

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- TOWN WETLAND LINE
- EXISTING CONTOURS
- EXISTING EDGE OF PAVING
- EDGE OF WATER
- OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- HANDY CAP PARKING

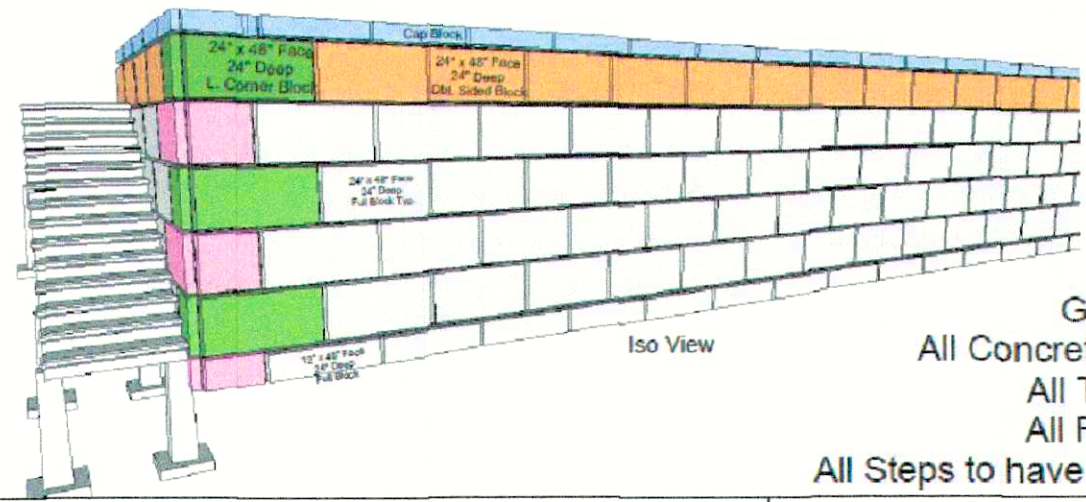
SITE STATISTICS

B-2 ZONE

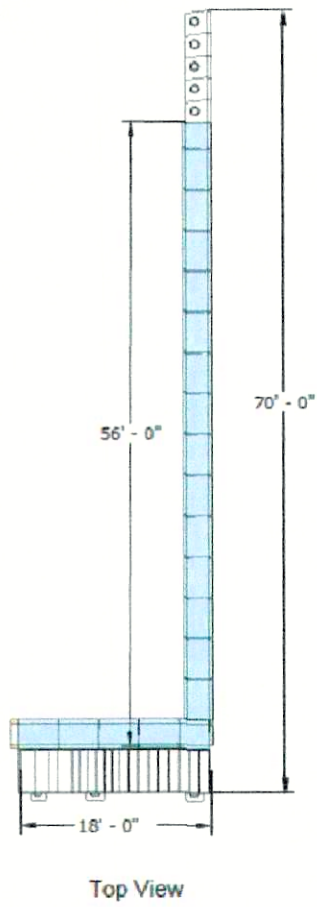
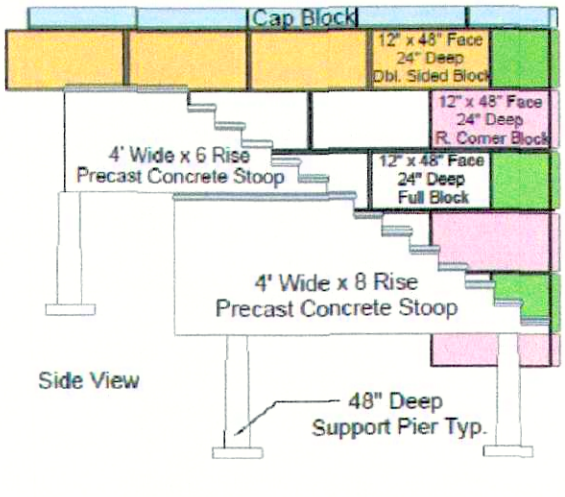
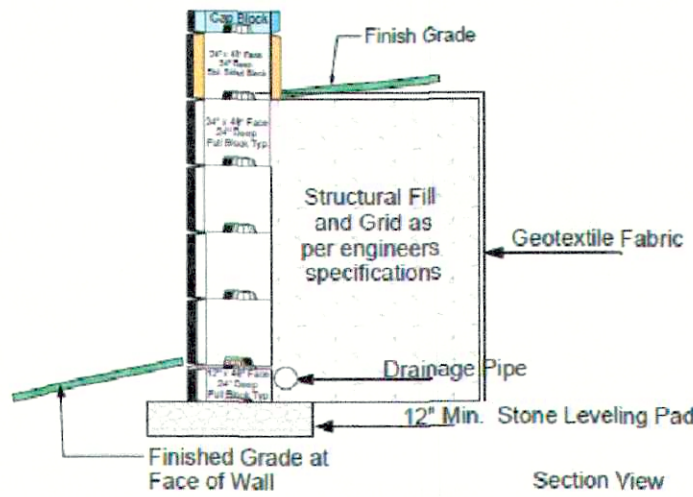
INDUSTRIAL B-2 ZONE	REQUIRED	SUBMITTED
BULK STATISTICS		
MIN. LOT AREA	6,000 S.F.	36,476 S.F.
MIN. LOT WIDTH	60'	228'
MIN. BUILDING SETBACK (FRONT)	10'	8.4'
MIN. BUILDING SETBACK (SIDE)	8'	2.3'
MIN. BUILDING SETBACK (REAR)	30'	42.3'
PARKING (SEE CALCULATIONS)	24 SPACES	24 SPACES
BUFFER AREA	N/A	N/A
MAX. HEIGHT	25'	LESS THAN 20'
MAX. LOT COVERAGE	50%	20%
FLOOR AREA	5,954 SQ. FT.	5,954 SQ. FT.

