

D:\WORKING NAME: P:\Land Projects\2266 Tree on Whiting Street, LLC\14 Grace Ave., Plainville, CT\Map\2266 - C1 - Site Development\3-14-24\dwg - C1 - Site Development\3-14-24.dwg PLANT DATE: Mar 13, 2024 2:49pm OPERATOR: Brent Lewis

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	GI	GI
PROPOSED USE	VACANT/STORAGE	INDUSTRIAL
LOT AREA	N/A	0.88 ACRES
LOT WIDTH	N/A	150 ft
FRONT YARD SETBACK	20 ft	30.4 ft
SIDE YARD SETBACK	20 ft	22 ft
REAR YARD SETBACK	20 ft	25 ft
MAX. BUILDING HEIGHT	60 ft	< 60 ft

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: INDUSTRIAL 3,000 SF (GROSS) 1 SPACE PER 1000 S.F. GROSS	3	3
PROPOSED BUILDING: INDUSTRIAL WAREHOUSE/STORAGE 2,100 SF (GROSS) 0.5 SPACE PER 1000 S.F. GROSS	2	2
HANDICAP PARKING	1	1
TOTAL # OF SPACES	5 (INCLUDING H.C.)	5 (INCLUDING H.C.)

LANDSCAPING TABLE		
PARKING LOT		
	Required	Proposed
Landscaping - Front Yard (2,595 SF) 25% of Front Yard	649 SF	1,000 SF
Landscaping - Front Yard (2,595 SF) 1 Tree per 1,200 SF	3 Trees	3 Trees
Landscaping: 10 S.F. / SPACE	50 S.F.	131 S.F.

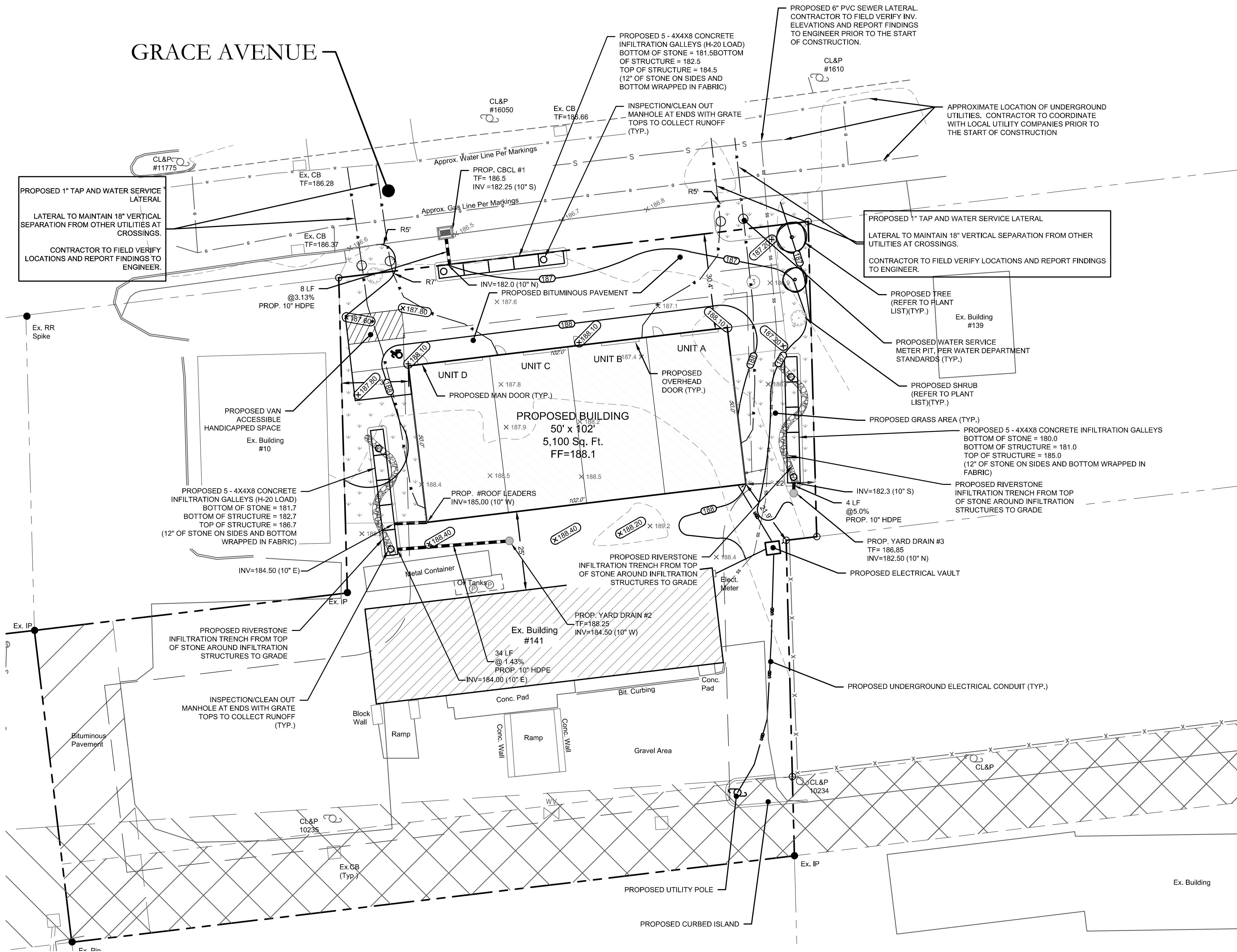
PLANT LIST				
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
TREES				
	3	ACER RUBRUM	RED MAPLE	3" CALIPER
		PRUNUS AMERICANA	AMERICAN PLUM	
		TILIA AMERICANA	BASSWOOD	
		QUERCUS RUBRA	RED OAK	
		PRUNUS PENSYLVANICA	WILD RED CHERRY	
SHRUBS				
	4	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL., HEAVY, FULL
		RHODODENDRON CANADENSE	RHODODENDRON	3 GAL., HEAVY, FULL
		VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	3 GAL., HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT

