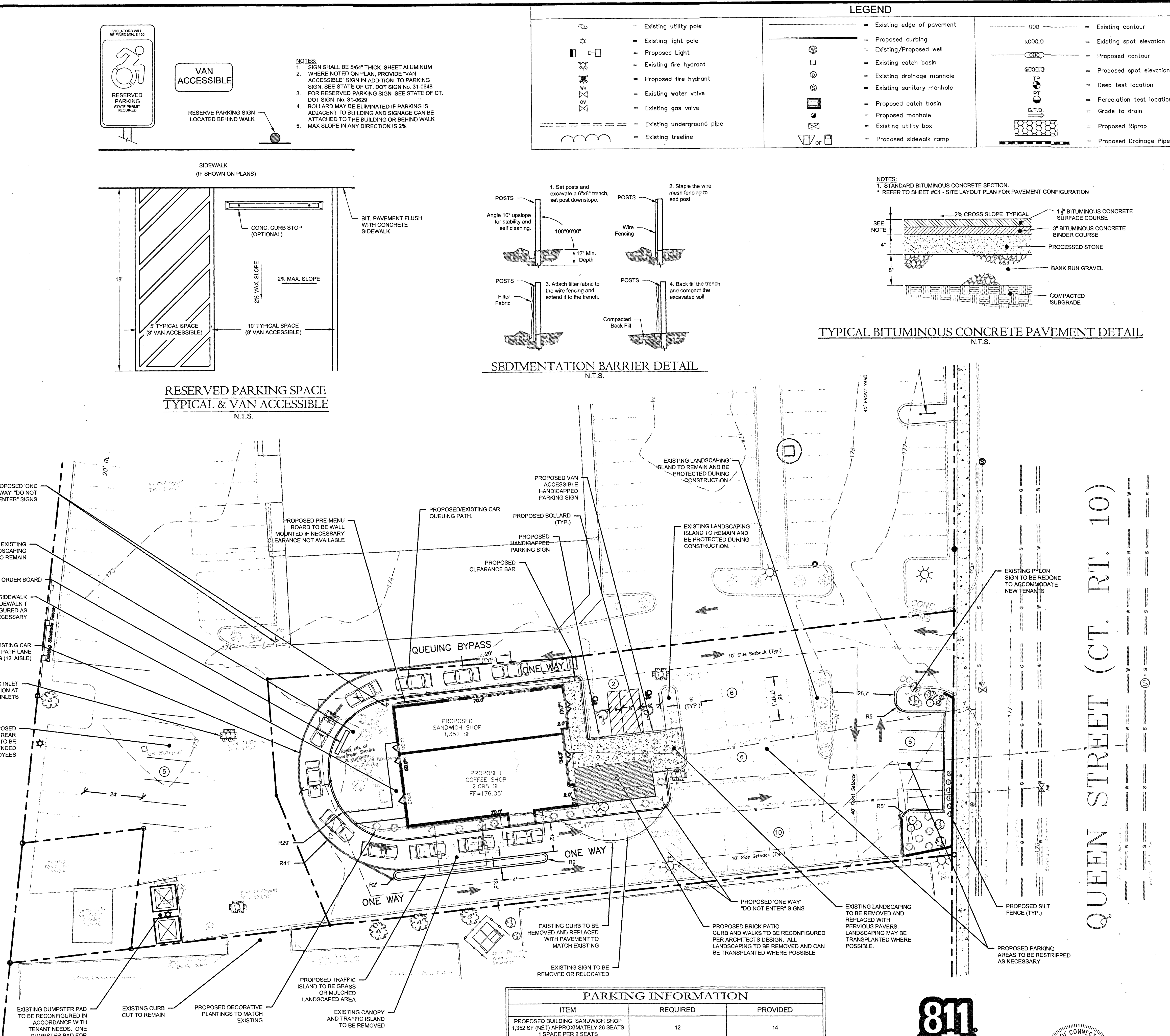
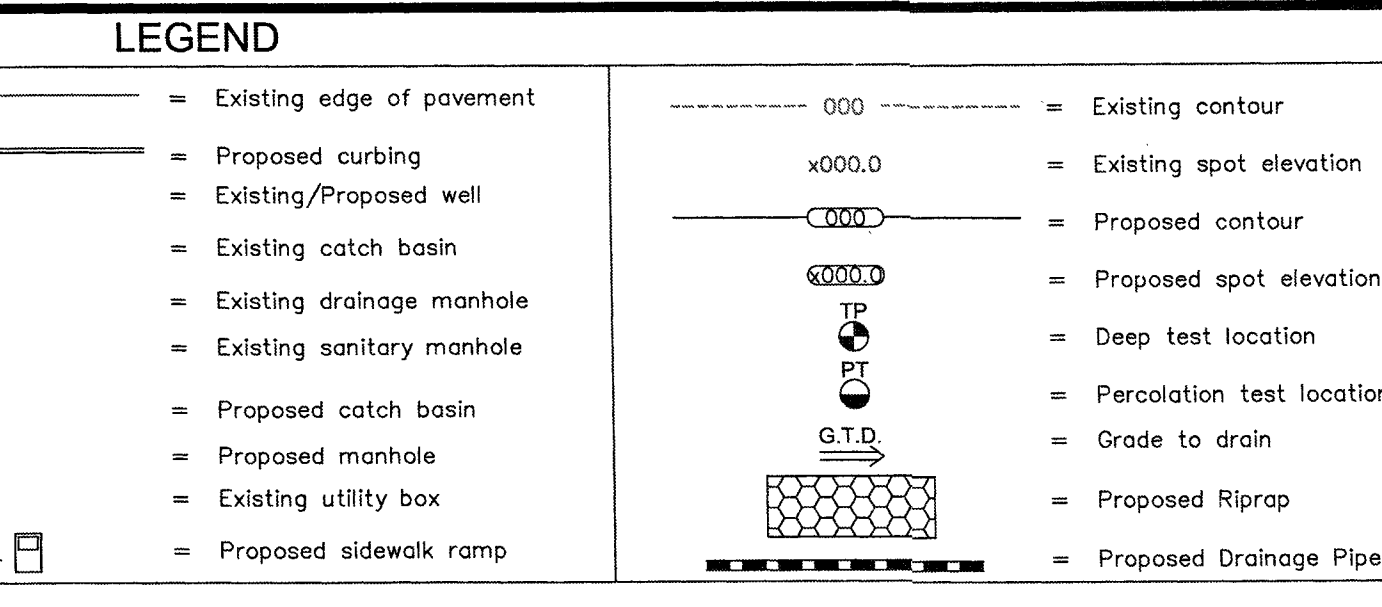
