

PROPOSED I-1 ZONE
AREA= 6.41 AC
(278,193 SF)

EXISTING ZONE - WBZ

REMAINING WBZ
AREA= 388,335 S.F.
(8.92 Ac.)

EXISTING ZONE - WBZ
EXISTING WBZ AREA= 667,528 SF (15.32 Ac)

N/F CONNECTICUT STATE DENTAL

Map References:

- 1) MAP OF MERRELL PROPERTY, WEST STREET & WELCH STREET, SOUTHINGTON, CONN.; MAY 7, 1955, SCALE 1" = 5', BOYCE ENGINEERING ASSOCIATES, MAP 241; CERTIFIED SUBSTANTIALLY CORRECT, RUSSELL I. BOYCE
- 2) Southington Water Department, Distribution System Improvements, Southington, Connecticut, Welch Road, Plan and Profile, STA 45+00 to STA 56+88, Scale: 1" = 40' Horiz. 1" = 4' Vert.; Sheet 6, June 19, 2006, Tighe & Bond Consulting Engineers
- 3) TOWN OF SOUTHINGTON, MAP SHOWING LAND ACQUIRED FROM, RUTH G. MERRELL, BY THE STATE OF CONNECTICUT, ROUTE 229, SCALE 1" = 40' JUNE 1974, GEORGE S. KOCH, DEPUTY TRANSPORTATION COMMISSIONER-BUREAU OF HIGHWAYS, LAST REVISION DATE 2-7-75
- 4) TOWN OF SOUTHINGTON, MAP SHOWING LAND ACQUIRED, RUTH G. MERRELL, BY THE STATE OF CONNECTICUT, ROUTE 229, SCALE 1" = 40' MAY 1976, KARL F. CRAWFORD, ACTING TRANSPORTATION CHIEF ENGINEER-BUREAU OF HIGHWAYS, LAST REVISION 12-22-77
- 5) PRELIMINARY MAP OF LAND TO BE RETAINED BY, JOSEPH KLEPACKI ET AL, WELCH STREET, SOUTHINGTON, CONN., SCALE 1" = 40' DECEMBER 1, 2000, MAP #948, RUSSELL S. ANDRES
- 6) SITE PLAN PREPARED FOR F. K. BEARINGS INC., SHOWING PROPOSED ADDITION 865 WEST QUEEN STREET, SOUTHINGTON CT, SCALE: 1" = 20' MARCH 10, 1998; SHEET: C1, KRATZERT, JONES & ASSOC. INC., KJA MAP # 56-02, LAST REVISION DATE 8/2/02
- 7) RESUBDIVISION MAP, PROPERTY OF HELEN BERNSTEIN KAUFMAN ET ALS WEST & WEST QUEEN ST., SOUTHINGTON CT, SCALE: 1" = 40' MARCH 5, 1981, KRATZERT & JONES, 24-42, LATEST REVISION 5-26-81
- 8) SITE PLAN FOR, WEST QUEEN STREET ASSOCIATES, #835 WEST QUEEN STREET, SOUTHINGTON, CT, SCALE: 1" = 20' SEPTEMBER 23, 1994, KRATZERT, JONES & ASSOC. INC., 24-42, Rev. 10/24/96
- 9) EXISTING CONDITIONS MAP, FOR ROBERT J. PORZIO D.C., P.C. (APPLICANT), #805 WEST QUEEN STREET, SOUTHINGTON, CT, SCALE: 1" = 20', DATE: October 6, 2008, KJA FILE NO.: 202-034; DRAWING NO.: B-1
- 10) TOWN OF SOUTHINGTON, WEST STREET SANITARY SEWER PROJECT, PLAN & PROFILE, WEST STREET, SOUTHINGTON, CONNECTICUT, DECEMBER 2005, SCALE 1" = 40' HORIZ. 1" = 4' VERT., SHEET NO. 1/5, APPROVED BY A.J.T. 6/01/06, LAST REVISION 01-09-07
- 11) TOWN OF SOUTHINGTON, WEST STREET SANITARY SEWER PROJECT, PLAN & PROFILE, West Street Southington, Connecticut, DATE DEC 2005, SCALE: 1" = 40' HORIZ. 1" = 4' VERT., SHEET NO. 2/5, APPROVED BY A.J.T. 6/01/06, LAST REVISION 01-09-07
- 12) SUBDIVISION PLAN, SECTION 2, OAKWOOD ESTATES, SOUTHINGTON, CONN., OWNED BY: ALBERT BERNSTEIN, SCALE 1 IN = 40 FT, MAY 12, 1958, ADRIAN M. MATTHEWS, REG. LAND SURVEYOR
- 13) STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, TOWN OF SOUTHINGTON, WEST STREET AND MIDDLE STREET, FROM THE YANKEE EXPRESSWAY, NORTHERLY TO THE BRISTOL TOWN LINE, SCALE 1" = 40', NUMBER 131-19, SHEET NO. 4 OF 5; APPROVED LYDIA BROOKS DATE 12-88, APPROVED ROBERT W. GUBALA, MAY 14, 1991

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.

