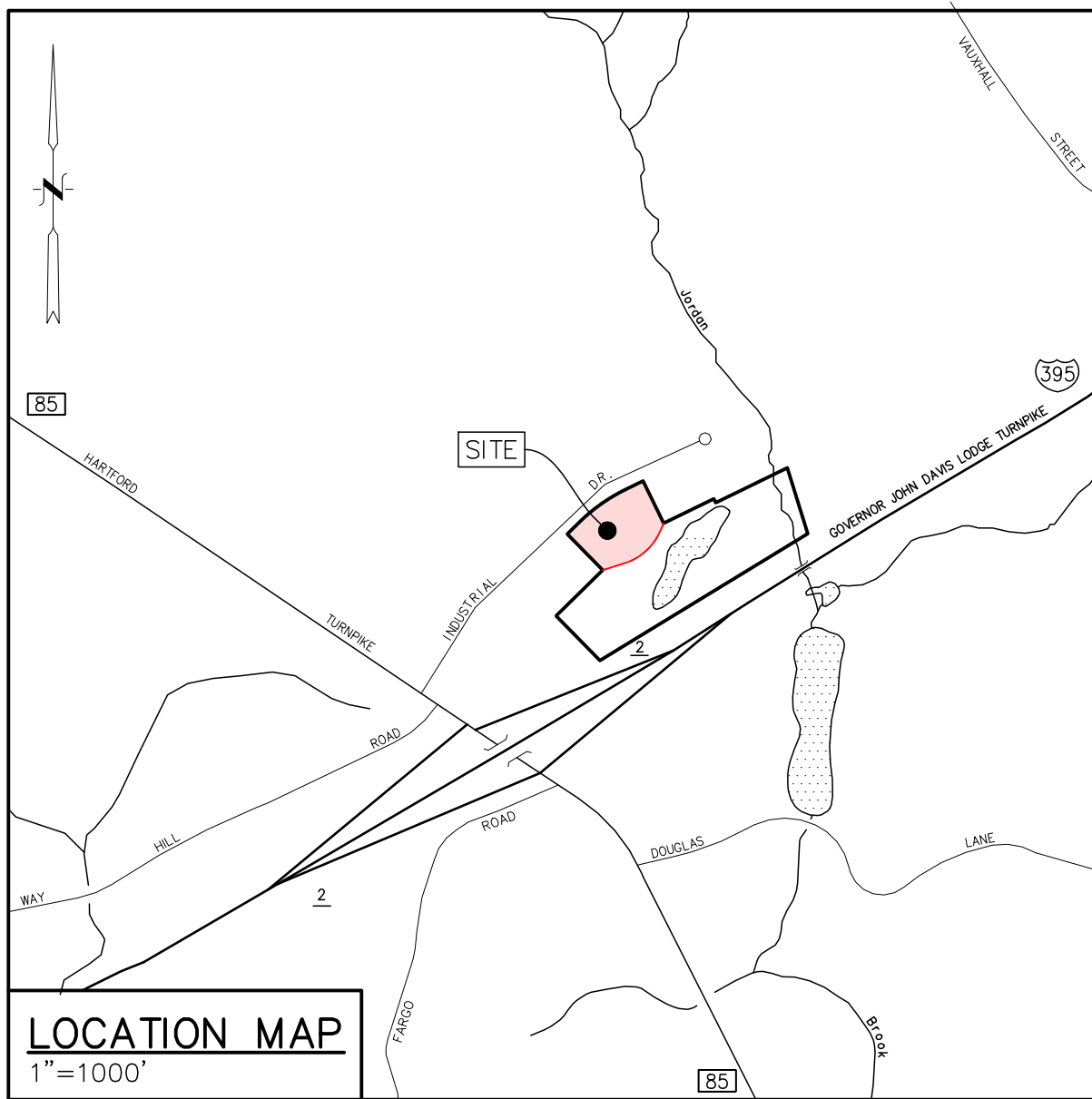




GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP/INFORMATION:
 - AN APPROVED SITE PLAN SET ENTITLED "PRICE-DRISCOLL CORP. 17 INDUSTRIAL DRIVE, WATERFORD, CONNECTICUT", SCALE: 1"=40', DATED: JUNE 6, 1999 AND REVISED THROUGH SEPTEMBER 15, 1998.
 - STATE OF CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION LIDAR ELEVATION MAP DATED 2016.
- THE APPLICANT AND CONTRACT PURCHASER OF THE SUBJECT PROPERTY IS ELITE AUTO SERVICES, LLC OF 71 SCHACKELFORD RD, PATASKALA, OH 43062.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 3559 ON TAX ASSESSOR'S MAP 50. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 503 PAGE 1232. THE AREA OF THE PARCEL IS 788,401± S.F. OR 18.1± ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE 'I-G' ZONING DISTRICT.
- THE APPLICANT IS PROPOSING TO OCCUPY THE EXISTING VACANT OFFICE/WAREHOUSE BUILDING ON THE SUBJECT PROPERTY TO OPERATE AS A ROADSIDE ASSISTANCE CONTRACTOR FOR AAA. THE FORMER OCCUPANT WAS A PROVIDER OF RELEASE AGENTS. THE APPLICANT PLANS ONLY MINOR AESTHETIC IMPROVEMENTS TO THE INTERIOR OF THE MAIN BUILDING, RESTRIPE THE EXISTING PARKING AREAS, REMOVE ALL NINE (9) ABOVE GROUND STORAGE TANKS ON SITE AND THEIR CHAIN LINK FENCE SURROUNDS, MAINTAIN AND IMPROVE EXISTING LANDSCAPING, AND ADD A 4-YD. REFUSE DUMPSTER TO THE REAR OF THE SITE ON THE EXISTING CONCRETE PAD. NO GRADING, FILLING, OR OTHER SUBSTANTIAL GROUND DISTURBANCE IS PROPOSED.