

**GENERAL NOTES**

1. THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. NO CONSTRUCTION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY ±1.22 ACRES WITHIN THE R-20 ZONING DISTRICT OF THE TOWN OF BETHEL.
3. NO PORTION OF THE PROPERTY IS LOCATED WITH A FEMA DESIGNATED FLOOD ZONE OR FLOODPLAIN.
4. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE, AND/OR FEDERAL REVIEWING AGENCIES. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
5. ALL NOTES AND DIMENSIONS DESIGNATED "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PLAN SET.
6. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BURIED UTILITY LINES IN THE VICINITY OF THE PROPOSED WORK. ANY CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND DESIGN ENGINEER.

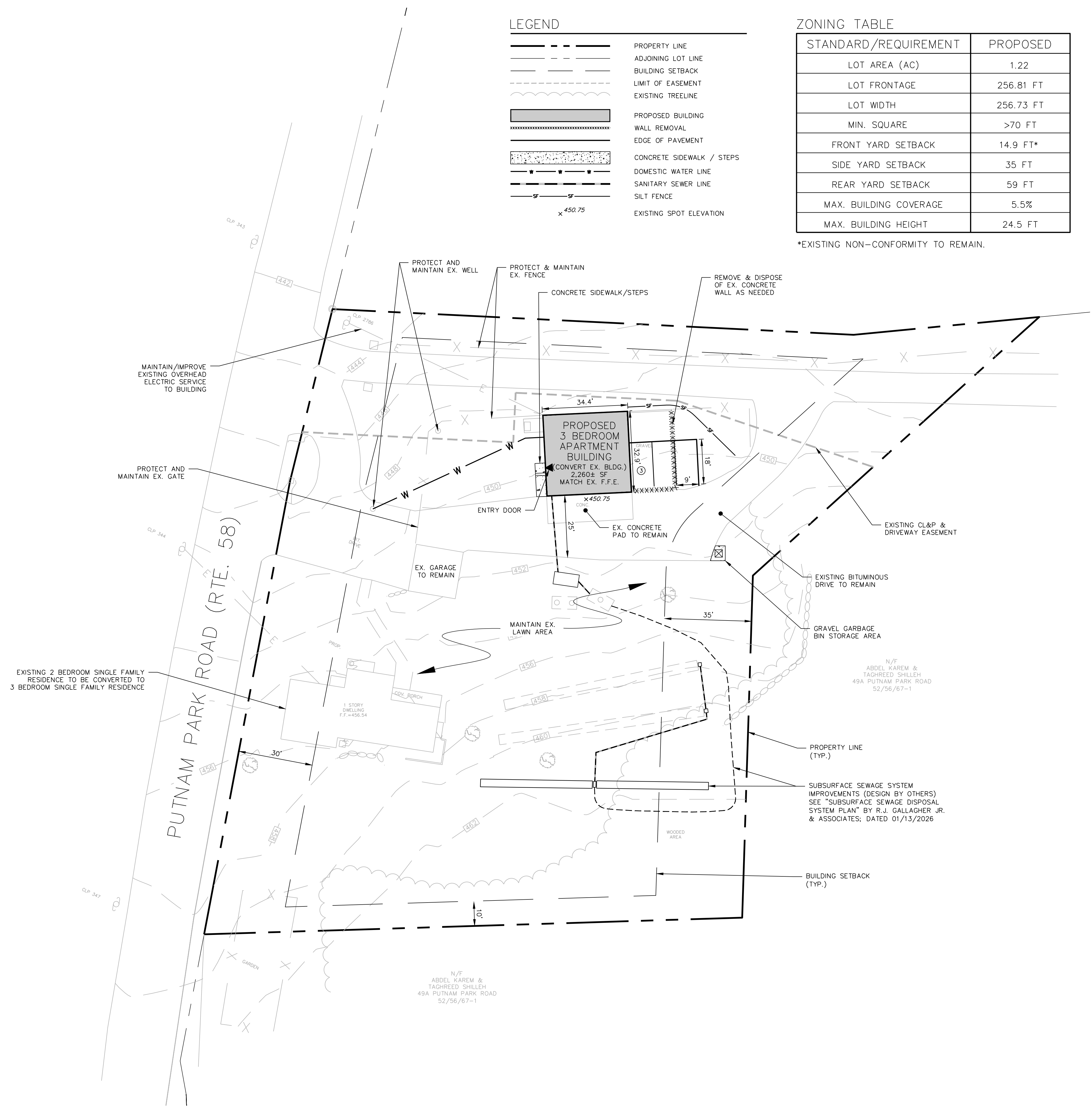
**ZONING TABLE**

| STANDARD/REQUIREMENT   | PROPOSED  |
|------------------------|-----------|
| LOT AREA (AC)          | 1.22      |
| LOT FRONTAGE           | 256.81 FT |
| LOT WIDTH              | 256.73 FT |
| MIN. SQUARE            | >70 FT    |
| FRONT YARD SETBACK     | 14.9 FT*  |
| SIDE YARD SETBACK      | 35 FT     |
| REAR YARD SETBACK      | 59 FT     |
| MAX. BUILDING COVERAGE | 5.5%      |
| MAX. BUILDING HEIGHT   | 24.5 FT   |

\*EXISTING NON-CONFORMITY TO REMAIN.

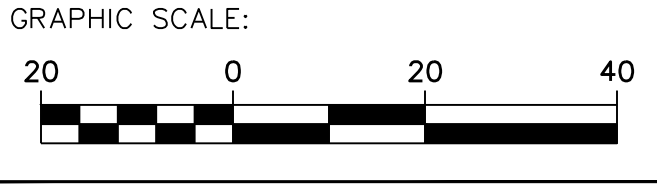
**LEGEND**

- PROPERTY LINE
- - - ADJOINING LOT LINE
- BUILDING SETBACK
- - - LIMIT OF EASEMENT
- EXISTING TREELINE
- ▬ PROPOSED BUILDING
- ▬ WALL REMOVAL
- ▬ EDGE OF PAVEMENT
- ▬ CONCRETE SIDEWALK / STEPS
- ▬ DOMESTIC WATER LINE
- ▬ SANITARY SEWER LINE
- ▬ SILT FENCE
- EXISTING SPOT ELEVATION



OWNER/APPLICANT:  
  
**ROSE MARINO**  
 49 PUTNAM PARK ROAD  
 BETHEL, CONNECTICUT

PROJECT:  
  
**PROPOSED MULTI-FAMILY DEVELOPMENT**  
 49 PUTNAM PARK ROAD  
 BETHEL, CONNECTICUT



DESIGNED BY: CJP  
 CHECKED BY: AS  
 APPROVED BY: CJP  
 PROJECT #: 0009  
 PLAN DATE: 02/27/26  
 SCALE: 1" = 20'

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |

SHEET TITLE:  
  
**SITE PLAN**

SHEET #:  
  
**1.1**

CHRISTOPHER PAWLOWSKI, P.E.  
 CT 36317

Feb 27, 2026 - 4:05pm - ChrisPawlowski  
 Z:\Share\CAK Proj\Projects\2026\0009 - 49 Putnam Park Road - Bethel, CT\Drawings\0009 - 1.dwg