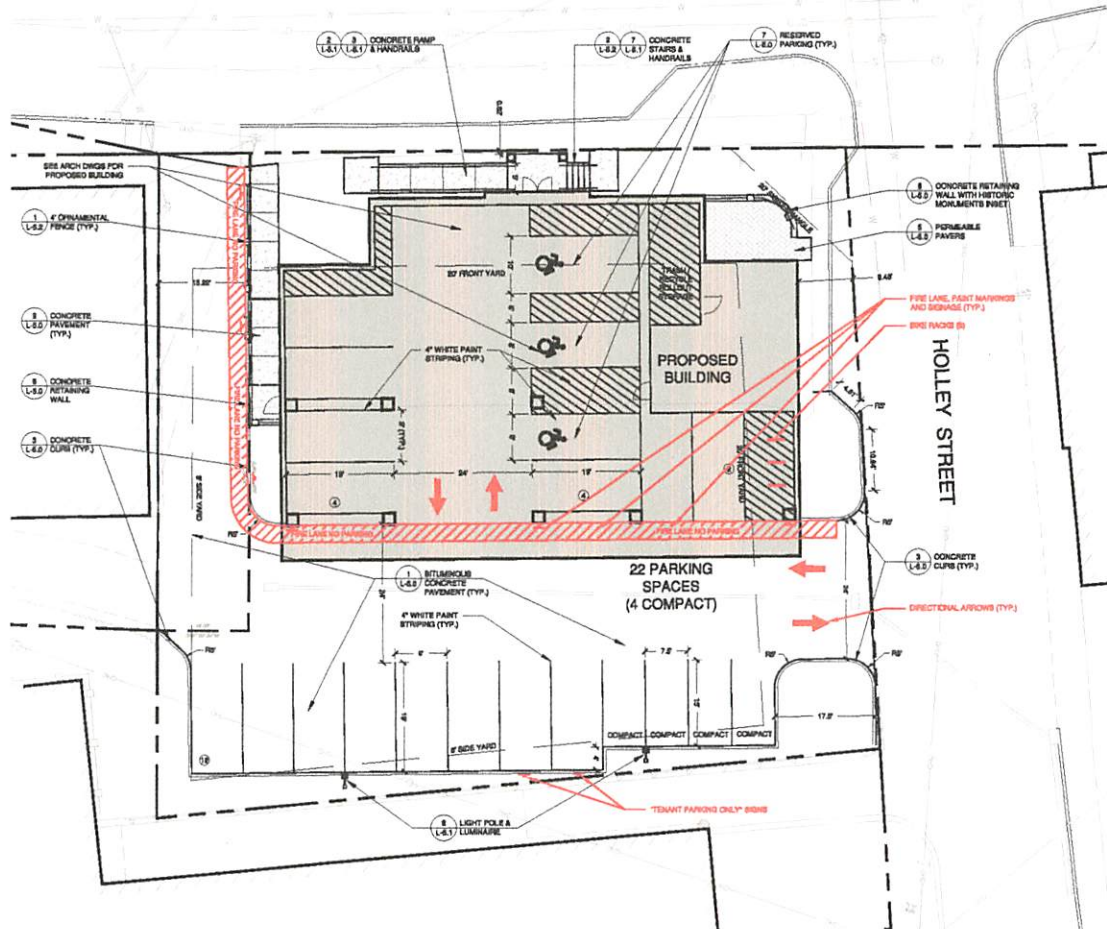


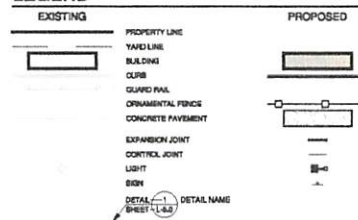
MILLERTON ROAD (ROUTE 44)



LAYOUT NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
2. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 818-R17 AND THE TOWN OF SALISBURY SPECIFICATIONS.
3. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
4. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
6. LOAM AND SEED ALL DISTURBED AREAS NOT COVERED BY OTHER IMPROVEMENTS.
7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
8. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABOUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
9. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY APPLYING WATER OR DUST PALLETATIVE OTHER THAN CALCIUM CHLORIDE.
12. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.
13. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURER'S DIRECTIONS.
14. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY APPLIED FINISHES SHALL BE REPAIRED.
15. EXPANSION AND CONTROL JOINTS FOR NEW CONCRETE WALLS SHALL BLEND TO MATCH EXISTING PATTERNS. CONTRACTOR TO ARRANGE TIMELY ON-SITE CONFERENCES WITH LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF JOINT PATTERNS.
16. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURB, BUILDING WALLS, STEE WALLS, STAIRS, EXISTING CONCRETE PAVING AND ALL OTHER PAVED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 25 FEET.

LEGEND



RECEIVED

MAR 18 2021

LAND USE OFFICE
Salisbury, CT

ZONING INFORMATION

ZONE INFO (CHECKED) PER SQUARE OVERLAY DISTRICT / L.U.Z	REQUIRED	EXISTING	PROPOSED	COMFORMANCE
USE		PARKING	MULTI-FAMILY DWELLING BY SPECIAL PERMIT	
MAXIMUM DENSITY	18 UNITS/ACRE (1)	0	12	YES
MAX. BUILDING HEIGHT	42'	0'	32'	YES
MIN. LOT AREA	25,000 SF	15,000 SF	15,000 SF	EXISTING CONDITION
MIN. STREET FRONTAGE	20'	N/A	103.91'	YES
FRONT YARD	20'	N/A	24.2 (2)	YES
MAX. BUILDING COVERAGE	75%	0%	42.1% (3)	YES
SIDE YARD	0'	N/A	3.46'	YES
REAR YARD	12'	N/A	N/A	YES
PARKING SPACES	12 (1 PER UNIT)	0	22	YES
MAX. COMPACT PARKING SPACES	20%	0	18% (4 SPACES)	YES

(1) A MINIMUM OF 50% OF UNITS ARE AFFORDABLE AND THE MINIMUM SIZE IS GREATER THAN 900 SQUARE FEET
 (2) MATCHES EXISTING FRONT YARD SETBACK OF BUILDINGS ON ADJUTING PROPERTIES
 (3) BUILDING COVERAGE 54.97 SF / 19,990 SF = 42.1%
 (4) BUILDING COVERAGE 54.97 SF / 19,990 SF = 42.1%

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SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING

HOLLEY PLACE

11 HOLLEY STREET
SALISBURY, CT
Project #: 6342

Revisions: MARCH 17, 2021

Issue Date:

Layout Plan

L-2.0

ROR 38

ORIGINAL