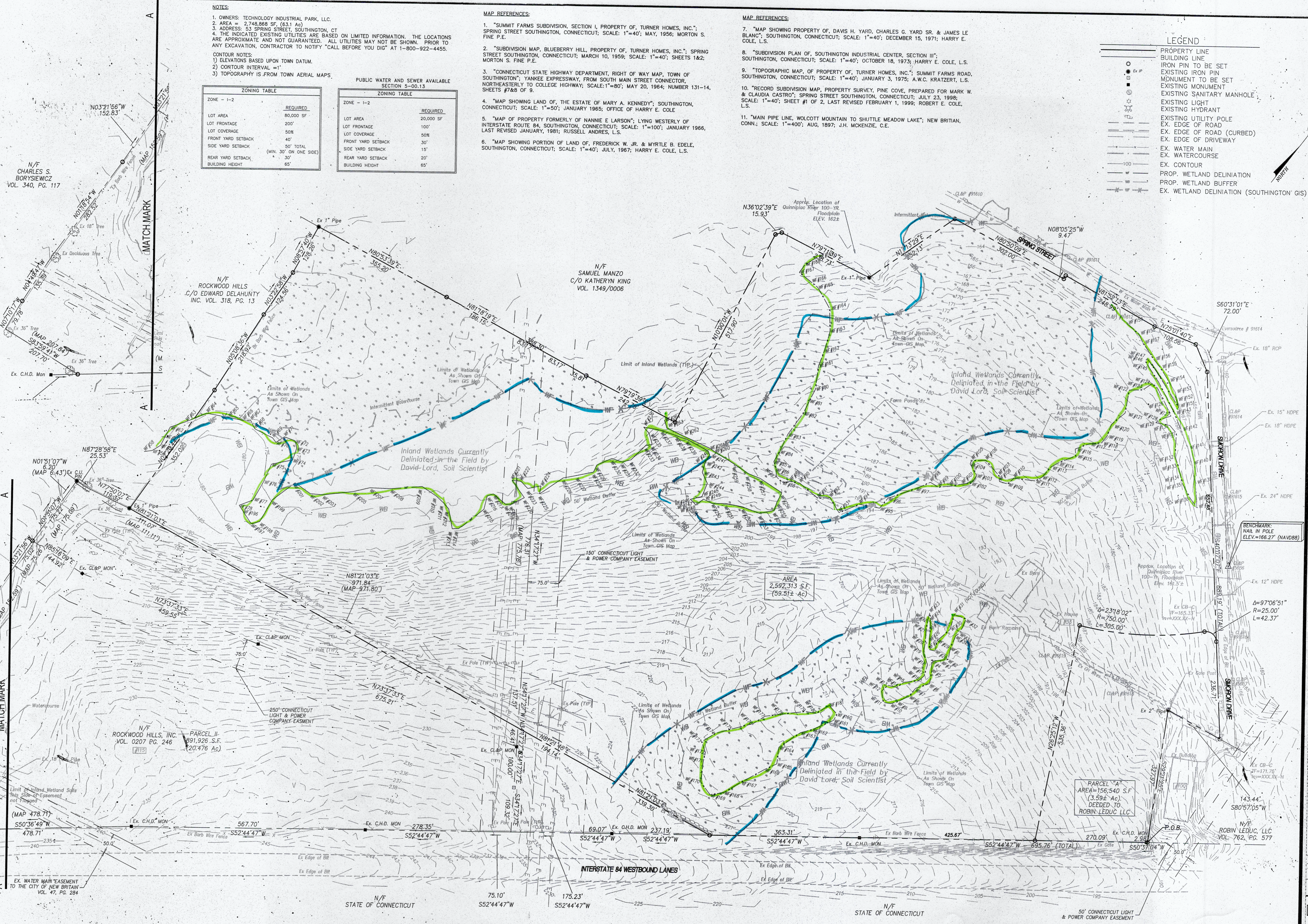




NOTES:

- OWNERS: TECHNOLOGY INDUSTRIAL PARK, LLC.
- AREA = 2,748,868 SF. (63.1 Ac)
- ADDRESS: 53 SPRING STREET, SOUTHTON, CT
- THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.

CONTOUR NOTES:

- ELEVATIONS BASED UPON TOWN DATUM.
- CONTOUR INTERVAL = 1'
- TOPOGRAPHY IS FROM TOWN AERIAL MAPS.