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-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	
REVISION-1:	REVISION 03/08/2022
PROJECT:	211008-MERRELL
DR: J.O.	SR: --- DR: ---

James N. Sakonchick
CT P.E. & L.S. #11302

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PROPERTY MAP

for

FRAL LLC

#1740 & #1810 WEST STREET
SOUTHINGTON, CT

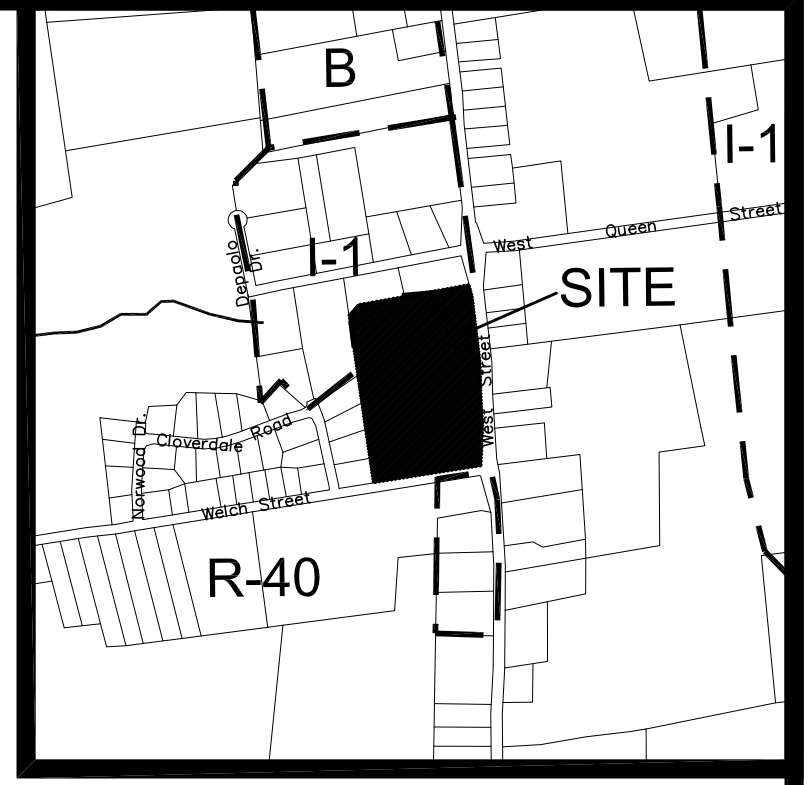
SCALE: 1" = 40'

DATE: MARCH 8, 2022

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 211-008
DRAWING NO.: B-1

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KEYMAP; SCALE: 1"=1000'

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REVISION-7:	
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REVISION-3:	
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REVISION-1:	
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DATE:	
SCALE:	

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**ZONE CHANGE
500' RADIUS MAP**

