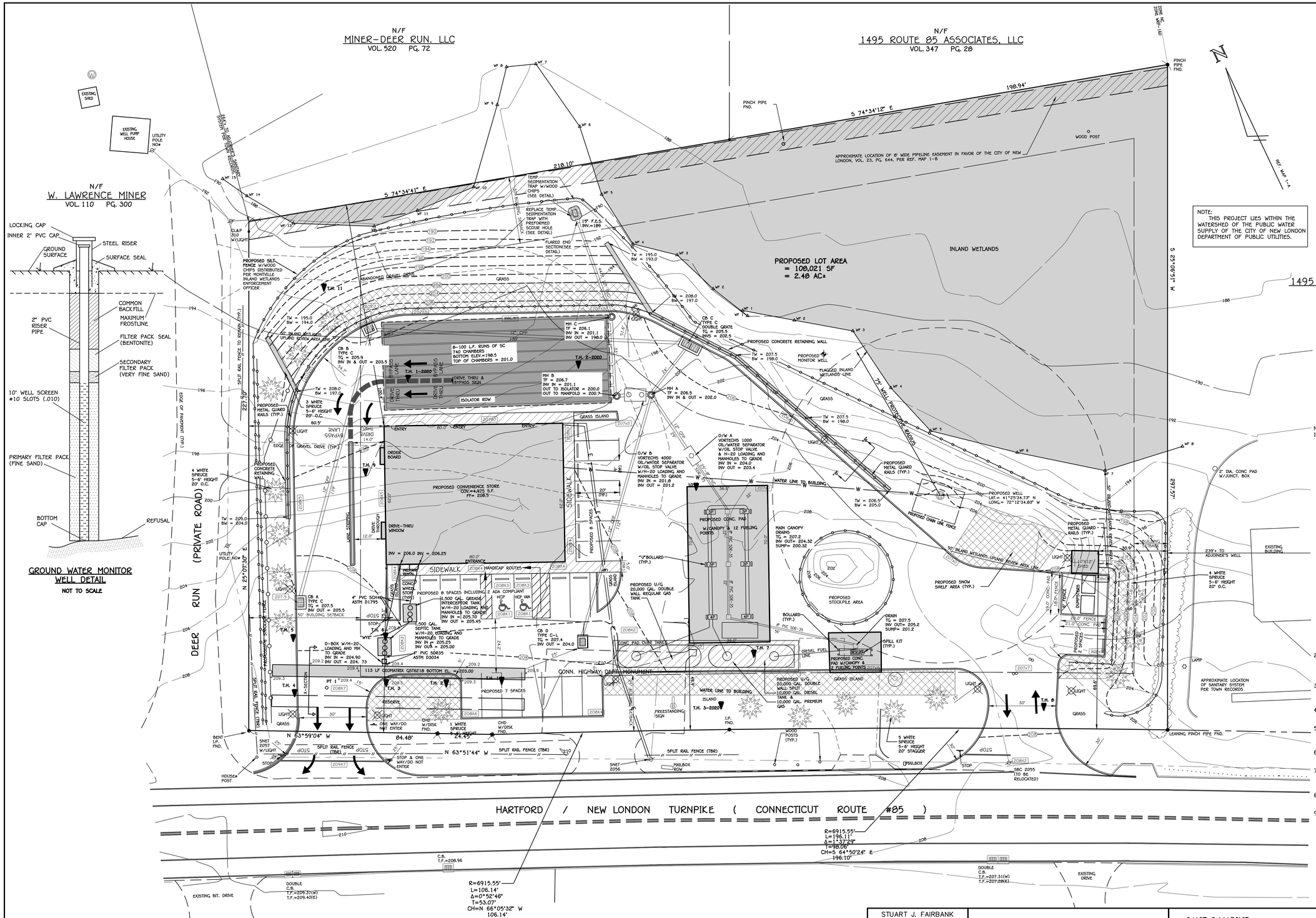

ZONING DATA TABLE

C-1 ZONING DISTRICT

REQUIREMENT	REQUIREMENT	PROPOSED
MIN. LOT AREA	40,000 S.F.	108,021 S.F.
MIN. LOT FRONTAGE	200'*	411.17'
MIN. FRONT YARD	25**	75.1'
MIN. SIDE YARD	15'	60.5'
MIN. REAR YARD	30'	100.4'
MIN. FRONT YARD	25**	49.9'
MIN. SIDE YARD	10'**	91.8'
MIN. REAR YARD	20'**	139.0'

* SECTION 4.11.10.2
** SECTION 4.11.10.3

NOTES:

1. REFERENCE IS MADE TO THE FOLLOWING MAPS:

A. PROPERTY SURVEY MAP, PROPERTY OF, JOETTE J. GAREY, 1499 HARTFORD NEW LONDON TURNPIKE, OAKDALE/MONTVILLE, CONNECTICUT, DATE: FEBRUARY 21, 2018, BY ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.

B. SITE DEVELOPMENT PLAN, PROPERTIES OF, JOETTE J. GAREY, 1499 & 1505 HARTFORD NEW LONDON TURNPIKE, OAKDALE/MONTVILLE, CONNECTICUT, DATE: OCTOBER 31, 2018, BY ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC.

C. PROPERTY SURVEY AND SUBDIVISION PLAN, PROPERTY OF, W. LAWRENCE MINER, JR., REVOCABLE TRUST, HARTFORD ROAD (CONNECTICUT ROUTE 85) AND CHESTERFIELD ROAD, MONTVILLE, CONNECTICUT, DATE: JANUARY 20, 2000, REVISED THRU: 5/19100 BY: DICESARE-BENTLEY ENGINEERS, INC.

