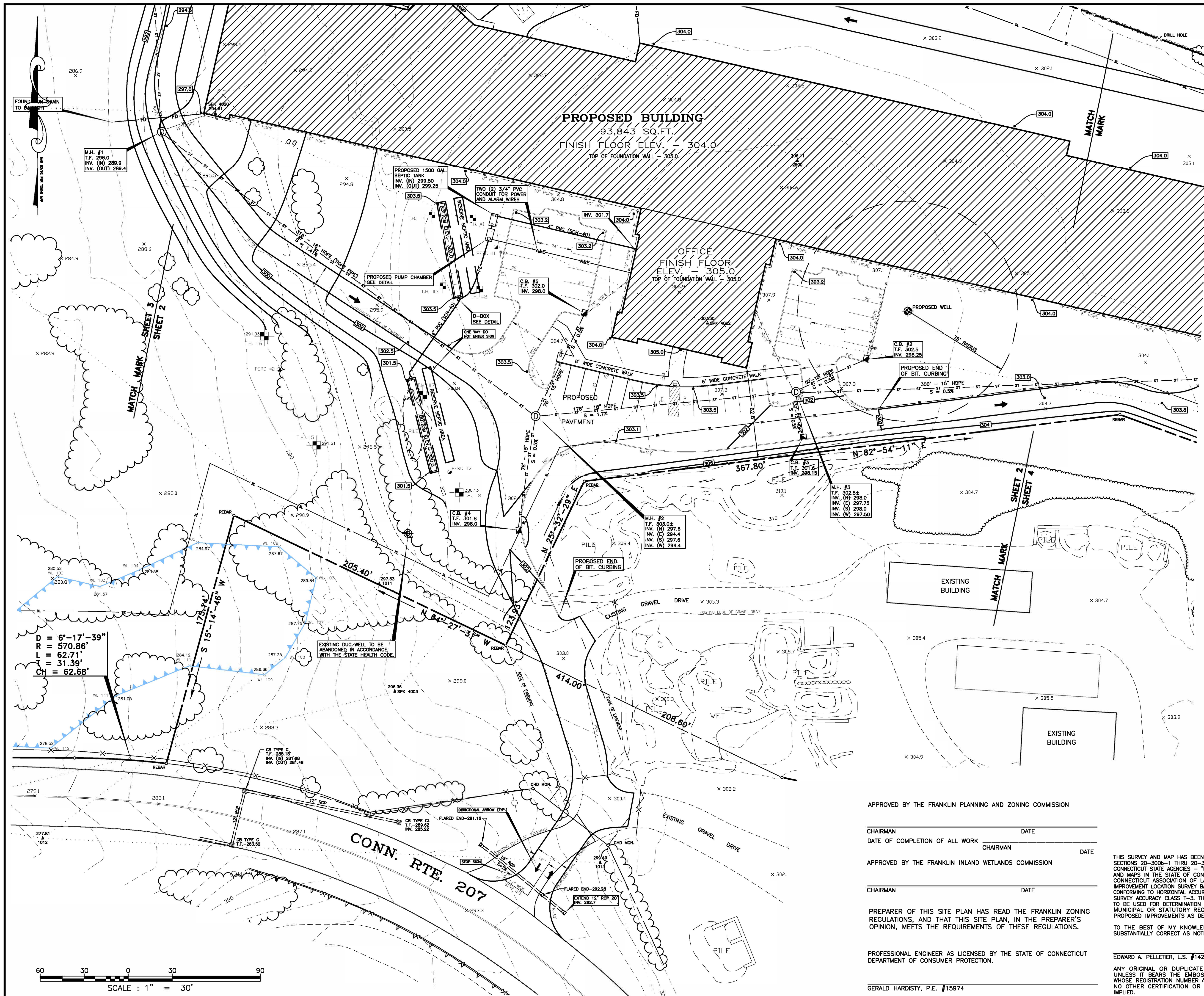




LEGEND

--- EXISTING ---
--- PROPOSED ---

PROPERTY LINE
ABUTTER PROPERTY LINE
UTILITY POLE
BUILDING LINE
CONTOUR
SPOT ELEVATION
CATCH BASIN
MANHOLE
STORM DRAIN PIPE
LEACHING GALLERIES
GRADE TO DRAIN
ROOF LEADER DRAIN
PROPOSED BITUMINOUS CURBING
TREELINE
WELL
TEST HOLE
PERCOLATION TEST
LIGHT POLE
SURVEY CONTROL

BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING MAP:
"SUBDIVISION PLAN PREPARED FOR DED CEDAR HILL, LLC #766 CT
RTE 32 & CT RTE. 207 (POND ROAD) FRANKLIN, CT FRANKLIN &
LEBANON, CT DATE 1-18-05 SCALE 1" = 100' REVISIONS
2-16-05 PROP. 3-9-05 DR.NOTES 3-11-05 STAFF COM.
3-11-2005 SEPTIC 3-15-05 STAFF COM." PREPARED BY TOWNE
ENGINEERING, INC.

NOTE:
PROPOSED BUILDING TO HAVE FOUNDATIONS INSTALLED TO REDUCE
INTERFERENCE OF GROUND WATER WITH THE PROPOSED BUILDING
AND SITE IMPROVEMENTS.

ZONING TABLE

ZONE: C-2 / MIXED COMMERCIAL & LIGHT INDUSTRIAL DISTRICT

	REQUIRED	PROVIDED
LOT AREA	100,000 S.F.	1,121,410 S.F.
LOT WIDTH	200'	250'
LOT FRONTOAGE	200'	808.66'
MINIMUM FRONT YARD	100'	100.7'
MINIMUM SIDE YARD	25'	64'
MINIMUM REAR YARD	25'	760±
MAXIMUM BUILDING HEIGHT	48'	32±
IMPERVIOUS AREA		20.8%
PARKING SPACES (10' x 20')	15**	37 (INCLUDING 2 HANDICAP)
LOADING & TRUCK SPACES	1	3
TOTAL WETLAND SOILS ON SITE		315,350± S.F.
WETLAND SOILS DISPLACED		62± S.F.
WETLAND SOILS CREATED		17,400 S.F.
TOTAL DISTURBED AREA = 7.9 ACRES		

*TOTAL IMPERVIOUS AREA: BUILDING - 93,843 S.F. + PAVEMENT & WALKS - 70,590 S.F. = 164,433 S.F.

**PARKING SPACES REQUIRED PER SECTION 9.15.12:
INDUSTRIAL USE - 0.66 SPACES PER EMPLOYEE
22 EMPLOYEES * 0.66 SPACES/EMPLOYEE = 14.5 SPACES

SITE PLAN
PREPARED FOR APPLICANT
DSD CEDAR HILL LLC
OWNER
DSD CEDAR HILL, LLC
P.O. BOX 103
SOUTH WINDHAM, CONNECTICUT 06266
SCALE: 1" = 30'
DATE: MARCH 16, 2012
REVISED: JULY 2, 2012
SHEET 2 OF 8

DATUM ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840
JOB NO. 211015
CHECKED BY: _____ CORRECTIONS BY: _____

APPROVED BY THE FRANKLIN PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____
DATE OF COMPLETION OF ALL WORK _____
CHAIRMAN _____ DATE _____

APPROVED BY THE FRANKLIN INLAND WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

PREPARER OF THIS SITE PLAN HAS READ THE FRANKLIN ZONING
REGULATIONS, AND THAT THIS SITE PLAN, IN THE PREPARER'S
OPINION, MEETS THE REQUIREMENTS OF THESE REGULATIONS.

PROFESSIONAL ENGINEER AS LICENSED BY THE STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION.

GERALD HARDISTY, P.E. #15974

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH
SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF
CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS
AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN
IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY
CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC
SURVEY ACCURACY CLASS 1-3. THIS SURVEY AND MAP IS INTENDED
TO BE USED FOR DETERMINATION OF COMPLIANCE WITH APPLICABLE
MUNICIPAL OR STATUTORY REQUIREMENTS WITH RESPECT TO
PROPOSED IMPROVEMENTS AS DEPICTED HEREON.

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

EDWARD A. PELLETIER, L.S. #14203

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID
UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR
WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.
NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR
IMPLIED.