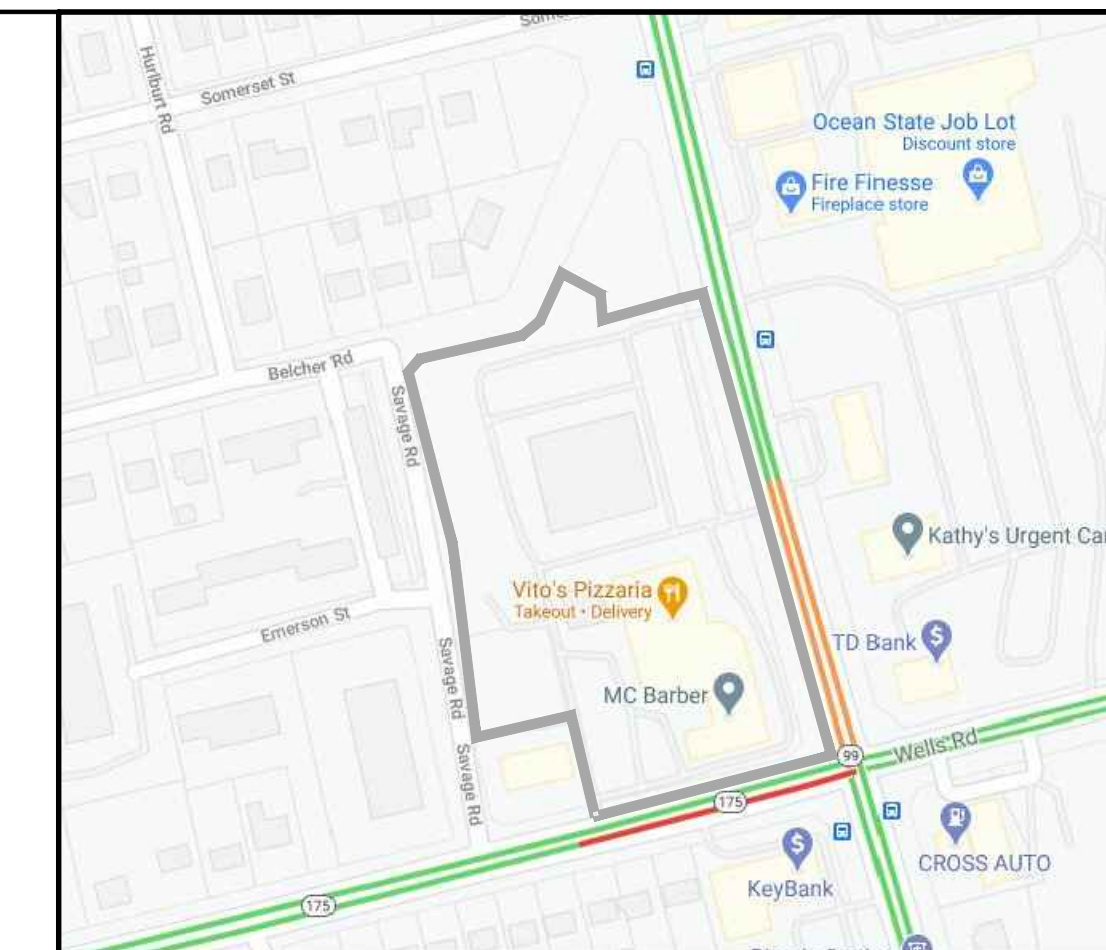


TOTAL PARCEL AREA:  
203,677.3 S.F.  
OR  
4.67 ACRES



VICINITY MAP  
N.T.S

LEGEND:

GUY WIRE  
UTILITY POLE  
LIGHT POLE  
SPRINKLER VALVE  
WATER GATE  
HYDRANT  
  
WATER MANHOLE  
GAS GATE  
HANDHOLE  
ELECTRIC METER  
GAS METER  
ELECTRIC CONDUIT  
ROOF LEADER  
ELECTRIC MANHOLE  
YARD DRAIN  
CATCH BASIN  
DRAINAGE MANHOLE  
SEWER MANHOLE  
TELEPHONE MANHOLE  
SIGN  
GATE  
OVERHEAD WIRES  
ELECTRIC LINE  
GAS LINE  
TELEPHONE LINE  
SANITARY SEWER PIPE  
WATER LINE  
CHAIN LINK FENCE  
IRON FENCE

