

## MAP REFERENCES:

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 & MILLER

1"= 30'

- MAP SHOWING REVISED LAYOUT OF SAVAGE ROAD, PROPERTY OF EASTERN 2. REALTY CORP, WETHERSFIELD, CONNECTICUT, APRIL 24, 1958, SCALE 1"=40' PREPARED BY JOHN HUMPHREYS, LS
- 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
- TOWN OF WETHERSFIELD, MAP SHOWING LAND ACQUIRED FROM WELLS ROAD 4. ASSOCIATES BY THE STATE OF CONNECTICUT, ROUTE 99 HIGHWAY IMPROVEMENTS, JULY 1990, SCALE 1"=40'
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF 5. 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:

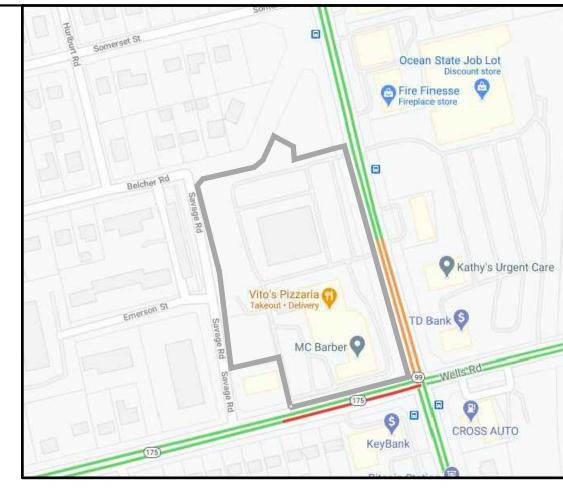
- 1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED OCT. 26, 2018 AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 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 SEAL.

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.

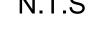
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL W. HUMPHREYS, L.S. LIC. NO. 12322

	2	4/15/20	TOWN ENGI
	1	4/05/20	TOWN ENGI
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			Re
No.Date Description Revisions		AT STATE W	LI2322 SURVEYOR HINN



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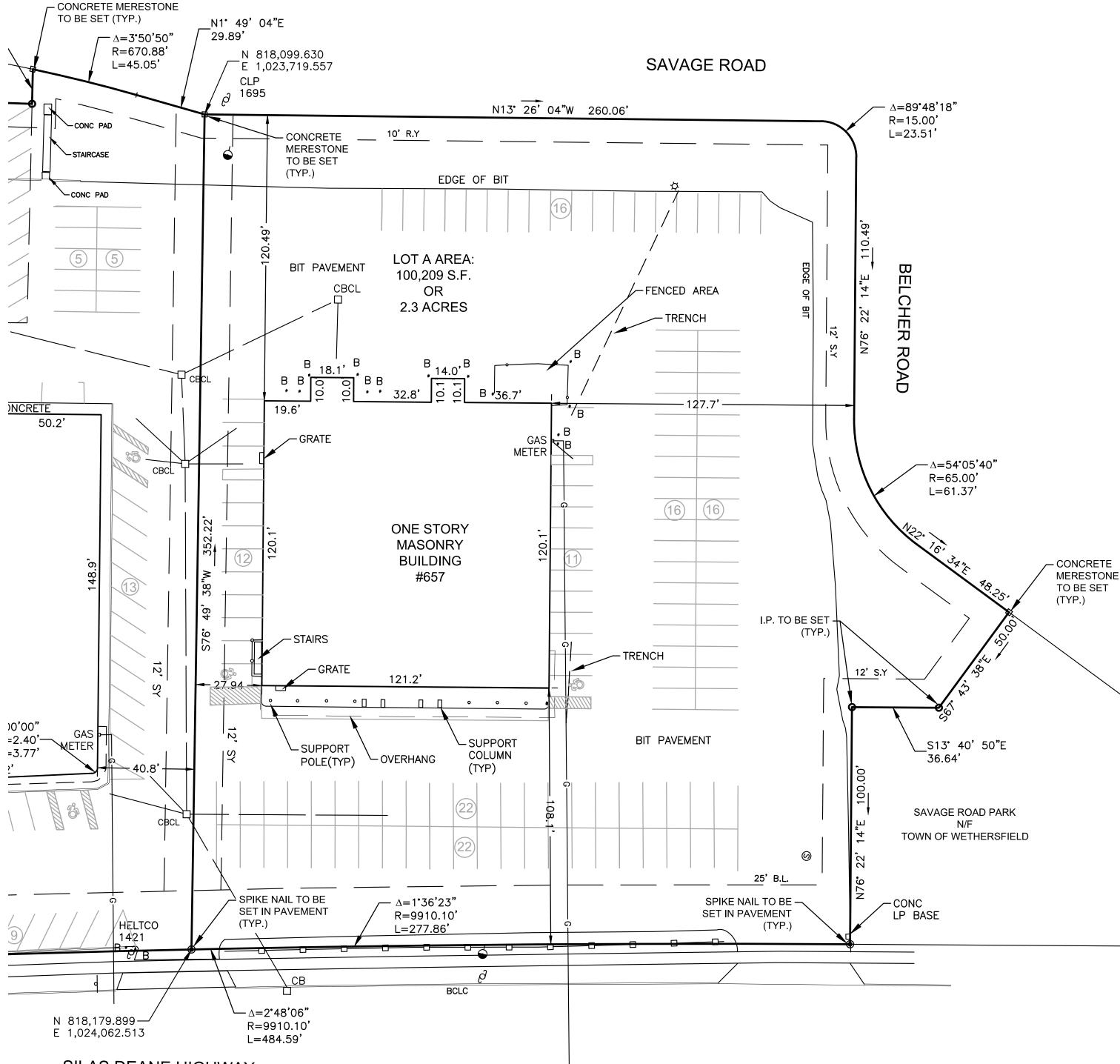


