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DATE:	
REV. DATE:	
PROJECT #	17092
ARCHITECT/LLC	C-2017

CONSTRUCTION DRAWING FOR THE NEW:
MANLOVE FEDERATED AUTOPARTS SUBDIVISION
 IN THE PART OF NEW HAVEN COUNTY, CONNECTICUT

SITE PLAN

DATE:
07/01/2018

SHEET #
A-0.02

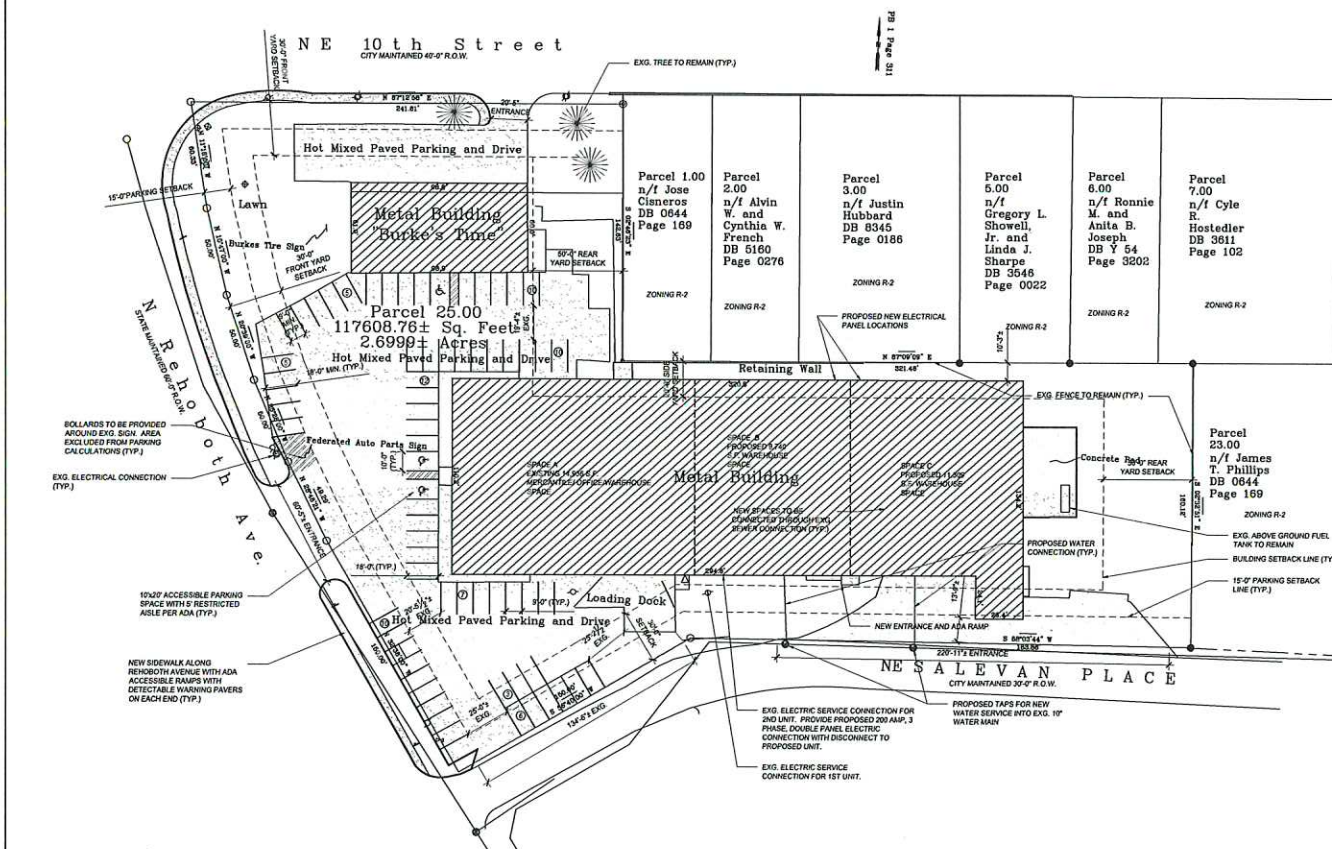
PROPOSED SCOPE OF WORK:
 DIVISIONS OF EXG. PREMANUFACTURED METAL BUILDING PREVIOUSLY UTILIZED AS WAREHOUSE OR HOLESALER RETAIL SPACES
 NO ALTERATIONS TO EXG. LANDSCAPING AND BUFFERS PROPOSED.
 THE ONLY ALTERATION TO THE EXTERIOR WOULD BE A NEW FRONT DOOR AND ANY ADDITIONAL REQUIRED EMERGENCY EXITS PER BUILDING AND LIFE SAFETY CODE AND REQUIRED STAIRWAYS.
 PROPOSED TENANT SPACES TO BE SIMILAR TO EXISTING USAGE IN TYPE AND HOURS OF OPERATION
 NO HAZARDOUS MATERIALS TO BE STORED ON SITE
 ALL NEW TENANT SPACES WILL MEET ADA REGULATIONS AND CITY BUILDING CODE REQUIREMENTS.
 PARKING LOT TO BE RE-STRIPPED PER SITE PLAN AND IN ACCORDANCE WITH STATE FIRE MARSHAL REGULATIONS

