have a cut-off shield. Additionally, seventeen (17) lighted bollards are to be installed as part of this project.

**REFUSE / RECYCLING NOTE:**  
All garbage collection containers and recycling bins to be located within each individual unit. Each Unit Owner will be responsible for his / her garbage disposal at a main collection point that will be determined by the Owners at a later date.

- CONSTRUCTION CALLOUTS:**
- 0 - THREE (3) PARALLEL REFUSE DROP-OFF SPACES.
  - 1 - PROP. 24' X 36' COMMUNITY CENTER. SEE ARCHITECTURAL PLANS FOR ALL REQUIREMENTS & SPECIFICATIONS. THIS SPACE IS FOR RESIDENTS ONLY.
  - 2 - BUILDING SETBACK LINE (TYP.).
  - 3 - PROP. 9'W X 18'L PARKING SPACE (TYP.).
  - 4 - SURFACE CODE SYMBOL (TYP.). SEE SURFACE CODE LEGEND THIS SHEET.
  - 5 - PROP. LIGHTED BOLLARD (TYP.). SEVENTEEN (17) LOCATIONS.
  - 6 - PROP. PAVER PATIO (TYP.).
  - 7 - PROP. FENCING (TYP.). REFER TO LANDSCAPE PLAN FOR EXACT SIZE, TYPE AND SPECIFICATIONS.
  - 8 - PROP. UNIT NUMBERS (TYP.).
  - 9 - PROP. LANDSCAPE AREA (TYP.). REFER TO LANDSCAPE PLAN FOR EXACT SIZE AND SPECIES.
  - 10 - ALL EXIST. PROPERTY LINES TO BE STAKED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
  - 11 - PROP. DWELLING UNIT (TYP.). SEE ARCHITECTURAL PLAN SET FOR EXACT SIZE, TYPE AND SPECIFICATIONS.
  - 12 - APPROXIMATE LIMIT OF EXIST. / FINISHED CONSTRUCTION PER PREVIOUS APPROVED APPLICATION.
  - 13 - PROP. 4" WHITE PAVEMENT MARKING TO DEFINE THE PROPOSED PARKING SPACES (TYP.).
  - 14 - PROP. 6" HIGH BIT. CONC. CURBING (TYP.). SEE DETAIL ON SHEET D1
  - 15 - PROP. CONCRETE WALKWAY. SIZE / WIDTH OF PROP. CONCRETE WALKWAYS VARY. SEE SITE PLAN FOR SIZES. CONCRETE SIDEWALK TO BE INSTALLED ADJACENT TO ALL CONCRETE WALKWAYS (TYP.).
  - 16 - PROP. WHITE DIRECTIONAL ARROW PAVEMENT MARKING / MARKINGS (TYP.).
  - 17 - PROP. 12" WHITE STOP BAR PAVEMENT MARKING. THREE (3) LOCATIONS.
  - 18 - PROP. "STOP SIGN" (S1). FOUR (4) LOCATIONS.
  - 19 - RELOCATED WELLINGTON SITE SIGN (S2). LOCATION TO BE DETERMINED IN FIELD.
  - 20 - PROP. PARALLEL PARKING SPACE 9'W X 22'L PARKING SPACE (TYP.).
  - 21 - PROP. 6" LOAM, SEED AND HAY ALL DISTURBED AREAS AS SOON AS PRACTICAL.
  - 22 - PROP. HANDICAP PARKING SPACE (15' TOTAL WIDTH) WITH REQUIRED STRIPING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE ADA CODES / REQUIREMENTS. FOUR (4) LOCATIONS. PROP. HANDICAP SIGN (S3) & CONC. BOLLARD (TYP.). BOLLARD TO HAVE BLUE, PLASTIC COVERS INSTALLED.
  - 23 - PROP. MAILBOX LOCATION. SEE ARCHITECTURAL PLANS FOR ALL DETAILS, REQUIREMENTS AND SPECIFICATIONS. CURRENTLY UNDER CONSTRUCTION.
  - 24 - EXIST. WOODEN, WHITE PICKET FENCE TO REMAIN.
  - 25 - PROP. 4" YELLOW PAVEMENT MARKING TO DEFINE PROPOSED LANE LINE (TYP.).
  - 26 - PROP. "DO NOT ENTER SIGN" (S3). TWO (2) LOCATIONS.
  - 27 - PROP. GATE.
  - 28 - PROP. PRIVACY FENCE. EXACT SIZE, TYPE AND HEIGHT TO BE DETERMINED BY OWNER AND WINDERMERE CONDO. BOARD.
  - 29 - PROP. EASEMENT AREA (TYP.).
  - 30 - FEMA EXIST. 500 YR FLOOD ZONE LINE (TYP.). ELEV. = 11.50
  - 31 - "LOMA PROPOSED 500 YR FLOOD ZONE LINE" (TYP.). ELEV. = 11.50

- NOTES:**
1. Survey information shown hereon is based on field survey by Anderson Engineering & Surveying Associates, #1054 Boston Post Road, Guilford, CT 06437. Refer to PS1 and TS1 within this plan set.
  2. All utilities shown are approximate and based upon actual field locations where visible. Notify Call Before You Dig prior to any on-site activities (1-800-922-4455).