ZONE - I-2	REQUIRED
LOT AREA	80,000 SF
LOT FRONTAGE	200'
LOT COVERAGE	50%
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	50' TOTAL (MIN. 30' ON ONE SIDE)
REAR YARD SETBACK	30'
BUILDING HEIGHT	65'

ZONE - I-2	REQUIRED
LOT AREA	20,000 SF
LOT FRONTAGE	100'
LOT COVERAGE	50%
FRONT YARD SETBACK	30'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	20'
BUILDING HEIGHT	65'

- MAP REFERENCES:**
- "SUMMIT FARMS SUBDIVISION, SECTION I, PROPERTY OF, TURNER HOMES, INC."; SPRING STREET SOUTHTON, CONNECTICUT; SCALE: 1"=40'; MAY, 1956; MORTON S. FINE P.E.
 - "SUBDIVISION MAP, BLUEBERRY HILL, PROPERTY OF, TURNER HOMES, INC."; SPRING STREET SOUTHTON, CONNECTICUT; MARCH 10, 1959; SCALE: 1"=40'; SHEETS 1&2; MORTON S. FINE P.E.
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF SOUTHTON"; YANKEE EXPRESSWAY, FROM SOUTH MAIN STREET CONNECTOR, NORTHEASTERLY TO COLLEGE HIGHWAY; SCALE: 1"=80'; MAY 20, 1964; NUMBER 131-14; SHEETS 7&8 OF 9.
 - "MAP SHOWING LAND OF, THE ESTATE OF MARY A. KENNEDY"; SOUTHTON, CONNECTICUT; SCALE: 1"=50'; JANUARY 1965; OFFICE OF HARRY E. COLE
 - "MAP OF PROPERTY FORMERLY OF NANNIE E. LARSON"; LYING WESTERLY OF INTERSTATE ROUTE 84, SOUTHTON, CONNECTICUT; SCALE: 1"=100'; JANUARY 1966, LAST REVISED JANUARY, 1981; RUSSELL ANDRES, L.S.
 - "MAP SHOWING PORTION OF LAND OF, FREDERICK W. JR. & MYRTLE B. EDELE, SOUTHTON, CONNECTICUT; SCALE: 1"=40'; JULY, 1967; HARRY E. COLE, L.S.

- MAP REFERENCES:**
- "MAP SHOWING PROPERTY OF, DAVIS H. YARD, CHARLES G. YARD SR. & JAMES LE BLANC"; SOUTHTON, CONNECTICUT; SCALE: 1"=40'; DECEMBER 15, 1971; HARRY E. COLE, L.S.
 - "SUBDIVISION PLAN OF, SOUTHTON INDUSTRIAL CENTER, SECTION III"; SOUTHTON, CONNECTICUT; SCALE: 1"=40'; OCTOBER 18, 1973; HARRY E. COLE, L.S.
 - "TOPOGRAPHIC MAP, OF PROPERTY OF, TURNER HOMES, INC."; SUMMIT FARMS ROAD, SOUTHTON, CONNECTICUT; SCALE: 1"=40'; JANUARY 3, 1975; A.W.C. KRATZERT, L.S.
 - "RECORD SUBDIVISION MAP, PROPERTY SURVEY, PINE COVE, PREPARED FOR MARK W. & CLAUDIA CASTRO"; SPRING STREET SOUTHTON, CONNECTICUT; JULY 23, 1998; SCALE: 1"=40'; SHEET #1 OF 2, LAST REVISED FEBRUARY 1, 1999; ROBERT E. COLE, L.S.
 - "MAIN PIPE LINE, WOLCOTT MOUNTAIN TO SHUTTLE MEADOW LAKE"; NEW BRITAIN, CONN.; SCALE: 1"=400'; AUG, 1897; J.H. MCKENZIE, C.E.

LEGEND

- PROPERTY LINE
- BUILDING LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. WATER MAIN
- EX. WATERCOURSE
- EX. CONTOUR
- PROP. WETLAND DELINEATION
- PROP. WETLAND BUFFER
- EX. WETLAND DELINEATION (SOUTHTON GIS)

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 on an unconditional certification, warranty or guarantee which are not covered under the policy.

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

REVISIONS:

REVISION	DATE	DESCRIPTION
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4		
REVISION-3		
REVISION-2		
REVISION-1	04/19/2022	DELINEATED WETLAND

PROJECT:

DB: N/A; SR: ---; DR: ---

SEAL:

SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED UPON: A RESURVEY.

THIS SURVEY CONFORMS TO A: A-2/T-2 CLASS.

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

James N. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #1302

kratzer, jones & associates, inc.

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SITE PLANNERS • BUILDING ENGINEERS

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FAX: (860) 621-3639
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EXISTING CONDITIONS MAP

SHOWING PROPOSED AMENDMENT TO THE WETLAND LIMITS

for
TECHNOLOGY INDUSTRIAL PARK

#53 SPRING STREET SOUTHTON, CT

SCALE: 1"=100'

DATE: DECEMBER 3, 2021

HALF ONE INCH TWO INCH INCHES ON ORIGINAL

KJA FILE NO.: 219-092 DRAWING NO.: E-1