ZONING TABLE				
PROPERTY IS LOCATED IN A TC ZONE				
N	REQUIRED	EXISTING	PROPOSED LOT A #657	PROPOSED LOT B #675-687
E	N/A	203,677 S.F.	100,209 S.F.	103,468 S.F.
	N/A	588.8'	277.86'	290.94'
	25'	25.0'	25.0'	108.1'
	12'	127.5	27.9'	40.8'
	10'	120.4'	120.4	133.7'
AGE	50%	20.5%	14.8%	26%
RAGE	100%	88%	83.8%	92.4%
HT	40'	< 40'	< 40'	< 40'

PARKING TABLE			
	#657 - #687	#657	#675-687
PARKING REQUIRED RETAIL / SERVICE USES: 5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA	@41,722 S.F. / 1,000 S.F. = 41.7 x 5 = 209 SPACES REQUIRED	@14,873 S.F. / 1,000 S.F. = 14.9 x 5 = 75 SPACES REQUIRED	@26,849 S.F. / 1,000 S.F. = 26.8 x 5 = 135 SPACES REQUIRED
PARKING PROVIDED	241 SPACES *	115 SPACES	126 SPACES *
* #57-71 WELLS ROAD HAS RIGHT TO USE 20 PARKING SPACES OVER SOUTHWEST PORTION OF #687 SDH			
CROSS PARKING AGREEMENTS TO BE PROVIDED BETWEEN #657 & # 687 PARCELS			

**NOTE:**  
CROSS PARKING AND ACCESS RIGHTS OVER THE ENTIRE PROPERTIES WILL BE PROVIDED FOR EACH PARCEL PENDING PZC APPROVAL, WHICH MUST BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FILING IN THE LAND RECORDS.

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

By Paul W. Humphreys  
PAUL W. HUMPHREYS, L.S.  
LIC. NO. 12322

[illegible]

C. <i>J. M.</i>	<i>Close, Jensen &amp; Miller, P. C.</i> Consulting Engineers, Land Planners & Surveyors 1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375	Compiled D.F. P.C. Check Designed Drawn D.F. Checked Scale 1"=3' Date 1/04/20
	Sheet Of <div style="display: flex; justify-content: space-around; font-size: 2em; font-weight: bold;"> <span>1</span> <span>3</span> </div>	
Job No. File No.		

## MAP REFERENCES

1. PROPERTY TO BE CONVEYED TO SILAS DEANE ASSOCIATES C/O M.J. NEIDITZ & COMPANY, SILAS DEANE HIGHWAY AND WELLS ROAD, WETHERSFIELD, CONNECTICUT , OCTOBER 1969, SCALE 1"=40' PREPARED BY CLOSE JENSEN & MILLS
2. MAP SHOWING REVISED LAYOUT OF SAVAGE ROAD, PROPERTY OF EASTERN REALTY CORP, WETHERSFIELD, CONNECTICUT, APRIL 24, 1958, SCALE 1"=40' PREPARED BY JOHN HUMPHREYS, LS
3. MORTGAGE SURVEY FOR ESTATE OF GEORGE SHIHRIE, LESTER SEGAL AND LEWIS KAPLAN, WETHERSFIELD, CONNECTICUT. SCALE 1"=40', NOVEMBER 20,1965, PREPARED BY JOHN K. HUMPHREYS, LS
4. TOWN OF WETHERSFIELD, MAP SHOWING LAND ACQUIRED FROM WELLS ROAD ASSOCIATES BY THE STATE OF CONNECTICUT, ROUTE 99 HIGHWAY IMPROVEMENTS, JULY 1990, SCALE 1"=40'
5. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF WETHERSFIELD, HARTFORD--MIDDLETOWN ROAD FROM CHURCH STREET SOUTHERLY TO THE ROCKY HILL TOWN LINE ROUTE NO 10 NUMBER 168, 1 OF 4 MAY 28, 1931

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-200B-1 THRU 20-300B-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED OCT. 26, 2018 AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUG. 29, 2019. THIS IS A RE-SUBDIVISION MAP BASED ON AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. IT DEPICTS THE LAYOUT OF LOTS AND THE ASSOCIATED PUBLIC OR PRIVATE HIGHWAYS, EASEMENTS AND LANDS AND IS INTENDED FOR SUBMISSION TO APPLICABLE REGULATORY ENTITIES.
2. PERIMETER BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RE-SURVEY.
3. HORIZONTAL DATUM IS BASED ON NAD83.
4. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SFAJ.

\\C:\JIM\WETHERSFIELD\657-687 Silas Deane Hwy\Drawings\657-687 SDH Sur 2020.dwg



