

**ZONING REQUIREMENTS**  
DISTRICT CODES FOR ZONE: C3

| DESCRIPTION             | REQUIRED | PROPOSED |
|-------------------------|----------|----------|
| MIN. LOT AREA (SQ. FT.) | 40,000   | 57,257   |
| MIN. LOT WIDTH (FT)     | 100      | 190.03   |
| MIN. FRONT YARD (FT)    | 15       | 109.0    |
| MIN. SIDE YARD (FT)     | 15       | 47.4     |
| MIN. REAR YARD (FT)     | 20       | 77.4     |
| LOT COVERAGE (%)        | 40       | 13.9     |
| BUILDING HEIGHT (FT)    | 35       | 35       |

**PARKING CALCULATIONS:**  
OFFICE = 1 SPACE / 300 SF  
SERVICE ESTABLISHMENT = 1 SPACE / 00 SF

SPACES PROVIDED (INCLUDING HANDICAP) = 66  
HANDICAP SPACES REQUIRED = 3  
HANDICAP SPACES PROVIDED = 4

LOT AREA  
57,257 sq. ft.  
1.31 acres

**CONNECTICUT CONSULTING ENGINEERS L.L.C.**  
PROFESSIONAL CIVIL ENGINEERS

ONE PRESTIGE DRIVE  
SUITE 110  
203-639-8636

**GCE**

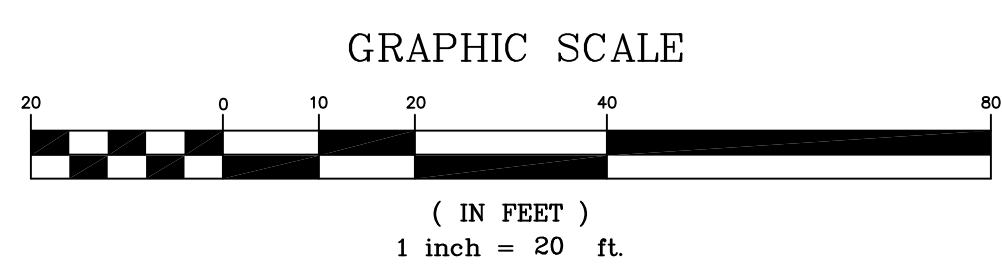
MERIDEN, CT. 06450  
FAX 203-238-0840

|                       |                          |                              |
|-----------------------|--------------------------|------------------------------|
| <b>DRAWN BY</b><br>JG | <b>DESIGN BY</b><br>SDP  | <b>CHECKED BY</b><br>SDP     |
| <b>DATE</b><br>8/5/11 | <b>SCALE</b><br>1" = 20' | <b>PROJ. NO.</b><br>CCÉ 0717 |
|                       |                          | <b>CAD DRAW. NO.</b><br>0717 |

**SITE/LANDSCAPING PLAN**

PREPARED FOR  
**1324 EAST MAIN STREET, LLC**

1324 EAST MAIN STREET  
MERIDEN, CONNECTICUT



**MAP REFERENCES:**

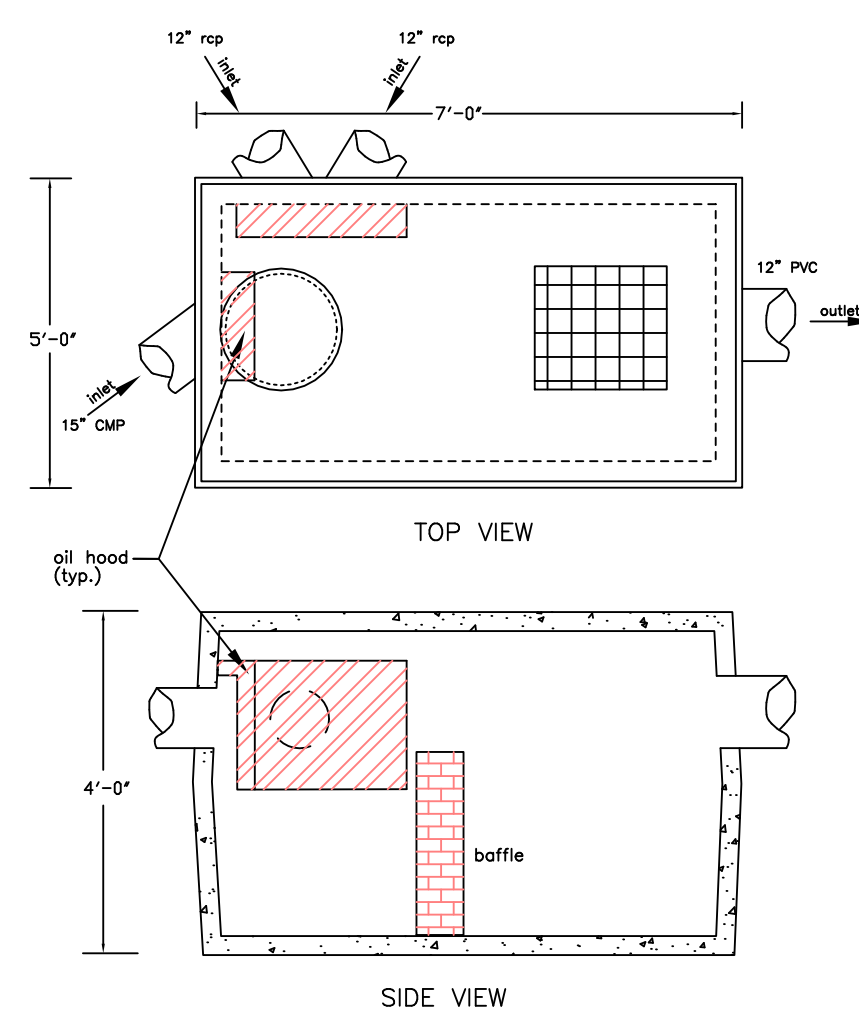
1. PROPERTY AND TOPOGRAPHIC SURVEY, LAND OF 1324 EAST MAIN STREET, LLC, 1324 EAST MAIN STREET, MERIDEN, CT. SCALE: 1"=20', DATED: 12/11/96, REVISED: 7/29/98, BY ANDERSON ASSOCIATES, JOB #96-21-01.
2. MAP SHOWING PLOTS A & B THE PROPERTY OF THADDEUS A. KOSENSKI, MERIDEN, CT. SCALE: 1"=40', JUNE 6, 1975, BY R. H. JOHNSON.
3. PROPOSED RESUBDIVISION OF LOT 333(33A), MESSRS. DANIEL HURST, WILLIAM NORRIS, AND EDWARD ROGERS, OWNERS AND DEVELOPERS, EAST MAIN STREET, MERIDEN, CT. SCALE: 1"=20', MARCH 1980, REVISED TO 04/09/80, BY ORSINE AND COTTER, INC., FILE NO. 4071, M.L.R.
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8. CONNECTICUT HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF MERIDEN-MIDDLETOWN ROAD FROM THE MIDDLEFIELD TOWN LINE, WESTERLY TO BARR ROAD, ROUTE NO. 14, SCALE: 1"=40', PROJ. NO. 79-06, SHEET 2 OF 3, MAY 31, 1935, REVISED TO SEPTEMBER 1955.
9. CITY OF MERIDEN MAP SHOWING LAND ACQUIRED FROM DANIEL S. HURST, ET AL., BY THE CITY OF MERIDEN, EAST MAIN STREET, ROAD IMPROVEMENTS, SCALE: 1"=40', JULY 1994, REVISED TO 07/21/94, BY PIERRE BLANCHETTE, MAP FILE NO. 5357, M.L.R.

