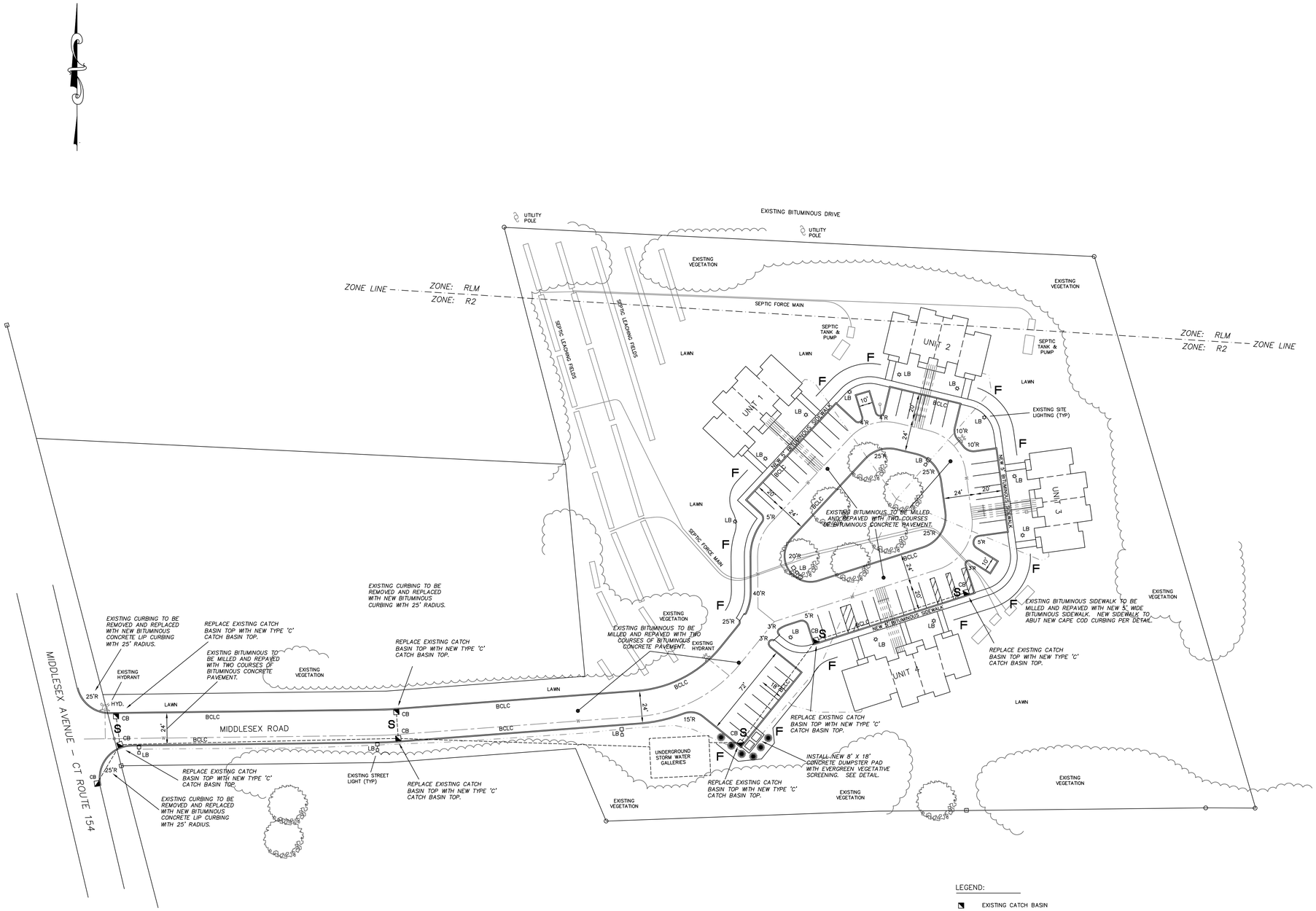
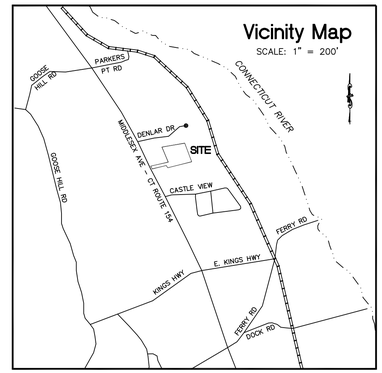


Vicinity Map

SCALE: 1" = 200'



GENERAL and CDBG NOTES:

1. PROJECT NAME: CHESTER HOUSING ASSOCIATION LIMITED PARTNERSHIP
P.O. BOX 290743
WETHERSFIELD, CONNECTICUT 06129

2. CONTACT: DOUG WILLIAMS
(860) 392–9622

3. ARCHITECT: ROBERT MOCARSKY
63 FOX BROOK ROAD
EAST HARTLAND, CT 06027
(860) 653–4185

4. CIVIL ENGINEER & LAND SURVEYOR: THOMAS J. BARRESI
BARRESI ASSOCIATES LLC
570 HAYDEN STATION ROAD
WINDSOR, CT 06095
(860) 219–9260

5. COMMUNITY DEVELOPMENT BLOCK GRANT 2019 STATE OF CONNECTICUT and DEPARTMENT OF HOUSING.

6. PROPERTY OWNER: CHESTER HOUSING ASSOCIATION LIMITED PARTNERSHIP
P.O. BOX 290743
WETHERSFIELD, CONNECTICUT 06129

7. PARCEL LOCATION: 218 MIDDLESEX AVENUE
MAP 4 LOT 42

8. PARCEL AREA: 5.000 ACRES

9. PARCEL ZONE: R2 AND RLM

10. THE ZONING REGULATIONS OF THE TOWN OF CHESTER PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL REQUIREMENTS THEREOF.