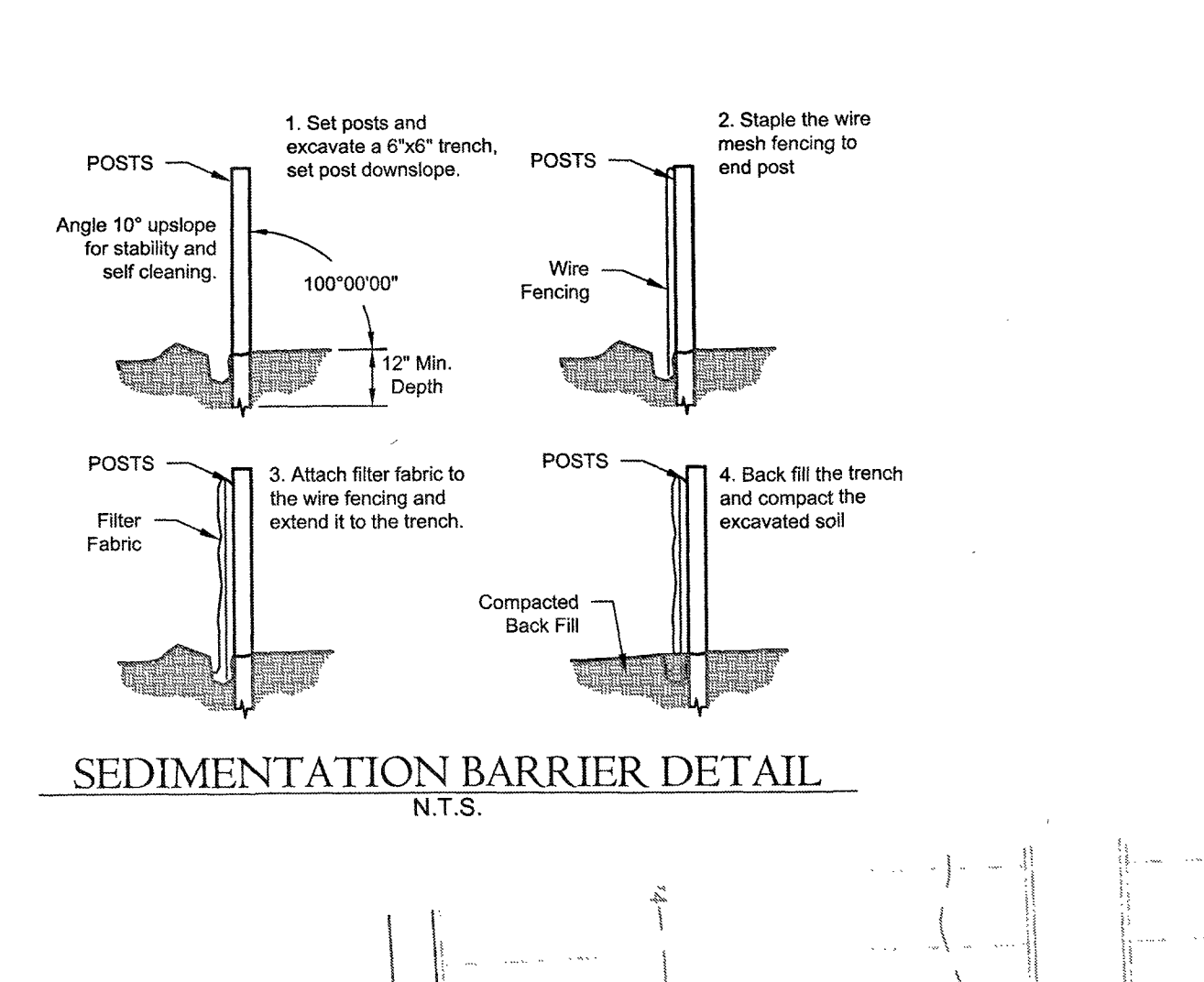
