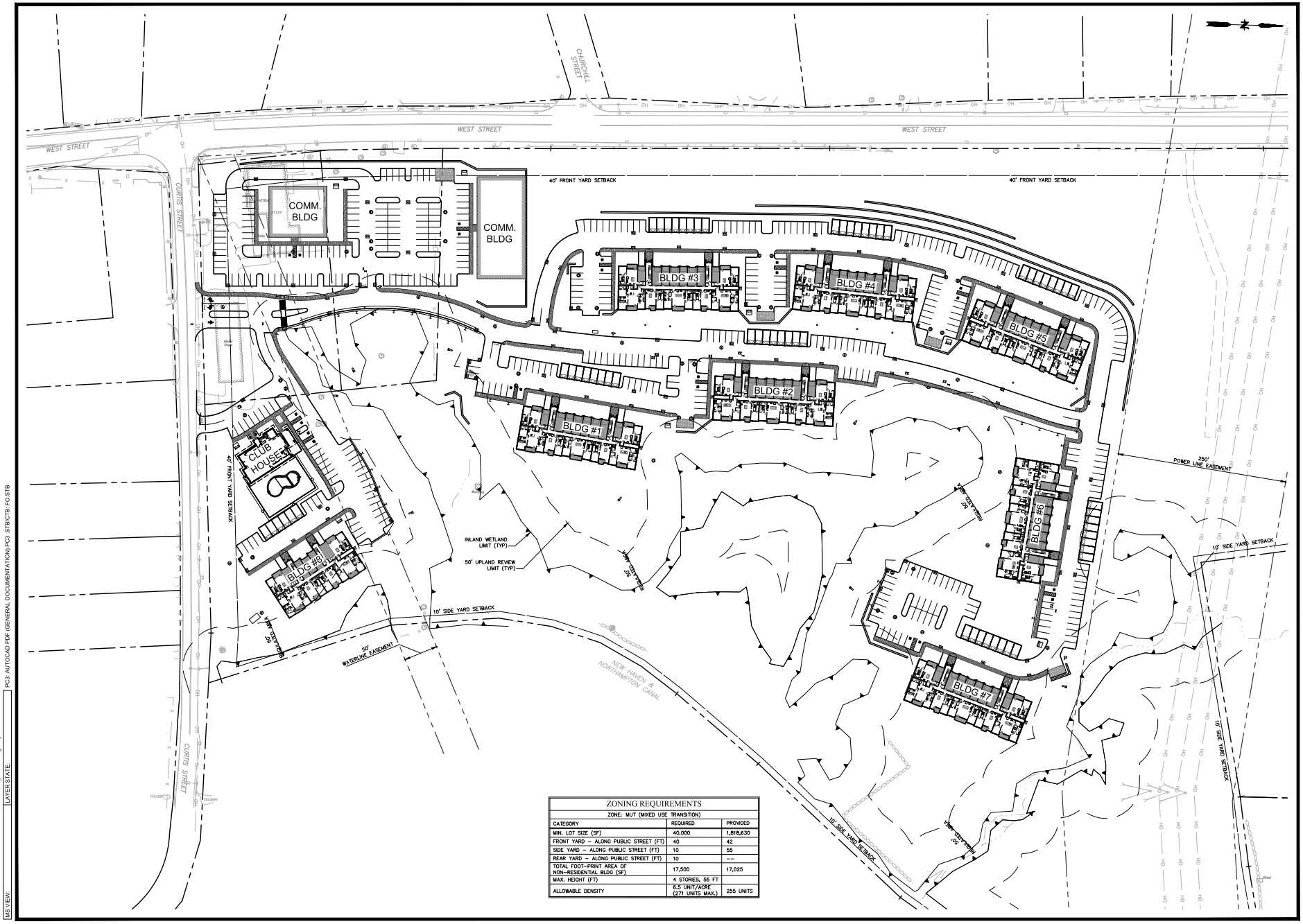

ZONING REQUIREMENTS		
ZONE: MUT (MIXED USE TRANSITION)		
CATEGORY	REQUIRED	PROVIDED
MIN. LOT SIZE (SF)	40,000	1,818,630
FRONT YARD – ALONG PUBLIC STREET (FT)	40	42
SIDE YARD – ALONG PUBLIC STREET (FT)	10	55
REAR YARD – ALONG PUBLIC STREET (FT)	10	---
TOTAL FOOT-PRINT AREA OF NON-RESIDENTIAL BLDG (SF)	17,500	17,025
MAX. HEIGHT (FT)	4 STORIES, 55 FT	
ALLOWABLE DENSITY	6.5 UNIT/ACRE (271 UNITS MAX.)	255 UNITS

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1	1/20/2023	RESPONSE TO COMMENTS		

SCALE: HORZ.: 1" = 60'
VERT.:
DATUM: HORZ.:
VERT.:
60 30 0 60
GRAPHIC SCALE

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ANTHONY PROPERTIES
OVERALL SITE LAYOUT PLAN
ANTHONY PROPERTIES DEVELOPMENT - SOUTHINGTON
SOUTHINGTON CONNECTICUT

