

LOCATION MAP  
1" = 20'

AS-BUILT TIES

POINT	A (FEET)	B (FEET)
1	41.2	138.9
2	72.2	148.6
3	91.4	130.7
4	73.9	107.2
5	70.1	62.5
6	87.3	51.9
7	98.5	51.9
8	120.9	33.5
9	140.4	63.3
10	137.0	71.6
11	97.6	75.9
12	177.0	88.6
13	180.1	135.9
14	186.1	126.5
15	132.7	88.8
16	96.6	86.8
17	133.7	97.7
18	136.9	112.8
19	144.3	135.5
20	154.8	160.0
21	167.0	164.2
22	200.9	167.2
23	194.9	148.5

AS-BUILT ELEVATIONS

RESTAURANT SEPTIC SYSTEM

5000 gal. septic tank (H-20 design)  
Inv in = 124.77  
Inv out = 124.52

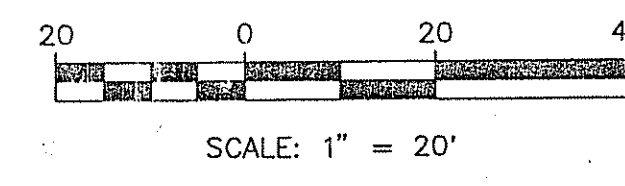
Grease traps (H-20 design)  
Tank #1 - 2500 gal  
Inv in = 125.44 from bldg  
Inv in = 124.74 from grease trap  
Inv out = 124.21  
Tank #2 - 2000 gal  
Inv in = 125.11  
Inv out = 124.79

RETAIL SEPTIC SYSTEM

1500 gal septic tank (H-20 design)  
Inv in = 124.69  
Inv out = 124.51  
GREASE TRAP 1500 GAL.  
Inv in = 125.11  
Inv out = 124.8  
Elev. in = 113.47  
Elev. out = 113.30

PLANT LIST

COMMON/BOTANICAL NAMES	QTY.	SIZE
Small Flowering Trees: Cran Apple, Purple Plum, Serviceberry, or Dogwood	4	2" - 2 1/2" Cal.
White Pine Pine Strobus	1	3' - 5'
Shrubs: Burning Bush Eriogonum Alata Compacta Rhododendron Catawbiense Ilex coccinea Convexa Evergreen Azalea Pink and White	8	2 Gal. Cont.
Colorado Blue Spruce Picea pungens	15	2 Gal. Cont.
	15	2 Gal. Cont.
	1	4' - 5'



**LEGEND**

STREET LINE	---
PROPERTY LINE	---
EASEMENT LINE	---
EDGE ROAD	---
CURB	---
LIGHT POLE	□*
UTILITY POLE	○*
CONTOUR	---
WETLAND LIMIT	---
TEST PIT	⊕
PERCOLATION TEST	⊕
SOIL TYPE	⊕
RESERVE PARKING SPACES	⊕
PROP CATCH BASIN	⊕

