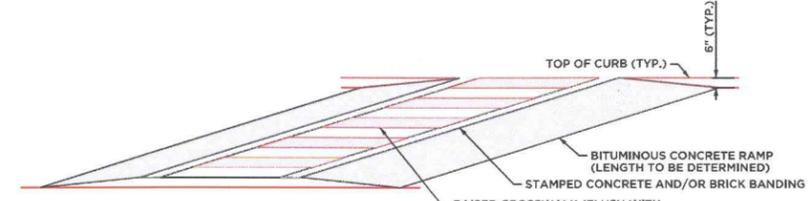
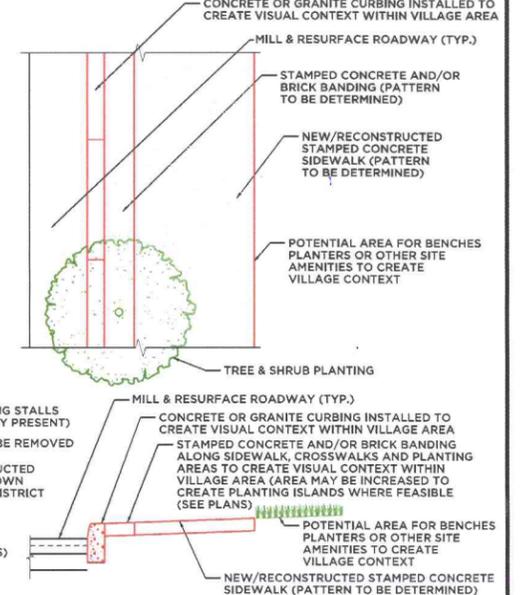




RAISED CROSSWALK TREATMENT FOR IVORYTON VILLAGE
NOT TO SCALE



TYPICAL CURB & SIDEWALK TREATMENT FOR IVORYTON VILLAGE
NOT TO SCALE



SUMMITT STREET

NORTH MAIN STREET

MAIN STREET
MILL AND RESURFACE MAIN & SUMMITT STREET (SEE NOTE NO. 4)

STREET

7 PARALLEL PARKING SPACES TO BE MAINTAINED AND RE-STRIPED

NEW PEDESTRIAN ISLAND TO BE LANDSCAPED OR SURFACED WITH STAMPED CONCRETE/PAVERS AND/OR BRICK BANDING

PROPOSED VILLAGE SEAL (SEE NOTE NO. 2)

INSTALL TRAFFIC BARRIERS ALONG FRONTAGE OF RESTAURANT SEATING AREA (BOLLARDS SHOWN)

MAIN STREET

APPROXIMATE LIMIT OF WORK (TO BE DETERMINED DURING FINAL DESIGN PHASE, TYP.)

BOLLARD LIGHTS (QUANTITY & SPACING TO BE DETERMINED)
SIDEWALK CONNECTION TO EXISTING GAZEBO WALKWAY

RECONSTRUCTED ON-STREET PARKING CREATES 8 PARKING STALLS (7 STALLS ARE CURRENTLY PRESENT)
RELOCATED SIDEWALK (INCORPORATE STAMPED CONCRETE PATTERNS AND/OR BRICK BANDING (SEE DETAIL & NOTE NO. 4))

EXTEND SIDEWALK TO PLAYHOUSE
RAISED CROSSWALK (FLUSH WITH TOP OF CURBING) TO BE STAMPED CONCRETE AND/OR BRICK PAVERS WITH BITUMINOUS CONCRETE RAMPS

NEW PEDESTRIAN ISLAND TO BE LANDSCAPED OR SURFACED WITH STAMPED CONCRETE/PAVERS AND/OR BRICK BANDING
REVISE CURB CUT SERVING EXISTING PARKING AREA

REMOVE TRAFFIC ISLAND FROM SUMMITT & MAIN STREET INTERSECTION
RE-CONSTRUCT EXISTING AT-GRADE CROSSWALK WITH PAINT AND/OR STAMPED CONCRETE SURFACE TREATMENTS

POSSIBLE LANDSCAPED ISLANDS (TYP. OF 3) WITH LOW GROWING STREET TREES TO INCREASE VILLAGE CHARACTER AND REDUCE VISUAL IMPACT OF EXISTING VEHICLE PARKING LOT (EASEMENTS FROM PROPERTY OWNERS WILL BE REQUIRED FOR THIS DESIGN ELEMENT) (SEE NOTE NO. 3)

REMOVE EXISTING DRAINAGE SWALE AND CROSSWALK
TREE (TRUNK) REMNANTS TO BE REMOVED

REVISED EDGE OF PAVEMENT TO REDUCE OVERALL PAVEMENT AREA AND MAINTAIN 28' OVERALL WIDTH
AT GRADE CROSSWALK CONSTRUCTED TO MATCH SURFACE TREATMENTS OF THE (2) TWO RAISED CROSSWALKS

NEW PEDESTRIAN ISLAND (TYP. OF 2)
REVISE CURB CUT SERVING EXISTING SERVICE STATION

EXISTING ORNAMENTAL DECIDUOUS TREE TO REMAIN (TREE MAY BE REMOVED TO ADD 2 PARKING SPACES)
RESTORE (ENHANCE) LANDSCAPE ISLAND/BUFFER