PROJ. No.: 20210063.A10
DATE: 12/07/2022

CS-100

File: J:\DWG\P2021\0063\A10\Civil\Plan\20210063A10_STP01.dwg Layout: CS-100 Plotted: 2023-01-19 6:19 PM Saved: 2023-01-19 6:13 PM User: KGoodrow
LAYER STATE:
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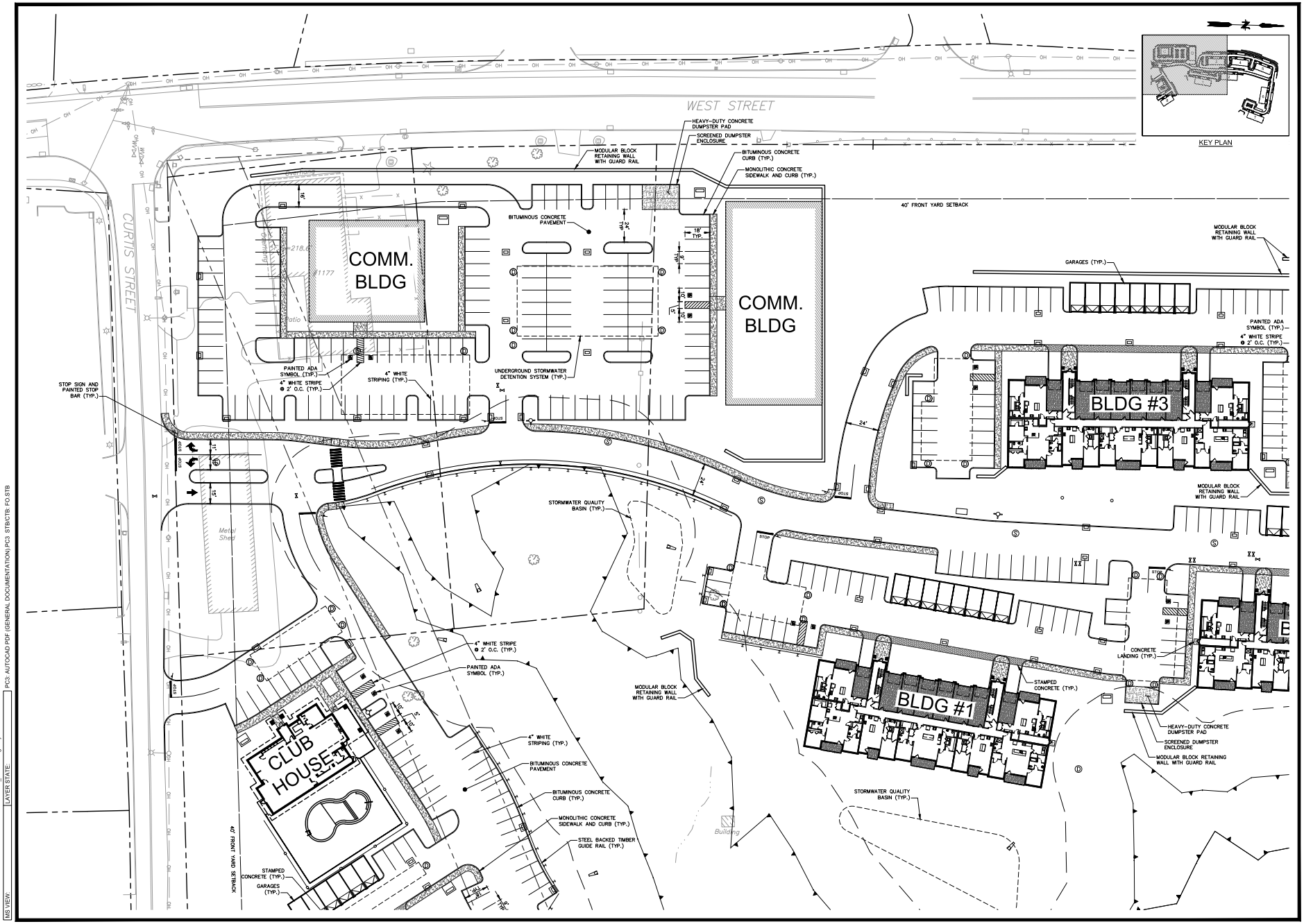

No.	DATE	DESCRIPTION	DESIGNER/ REVIEWER
1	1/20/2023	RESPONSE TO COMMENTS	

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VERT.:
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VERT.:
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GRAPHIC SCALE

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ANTHONY PROPERTIES
SITE LAYOUT PLAN
ANTHONY PROPERTIES DEVELOPMENT - SOUTHINGTON
SOUTHINGTON CONNECTICUT