ZONING DATA B-2 ZONE

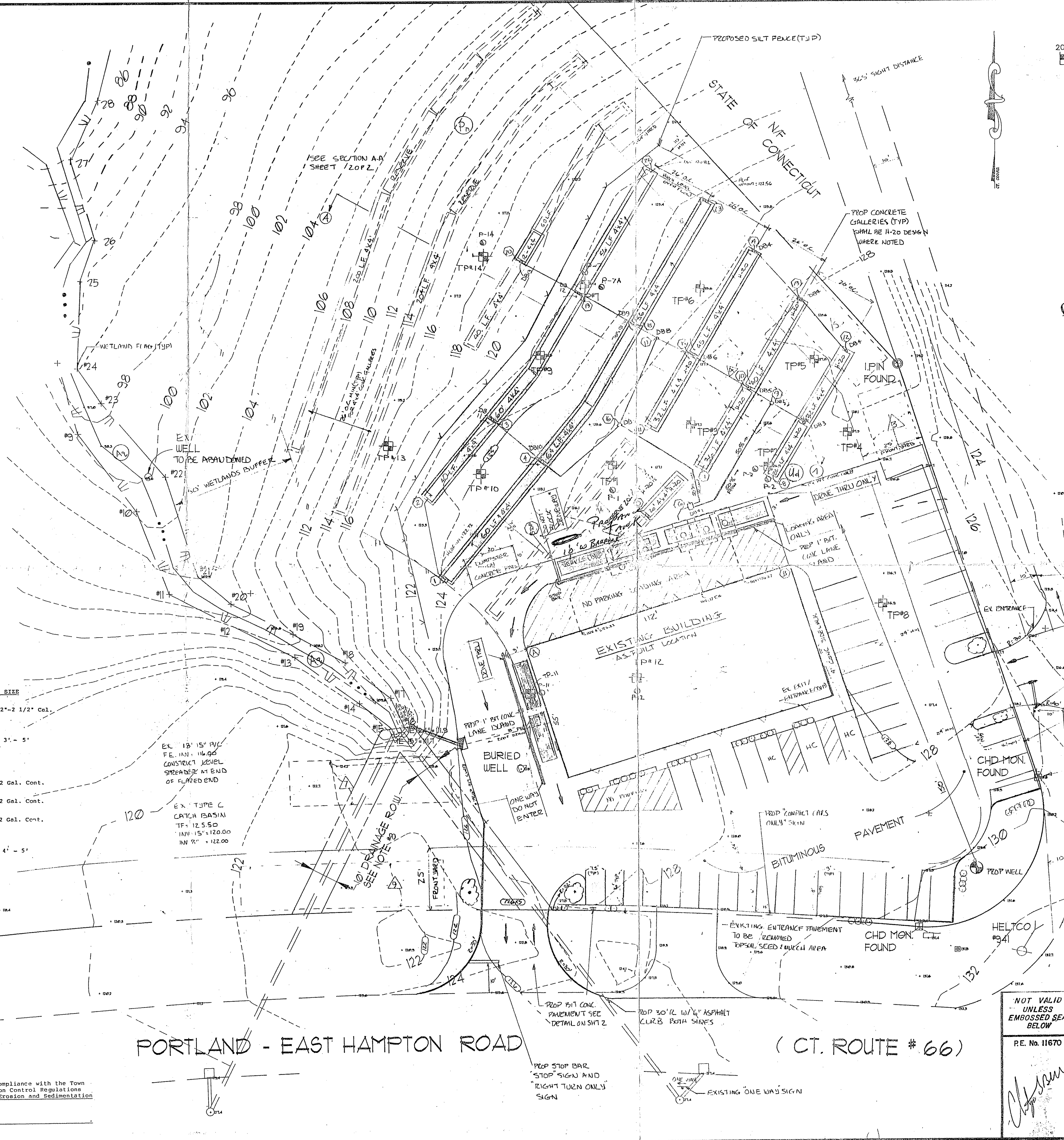
	REQUIRED	PROPOSED
MINIMUM AREA	1 Ac	4.52 Ac
MINIMUM WIDTH	150'	415'
MINIMUM DEPTH	200'	301'
MAXIMUM STORIES	2 1/2	1
MAXIMUM HEIGHT	35'	<35'
MAXIMUM LOT COVER	25%	3%
FRONT YARD	25'	51'
MIN. SIDE YARD	25'	65'
MIN. SIDE YARD AGG	50'	445'
REAR YARD	20'	320'

**PARKING REQUIREMENTS**

RESTAURANT SPACES: 2732 SF/50 SF per each = 55 spaces  
RETAIL SPACES: 2732 sf @ 10 per 1000 sf = 28 spaces

**TOTAL AMOUNT REQUIRED: 83 spaces**

PARKING PROVIDED: 44 spaces  
RESERVE PARKING: 42 spaces  
**TOTAL PARKING: 86 spaces**



Approved by the Portland Planning and Zoning Commission  
Final Approval \_\_\_\_\_ Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Conditional Approval \_\_\_\_\_ Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Expiration Date \_\_\_\_\_

**INLAND WETLANDS**

I certify that the wetland boundaries on this drawing are substantially correct as shown and reflect the wetlands as identified and flagged.

*John Bell* 3/16/94

SOIL RESOURCE CONSULTANTS  
P.O. BOX 752  
Meriden, CT (203) 634-3389

Rev. 12/94 AS-BUILT SEPTIC SYSTEMS

REV. DATE	DESCRIPTION	REV. DATE	DESCRIPTION
1	REVISED PER TOWN COMMENTS	5	REVISED PER TOWN COMMENTS
2	REVISED PER TOWN COMMENTS	6	REVISED PER TOWN COMMENTS
3	REVISED PER TOWN COMMENTS	7	REVISED PER TOWN COMMENTS
4	REVISED PER TOWN COMMENTS	8	REVISED PER TOWN COMMENTS

RE. No. 11670

Christopher G. Bell, P.E.  
Consulting Engineers  
102 Crystal Lake Road  
Middletown, CT 06457  
344-9833

**SITE PLAN**

MAP 31 LOT 23, PROPERTY OF  
PATRICIA L. WIRONOFF MARIE L. BUGGIE  
& JOSEPH P. LABBADIA  
CT ROUTE 66 & CT. ROUTE 17  
PORTLAND, CT.

DATE: FEB. 4 1994  
DESIGNED BY: C.G. BELL  
DRAWN BY: C.G. BELL  
JOB NO.: 9333

SCALE: 1" = 20' SHEET 1 OF 2

"I hereby certify that this plan is in compliance with the Town of Portland Soil Erosion and Sedimentation Control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation Control dated 1985, as amended.

Christopher G. Bell, P.E. #11670