SITE DATA:
 TAX MAP PARCELS 5-16-17418-03-25-00
 OWNER: MANLOVE FEDERATED PARTNERSHIP
 100 S. FORTSOUTH BLVD
 FORTY FIVE
 MILFORD DE 19011
 SURVEY: JMW/ROACH ENGINEERING
 DATED AND BY: 2017
 EXIST. ZONING: C2
 PROPOSED ZONING: C2
 EXISTING USE: METAL STORE WITH ASSOCIATED WAREHOUSE
 PROPOSED USE: SIMILAR USES OF EXISTING TENANT WITH SECOND AND THIRD TENANT SPACES FOR EXISTING OR FUTURE RETAIL
 PROPOSED LOT AREA: 1.62 ACRES
 EXISTING PROPOSED LOT AREA: 2.24 ACRES
 PROPOSED SETBACKS:
 FRONT: 30'-0"
 SIDE: 25'-0" MIN. 15'-0" AGGREGATE
 REAR: 30'-0"
 MAX. ALLOWABLE BUILDING HEIGHT: 30' (3 STORIES)
 MAX. EXISTING PROPOSED BUILDING HEIGHT: 30'-0" (3 STORIES)
 MAX. ALLOWABLE LOT COVERAGE: 45%
 MAX. EXISTING PROPOSED LOT COVERAGE: 75%
 PROPOSED FINISHING:
 PAVEMENT THE ENTIRE: 4,282 SF / 203 SF PER SPACE + 25 SPACES
 BULKING REFINISHING: 10,000 SF
 SAFETY DOOR: 80 SF / 20 SF PER SPACE + 4 SPACES
 WOODWORK: 10,000 SF / 10,000 SF
 TOTAL: 18 SPACES
 PROPOSED SEPARATION WALLS: 1,000 SF
 SAFETY DOOR: 80 SF / 20 SF PER SPACE + 4 SPACES
 WOODWORK: 10,000 SF / 10,000 SF
 TOTAL: 8 SPACES
 PROPOSED CONCRETE: 10,000 SF
 SAFETY DOOR: 80 SF / 20 SF PER SPACE + 4 SPACES
 WOODWORK: 10,000 SF / 10,000 SF
 TOTAL: 8 SPACES
 TOTAL PROPOSED FINISHING: 18 SPACES
 THE CALCULATION ASSUMES 80 SF SAFETY AREAS AND 4 EMPLOYEE PER TENANT
 EXISTING PROPOSED FINISHING: 48 SPACES
 21 SPACE AREA: TRANSFERRED TO OWNER EXTRA EMPLOYER OR LARGER SALES FLOORS AND ASSUMED

UTILITY PROVIDERS: CITY OF MILFORD FOR WATER, SEWER, AND ELECTRIC
 PROPOSED FOR: 18 SPACES
 PROPOSED FOR: NEW SPACES
 FEMA FLOOD MAP: UNDESIGNATED - SITE IS NOT IN 100 YEAR FLOODPLAIN
 SITE DOES NOT CONTAIN ANY STATE OR FEDERALLY PROTECTED WETLANDS
 SITE DOES NOT CONTAIN ANY SOURCE WATER PROTECTION AREAS

CITY ENGINEER APPROVAL:
 CONSTRUCTION IMPROVEMENT PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE CITY OF MILFORD CONSTRUCTION SPECIFICATIONS AND DETAILS. THE OWNER AND HIS ENGINEER AND/OR SUPERVISOR ASSUME ALL RESPONSIBILITY FOR DESIGN AND ACCURACY OF INFORMATION SHOWN HEREON.

SIGNATURE: _____ DATE: _____
 CITY OF MILFORD APPROVAL:
 CITY MANAGER: _____ DATE: _____



- LEGEND**
- ⊙ Rebar and Cap Found
 - ⊙ Iron Pipe Found
 - ⊙ Fire Hydrant
 - Property Line
 - Fence
 - ⊗ Signal Box
 - ⊙ Guy Wire
 - ⊙ Sign
 - ⊙ Property Corner
 - ⊙ Water Valve
 - ⊙ Manhole
 - ⊙ Power Pole
 - ⊙ Antenna