PROJ. No.: 20210063.A10
DATE: 12/07/2022

CS-101

File: J:\DWG\P2021\0063\A10\Civil\Plan\20210063A10_STP01.dwg Layout: CS-101 Plotted: 2023-01-19 6:19 PM Saved: 2023-01-19 6:13 PM User: KGoodrow
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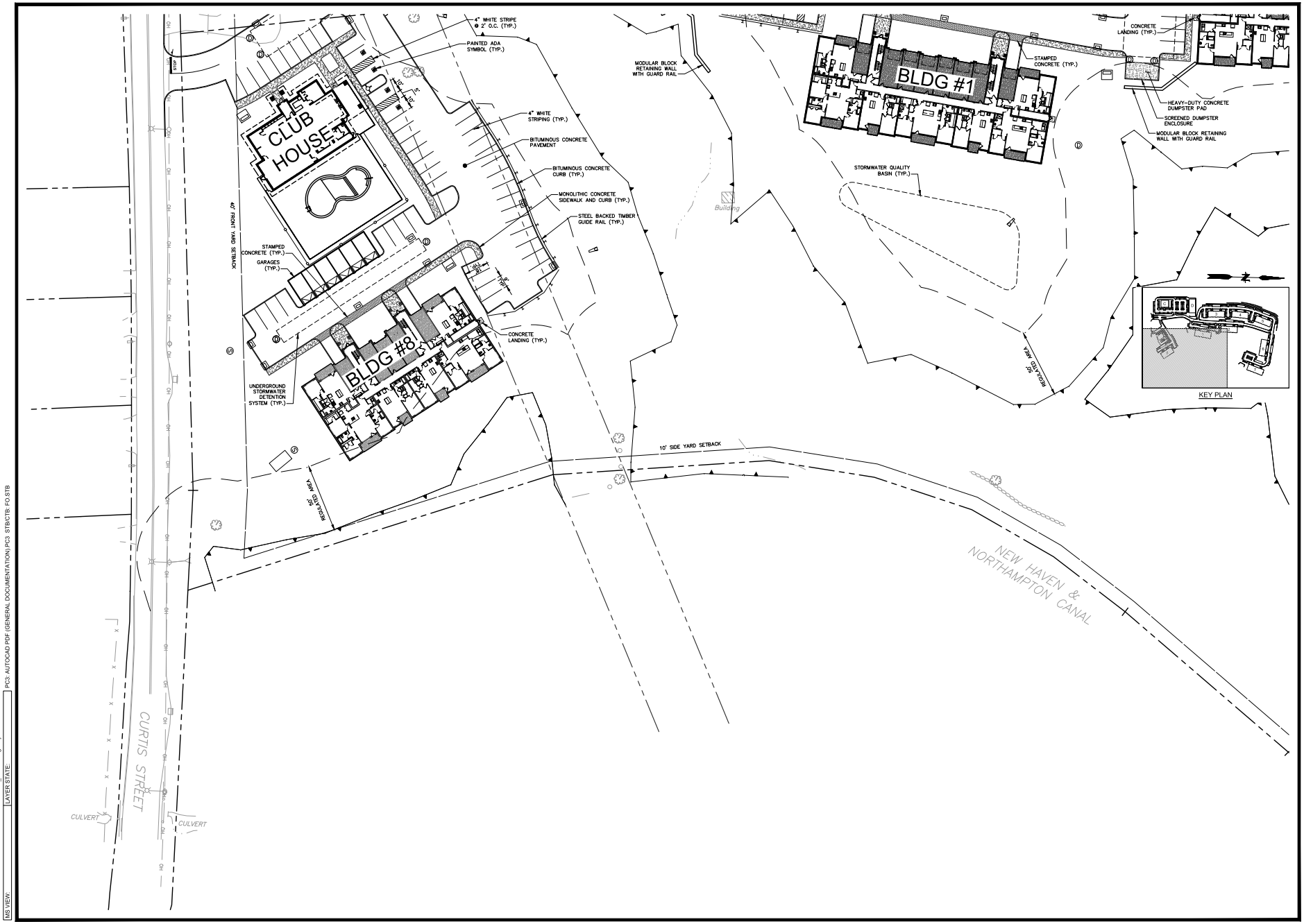

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1	1/20/2023	RESPONSE TO COMMENTS		

SCALE: HORZ.: 1" = 30'
VERT.:
DATUM: HORZ.:
VERT.:
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SITE LAYOUT PLAN
ANTHONY PROPERTIES DEVELOPMENT - SOUTHINGTON
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PROJ. No.: 20210063.A10
DATE: 12/07/2022

