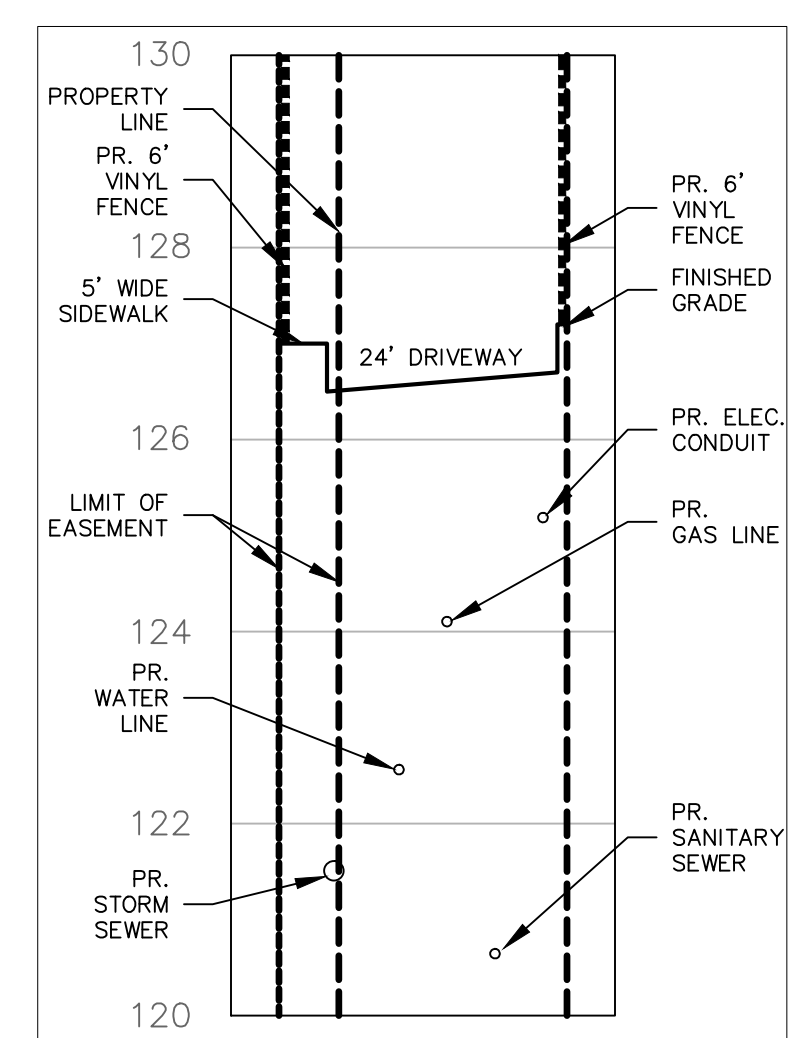


| NO. | REVISION                     | DATE      |
|-----|------------------------------|-----------|
| 1   | REVISED PER PRE-APP MEETING  | 31 OCT 24 |
| 2   | REVISED PER INITIAL COMMENTS | 19 NOV 24 |
| 3   | REVISED PER COMMENTS         | 23 DEC 24 |
| 4   | REVISED ZONE BOUNDARIES      | 03 JAN 25 |

*Previous Editions Obsolete*

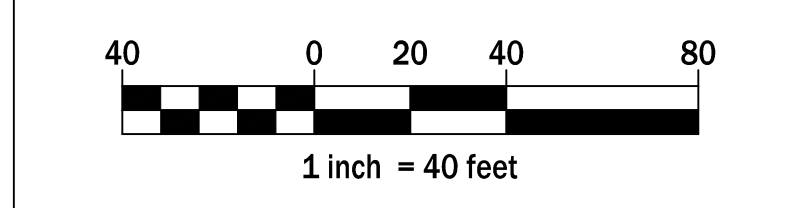


**TYPICAL DRIVEWAY CROSS SECTION A-A**  
SCALE 1" = 20' HOR.  
SCALE 1" = 2' VER.

**SEWER/WATER NOTE:**  
THE EXISTING DWELLING THAT IS PROPOSED TO BE REMOVED IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER, NOT BY WELL AND/OR SEPTIC.

**LIGHTING NOTES**  
ALL LIGHTING FIXTURES SHALL BE EQUIPPED WITH ADJUSTABLE LIGHTING HEADS AND SHIELDS. UPON INSTALLATION, LIGHTING SHALL BE VERIFIED THAT LIGHT IS NOT TRESPASSING ON NEIGHBORING PROPERTIES AND ADJUSTED AS NECESSARY. SITE LIGHTING TEMPERATURE SHALL BE 30K. ALL LIGHTING SHALL BE FULL CUTOFF/DARK SKY COMPLIANT.

