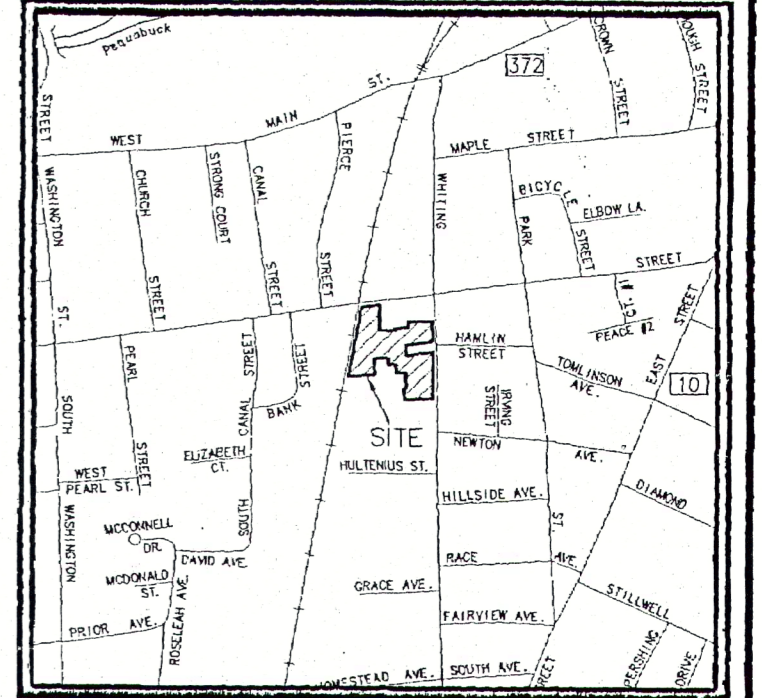


Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.



KEYMAP; SCALE: 1"=1000'

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	DATE	DESCRIPTION
REVISION-8	12/13/17	REVISIONS
REVISION-7	11/22/15	#103 LOT LINE REV.
REVISION-6	6/4/15	REVISIONS
REVISION-5	3/16/15	TOWN COMMENTS
REVISION-4	1/22/15	REVISIONS
REVISION-3	1/22/15	REVISION
REVISION-2	11/24/14	REVISION
REVISION-1	11/10/14	LOT LINE

PROJECT:
DB:MP1 SR:AO DR:SB

SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20B-300B-1 TO 20B-300B-20).

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A CLASS A-2

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James M. Sabatelli
James M. Sabatelli
C.T.P.E. & L.S. #11302

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06457-0337
PHONE: (860) 621-3638
FAX: (860) 621-9639
EMAIL: INFO@KRATZERJONES.COM