LEGEND:			
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UTILITY POLE			ى
LIGHT POLE			¢
SPRINKLER VALVE			Ň
WATER GATE			WGO
HYDRANT			Ĭ,
WATER MANHOLE			Ŵ
GAS GATE			GGO
HANDHOLE			$\boxtimes$
ELECTRIC METER			EMO
GAS METER			GM□
ELECTRIC CONDUIT			ECO
ROOF LEADER			RLO
ELECTRIC MANHOLE			Ē
YARD DRAIN			YDO
CATCH BASIN			СВ□
DRAINAGE MANHOLE			0 S T
SEWER MANHOLE			S
TELEPHONE MANHOLE			T
SIGN			<del></del>
GATE	o /u		
OVERHEAD WIRES	0/H		
GAS LINE	E		
TELEPHONE LINE	с- т		
SANITARY SEWER PIPE	s		
WATER LINE	_ w		
CHAIN LINK FENCE	-oo	 	
			-0

ZONING TABLE					
PROPERTY IS LOCATED IN A TC ZONE					
GENERAL PROVISION	REQUIRED	EXISTING	PROPOSED LOT A #657	PROPOSED LOT B #675-687	
MIN. LOT SIZE	N/A	203,677 S.F.	100,209 S.F.	103,468 S.F.	
MIN. LOT FRONTAGE	N/A	588.8'	277.86'	290.94'	
MIN. FRONT YARD	25'	25.0'	25.0'	108.1'	
MIN. SIDE YARD	12'	127.5	27.9'	40.8'	
MIN. REAR YARD	10'	120.4'	120.4	133.7'	
MAX. BUILDING COVERAGE	50%	20.5%	14.8%	26%	
MAX. IMPERVIOUS COVERAGE	100%	88%	83.8%	92.4%	
MAX. BUILDING HEIGHT	40'	< 40'	< 40'	< 40'	

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 x5 = 135 SPACES REQUIRED	
241 SPACES *	115 SPACES	126 SPACES *	
★ #57-71 WELLS ROAD HAS RIGHT TO USE 20 PARKING SPACES OVER SOUTHWEST PORTION OF #687 SDH			
_	HT TO USE 20 PARKING S		

GINEE escrij	ER COMMENTS ER COMMENTS iption		Consulting Engineers, Land Planners & Surveyors 1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375	Compiled P.C. Check Designed Drawn	D.F.S. D.F.S.
Revisi	RESUBDIVISION MAP		Checked Scale Date	1"= 30' 1/04/2021	
			PREPARED FOR WELLS ROAD ASSOCIATES, LLC	Sheet 1	Of <b>3</b>
				Job No. File No.	