CS-102

File: J:\DWG\P2021\0063\A10\Civil\Plan\20210063A10_STP01.dwg Layout: CS-102 Plotted: 2023-01-19 6:20 PM Saved: 2023-01-19 6:13 PM User: KGoodrow
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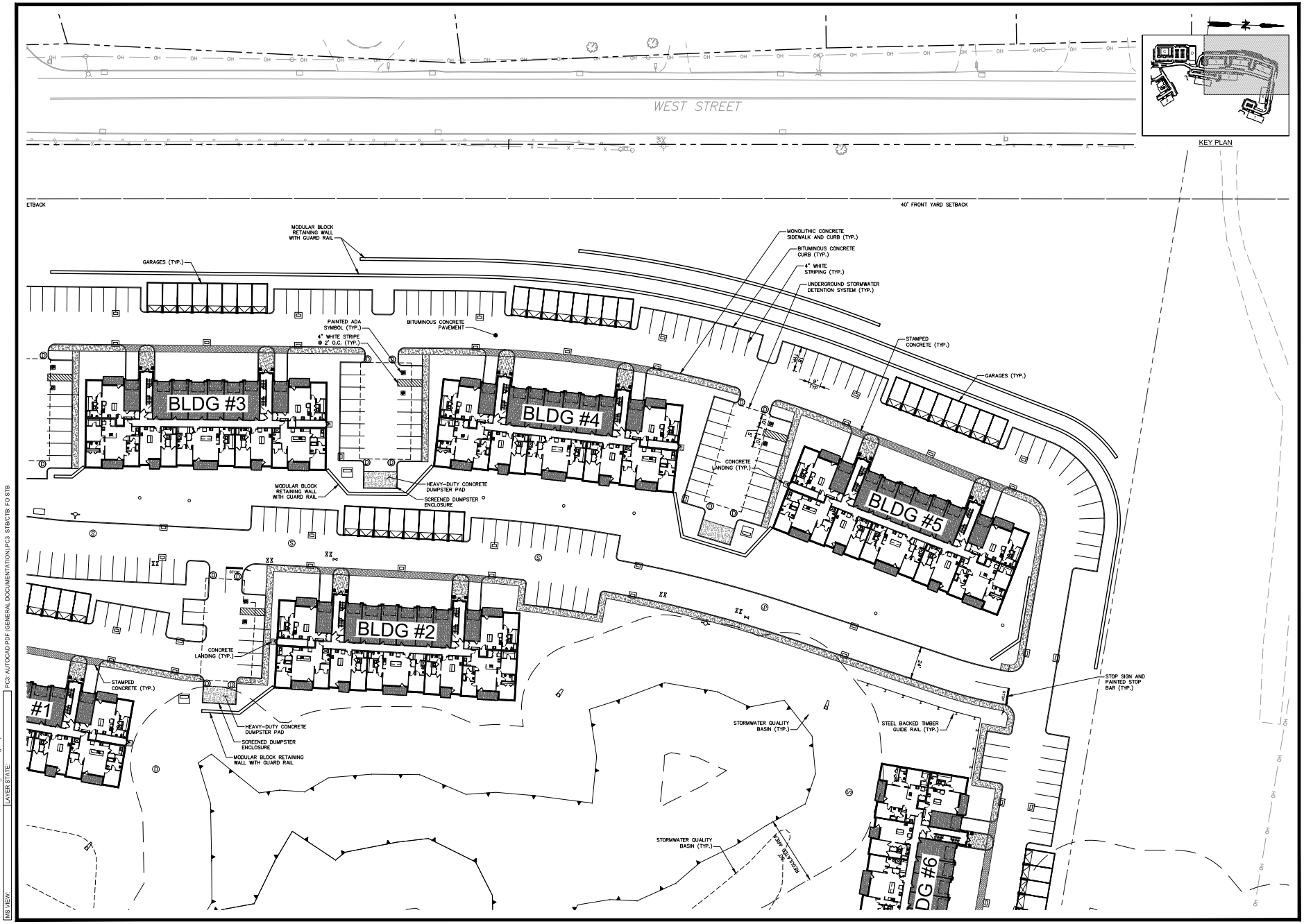

No.	DATE	DESCRIPTION	DESIGNER/ REVIEWER
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SCALE: HORZ.: 1" = 30'
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DATUM: HORZ.:
VERT.:
GRAPHIC SCALE 30 15 0 30

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ANTHONY PROPERTIES DEVELOPMENT - SOUTHINGTON
SOUTHINGTON CONNECTICUT

