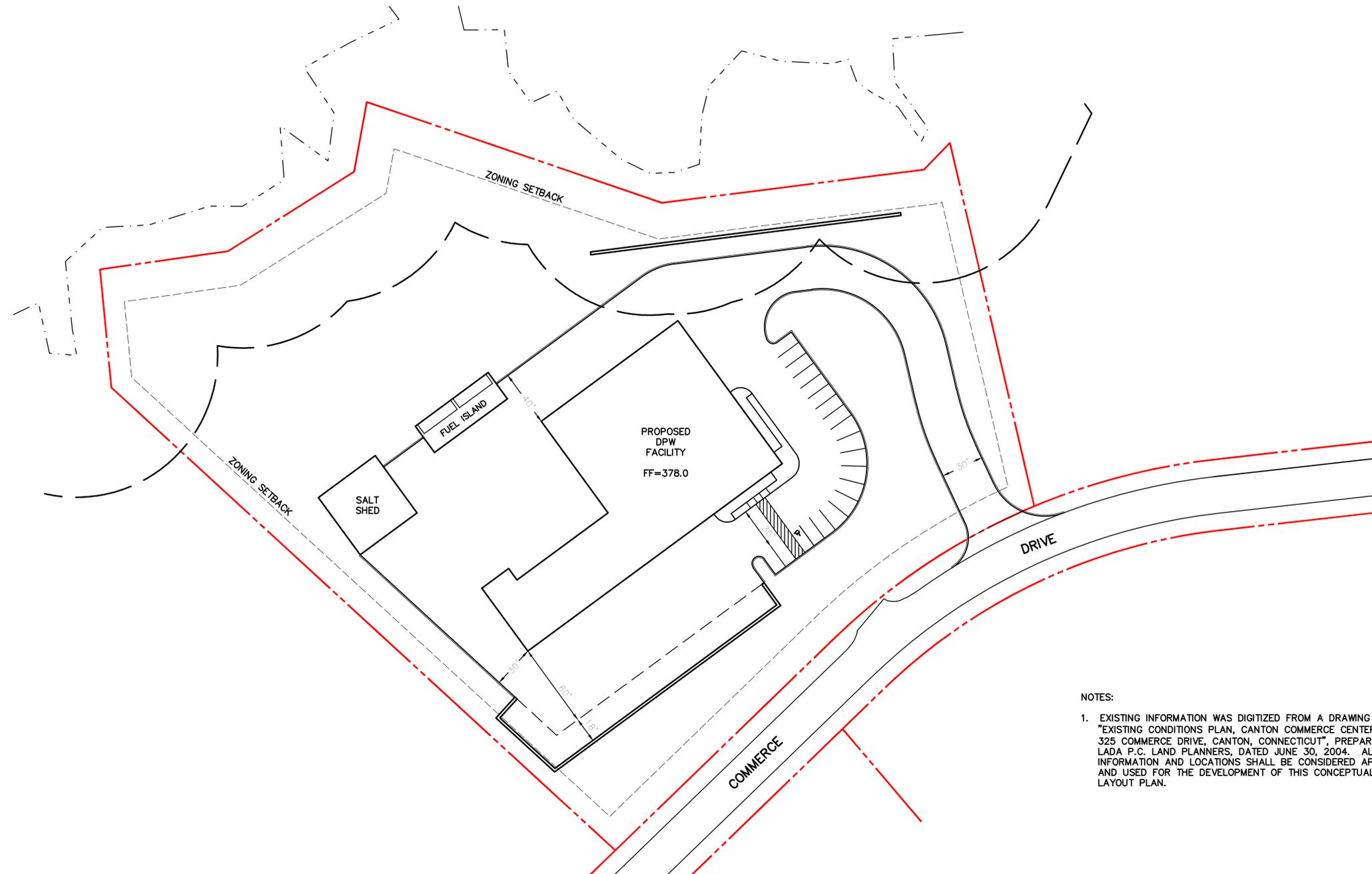


BUILDING AND IMPERVIOUS SURFACE COVERAGES - MCPF DISTRICT			
COVERAGE PERCENTAGE	BUILDING/SURFACE AREA	PROVIDED COVERAGE	MIN. REQUIRED LOT SIZE TO MEET ZONING DIMENSIONAL REQ'S
BUILDING: 25%	BUILDING: 23,864 SF	11.5%	95,456 SF or 2.19 ACRES
IMPERVIOUS SURFACE: 50%	IMP SURFACE: 86,700 SF	42%	173,400 SF or 3.98 ACRES
BUILDING: 60% (BY SPECIAL EXCEPTION ONLY)	BUILDING: 23,864 SF	11.5%	39,773 SF or .91 ACRES
IMPERVIOUS SURFACE: 60% (BY SPECIAL EXCEPTION ONLY)	IMP SURFACE: 86,700 SF	42%	144,500 SF or 3.32 ACRES

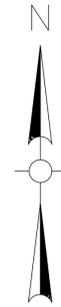
TOTAL AVAILABLE LOT AREA: APPROXIMATELY 206,910 SF or 4.75 ACRES

BUILDING FOOTPRINT	
DPW BUILDING	19,892 SF
SALT SHED	2,500 SF
FUEL	1,472 SF
TOTAL	23,864 SF

ZONING SETBACK (MCPF DISTRICT)	
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	25 FEET
RESIDENTIAL ABUTTERS	100 FEET



NOTES:
 1. EXISTING INFORMATION WAS DIGITIZED FROM A DRAWING ENTITLED, "EXISTING CONDITIONS PLAN, CANTON COMMERCE CENTER--LOT 12, 325 COMMERCE DRIVE, CANTON, CONNECTICUT", PREPARED BY LADA P.C. LAND PLANNERS, DATED JUNE 30, 2004. ALL EXISTING INFORMATION AND LOCATIONS SHALL BE CONSIDERED APPROXIMATE AND USED FOR THE DEVELOPMENT OF THIS CONCEPTUAL SITE LAYOUT PLAN.



F:\Canton CT\2070390-DPW Feasibility Study\CAD\Aerial\BESON\325 Commerce Drive.dwg

Weston & Sampson
 100 Foborough Blvd., S.250, Foborough, MA
 (508) 698-3034 (800) SAMPSON
 www.westonandsampson.com

No.	Date	Dr. By	Ch. By	App. By	Description

TOWN OF CANTON, CONNECTICUT
 DEPARTMENT OF PUBLIC WORKS

SITE SELECTION

CONCEPTUAL LAYOUT PLAN

FILE NO. _____

CADD NO. _____

SCALE: 1"=40'

CONTRACT: _____

JOB NO. 2070390

DR. BY JSP

DSN. BY JSP

CHK. BY ALN

APP. BY JJA

REGISTERED PROFESSIONAL ENGINEER

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