D. PLAN SHOWING PROPERTY OF, ELIZABETH SADINSKY, ROUTE 85 AND OAKDALE-CHESTERFIELD ROAD, TOWN OF MONTVILLE, CONN., DATE: OCTOBER 1970, BY: DICESARE-BENTLEY-WELLING ENGR'S.

E. TOWN ROADS, MONTVILLE, BY: CONNECTICUT DEPARTMENT OF TRANSPORTATION, REVED TO DEC. 31, 1974, CGS DATA REVISED DEC. 15, 1999

F. CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF MONTVILLE, HARTFORD-NEW LONDON ROAD, FROM THE KRUPCAU PROPERTY, SOUTHERLY ABOUT 5,550 FEET, ROUTE No. 102, SHEETS 1 & 2 OF 2, DATE: SEPT. 30-1930, REVISED: OCTOBER 16, 1967.

G. TOWN OF MONTVILLE, ROUTE #85,PLAN SHOWING TAKING LINE AT, SADINSKY PROP. & ADJOINING PROP. OWNERS, BEGINNING AT ROUTE #161, FLANDERS ROAD, RUNNING SOUTHEASTERLY 2,300 FEET. DATE: JULY 1963.

H. TOWN OF MONTVILLE, MAP SHOWING LAND AND EASEMENT ACQUIRED BY, THE STATE OF CONNECTICUT, FROM ELIZABETH K. SADINSKY, NEW LONDON TURNPIKE, DATE: DECEMBER 1948, SHEETS 1 & 2 OF 2.

2. FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF MONTVILLE LAND RECORDS AS VOL. 581 PG. 49 & VOL. 638 PG. 521 AND LISTED ON ASSESSOR'S MAP 005 AS LOTS 24-00A & 23-00A

3. SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, MAP NUMBER 09011C0337G, EFFECTIVE DATE: JULY 18, 2011

4. INLAND WETLANDS MARKED BY RICHARD SNARSKI, SOIL SCIENTIST, 2/15/2018 & 9/27/18 AND LOCATED BY FIELD SURVEY.

5. THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

6. CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.

7. DESIGN ENGINEER/LAND SURVEYOR TO SET A STABLE BENCHMARK AND STAKE & OFFSET SEPTIC SYSTEM PRIOR TO INSTALLATION. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE INSTALLATION.

8. PRIOR TO THE START OF CONSTRUCTION, THE BUILDING, WELL AND SEPTIC SYSTEM ARE TO BE STAKED BY A LICENSED SURVEYOR.

9. DESIGN ENGINEER/LAND SURVEYOR TO CONDUCT AN AS-BUILT SURVEY OF THE SEPTIC SYSTEM PRIOR TO BACKFILL. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE SYSTEM COMPLETION.

Applicant Exhibit 39

SCALE IN FEET

LEGEND

SILT FENCE
STOCKADE FENCE
SPLIT RAIL FENCE
U/G ELECTRIC LINE
U/G TELEPHONE LINE
MONITOR WELL
UTILITY POLE
CHD — CONNECTICUT HIGHWAY DEPT. CONCRETE MONUMENT
CONC. MON. — CONCRETE MONUMENT
M.S. — MERESTONE
FND. — FOUND
I.PIN — IRON PIN
I.P. — IRON PIPE
D.H. — DRILL HOLE
PROPOSED SILT FENCE
00 — EXISTING CONTOURS
+0.00 — EXISTING SPOT ELEVATION
STONEWALL
FIRE HYDRANT
00 — EDGE OF WETLAND/FLAG NUMBER
TH — DEEP TEST HOLE LOCATION
PT — PERCOLATION TEST LOCATION
EDGE OF TREELINE
SOIL TYPE BOUNDARY
HKC — SOIL TYPE SYMBOL
+00.00 — PROPOSED SPOT ELEVATION
00 — PROPOSED CONTOUR
RETAINING WALL
TBR — TO BE REMOVED
BCLC — BITUMINOUS CONCRETE LIP CURBING
W.S.O. — WATER SHUTOFF
W.G. — WATER GATE
WELL
CATCH BASIN
SNOW STORAGE AREA

PARKING CALCULATIONS

PROPOSED BUILDING = 4,960 SF
5 SPACES/1,000 SF = 25 SPACES
1 SPACE/3 SEATS = 2 SPACES
1 SPACE AT AIR = 1 SPACE
1 SPACE/2 EMPLOYEES = 1 SPACE
REQUIRED SPACES = 29

PROPOSED PARKING SPACES

16 AT FUELING POINTS
25 SPACES 10' X 20'
PARKING SPACES PROVIDED = 42

STUART J. FAIRBANK
CONN. P.E. #20206

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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LAND & MARINE ENGINEERING SURVEYING PLANNING

ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 293 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4671 FAX (860) 388-3962

SITE DEVELOPMENT PLAN
PREPARED FOR
DEER RUN STABLE, LLC
1499 & 1505 HARTFORD NEW LONDON TURNPIKE
OAKDALE/MONTVILLE, CONNECTICUT

DATE: JULY 10, 2019		SCALE: 1"=20'
DR'N DO'D	CK'D	APP'D
SHEET 3 of 11		JOB NO. 186333

REVISIONS: 1/13/20 REVISED PER COMMENTS, 1/24/20 DRIVE, GRADING & WELLS 2-20-20 UPDATED, 2-27-20 PER TOWN PLANNER, 3-11-20, 7-7-20 ADD MONITOR WELL