PROJ. No.: 20210063.A10
DATE: 12/07/2022

CS-103

File: J:\DWG\P2021\0063\A10\Civil\Plan\20210063A10_STP01.dwg Layout: CS-103 Plotted: 2023-01-19 6:20 PM Saved: 2023-01-19 6:13 PM User: KGoodrow
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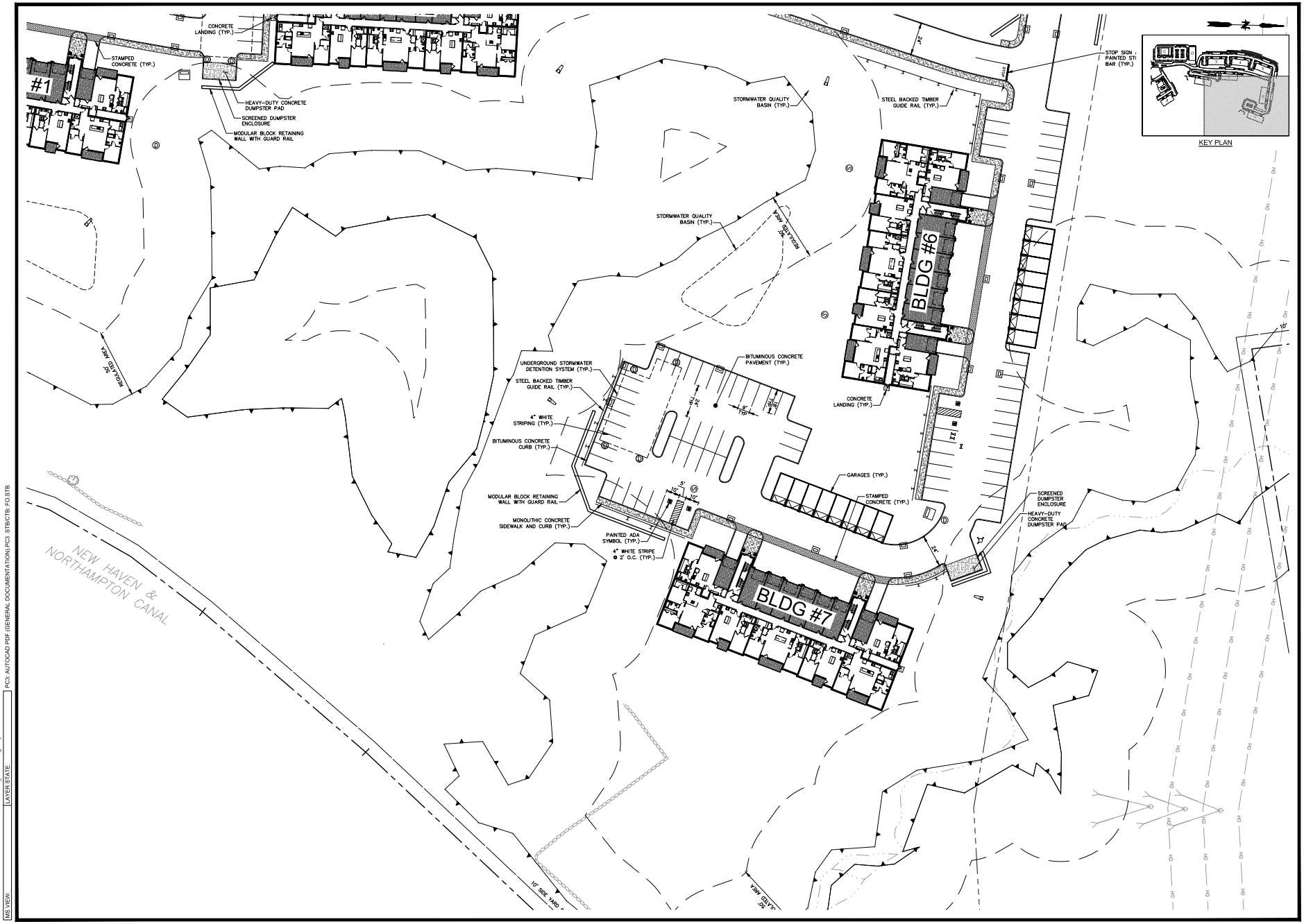

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DATUM: HORZ.:
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GRAPHIC SCALE

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SITE LAYOUT PLAN
ANTHONY PROPERTIES DEVELOPMENT - SOUTHINGTON
SOUTHINGTON CONNECTICUT

PROJ. No.: 20210063.A10
DATE: 12/07/2022

CS-104

File: J:\DWG\P2021\0063\A10\Civil\Plan\20210063A10_STP01.dwg Layout: CS-104 Plotted: 2023-01-19 6:20 PM Saved: 2023-01-19 6:13 PM User: KGoodrow
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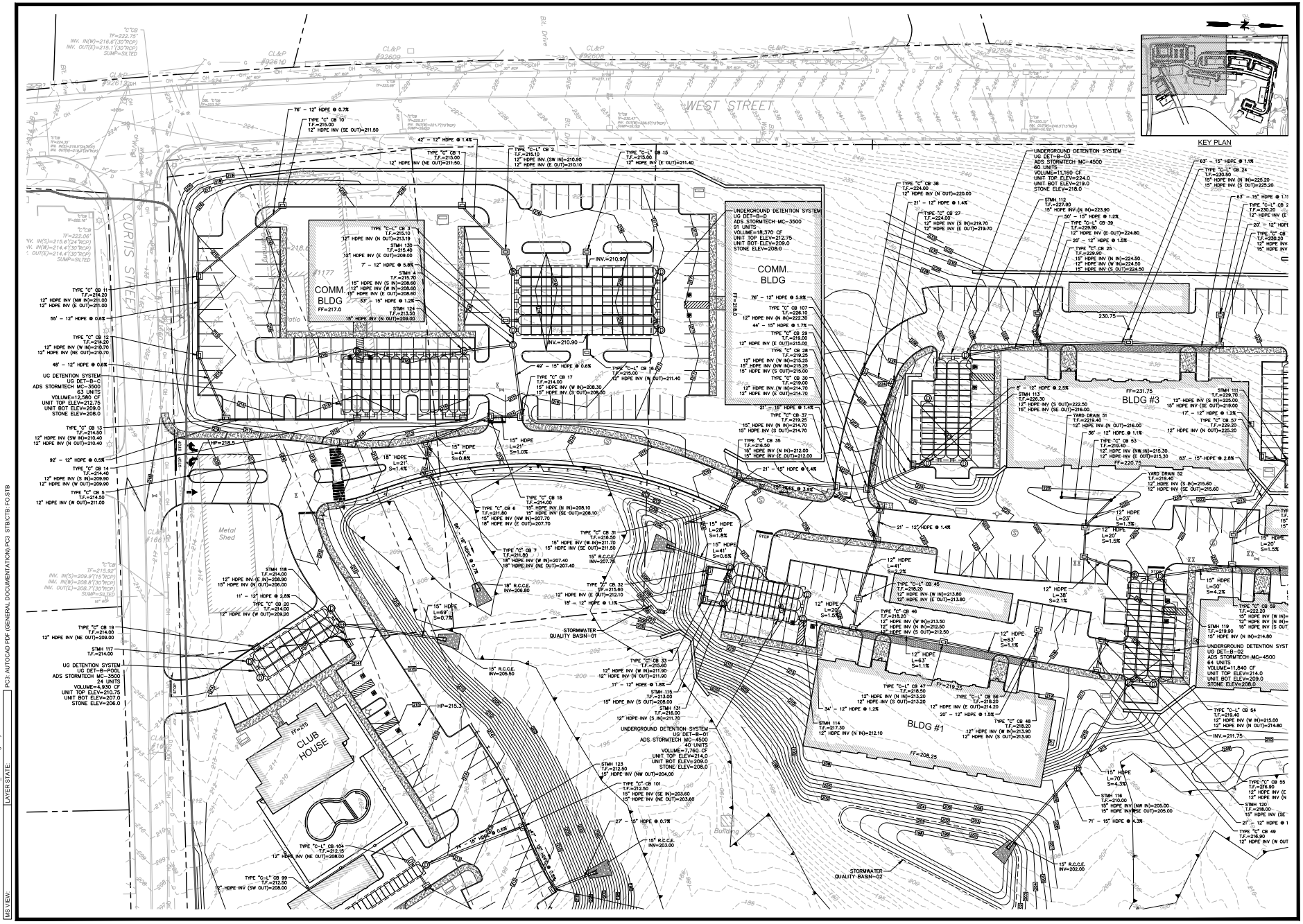