for

FRAL LLC

1740 & 1810 WEST STREET
SOUTHINGTON, CT

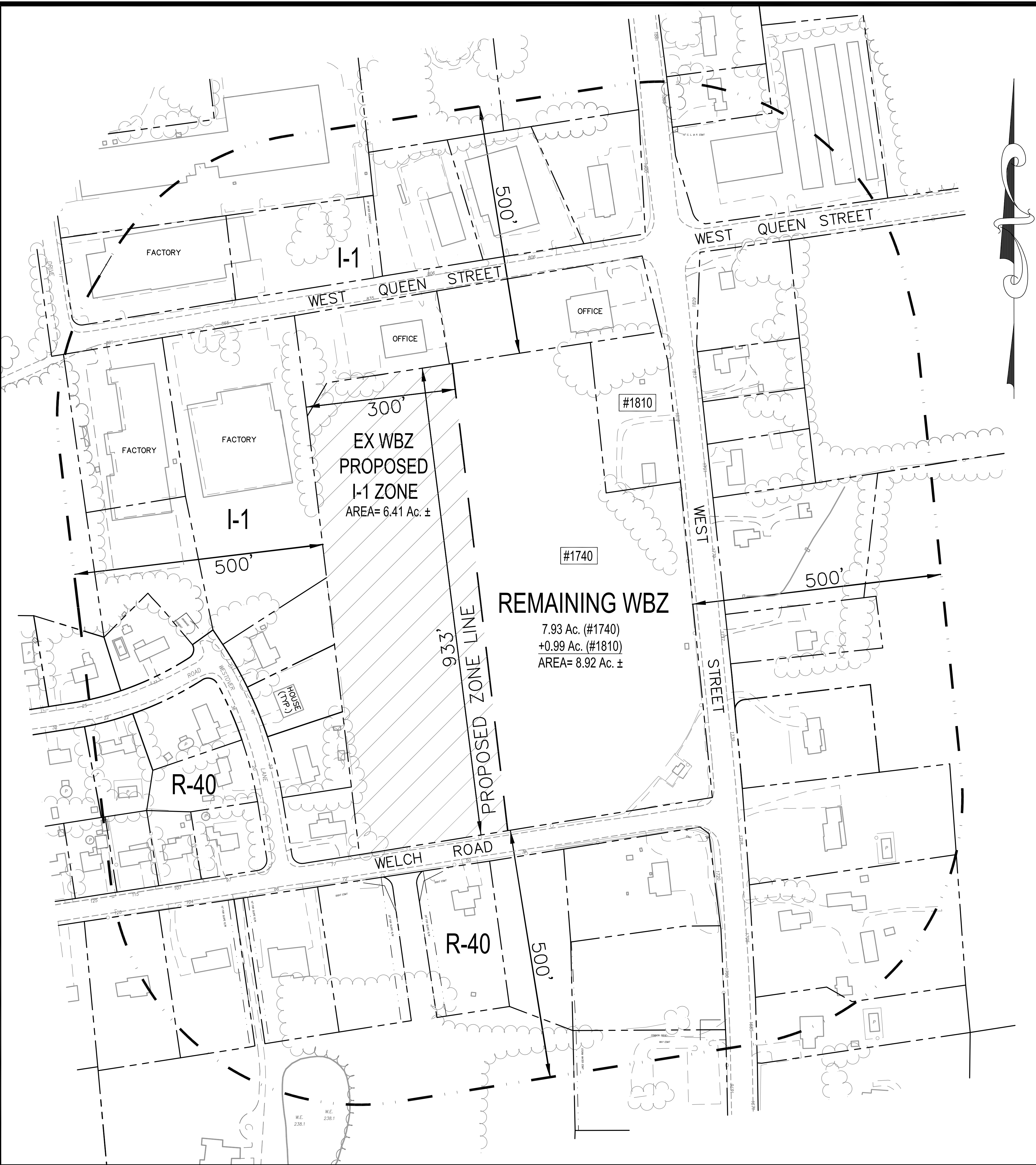
SCALE: 1" = 100'

DATE: MARCH 8, 2022

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAWING NO. :

211-008 Z-1



ABUTTERS :