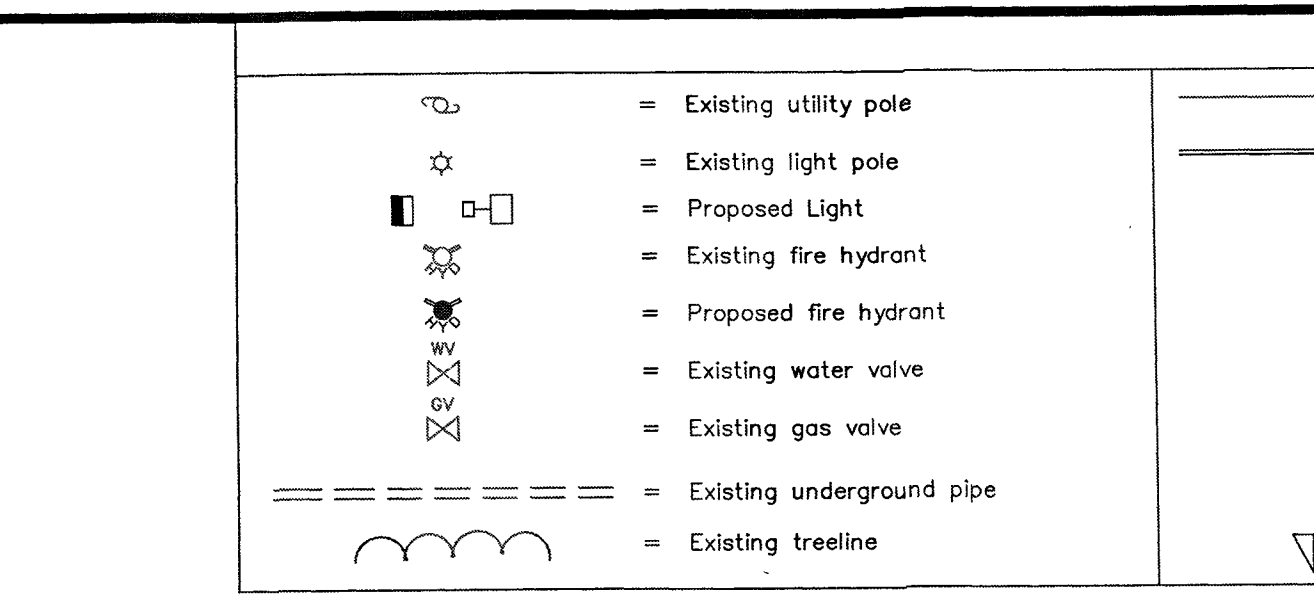
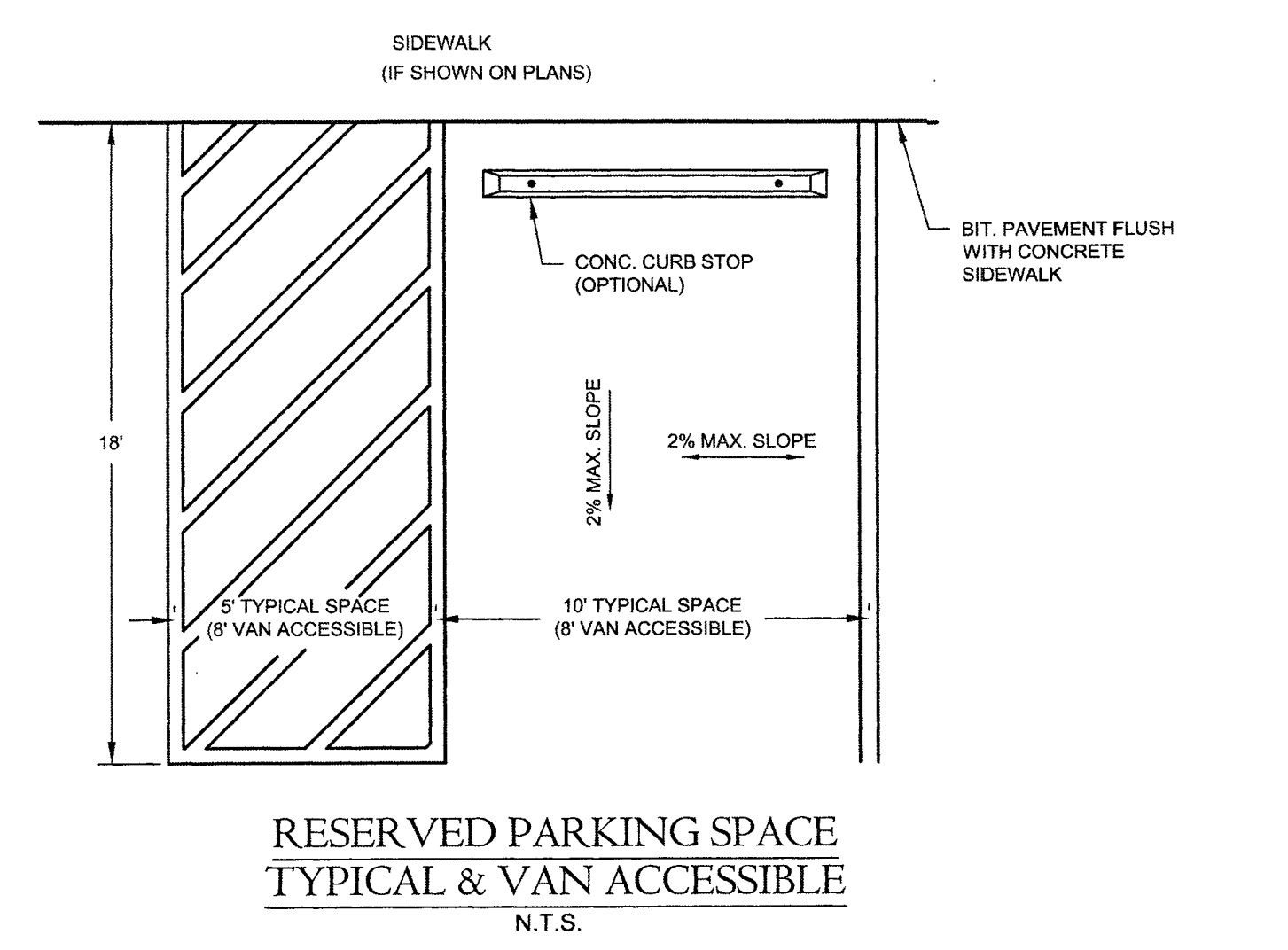