**NOTES:**

1. THE SUBJECT PARCEL IS DEPICTED ON CITY OF MERIDEN ASSESSOR'S MAP NO. 10-06, BLOCK 333K, LOT 033A.
2. ELEVATIONS DEPICTED HEREON ARE BASED ON MAP REF. NO. 1, AND THE BENCHMARK USED:  
BM-17 CHISELED HOLE CUT IN UPSTREAM HEAD WALL OF SPOON SHOP BROOK CULVERT UNDER VALLEY VIEW DRIVE.  
ELEVATION=313.15 NGVD 1929. AS DEPICTED ON FIRM MAP COMMUNITY PANEL NO. 090081-006B, PANEL 6 OF 6, EFFECTIVE DATE: 09/30/82.
3. LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 FOR LOCATION AND MARK OUT OF UTILITIES PRIOR TO ANY EXCAVATION.
4. 100 YEAR FLOOD BOUNDARY AND FLOODWAY LIMITS COMPILED FROM FLOODWAY BOUNDARY AND FLOODWAY MAP PANEL 6 OF 6 COMMUNITY PANEL 090081-06B, DATED: 09/30/82.
5. OUTDOOR LIGHTING OR SIGN SHALL NOT CAST A GLARE ON ADJOINING PROPERTIES OR CITY RIGHT-OF-WAY.
6. ALL UTILITIES SHALL BE UNDERGROUND.
7. THE CONTRACTOR/OWNER SHALL FAMILIARIZE HIMSELF WITH THE PLANS, SPECIFICATIONS AND EXISTING SITE CONDITIONS AND BRING ANY ERRORS OR CONFLICTS TO THE ATTENTION OF THE DESIGN ENGINEER.
8. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR ANY UNFORESEEN FIELD CONDITIONS, INCLUDING UNDERGROUND TANKS, UTILITIES, AND CABLES (CALL BEFORE YOU DIG) 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES NECESSARY TO INSURE PROPER PROTECTION OF ALL UNDISTURBED AND/OR DOWN STREAM AREAS.
10. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LOCAL AND/OR STATE AGENCIES. THESE STANDARDS AND SPECIFICATIONS SHALL SUPERCEDE ANY AND ALL CONFLICTING INFORMATION THAT MAY BE SHOWN ON THESE PLANS.
11. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THE EXISTENCE OF ANY AND ALL LOCAL, REGIONAL, AND/OR STATE APPROVALS AND PERMITS REQUIRED FOR THE CONSTRUCTION, INCLUDING ANY AND ALL INSPECTIONS THEREOF.
12. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
13. IF BLASTING IS NECESSARY, A PRE-BLAST SURVEY WILL BE REQUIRED, IF ABUTTING PROPERTY OWNERS DO NOT ALLOW THE DEVELOPER TO ENTER ONTO THE PROPERTY THIS REQ. MAY BE WAIVED.
14. THE PLANNING DEPARTMENT WILL RECEIVE A MIN. OF 48 HOURS NOTICE FOR EROSION AND SEDIMENT CONTROL MEASURE INSPECTION. E & S CONTROL NOT BE REMOVED WITHOUT APPROVAL OF PLANNING STAFF APPROVAL. ADDITIONAL E & S MEASURES MAY BE REQUIRED BY TOWN STAFF.