**OWNER:**  
THE CALEB FOUNDATION  
491 HUMPHREY STREET  
SWAMPSCOTT, MA 01907  
(781) 595-4665

**APPLICANTS:**  
THE CALEB FOUNDATION  
491 HUMPHREY STREET  
SWAMPSCOTT, MA 01907  
(781) 595-4665

HOPE PARTNERSHIP INC.  
191 MAIN STREET  
OLD SAYBROOK, CT 06475

**NEW ENGLAND ENVIRONMENTAL SERVICES**  
Richard Snarski - Registered Soil Scientist  
155 Jerry Daniels Road, Marlborough, CT 06477  
(860)-295-1022

**ANDERSON ENGINEERING & SURVEYING ASSOCIATES**  
1054 BOSTON POST ROAD  
GUILFORD, CONN 06437  
(203) 453-5084

- SURVEY NOTES:**
1. This survey and map has been prepared pursuant to the Regulations of Conn. State Agencies Sect. 20-300b-1 ~ 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Conn. Association of Land Surveyors, Inc. on September 26, 1996.
    - a. Type ~ Property Survey
    - b. Dependent Resurvey of Portions of Ref. Maps
    - c. Class A-2
  2. Bearings NAD 27 per USCGS Monuments 5077 & 5075 with the following published coordinates:  
CGS 5077 ~ N 160,573.40, E 654,703.13  
CGS 5075 ~ N 161,109.77, E 655,520.97
  3. Assessors Map 31 Lot 25
  4. A portion of the property is within Flood Hazard Zone X per reference map. A portion of the property is within the 500 Year Flood Zone per reference map with a Base Flood Elevation of 11.5 per Flood Insurance Study Number 09009CV006D, Page 127P, Revised May 16, 2017.

**LEGEND**

CL.D.	Conn. Hwy. Dept. Monument	Stone Wall
Existing Monument	Existing Iron Pin, Pin or Drill Hole	Barbed Wire Fence
Proposed Monument	Proposed Iron Pin, Pin or Drill Hole	Fence
Proposed Iron Pin, Pin or Drill Hole	File of Stones	Utility Pole
Fence Post	Found	UL
n/l	Now or Formerly	CL&P
Property Line	Property Line	SNET
Lease or Builders	Lease or Builders	Manhole
Earth or gravel fill	Earth or gravel fill	Catch Basin
Existing Spot Elevation	Existing Spot Elevation	Evergreen Tree
Proposed Spot Elevation	Proposed Spot Elevation	Deciduous Tree
Invert Elevation of Pipe	Invert Elevation of Pipe	Swampy or Wetlands
Water gate valve	Water gate valve	Watercourse
Gas gate valve	Gas gate valve	Existing Contours
Water main	Water main	Proposed Contours
Gas main	Gas main	Reinforced Concrete Pipe
Water service lateral	Water service lateral	High Density Polyethylene Pipe
Sanitary sewer lateral	Sanitary sewer lateral	R.C.P.
Proposed bituminous apron	Proposed bituminous apron	Proposed Test Pit Location
Proposed construction entrance	Proposed construction entrance	Stone Retaining Wall
		Retaining Wall
		Proposed Lot Construction Filter Barrier
		Welland Flag Number
		Proposed storm water catch basin
		Proposed storm water sewer
		Proposed sill fence

NO.	DATE	REVISIONS
1	11/17/14	Staff & Commission Comments
2	1/5/15	Conditions of Approval / Comments
3	10/19/17	Private Residential Rental Community
4	11/15/17	Staff Comments / Plan Updates
5	1/13/18	Fence & Easement
6	11/7/20	New Owner / Applicants & 500 Year Flood Data
7	9/30/21	New Building Layouts / Community Bldg.
8	10/8/21	Flood Notes
9	10/21/21	Bldg E Access & Bedroom Tabulation Chart

NO. DATE REVISIONS

10 10/25/21 CT Dept. of Housing Comments

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Michael P. Harkin, P.E. P.E. #22625

**SITE PLAN**

**"WELLINGTON II"**

**#131 Cottage Road**  
**Madison, Connecticut**

DRAWING SCALE: 1"=30'

**HARKIN ENGINEERING, LLC**  
CIVIL ENGINEERING CONSULTING

78 Wolf Hollow Lane - Killingworth, CT 06419 - Tel. (860) 663-4248

JOB NO. 14-29 DRAWN BY: M.P.H. DATE: 10/27/14 SHEET NO. SP1