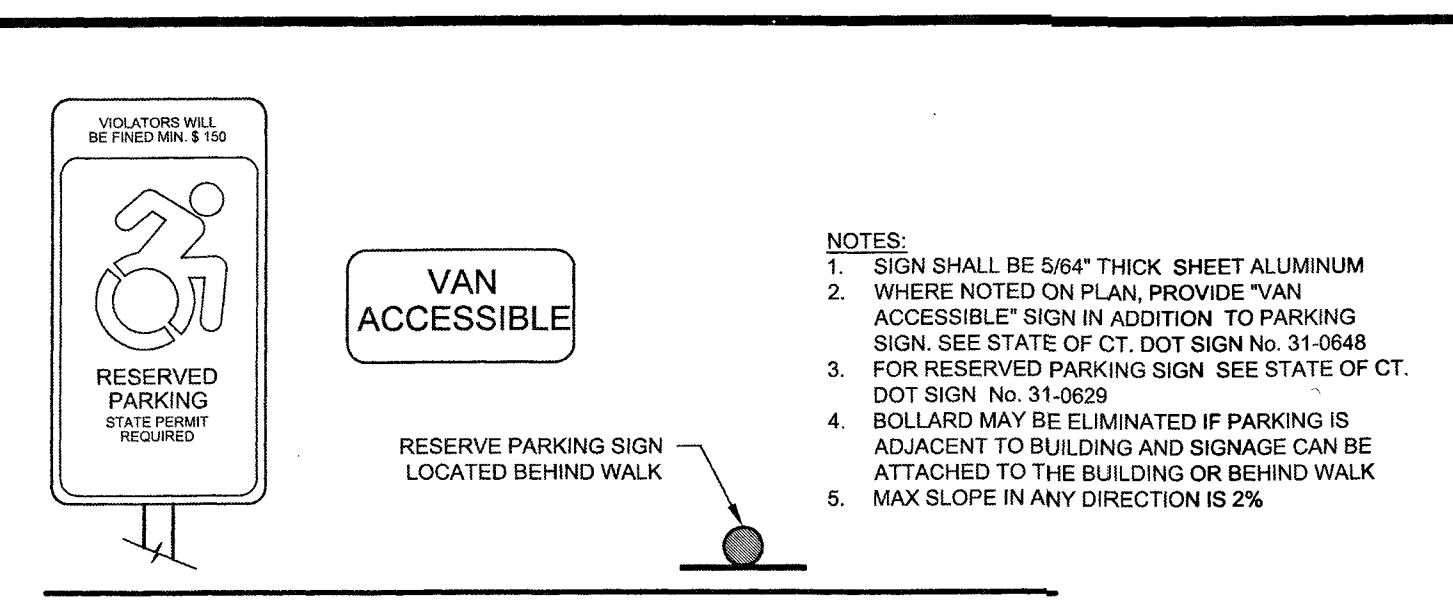