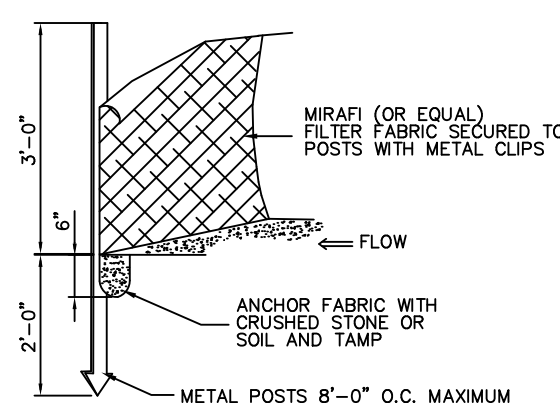
**NOTE:**

DIMENSIONS VARY PER MANUFACTURERS SPECIFICATIONS



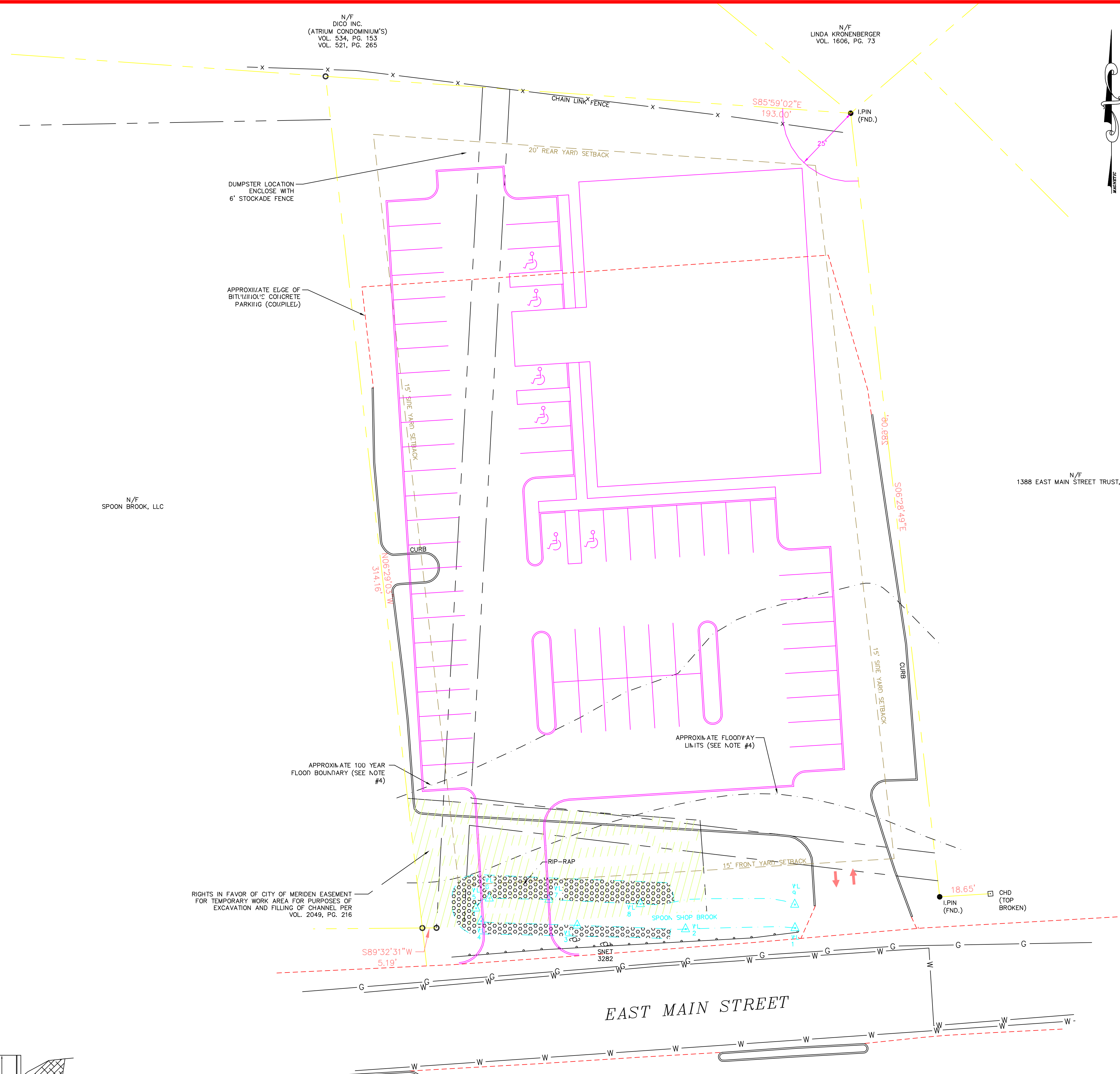
**1,000 GALLON SEDIMENTATION / OIL WATER TANK**

N.T.S.



**SILT FENCE DETAIL**

N.T.S.