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE WATERFORD PLANNING AND ZONING COMMISSION FOR A SITE PLAN DESIGN REVIEW.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS OR ANY OTHER KNOWN DESIGN CONFLICTS WITHIN 75 FEET OF THE EXISTING SEPTIC SYSTEM, NO KNOWN DOWNGRADIENT SEPTIC SYSTEM COMPONENTS WITHIN 25 FEET OF ANY UPRADIENT GROUNDWATER DRAIN AND NO KNOWN UPRADIENT SEPTIC SYSTEM COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADIENT GROUNDWATER DRAIN.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM PER REF. 1.B.

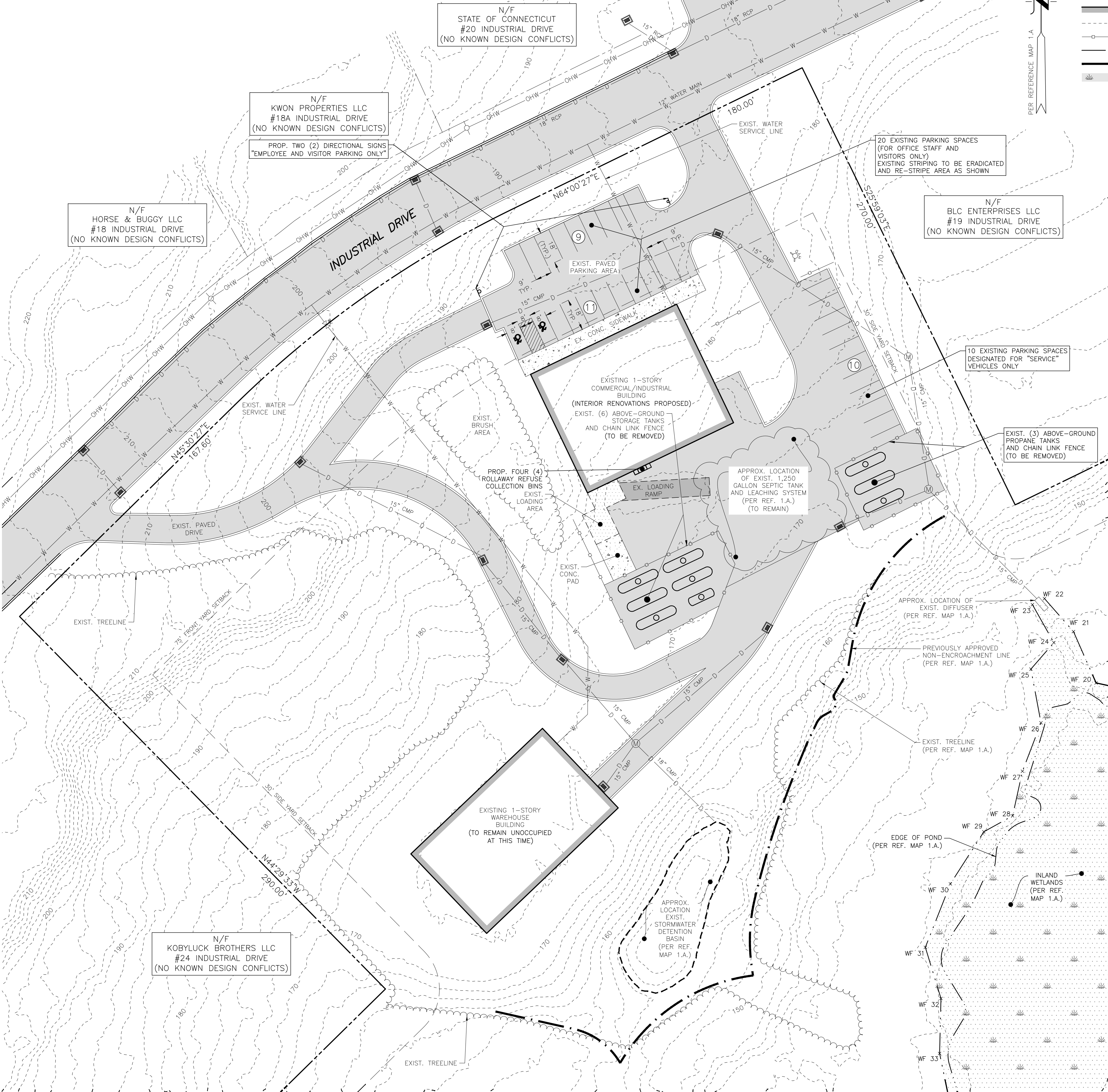
CONSTRUCTION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF WATERFORD STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF WATERFORD AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE SEPTIC SYSTEM.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM AND ABIDE BY ANY APPLICABLE "NO HAMMER" TIME PERIODS OF THE COMMUNITY.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF WATERFORD.
- ALTHOUGH, THERE WILL BE NO PLANNED GROUND DISTURBANCE, THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND WETLANDS FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED IF NEEDED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE AND TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE EXISTING LEACHING SYSTEM AND SEPTIC TANK.
- THE CONTRACTOR SHALL INSPECT AND CLEAN ALL EXISTING ON-SITE DRAINAGE CATCH BASINS, PIPES AND THE DETENTION BASIN WITHIN 60 DAYS OF OCCUPANCY.