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1	1/20/2023	RESPONSE TO COMMENTS		

SCALE: HORZ.: 1" = 30'
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GRAPHIC SCALE

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ANTHONY PROPERTIES

SITE GRADING & DRAINAGE PLAN

ANTHONY PROPERTIES DEVELOPMENT - SOUTHINGTON

SOUTHINGTON CONNECTICUT

PROJ. No.: 20210063.A10
DATE: 12/07/2022

CG-101

File: J:\DWG\P2021\0063\A10\Civil\Plan\20210063A10_GRD01.dwg Layout: CG-101 Plotted: 2023-01-19 6:20 PM Saved: 2023-01-19 6:15 PM User: KGoodrow
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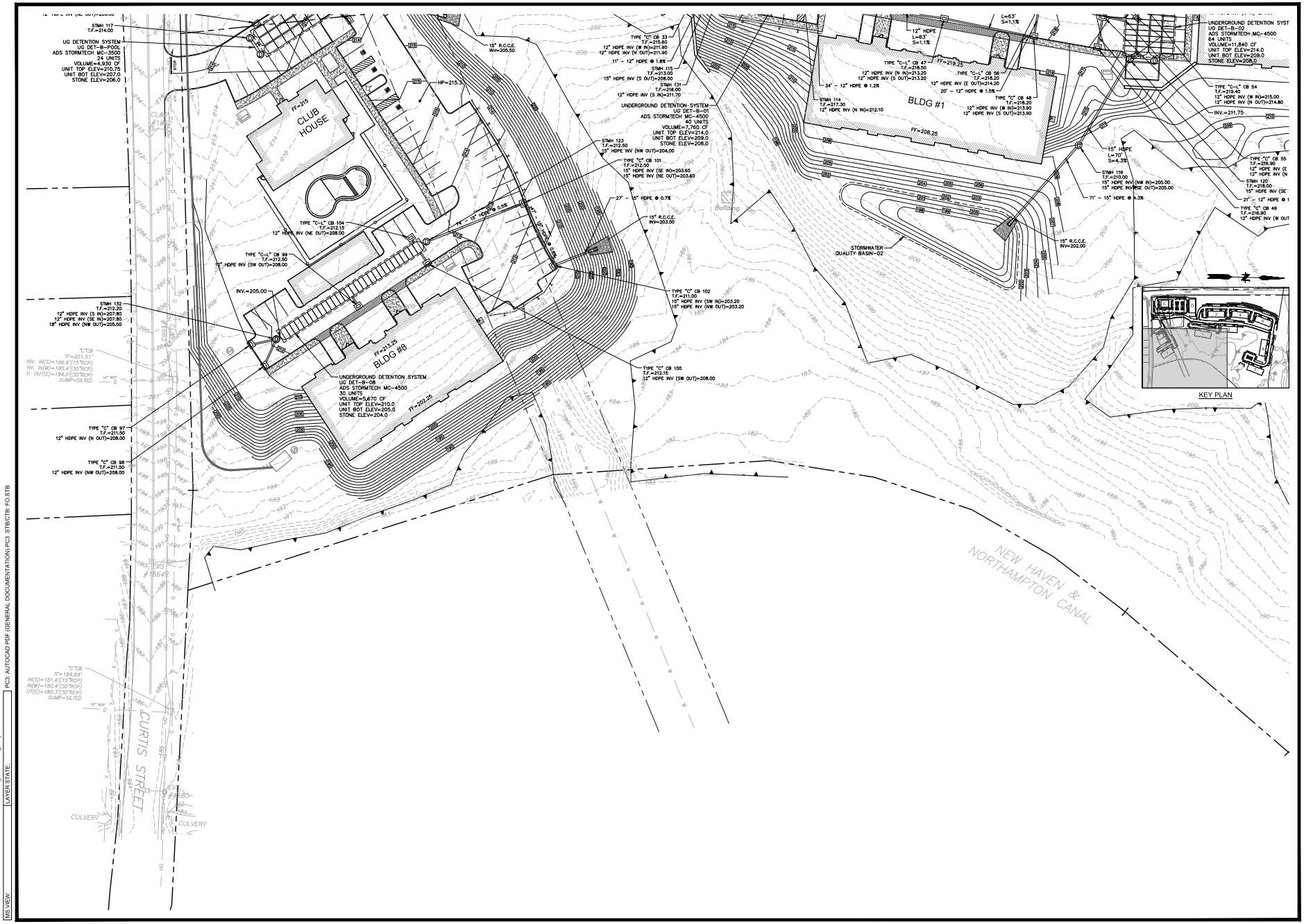