**RECREATION AREA CALCULATION:**  
500 SF RECREATION AREA REQUIRED PER DWELLING UNIT:  
(53 UNITS \* 500 SF) = 26,500 SF REQUIRED  
27,950 SF PROVIDED



**OWNER/APPLICANT:**  
**RAMIL, LLC**  
84 MELHA AVENUE  
SPRINGFIELD, MA 01104

**SCHEMATIC DESIGN:**  
**SITE LAYOUT**  
**(PRELIMINARY PLAN)**

**SKY VIEW APARTMENTS**  
708 HILLIARD STREET  
MBL: 4667-1073

MANCHESTER CONNECTICUT

**CIVIL C1**

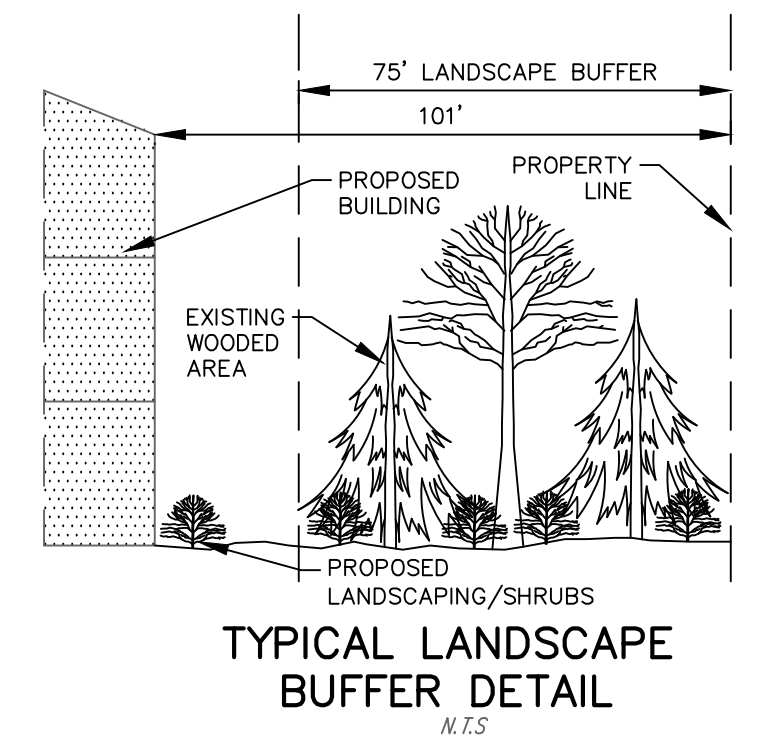
CORNERSTONE PROFESSIONAL PARK, SUITE D-101  
43 SHERMAN HILL ROAD  
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT  
REGISTERED PROFESSIONAL ENGINEER

SCALE: 1" = 40'  
DATE: 3 SEP 24  
PROJ. NO.: 4235  
CADD FILE NAME: 4235 SCHEM  
DRAWING NO.: 1 OF 1

**LEGEND**

|  |                                  |
|--|----------------------------------|
|  | PROPERTY LINE                    |
|  | BUILDING SETBACK LINE            |
|  | EXISTING CONTOUR                 |
|  | EXISTING WATER VALVE             |
|  | EXISTING FENCE                   |
|  | EXISTING CATCH BASIN             |
|  | EXISTING SANITARY SEWER MANHOLE  |
|  | EXISTING UTILITY POLE            |
|  | EXISTING ZONE BOUNDARY LINE      |
|  | PROPOSED LIMITS OF CLEARING      |
|  | PROPOSED WATER MANHOLE           |
|  | PROPOSED GAS MANHOLE             |
|  | PROPOSED SANITARY SEWER MANHOLE  |
|  | PROPOSED ELECTRICAL MANHOLE      |
|  | EXISTING EASEMENT BOUNDARY LINE  |
|  | 100' WETLAND REGULATED AREA      |
|  | PROPOSED CONTOUR                 |
|  | 100 YEAR FLOOD ZONE              |
|  | PROPOSED WATER LINE              |
|  | PROPOSED SANITARY SEWER          |
|  | PROPOSED STORM SEWER CATCH BASIN |
|  | PROPOSED STORM SEWER PIPE        |
|  | PROPOSED STORM SEWER MANHOLE     |
|  | PROPOSED GAS LINE                |
|  | PROPOSED ELECTRICAL LINE         |



**Slopes Table**

| Slope   | Color          | Area (SF) | Area (AC) |
|---------|----------------|-----------|-----------|
| >15.00% | [Color swatch] | 101,507   | 2.33      |