**Vicinity Map/Circulation Plan**  
1 Inch = 1,000 Feet  
**ZONE C3**

NO CLEARING BEYOND SILT FENCE  
SEE E & S PLAN FOR LOCATION

**LEGEND**

- EX. PROPERTY LINE
- EX. PINS/MONS
- EX. CURB
- EX. UTILITY POLE
- EX. CONTOUR
- PROP. CONTOUR
- PROP. SILT FENCE

**PLANT LIST**

| COMMON NAMES  | QTY. | SIZE            |
|---|------|-----------------|
| <b>SMALL FLOWERING TREES</b><br>DOGWOOD (CORNUS KOUSA)  | 5    | 2 - 2 1/2" CAL. |
| <b>SHRUBS</b><br>BURNING BUSH (EUONYMUS ALATA)<br>WINTERBERRY (ILEX VERTICILLATA)<br>EVERGREEN AZALEA (RHODODENDRON VASEYI)<br>SPIRAEA (BILLIARDII) | 5    | 2' - 3'         |
| <b>SHADE TREES</b><br>RED MAPLE (ACER RUBRUM)   | 6    | 2 1/2 - 3" CAL. |

**ZONING REQUIREMENTS**  
DISTRICT CODES FOR ZONE: C3

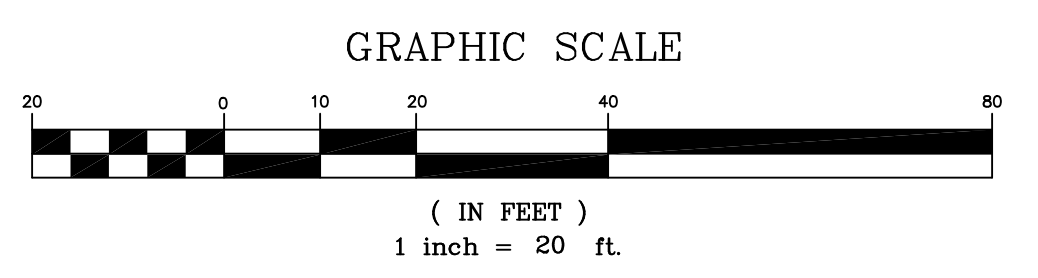
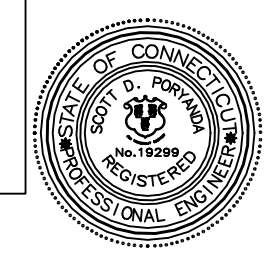
| DESCRIPTION             | REQUIRED | PROPOSED |
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| MIN. LOT WIDTH (FT)     | 100      | 190.03   |
| MIN. FRONT YARD (FT)    | 15       | 109.0    |
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**PARKING CALCULATIONS (MEDICAL OFFICE)**

MEDICAL OFFICE = 1 SPACE / 100 SF  
 MEDICAL OFFICE = 8,500 SF 1 SPACE / 100 SF = 85 SPACES  
 TOTAL = 85 SPACES REQ.  
 SPACES PROVIDED (INCLUDING HANDICAP) = 85  
 HANDICAP SPACES REQUIRED = 4  
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LOT AREA  
57,257 sq. ft.  
1.31 acres

SCOTT D. PORYANDA P.E. #19299 DATE:



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**CCE**

MERIDEN, CT. 06450  
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|                 |                   |                       |
|-----------------|-------------------|-----------------------|
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| DATE<br>5/29/07 | SCALE<br>1" = 20' | PROJ. NO.<br>CCE 0717 |
|                 |                   | CAD DRAW. NO.<br>0717 |