LOCATION MAP

SCALE: 1"=800'



General Notes
All Concrete 4500 psi at 28 days
All Treads 11" Run
All Rises 7'-6" Rise
All Steps to have a .25" Positive Pitch In Field

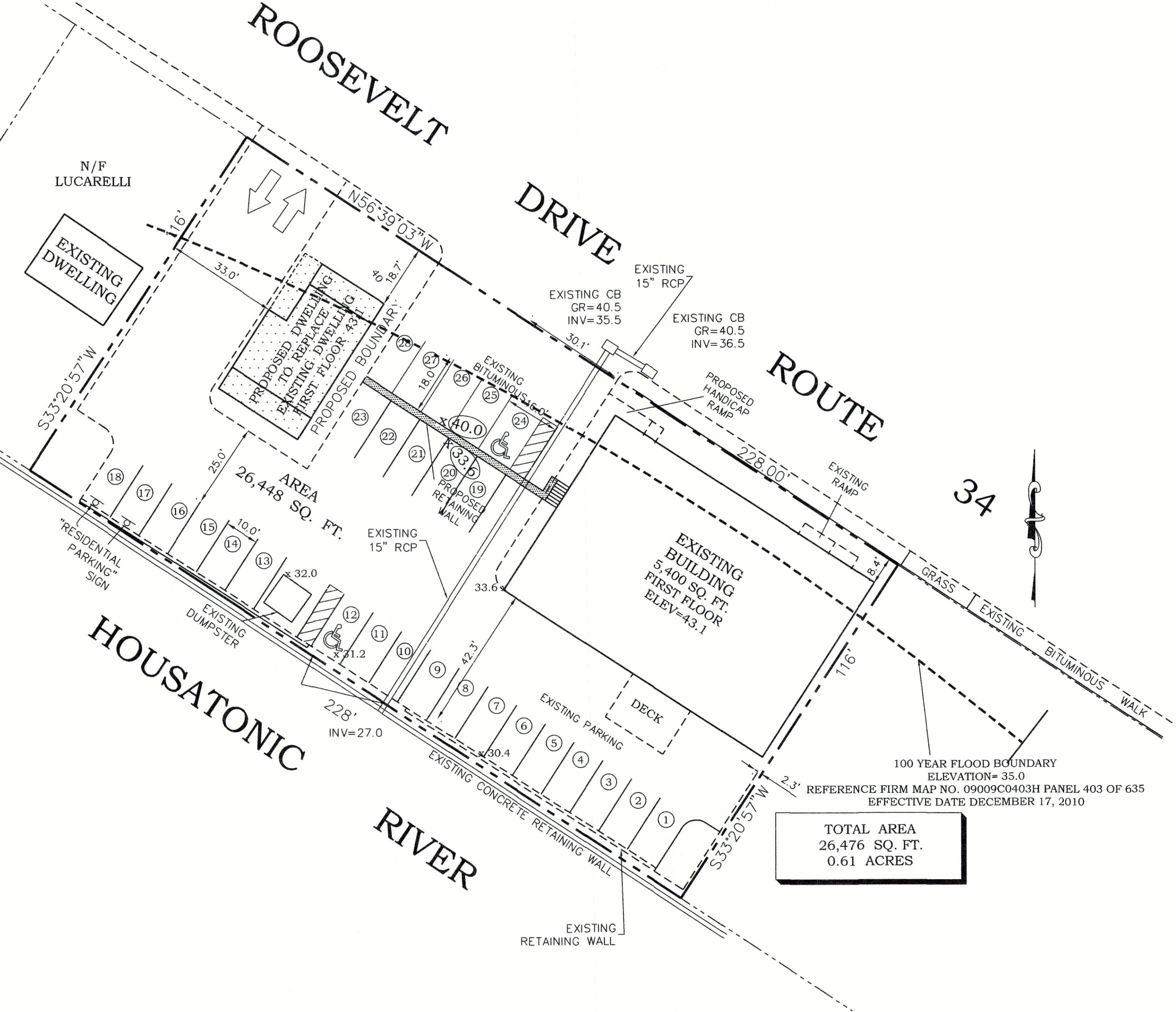


ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burrill St.
New Britain CT 06053
800-774-1112
860-224-2244
860-224-2255 Fax

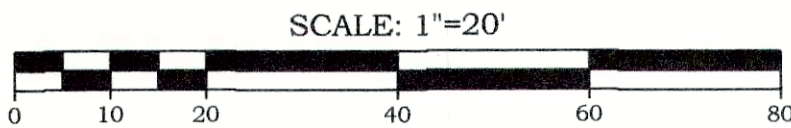
ATLAS
CONCRETE PRODUCTS

Conceptual Drawing
Ed McManus Construction Co.
300 Roosevelt Dr.
Derby Ct.
Pg. 1

OWNER
CALCO OF CAROLINE STREET LLC
300 ROOSEVELT DRIVE
DERBY, CONNECTICUT
203-735-2137
APPLICANT
CALVERT SAFE & LOCK LTD.
300 ROOSEVELT DRIVE
DERBY, CONNECTICUT
203-735-2137



TOTAL AREA
26,476 SQ. FT.
0.61 ACRES



No.	Date	REVISION DESCRIPTION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 TO 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Fred D'Amico
FRED D'AMICO CONN. P.E., L.S. 10833

D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
P: (203) 881-3184
F: (203) 881-0248
damicoassociates@sbcglobal.net

2613	JVD
Scale	Date
1"=20'	2/22/2022

CALVERT SAFE & LOCK LTD.
300 ROOSEVELT DRIVE
DERBY CONNECTICUT

PROPOSED
RETAINING WALL