ZONING DATA TABLE (2)			
WATERFORD GENERAL INDUSTRIAL 'I-G' DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	40,000 S.F.	±788,401 S.F. (18.1± ACRES)	(NO CHANGE)
MIN. FRONTAGE	125 FT.	±516.17 FT.	(NO CHANGE)
FRONT SETBACK (INDUSTRIAL DRIVE)	75 FT.	±85 FT.	(NO CHANGE)
SIDE YARD SETBACK (EAST BOUNDARY)	30 FT.	±120 FT.	(NO CHANGE)
SIDE YARD SETBACK (WEST BOUNDARY)	30 FT.	±65 FT.	(NO CHANGE)
REAR YARD SETBACK (SE BOUNDARY)	50 FT.	±431 FT.	(NO CHANGE)
MIN. BUILDING LINE	150 FT.	±510 FT.	(NO CHANGE)
MAX. BUILDING COVERAGE	40% (315,360.4 S.F.)	±1.70% (±13,400 S.F.)	(NO CHANGE)
MIN. PARKING SPACES	(1)	28 SPACES	30 SPACES
MIN. LANDSCAPING	10% (±78,401 S.F.)	>90%	(NO CHANGE)
MAX. IMPERVIOUS COVERAGE	N/A	±6.6% (±52,000 S.F.)	(NO CHANGE)

- (1) PARKING CALCULATIONS WERE PROVIDED BY REFERENCE MAP 1.A. (SEE PARKING TABLE BELOW).
(2) EXISTING CONDITIONS PROVIDED BY REFERENCE MAP 1.A.

PARKING REQUIREMENTS		
ITEM	REQUIRED	PROPOSED
MINIMUM REQUIRED PARKING SPACES	EXISTING OFFICE SPACE: 1 SPACE PER 250 S.F. G.F.A. 4,250 S.F. x 1 SPACE PER 250 S.F. = 17 SPACES	30 SPACES (INCLUDING 2 HANDICAP SPACES)
	EXISTING WAREHOUSE SPACE: 1 SPACE PER 1,000 S.F. G.F.A. 12,181 S.F. x 1 SPACE/1,000 S.F. = 13 SPACES	
	TOTAL REQUIRED PARKING SPACES PROVIDED: 17 + 13 = 30 SPACES	



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
05/25/2016
10/25/2016
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF
THE TOWN OF WATERFORD
ATTESTS HERE FOR THIS
MAP TO BE VALID

NO.	DATE	DESCRIPTION	BY
1	2/20/2026	MINOR REVISIONS PER TOWN PLANNER	RM

NO.	DATE	DESCRIPTION	BY
1	2/20/2026	MINOR REVISIONS PER TOWN PLANNER	RM

SITE PLAN/DESIGN REVIEW
PREPARED FOR ELITE AUTO SERVICES
17 INDUSTRIAL DRIVE, MAP 50 LOT 3559
WATERFORD, CONNECTICUT

DATE:
FEBRUARY 10, 2026
SCALE:
1"=30'
DRAWN BY:
RM
CHECKED BY:
JW
DWG. NO.:
SPDR-1
SHEET NO.:
1 of 1
JOB. NO.:
2026-1277