**SITE/LANDSCAPING PLAN**

PREPARED FOR  
**1324 EAST MAIN STREET, LLC**

**1324 EAST MAIN STREET**  
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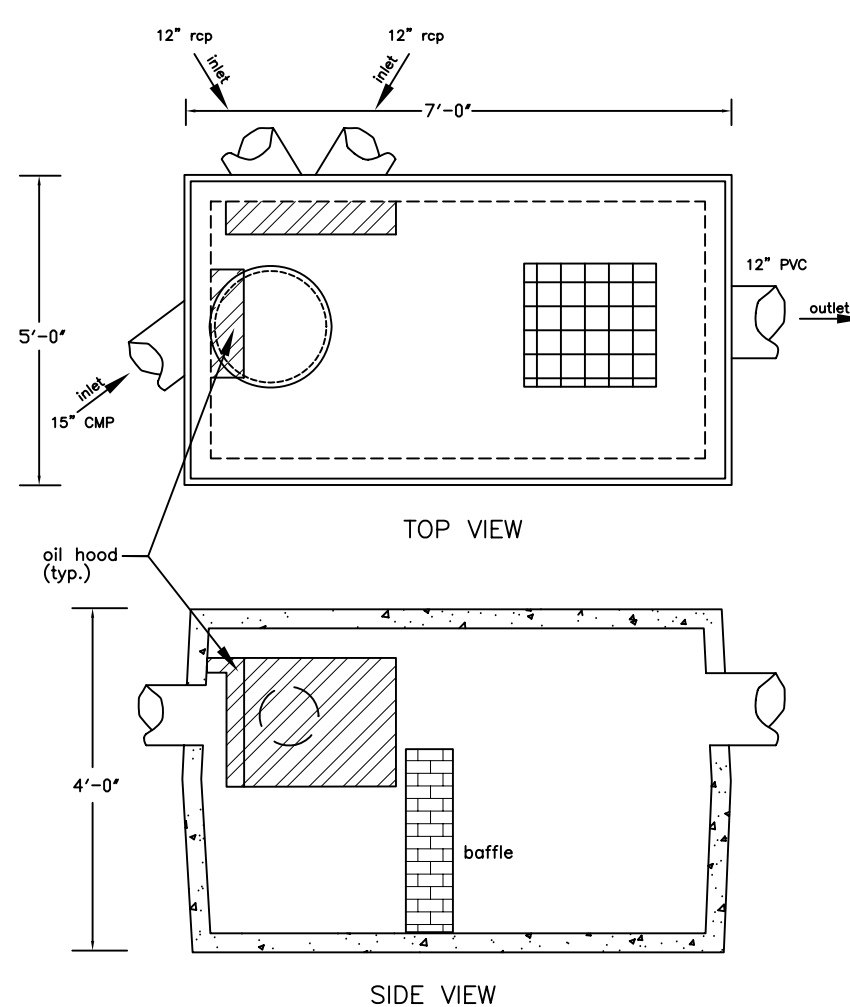
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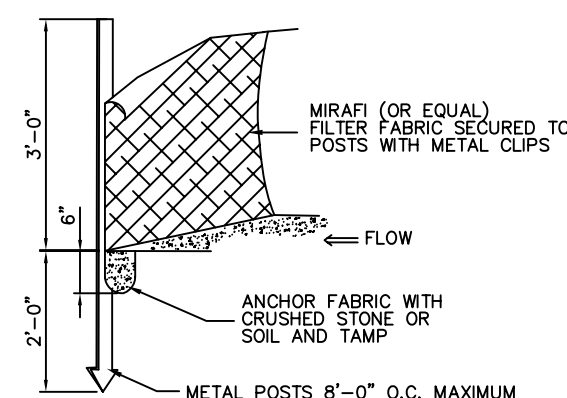
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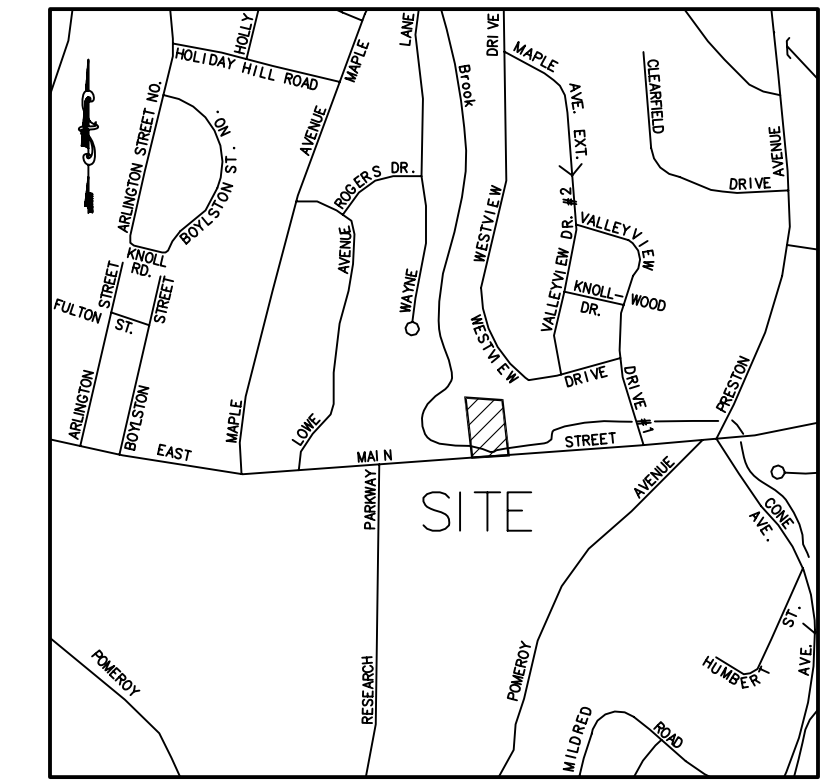
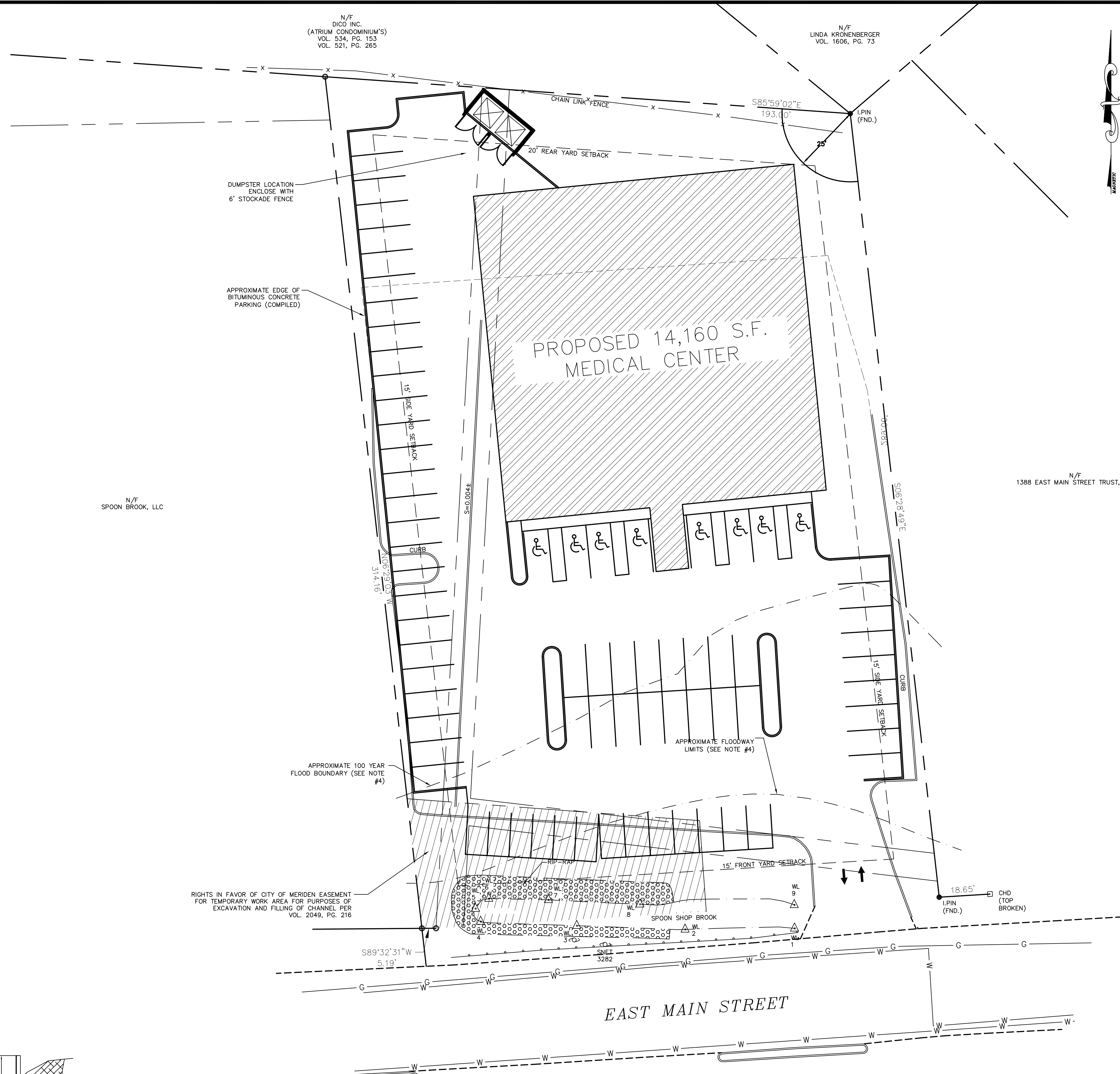
1,000 GALLON SEDIMENTATION / OIL WATER TANK