SILAS DEANE HIGHWAY (CT ROUTE 99)

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.

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## NOTES:

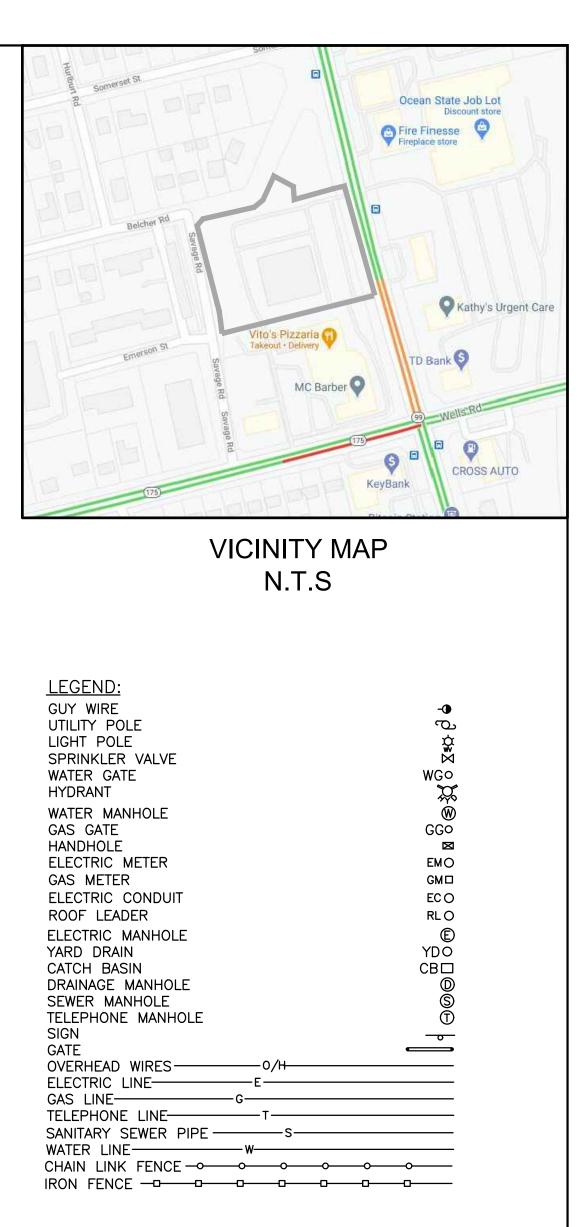
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- 2. HORIZONTAL DATUM IS BASED ON NAD83. 3. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



GRAPHIC SCALE 15 30 1"= 30' 2 4/15/20 TOWN ENGIN 1 4/05/20 TOWN ENGI No. Date De TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. N. HUMP Ŷ w Hypen PAUL W. HUMPHREYS, L.S. NO. 12322 LIC. NO. 12322 CENSED No Date Description

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Revisions



ZONING TABLE				
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MAX. BUILDING COVERAGE	50%	14.8%		
MAX. IMPERVIOUS COVERAGE	100%	83.8%		
MAX. BUILDING HEIGHT	40'	< 40'		

PARKING TABLE			
	#657		
PARKING REQUIRED RETAIL / SERVICE USES: 5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA	@14,873 S.F. / 1,000 S.F. =14.9 x 5 = 75 SPACES REQUIRED		
PARKING PROVIDED	115 SPACES **		
<b>**</b> CROSS PARKING AGREEMENTS TO BE PROVIDED BETWEEN #657 & # 687 PARCELS			

GINEER COMMENTS GINEER COMMENTS escription	Consulting Engineers Land Planners & Surveyors		D.F.S.
Revisions	PROPERTY SURVEY		1"= 30' 1/04/2021
	PREPARED FOR WELLS ROAD ASSOCIATES, LLC	Date Sheet <b>2</b>	Of <b>3</b>
	657 SILAS DEANE HIGHWAY WETHERSFIELD, CONNECTICUT	Job No. File No.	