SITE PLAN NOTES:

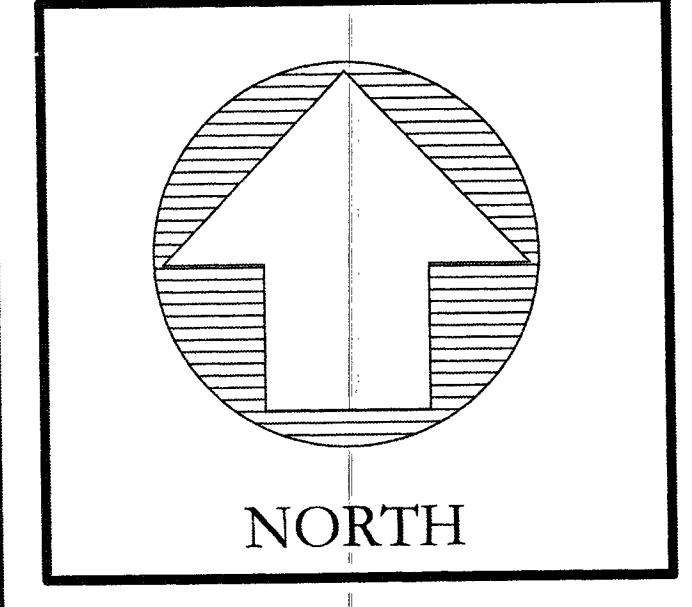
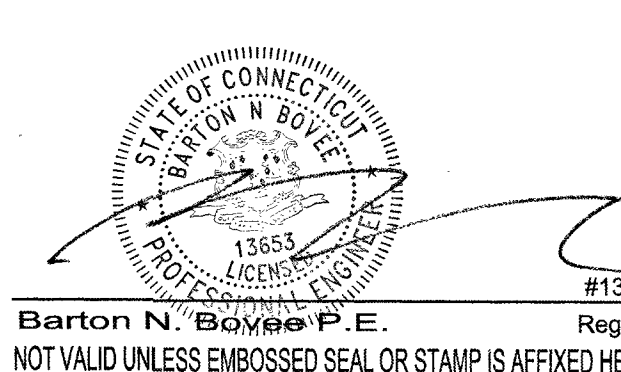
- Owner: West Queen Developers, LLC
- Applicant: Calco Construction & Development LLC
- Street #: 812 Queen Street
- Area of Parcel: ±0.62 Acres
- Parcel is zoned: B
- Present use: Vacant Bank Building
- Proposed use: Coffee shop with drive-thru and retail space
- No Wetlands are present per the Town of Southington Wetland Map.
- Site 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All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.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 817, dated 2016 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 proposed drainage 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.
- Town of Southington Planning and Engineering Departments to be notified at (860)-276-6248 and (860)-276-6231, 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.



