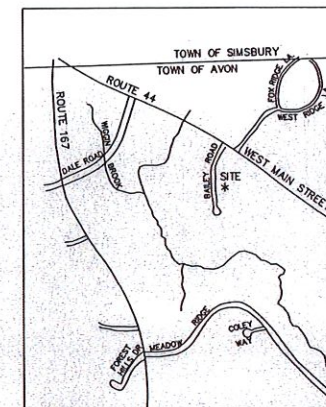


pzc App#4924

DRAWING INDEX

- SHEET 1 OF 7 AREA PLAN
- SHEET 2 OF 7 EXISTING CONDITIONS PLAN
- SHEET 3 OF 7 LAYOUT PLAN
- SHEET 4 OF 7 GRADING & UTILITY PLAN
- SHEET 5 OF 7 PLAN & PROFILE
- SHEET 6 OF 7 SEDIMENTATION & EROSION CONTROL DETAILS
- SHEET 7 OF 7 CONSTRUCTION DETAILS PLAN



KEY MAP
SCALE: 1"=1000'

NOTES:

- PROPERTY OWNERS:
ESTATE OF STEVE J. CAVALLARI, 16 BAILEY ROAD
NANCY & MARK & ROBERT CAVALLARI, ETAL - 24 BAILEY ROAD
APPLICANT: SUNLIGHT CONSTRUCTION INC.
- MAP: 39 PARCEL: 1240023 & 1240024
- PARCEL AREA = 1.409 ACRES
- ZONE CR
MINIMUM LOT REQUIREMENTS
LOT AREA: 60,000 SQ. FT.
MAX. LOT COVERAGE: 25%
MIN. LOT WIDTH: 200 FEET
FRONT YARD: 75 FEET
SIDE YARD: 20 FEET
REAR YARD: 20 FEET
MAXIMUM HEIGHT: 35 FEET
OVERLAY ZONE AH02-SF
MINIMUM LOT REQUIREMENTS
DIMENSIONAL STANDARDS OF THE
UNDERLYING ZONE SHALL APPLY
EXCEPT THAT THE PLANNING AND
ZONING COMMISSION MAY, THROUGH
GRANTING OF SEPARATE PERMIT,
MODIFY ANY DIMENSIONAL STANDARD
PER SECTION IX.G.6
- SITE TOPOGRAPHY TAKEN FROM FIELD SURVEY BY DENNO LAND SURVEYING.
- PRIOR TO THE START OF ANY CONSTRUCTION, THE DEVELOPER'S CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH TOWN OFFICIALS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND UTILITY LOCATIONS.
- ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF AVON STANDARDS AND CONNECTICUT DOT FORM 816.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY A STONE CONSTRUCTION ENTRANCE/EXIT PAD OF AT LEAST 35 FEET IN LENGTH AND THE ENTIRE WIDTH OF THE PROPOSED ROADWAY SHALL BE INSTALLED AT THE INTERSECTION OF THE NEW ROAD WAY WITH SUNRISE DRIVE TO COLLECT ANY SEDIMENT OFF WHEELS OF CONSTRUCTION VEHICLES. THE CONSTRUCTION ENTRANCE PAD SHALL BE MAINTAINED UNTIL THE PAVING OF THE ROADWAY.
- FOR EACH LOT, HOUSE STYLES AS SHOWN ARE CONCEPTUAL. FINAL HOUSE LOCATION AND UTILITY LOCATIONS SHALL BE DETERMINED AFTER SELECTION OF FINAL HOUSE DESIGN AND STYLE. AT THE TIME OF THE APPLICATION FOR THE BUILDING PERMIT, THE BUILDER SHALL SUBMIT A DETAILED SITE PLAN AT 20 SCALE PREPARED BY A PROFESSIONAL ENGINEER AND LAND SURVEYOR TO THE TOWN BUILDING DEPARTMENT FOR APPROVAL.
- AN UNRESTRICTED RIGHT TO DRAIN IS HEREBY ESTABLISHED ON ALL DOWN GRADIENT LOTS IN FAVOR OF THE UP GRADIENT LOT FOR THE DISCHARGE OF STORM WATER.
- THE TOWN OF AVON HAS THE RIGHT TO ENTER THE DRAINAGE EASEMENTS FOR THE PURPOSE OF CLEANING, REPAIRING, MAINTAINING OR REPLACING THE STORM DRAINAGE SYSTEM.
- STREET TREES SHALL BE INSTALLED PER THE SUBDIVISION REGULATIONS. ALL TREES SHALL BE PLANTED OUTSIDE THE ROADWAY RIGHT OF WAYS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL TOWN CONSTRUCTION PERMITS, INCLUDING DOT PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- REFER TO OTHER PLANS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- REFER TO DETAIL SHEETS FOR PAVEMENT AND CURBING INFORMATION.
- FOOTING DRAINS SHALL BE INSTALLED FOR EACH HOME. THE TOWN IS NOT RESPONSIBLE FOR REPAIR, REPLACEMENT OR MAINTENANCE OF PRIVATE FOOTING DRAINS.
- STUMPS SHALL BE REMOVED FROM THE SITE OR GROUND ON SITE TO BE USED AS MULCH. STUMPS SHALL NOT BE BURIED ON SITE.