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SCALE: HORZ.: 1" = 30'
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DATUM: HORZ.:
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ANTHONY PROPERTIES DEVELOPMENT - SOUTHINGTON
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PROJ. No.: 20210063.A10
DATE: 12/07/2022

CG-102

File: J:\DWG\P2021\0063\A10\Civil\Plan\20210063A10_GRD01.dwg Layout: CG-102 Plotted: 2023-01-19 6:21 PM Saved: 2023-01-19 6:18 PM User: KGoodrow
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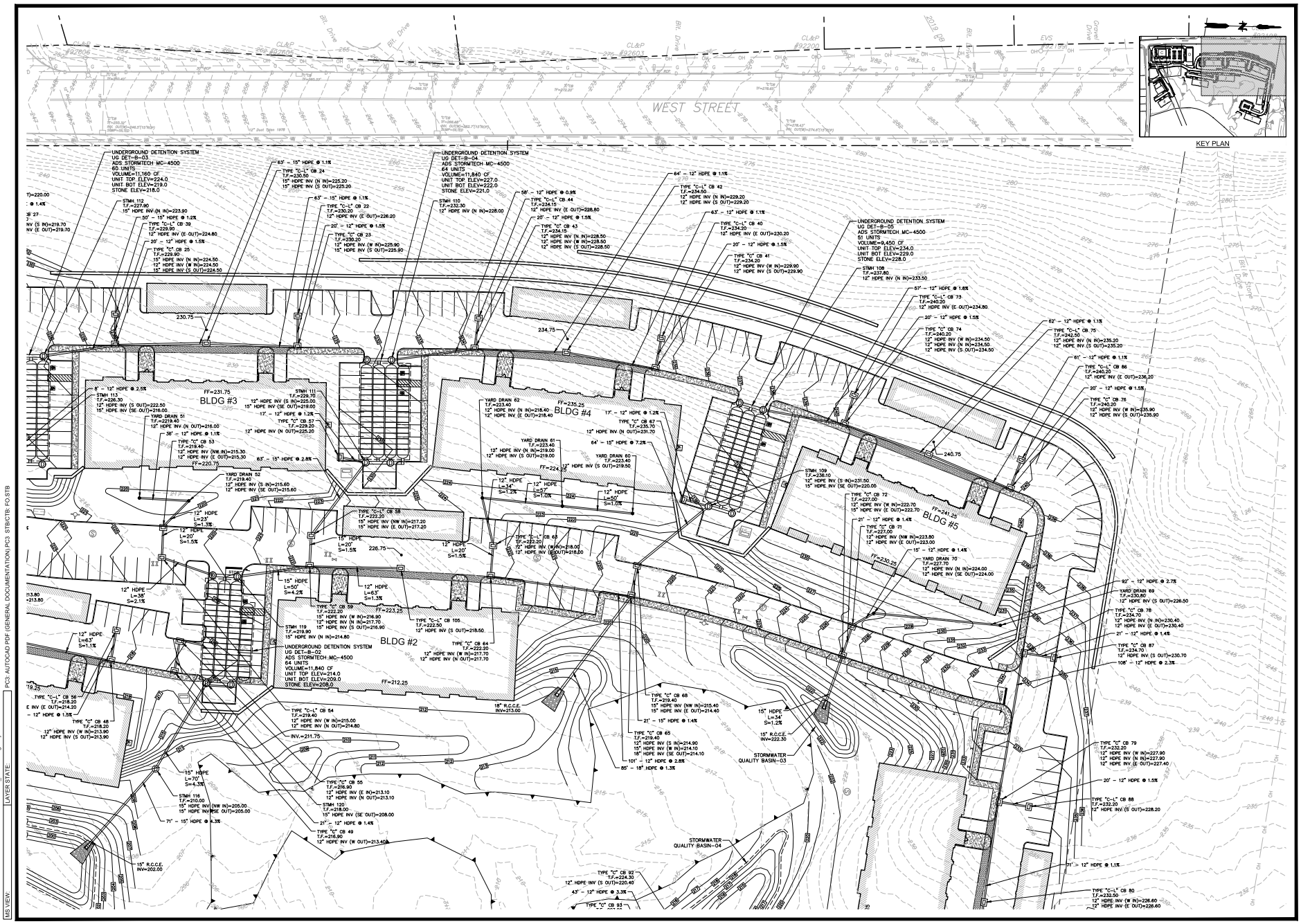