- STREET TREES REQUIRE MIN. OF 2" CALIPER. STREET TREE LOCATIONS ARE INDICATED ON THE PLAN.
- THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.





























#### SITE PLAN NOTES:

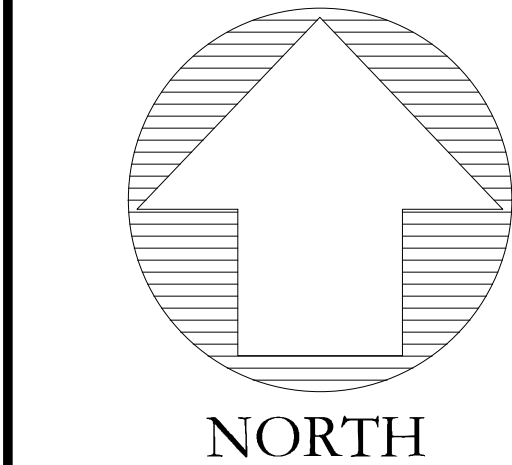
- Owner: Three on Whiting Street, LLC
- Applicant: Three on Whiting Street, LLC
- Street #: 14 Grace Avenue
- Area of Parcel: 38,420 Sq. Ft. - 0.88 Acres
- Parcel is zoned: GI
- Present use: Industrial
- Proposed use: Industrial
- No Wetlands are present per the Town of Plainville Wetland Map.
- Site to be serviced by town water and sewer.
- All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
- Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
- All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
- Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
- Maximum earth slopes shall be two feet horizontal to one foot vertical.
- All areas disturbed by construction to be restored with 4" of loam and seeded.
- All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
- Roof drains shall tie into the underground infiltration system.
- All Catch Basins/Inlets shall be cleaned prior to occupancy.
- Underground fuel tanks are prohibited.
- Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.
- Water service sizing to be determined by the Plainville or Local Water Department upon receipt of all pertinent water fixture data.
- Town of Plainville Planning and Engineering Departments to be notified at (860) 793-0221, 24 hours before site grading begins.
- Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG." 1-800-922-4455.
- All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
- No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
- Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.

## GRACE AVENUE



#### LEGEND

	= Existing utility pole		= Existing edge of pavement		= Existing contour
	= Existing light pole		= Proposed curbing		= Existing spot elevation
	= Proposed Light		= Existing/Proposed well		= Proposed contour
	= Existing fire hydrant		= Existing catch basin		= Proposed spot elevation
	= Proposed fire hydrant		= Existing drainage manhole		= Deep test location
	= Existing water valve		= Existing sanitary manhole		= Percolation test location
	= Existing gas valve		= Proposed catch basin		= Grade to drain
	= Existing underground pipe		= Proposed manhole		= Proposed Riprap
	= Existing treeline		= Existing utility box		= Proposed Drainage Pipe
	= Proposed sidewalk ramp				



**cole**  
HARRY E. COLE & SON  
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PROJECT NAME:

**PROPOSED  
INDUSTRIAL  
BUILDING**

14 Grace Avenue  
Plainville CT

PREPARED FOR:

**THREE ON  
WHITING STREET,  
LLC**

Sheet Description:

**SITE  
DEVELOPMENT  
PLAN**

Scale:  
20' 10' 0 10' 20'  
1"=20'

Date: October 26, 2022

Project #: 2266

F.B. #:

Drawn By: BTP

Approved By: BNB

Revisions:

Date:	Descriptions:
Dec. 22, 2022	Revised per Town Comments
July 17, 2023	Revise water service.
Aug. 8, 2023	Misc. Revisions.
Aug. 9, 2023	Misc. Water Revisions.
Aug. 24, 2023	Misc. Water Revisions.
Aug. 28, 2023	Misc. Revisions.
March 12, 2024	Revised Layout

Sheet #:

**C1**