11. THE DEVELOPER, PROPERTY OWNER AND/OR BUILDER SHALL CONTACT THE BUILDING DEPARTMENT AT 860–526–0113 TWO WORKING DAYS PRIOR TO STARTING ANY WORK ON THE SITE IN ORDER TO DISCUSS ANY SPECIAL CONDITIONS AND/OR REQUIRED INSPECTIONS.

12. CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHY AND UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THE PLAN. CONTRACT OR SHALL CALL "CALL BEFORE YOU DIG" 1–800–922–4455 AT LEAST 48 HOURS PRIOR TO EXCAVATION NEAR PUBLIC UTILITIES.

13. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF CHESTER STANDARDS AND CONNECTICUT DOT FORM 816.

14. OWNER TO PRACTICE EFFECTIVE DUST CONTROL PER THE SOIL CONSERVATION SERVICE HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED.

15. LOAM AND SEED ALL AREAS DISTURBED DURING CONSTRUCTION WHICH ARE NOT PAVED, MULCHED OR PLANTED PER THE SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.

16. THIS PROPERTY IS LOCATED IN "ZONE X – AREA DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON "FIRM FLOOD INSURANCE RATE MAP MIDDLESEX COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 264 OF 450 MAP NUMBER 09007C0264G EFFECTIVE DATE AUGUST 28, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY"

SURVEY NOTES:

1. TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

2. THE TYPE OF SURVEY IS COMPILATION PLAN.

3. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED:

1. "PROPERTY MAP PREPARED FOR CHESTER HOUSING ASSOCIATES LIMITED PARTNERSHIP CT ROUTE 154 CHESTER, CONNECTICUT DECARLO & DOLL, INC. HAMDEN & HEBRON CONNECTICUT DATE: SEPT. 20, 1990 SCALE: 1"=40' JOB NO. 55420.00 CADD NO. PM420001 FILE NO. HA–195 SHEET NO. PM–1" REVISED THROUGH 5/6/92 AS–BUILT FOUNDATION ADDED.

2.1. "SITE DEVELOPMENT PLAN PREPARED FOR CHESTER HOUSING ASSOCIATES LIMITED PARTNERSHIP CT ROUTE 154 CHESTER, CONNECTICUT DECARLO & DOLL, INC. HAMDEN & HEBRON CONNECTICUT DATE: SEPT. 20, 1990 SCALE: 1"=40' JOB NO. 55420.00 CADD NO. GE0420001 FILE NO. HA–195 SHEET NO. SD–1" REVISED THROUGH 12/5/90 PER TOWN ENGINEER COMMENTS.

3. "ELECTRIC EASEMENT MAP MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER CO. ACROSS THE PROPERTY OF CHESTER HOUSING ASSOCIATES LIMITED PARTNERSHIP 222 MIDDLESEX AVENUE CHESTER, CT CL&P FILE No. E1015 DECARLO & DOLL, INC. HAMDEN & HEBRON CONNECTICUT DATE: NOV. 22, 1991 SCALE: 1"=40' JOB NO. 55420.01 CADD NO. EM420002 FILE NO. HA–229 SHEET NO. EM–2"

4. BEARING SYSTEM BASED ON MAP REFERENCE #1.

LEGEND:

- EXISTING CATCH BASIN
- EXISTING STREET LIGHT
- EXISTING SITE LIGHTING
- EXISTING HYDRANT
- EXISTING WATER MAIN

PLANTING LIST:

THUJA OCCIDENTALIS	EASTERN ARBORVITAE AMERICAN ARBORVITAE	(4) 4 – 6' HT.

ZONING DATA BLOCK

ZONE REQUIREMENTS	R2	RLM	PROVIDED
MIN. BUILDABLE LAND (SQ. FT.)	30,000	25,000	N/A
MIN. LOT AREA (AC)	2	1	5
MIN. LOT WIDTH (FT.)	200	150	442.54
MIN. FRONT YARD (FT.)	40	50	107±
MIN. SIDE YARD (FT.)	40	40	45±
MIN. REAR YARD (FT.)	40	40	52±
MAX HEIGHT (FT)	35	35	NA
MAX. BLDG. COVERAGE (%)	15	25	5

Sheet 2 of 4
PROPOSED IMPROVEMENTS PLAN

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

BARRESI
ASSOCIATES LLC
570 HAYDEN STATION ROAD – UNIT D – WINDSOR, CT 06095
(860) 219–9260 www.barresillc.com

DATE	REVISION

CDBG SITE PLAN

PREPARED FOR

CHESTER HOUSING ASSOCIATES LP

218 MIDDLESEX AVENUE
CHESTER, CONNECTICUT

SCALE: 1 IN = 40 FT | MARCH 25, 2019

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