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PROJ. No.: 20210063.A10
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CG-103

File: J:\DWG\P2021\0063\A10\Civil\Plan\20210063A10_GRD01.dwg Layout: CG-103 Plotted: 2023-01-19 6:21 PM Saved: 2023-01-19 6:15 PM User: KGoodrow
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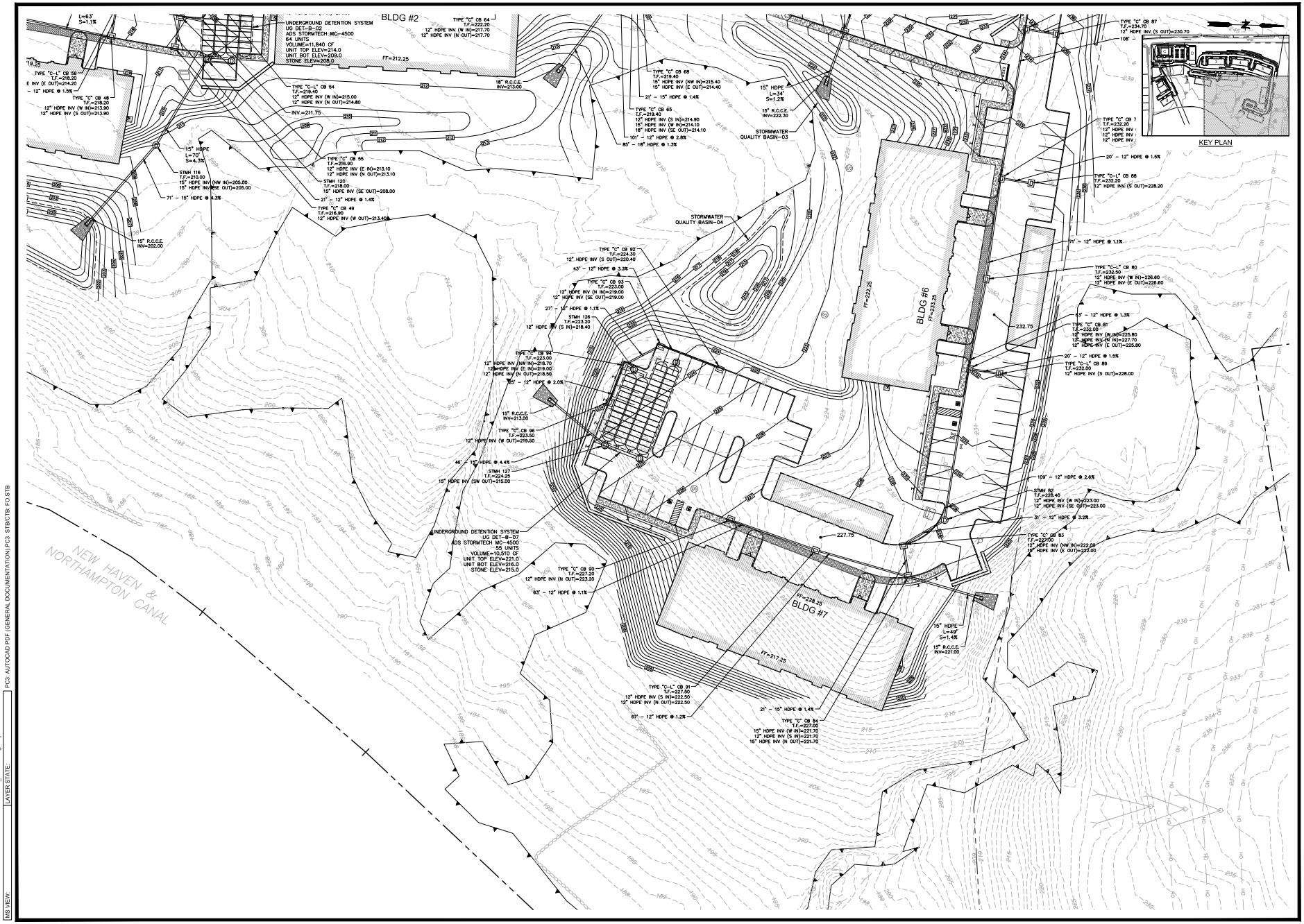

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LAYER STATE:

MS VIEW:

PC3: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 STB/CTB: FO.STB

No.	DATE	DESCRIPTION	DESIGNER/ REVIEWER
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ANTHONY PROPERTIES

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PROJ. No.: 20210063.A10
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CG-104