N.T.S.



SILT FENCE DETAIL

N.T.S.



Vicinity Map/Circulation Plan  
1 Inch = 1,000 Feet  
ZONE C3

NO CLEARING BEYOND SILT FENCE  
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**LEGEND**

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- EX. CURB
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**PLANT LIST**

| COMMON NAMES   | QTY. | SIZE                    |
|--|------|-------------------------|
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| <b>SHADE TREES</b><br>RED MAPLE (ACER RUBRUM)  | 6    | 2 1/2 - 3" CAL.         |

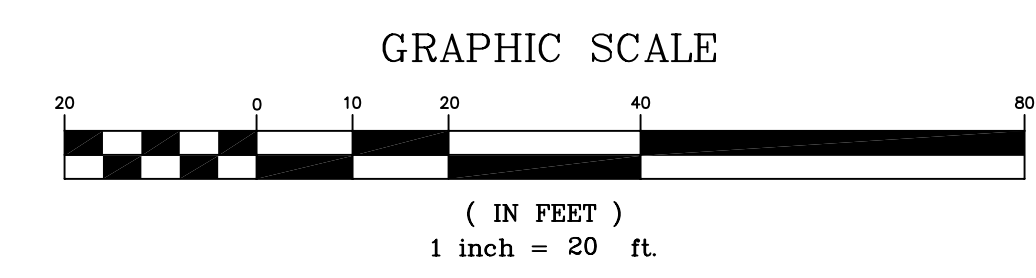
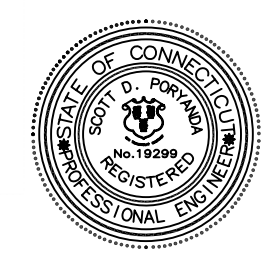
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|--|----------|----------|
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1.31 acres

*Scott D. Poryanda*  
SCOTT D. PORYANDA P.E. #19299 DATE:



**CONNECTICUT CONSULTING ENGINEERS L.L.C.**  
PROFESSIONAL CIVIL ENGINEERS

ONE PRESTIGE DRIVE  
SUITE 110  
203-639-8636

**GCE** MERIDEN, CT. 06450  
FAX 203-238-0840

|                 |                   |                        |
|-----------------|-------------------|------------------------|
| DRAWN BY<br>JG  | DESIGN BY<br>SDP  | CHECKED BY<br>SDP      |
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PREPARED FOR  
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1324 EAST MAIN STREET  
MERIDEN, CONNECTICUT