PARKING INFORMATION

ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: SANDWICH SHOP 1,352 SF (NET) APPROXIMATELY 26 SEATS 1 SPACE PER 2 SEATS	12	14
PROPOSED BUILDING: COFFEE SHOP 2,098 SF (NET) (APPROX. 35 SEATS) 1 SPACE PER 2 SEATS	18	20
HANDICAP PARKING	2	2
TOTAL # OF SPACES	30 (INCLUDING H.C.)	34 (INCLUDING H.C.)

*PROPOSED PARKING IS COMMON BETWEEN TENANTS. THE TENANTS PEAK USE HOURS VARY AS COFFEE SHOPS PEAKS ARE IN THE MORNING, WHILE THE SANDWICH SHOPS PEAK ARE IN THE AFTERNOON. EMPLOYEE PARKING FOR THESE TENANTS WILL BE LOCATED BEHIND THE BUILDING ON THE COMMONLY OWNED PARCEL.



cole
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www.hecole.com

PROJECT NAME:
PROPOSED BUILDING AND SITE ENHANCEMENTS

812 Queen Street
Southington, Connecticut

PREPARED FOR:
CALCO CONSTRUCTION AND DEVELOPMENT

Sheet Description:
SITE DEVELOPMENT PLAN

Scale: 1"=20'

Date: June 2, 2021
Project #: 2088 F.B. #:
Drawn By: BTP Approved By: BNB

Revisions:

Date:	Descriptions:
June 22, 2021	Revised per Possible Tenants

Sheet #:
C1

SPR #1822
7/2/21