NEW SIDEWALK (INCORPORATE STAMPED CONCRETE PATTERNS AND/OR BRICK BANDING (SEE DETAIL))
RECONSTRUCTED PARKING LOT CREATES 12 PARKING STALLS (INCLUDING 1 HANDICAP) (8 STALLS ARE CURRENTLY PRESENT)

EXISTING SPECIMEN EVERGREEN TREE TO BE REMOVED
PORTION OF SIDEWALK CONSTRUCTED WITHIN STATE RIGHT OF WAY, TOWN SHALL SUBMIT PLAN TO CT DOT DISTRICT OFFICE FOR REVIEW

NEW STREET LIGHTS TO MATCH EXISTING VILLAGE LIGHTING (TYP. OF 4 FIXTURES)

SEASONAL LOCATION OF PORTABLE RESTROOM
EXISTING LANDSCAPING TO BE MAINTAINED TO IMPROVE INTERSECTION SIGHT LINES FOR NEWLY INSTALLED RAISED CROSSWALK (SEE NOTE NO. 1)

NEW STREET LIGHTS TO MATCH EXISTING VILLAGE LIGHTING (TYP. OF 4 FIXTURES)

RE-STRIP EXISTING PARALLEL PARKING SPACES 6 CURRENT SPACES (DO NOT MEET MIN. SIZE REQ.) 3 SPACES PROPOSED (MAINTAINING ALL CURB CUTS)

RAISED CROSSWALK (FLUSH WITH TOP OF CURBING) TO BE STAMPED CONCRETE AND/OR BRICK PAVERS WITH BITUMINOUS CONCRETE RAMPS

REVIEW EXISTING SIDEWALK/PAVED CONNECTIONS TO EXISTING BUILDINGS TO DETERMINE WHETHER THEY CAN BE INCORPORATED INTO PROPOSED SIDEWALK/LANDSCAPE TREATMENT WITHIN THE VILLAGE

NEW PEDESTRIAN AREA TO BE LANDSCAPED OR SURFACED WITH STAMPED CONCRETE AND/OR BRICK BANDING

REVISED CATCH BASIN LOCATIONS AND EXISTING DRAINAGE ANALYSIS WILL BE PERFORMED DURING FINAL DESIGN

EXISTING LIGHT POLE LOCATIONS WILL BE REVIEWED TO DETERMINE SUITABILITY DURING FINAL DESIGN

MAP REFERENCES & NOTES:

- BASED UPON INITIAL DISCUSSIONS WITH TOWN STAFF IT WAS APPARENT THAT SIGHT LINES AT THE NORTH MAIN STREET/MAIN STREET INTERSECTION ARE A CONCERN REGARDING POSSIBLE CROSSWALK LOCATIONS. ANCHOR RECOMMENDS REVISOR PLANTING AND LANDSCAPE TREATMENT AT THE INTERSECTION TO ACHIEVE CLEAR SIGHT LINES FOR PROPOSED RAISED CROSSWALKS AS DEPICTED ON THE PLAN.
- THIS PLAN DEPICTS IVORYTON'S VILLAGE SEAL CENTRALLY LOCATED WITHIN THE VILLAGE'S NEWLY PROPOSED SIDEWALK NETWORK TO ENCOURAGE VISITORS TO INTERACT WITH THIS FEATURE AND DEVELOP A NODE OF INTEREST LOCATED OFF THE ROAD AND ADJACENT TO THE PLAYHOUSE & PARK. A FINAL LOCATION WILL BE DETERMINED BASED UPON TOWN REVIEW.
- A REDUCTION IN OVERALL WIDTH OF EXISTING CURB CUTS IS PROPOSED. THIS REDUCTION SHALL NOT LIMIT ACCESS NOR REDUCE LEVELS OF SERVICE INTO THE EXISTING PARKING AREA. LOCATIONS DEPICTED ON THE PLAN SHOW ONE 36' CURB CUT GENERALLY ALIGNED WITH THE MAIN & SUMMITT STREET INTERSECTION SERVING THE GRAVEL OVERFLOW PARKING AND ONE 36' CURB CUT SERVING THE SERVICE STATION. POSSIBLE LANDSCAPE ISLANDS SHALL REQUIRE THE TOWN ACQUIRING EASEMENTS FROM PRIVATE PROPERTY OWNERS TO FACILITATE CONSTRUCTION AND MAINTENANCE.
- THE PROPOSED SURFACE TREATMENT OF MAIN & SUMMITT STREETS WITHIN IVORYTON VILLAGE IS BITUMINOUS CONCRETE. BASED UPON AN INITIAL REVIEW OF EXISTING CONDITIONS INCLUDING VILLAGE CHARACTER, MAINTENANCE AND LONGEVITY STAMPED CONCRETE AND DECORATIVE SURFACE TREATMENTS ARE PROPOSED FOR CROSSWALKS, SIDEWALKS AND PEDESTRIAN ISLANDS AS SHOWN ON THE PLAN.
- PROPERTY BOUNDARIES DEPICTED ON THE PLAN WERE REFERENCED FROM AVAILABLE MAPPING ON FILE WITH THE TOWN OF ESSEX AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
- FIELD SURVEY PERFORMED BY ANCHOR ENGINEERING SERVICES, AUGUST 2014.



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CONCEPTUAL SITE PLAN
PREPARED FOR
TOWN OF ESSEX
IVORYTON VILLAGE STREETScape
MAIN & SUMMITT STREET ESSEX, CT

PROJECT	DATE	SHEET NO.	1 OF 1
992-02	09/16/14		

SCALE: 1" = 20'