LEGEND

---	EXISTING CONTOUR
272.2	EXISTING SPOT GRADE
---	PROPOSED CONTOUR
221.0	PROPOSED SPOT GRADE
271.0	TOP OF FRAME ELEVATION
□	EXISTING CATCH BASIN
---	LIMIT OF EXISTING VEGETATION
---	LIMIT OF EXISTING VEGETATION TO REMAIN
---	SILT FENCE
CE	CONSTRUCTION ENTRANCE PAD
SS	CATCH BASIN SILT SACK
---	WIRE FENCE
---	SURFACE WATER FLOW
YO	PROPOSED YARD DRAIN
FE	PROPOSED FLARED END
---	PROPOSED SANITARY PIPE
---	PROPOSED STORM PIPE
---	EXISTING SANITARY MANHOLE & PIPE
---	EXISTING HYDRANT
W	EXISTING WATER MAIN
---	EXISTING UTILITY POLE
---	WATER LATERAL
---	SANITARY LATERAL

DENSITY CALCULATIONS

I. DEVELOPABLE LAND CALCULATION (AS PER AVON ZONING REGULATIONS SECTION IX-G.1 (1))

A = TOTAL AREA OF SITE = 2.140 ACRES

B = ENCUMBERED LAND:

AREA OF WETLANDS = 0 ACRES

AREA OF SLOPES > 25% = 0 ACRES

AREA OF FLOOD PLAIN = 0 ACRES

TOTAL = 0 ACRES

DEVELOPABLE LAND = A - B = 2.140 - 0 = 2.140 ACRES

II. DENSITY CALCULATION (AS PER AVON ZONING REGULATIONS SECTION IV-5)

DEVELOPABLE LAND x DENSITY FACTOR FOR ZONE = MAXIMUM NUMBER OF LOTS

SITE IS LOCATED IN CR - COMMERCIAL RETAIL ZONE BEING DEVELOPED AS AH02 - ATTAINABLE HOUSING OVERLAY ZONE

2.140 ACRES x 5.0 UNITS/ACRE = 12.8 = 12 UNITS MAXIMUM

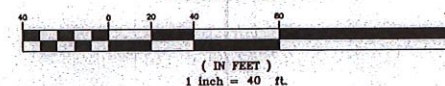
● = IRON PIN PROPERTY CORNER TO BE SET BY DEVELOPER

■ = CONCRETE MONUMENT TO BE SET BY DEVELOPER

APPROVED BY THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF AVON AT ITS MEETING
ON _____
AND SIGNED BY CHAIRMAN _____

ACCORDING TO CGS SEC. 8-26(c), ALL WORK IN CONNECTION
WITH THE ABOVE SUBDIVISION SHALL BE COMPLETED WITHIN
FIVE (5) YEARS.

GRAPHIC SCALE



REVISIONS:

7/11/18 - PER TOWN STAFF

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

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED
DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081

AREA PLAN

BAILEY PARK
PREPARED FOR

SUNLIGHT CONSTRUCTION, INC.

BAILEY ROAD
AVON, CONNECTICUT

SCALE
1"=40'

DATE
6/8/18

SHEET NO.
1 OF 7