**PRELIMINARY EARTHWORK ANALYSIS**

TOTAL CUT: 5,992 CU. YARDS  
TOTAL FILL: 8,389 CU. YARDS  
NET FILL: 2,388 CU. YARDS

**PARKING CALCULATION:**  
1 PARKING SPACE PER 1 BEDROOM UNIT: (37 UNITS \* 1) = 37 SPACES REQUIRED  
2 PARKING SPACES PER 2 BEDROOM UNIT: (16 UNITS \* 2) = 32 SPACES REQUIRED  
1 VISITOR PARKING SPACE PER 4 UNITS: (53 UNITS/4) = 14 SPACES REQUIRED  
83 SPACES REQUIRED - 106 SPACES PROVIDED  
5 HANDICAP (1 VAN) REQUIRED PER ADA - 4 HANDICAP AND 1 VAN PROVIDED

**GENERAL NOTES:**  
1. THIS PLAN SHALL BE CONSIDERED A PRELIMINARY SCHEMATIC PLAN. THE NATURE, DIMENSIONS, SIZE, AND LOCATION ARE SUBJECT TO CHANGE WITH FINAL DESIGN.  
2. APPROVAL OF UTILITY LAYOUT IS FOR CONCEPT ONLY. DETAILED ENGINEERING PLANS (I.E. FINAL PLAN OF DEVELOPMENT) SHALL BE APPROVED PRIOR TO ACCEPTANCE OF ANY APPLICATIONS FOR WATER/SEWER PERMITS, MAKING REQUEST FOR ANY BUILDING PERMITS, OR CONSTRUCTION OF ANY UTILITIES. REVIEW OF SAID PLANS MAY RESULT IN RELOCATION OF UTILITIES, LANDSCAPING, ADDITIONAL VALVES, HYDRANTS AND/OR SANITARY MANHOLES AND OTHER CHANGES REQUIRED BY THE TOWN.  
3. PER USGS SOILS MAPPINGS, THERE ARE NO B/D HYDROLOGIC TYPE SOILS ON THIS PROPERTY WHICH WOULD BE INDICATIVE OF WETLANDS, THEREFORE THERE ARE NO WETLANDS ON SITE PER USGS SOILS MAPPINGS. A SOIL SCIENTIST WILL NEED TO FLAG WETLANDS PRIOR TO CREATION OF SITE PLANS.  
4. ALL EXISTING WATER AND SANITARY SEWER SERVICES TO THE SUBJECT PARCEL SHALL BE ABANDONED AT THE MAIN PER WATER AND SEWER DEPARTMENT REQUIREMENTS.

**DWELLING UNIT DENSITY CALCULATION:**  
THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS SHALL NOT EXCEED TEN (10) PER ACRE OF THE MULTI-FAMILY DWELLING SITE EXCLUDING WETLANDS AND SLOPES GREATER THAN 15%  
PROPERTY AREA = 334,944 SF OR 7.69 AC  
WETLANDS AREA ON PROPERTY = 0 SF OR 0.00 AC  
AREA OF SLOPES GREATER THAN 15% ON PROPERTY = 101,507 SF OR 2.33 AC  
NET AREA = 334,944 SF - 101,507 SF = 233,437 SF OR 5.36 AC  
MAXIMUM UNITS = 5.36 ACRES \* 10 UNITS/ACRE = 53 UNITS

**MANCHESTER ZONING TABLE (PRD DISTRICT - MULTI-FAMILY)**

| STANDARDS          | REQUIRED            | EXISTING     | PROVIDED     |
|--------------------|---------------------|--------------|--------------|
| MAX. BLDG. HEIGHT  | 3 STORIES / 40'     | 20' ±        | <40'         |
| MIN. LOT AREA      | 4,500 SF / PER UNIT | 334,944 SF ± | 334,944 SF ± |
| <b>SETBACKS:</b>   |                     |              |              |
| FRONT YARD         | 25'                 | 137.1'       | 101.0'       |
| SIDE YARD          | 10'                 | 6.2*         | 101.0'       |
| REAR YARD          | 30'                 | > 30'        | 191.58'      |
| MIN. LOT FRONTAGE  | 40' PER UNIT        | 402.61'      | 402.61'      |
| MAX. FLOOR AREA    | 30 %                | 0.69%        | 23.13%       |
| MIN. FLOOR AREA    | 850 SF              | 4,199 SF     | >850 SF      |
| MAX. BUILDING AREA | 35 %                | 0.72%        | 23.07%       |
| MAXIMUM UNITS      | 53**                | 1            | 53**         |

\* EXISTING NON-COMFORMITY  
\*\* PER UNIT DENSITY CALCULATION