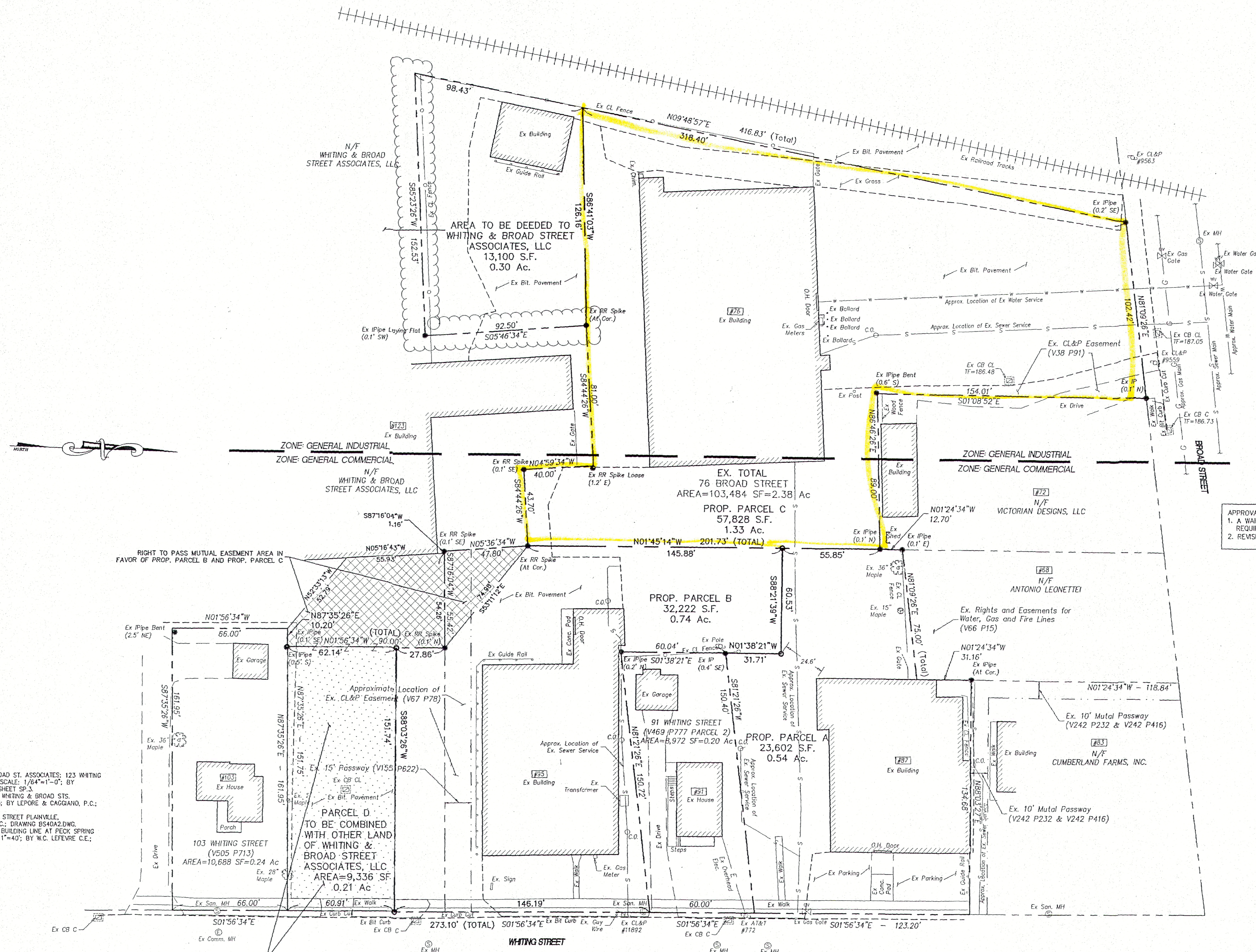
SUBDIVISION MAP

for
WHITING & BROAD STREET ASSOCIATES, LLC

**#76 BROAD STREET
#87 WHITING STREET
& #95 WHITING STREET
PLAINVILLE, CT**

SCALE: 1"=30'
DATE: OCTOBER 29, 2014

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL
KJA FILE NO.: 214-071
DRAWING NO.: S-1



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APPROVAL NOTES:
1. A WAIVER OF THE OPEN SPACE / FEE IN LIEU OF OPEN SPACE REQUIREMENTS WAS GRANTED.
2. REVISED BUILDING / STREET NUMBERS HAVE BEEN ASSIGNED AS INDICATED.

ZONING TABLE	
ZONE - GENERAL COMMERCIAL & GENERAL INDUSTRIAL	
GENERAL COMMERCIAL ZONE	REQUIRED
LOT AREA	N/A
MAX. COVERAGE	N/A
FRONT YARD SETBACK	12'
SIDE YARD SETBACK	ONE YARD OF 15'
REAR YARD SETBACK	10'
MINIMUM FRONTAGE	N/A
MAX. BUILDING HEIGHT	60'
GENERAL INDUSTRIAL ZONE	
LOT AREA	N/A
MAX. COVERAGE	N/A
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	20'
MINIMUM FRONTAGE	N/A
MAX. BUILDING HEIGHT	60'

LEGEND	
---	PROPERTY LINE
○	IRON PIN TO BE SET
●	EXISTING IRON PIN MONUMENT TO BE SET
■	EXISTING MONUMENT
⊙	EXISTING SANITARY MANHOLE
⊕	EXISTING STORM MANHOLE
⊖	EXISTING CATCH BASIN
⊗	EXISTING LIGHT
⊘	EXISTING HYDRANT
⊙	EXISTING GAS VALVE
⊙	EXISTING WATER VALVE
⊙	EXISTING UTILITY POLE
---	EX. EDGE OF ROAD (CURBED)
---	EX. EDGE OF DRIVEWAY
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
---	EX. GUIDE RAIL
---	EX. CONTOUR

MAP REFERENCES:
1. SCHEMATIC SITE PLAN EXISTING, WHITING AND BROAD ST. ASSOCIATES; 123 WHITING STREET PLAINVILLE, CONNECTICUT; DATE: 11/16/11; SCALE: 1/4"=1'-0". BY ASSOCIATED ARCHITECTS, P.C. PROJECT NO.: 11087 SHEET SP.3.
2. MAP 107 PROPERTY OWNED BY PECK SPRING CO.; WHITING & BROAD STS. PLAINVILLE, CONN.; SCALE: 1"=30'; DATE: 11-13-73; BY LEFORS & CASARINO, P.C.; MAP 6-93 SHEET 1 OF 1.
3. MAP OF B&H REALTY CORPORATION; 123 WHITING STREET PLAINVILLE, CONNECTICUT; BY KILMARTIN-REGAN ASSOCIATES, INC.; DRAWING BS40A2.DWG.
4. PORTION OF WHITING STREET SHOWING PROPOSED BUILDING LINE AT PECK SPRING CO.; PLAINVILLE, CONN.; DATE: APRIL 1966; SCALE: 1"=40'; BY W.C. LEFEBRE C.E.; MAP 2579 (17-32).

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON FOLY FILM ON LENSET
Kratzer, Jones & Associates, Inc.
1755 MERIDEN-WATERBURY TRPK.
MILDALE, CT 06457

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