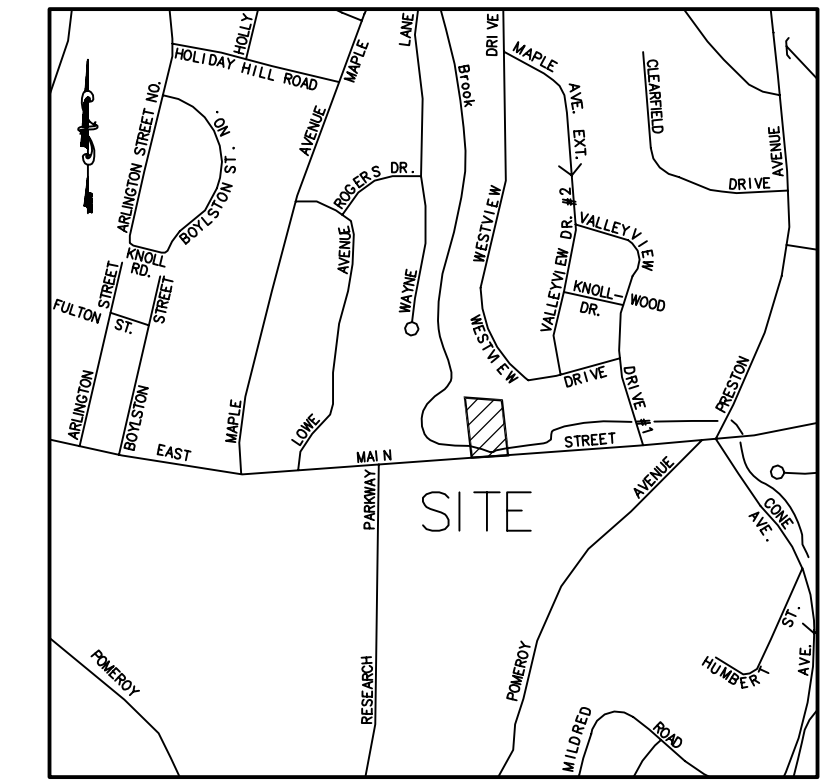
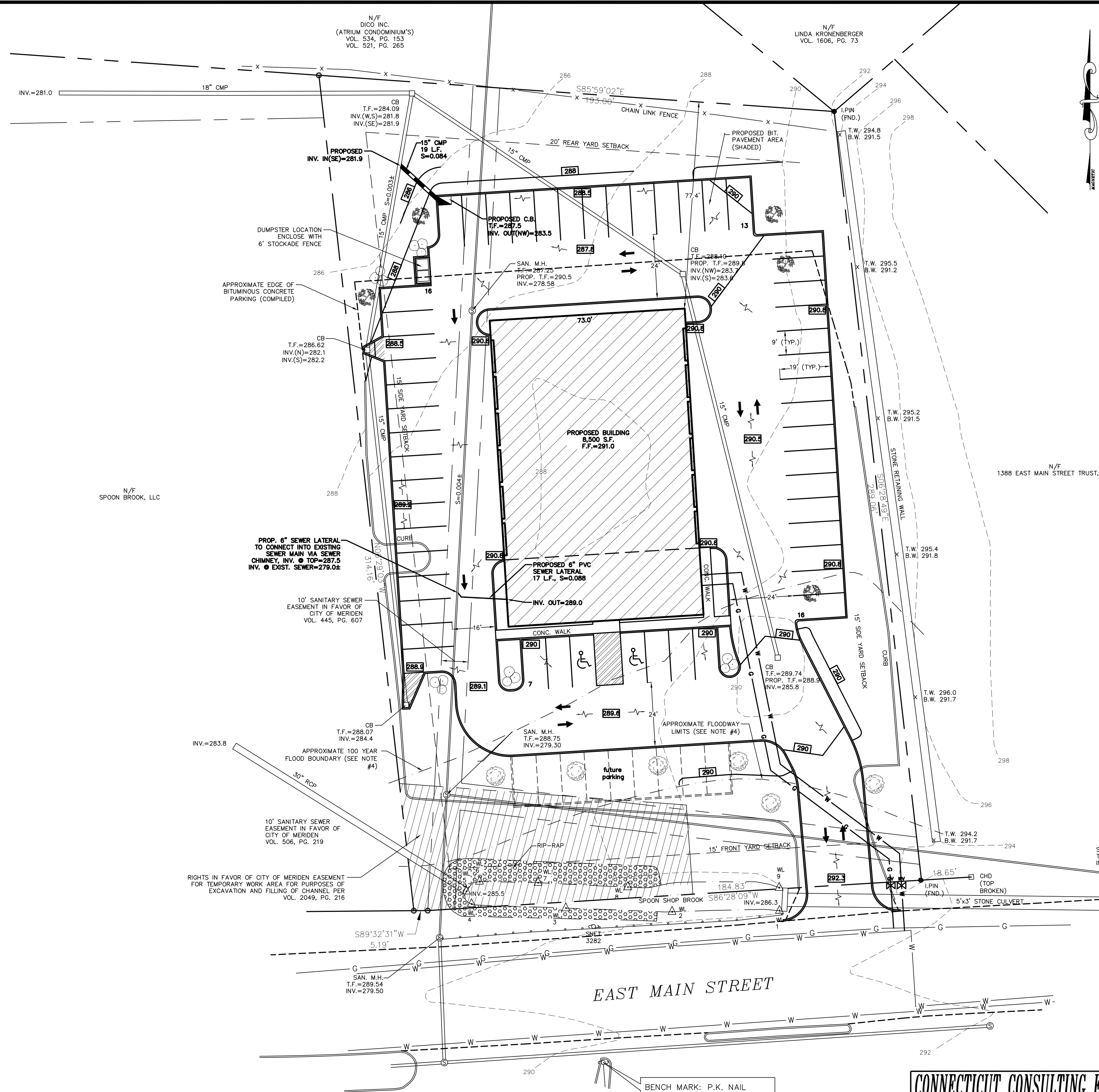
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- MAP SHOWING RIGHT OF WAY FOR A 15" SANITARY SEWER THRU PROPERTY OF THADDEUS KOSIENSKI, EAST MAIN STREET, MERIDEN, CT, JULY 1963, SCALE: 1"=50', BY J. B. MARKS, FILE NO. 2442, M.L.R.
- MAP SHOWING RIGHT OF WAY FOR A 10" SANITARY SEWER THRU PROPERTY OF THADDEUS KOSIENSKI, EAST MAIN STREET, MERIDEN, CT, NOV. 1968, SCALE: 1"=50', BY J. B. MARKS, FILE NO. 3107, M.L.R.
- CONNECTICUT HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF MERIDEN-MIDDLETOWN ROAD FROM THE MIDDLEFIELD TOWN LINE, WESTERLY TO BARR ROAD, ROUTE NO. 14, SCALE: 1"=40', PROJ. NO. 79-06, SHEET 2 OF 3, MAY 31, 1935, REVISED TO SEPTEMBER 1955.
- CITY OF MERIDEN MAP SHOWING LAND ACQUIRED FROM DANIEL S. HURST, ET AL, BY THE CITY OF MERIDEN, EAST MAIN STREET, ROAD IMPROVEMENTS, SCALE: 1"=40', JULY 1994, REVISED TO 07/21/94, BY PIERRE BLANCHETTE, MAP FILE NO. 5357, M.L.R.

**NOTES:**

- THE SUBJECT PARCEL IS DEPICTED ON CITY OF MERIDEN ASSESSOR'S MAP NO. 10-06, BLOCK 333K, LOT 033A.
- ELEVATIONS DEPICTED HEREON ARE BASED ON MAP REF. NO. 1, AND THE BENCHMARK USED:  
RM-17 CHISELED HOLE CUT IN UPSTREAM HEAD WALL OF SPOON SHOP BROOK CULVERT UNDER VALLEY VIEW DRIVE.  
ELEVATION=313.15 NGVD 1929. AS DEPICTED ON FIRM MAP COMMUNITY PANEL NO. 090081-006B, PANEL 6 OF 6, EFFECTIVE DATE: 09/30/82.
- LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 FOR LOCATION AND MARK OUT OF UTILITIES PRIOR TO ANY EXCAVATION.
- 100 YEAR FLOOD BOUNDARY AND FLOODWAY LIMITS COMPILED FROM FLOODWAY BOUNDARY AND FLOODWAY MAP PANEL 6 OF 6 COMMUNITY PANEL 090081-06B, DATED: 09/30/82.
- OUTDOOR LIGHTING OR SIGN SHALL NOT CAST A GLARE ON ADJOINING PROPERTIES OR CITY RIGHT-OF-WAY.
- ALL UTILITIES SHALL BE UNDERGROUND.



Vicinity Map/Circulation Plan  
1 Inch = 1,000 Feet  
ZONE C3

**LEGEND**

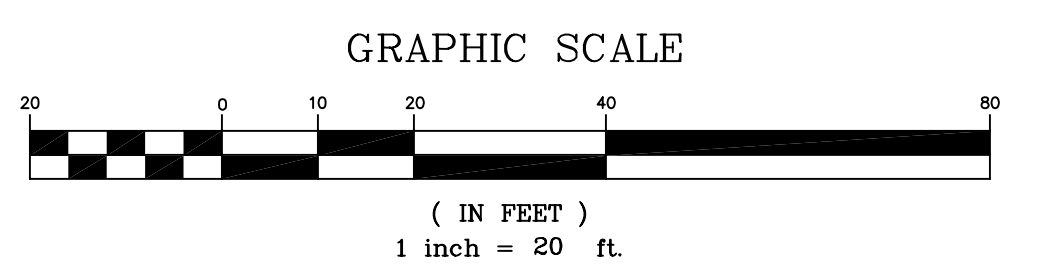
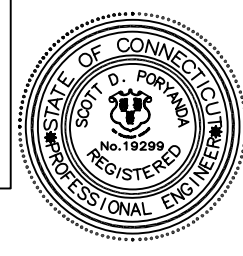
- EX. PROPERTY LINE
- EX. PINS/MONS
- EX. CURB
- EX. UTILITY POLE
- EX. CONTOUR
- PROP. CONTOUR
- PROP. SILT FENCE

**PLANT LIST**

| COMMON NAMES                           | QTY. | SIZE            |
|--|------|-----------------|
| <b>SMALL FLOWERING TREES</b>           |      |                 |
| DOGWOOD (CORNUS KOUSA)                 | 5    | 2 - 2 1/2" CAL. |
| <b>SHRUBS</b>                          |      |                 |
| BURNING BUSH (EUONYMUS ALATA)          | 5    | 2 GAL. CONT.    |
| WINTERBERRY (ILEX VERTICILLATA)        |      | 2' - 3'         |
| EVERGREEN AZALEA (RHODODENDRON VASEYI) |      |                 |
| SPIRAEA (BILLIARDII)                   |      |                 |
| <b>SHADE TREES</b>                     |      |                 |
| RED MAPLE (ACER RUBRUM)                | 6    | 2 1/2 - 3" CAL. |

LOT AREA  
57,257 sq. ft.  
1.31 acres

*Scott D. Poryanda*  
SCOTT D. PORYANDA P.E. #19299 DATE:



**CONNECTICUT CONSULTING ENGINEERS L.L.C.**  
PROFESSIONAL CIVIL ENGINEERS

ONE PRESTIGE DRIVE  
SUITE 110  
203-639-8636

MERIDEN, CT. 06450  
FAX 203-238-0840

**GCE**

|                 |                   |                       |
|-----------------|-------------------|-----------------------|
| DRAWN BY<br>JG  | DESIGN BY<br>SDP  | CHECKED BY<br>SDP     |
| DATE<br>3/15/07 | SCALE<br>1" = 20' | PRJ. NO.<br>CCE 0717  |
|                 |                   | CAD DRAW. NO.<br>0717 |

**SITE/LANDSCAPING PLAN**

PREPARED FOR  
**1324 EAST MAIN STREET, LLC**

1324 EAST MAIN STREET  
MERIDEN, CONNECTICUT