Parcel ID	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip	Address
178020	25 DDS CT LLC	40-35 22ND ST	LONG ISLAND CITY	NY	11101	29 DEPAOLO DR
178021	888 WEST QUEEN LLC	127 MAPLEWOOD RD	SOUTHINGTON	CT	06489-2432	888 WEST QUEEN ST
178022	888 WEST QUEEN LLC	127 MAPLEWOOD RD	SOUTHINGTON	CT	06489-2432	880 WEST QUEEN ST
179005	888 WEST QUEEN STREET LLC	888 WEST QUEEN ST	SOUTHINGTON	CT	6489	806 WEST QUEEN ST
179003	A & K WOODWORKING LLC	501 FLANDERS RD	SOUTHINGTON	CT	6489	805 WEST QUEEN ST - LOT 1
1670230004	CARRIER ERIC Y & KELLY A	36 WELCH ST	SOUTHINGTON	CT	6489	36 WELCH RD
166011	COLK MARK & LORELEI	115 WELCH ST	SOUTHINGTON	CT	6489	115 WELCH RD
179004	CONNECTICUT STATE DENTAL	835 W QUEEN ST	SOUTHINGTON	CT	6489	835 WEST QUEEN ST
167001	CUSANO JOSEPH & MONICA	90 WELCH ST	SOUTHINGTON	CT	6489	90 WELCH RD
178008	CYR SUZANNE J	11 CLOVERDALE RD	SOUTHINGTON	CT	6489	11 CLOVERDALE RD
179020	DELFINO WILLIAM & KAREN & MARILYN	785 MIDDLE ST	BRISTOL	CT	6010	640 WEST QUEEN ST
1670240005	FERRAZ JOAO A & MARIA G	50 WELCH ST	SOUTHINGTON	CT	6489	50 WELCH RD
167016	FRAGOLA COMPANY LLC	888 WEST QUEEN STREET	SOUTHINGTON	CT	6489	1685 WEST ST
167015	FRAGOLA COMPANY LLC	888 WEST QUEEN ST	SOUTHINGTON	CT	6489	1695 WEST ST
167014	FRAGOLA COMPANY LLC	888 WEST QUEEN STREET	SOUTHINGTON	CT	6489	1719 WEST ST
179028	FRAGOLA COMPANY LLC	888 WEST QUEEN ST	SOUTHINGTON	CT	6489	1739 WEST ST
179027	FRAGOLA COMPANY LLC	888 WEST QUEEN ST	SOUTHINGTON	CT	6489	1759 WEST ST
179007	FRAGOLA COMPANY LLC	888 WEST QUEEN STREET	SOUTHINGTON	CT	6489	1900 WEST ST
179008	FRAGOLA COMPANY LLC THE	C/O 127 MAPLEWOOD RD	SOUTHINGTON	CT	6489	1908 WEST ST
179015	FRAGOLA ENTERPRISES LLC	865 WEST QUEEN ST	SOUTHINGTON	CT	6489	1865 WEST ST
179021	FRAGOLA FRANK D & MARY M	127 MAPLEWOOD RD	SOUTHINGTON	CT	6489	1829 WEST ST
179006	FRAGOLA MARY M	127 MAPLEWOOD RD	SOUTHINGTON	CT	6489	786 WEST QUEEN ST
179001	FRAL LLC	865 WEST QUEEN ST	SOUTHINGTON	CT	6489	1740 WEST ST
179002	FRAL LLC	865 WEST QUEEN ST	SOUTHINGTON	CT	6489	1810 WEST ST
178013	FRAL LLC	888 W QUEEN ST	SOUTHINGTON	CT	6489	865 WEST QUEEN ST
179001	FRAL LLC	865 WEST QUEEN ST	SOUTHINGTON	CT	6489	1740 WEST ST
166013	GAGNON ALLEN C & VILE SHERRY L	97 WELCH RD	SOUTHINGTON	CT	06489-1015	97 WELCH RD
178025	GONZALEZ KAREN R	22 CLOVERDALE RD	SOUTHINGTON	CT	06489-1003	22 CLOVERDALE RD
167010	JIAM LLC	1676 WEST ST	SOUTHINGTON	CT	6489	1676 WEST ST
178007	JOHNSEN CATHERINE	25 CLOVERDALE RD	SOUTHINGTON	CT	6489	25 CLOVERDALE RD
1660280008	KILDUFF DAVID J JR & TARA M	104 WELCH ST	SOUTHINGTON	CT	6489	104 WELCH RD
178011	KIZILSKI WILLIAM R & SHIRLEY A	41 WESTOVER LN	SOUTHINGTON	CT	06489-1019	41 WESTOVER LN
167012	KLEPACKI MARIE L/U &	51 SENECA PL	EAST LONG MEADOW	MA	1028	1720 WEST ST
178009	KVS LLC	891 W QUEEN ST	SOUTHINGTON	CT	6489	905 WEST QUEEN ST
178014	KVS LLC	891 W QUEEN ST	SOUTHINGTON	CT	6489	891 WEST QUEEN ST
178012	LANDINO RICHARD J	19 WESTOVER LN	SOUTHINGTON	CT	6489	19 WESTOVER LN
178010	MATHEU MICHAEL	51 WESTOVER LN	SOUTHINGTON	CT	6489	51 WESTOVER LN
1660270009	MATNEY SCOTT H & SARAH E	120 WELCH RD	SOUTHINGTON	CT	6489	120 WELCH RD
167013	MORIN BLAINE	77 WELCH ST	SOUTHINGTON	CT	6489	77 WELCH RD
1670250006	PEPIN DENIS & YVETTE A	658 JUDE LANE	SOUTHINGTON	CT	6489	72 WELCH RD
178023	PICKERING MATTHEW J & REBECCA K	20 WESTOVER LN	SOUTHINGTON	CT	6489	20 WESTOVER LN
179016	RWY SELF STORAGE V LLC	85 RAILROAD PLACE	SARATOGA SPRINGS	NY	12866	751 WEST QUEEN ST
1660290007	SALESKI MICHAEL & MARTHA	86 WELCH RD	SOUTHINGTON	CT	6489	86 WELCH RD
179024	SCOTT CHRISTOPHER & MICHELLE	1791 WEST ST	SOUTHINGTON	CT	6489	1791 WEST ST
166010	SENECHAL EDWIN R & DOREEN A	125 WELCH RD	SOUTHINGTON	CT	06489-1015	125 WELCH RD
179026	THE FRAGOLA COMPANY LLC	888 WEST QUEEN ST	SOUTHINGTON	CT	6489	1777 WEST ST
179025	THE FRAGOLA COMPANY LLC	888 WEST QUEEN ST	SOUTHINGTON	CT	6489	1779 WEST ST
166001	TILCON INC	PO BOX 311228	NEWINGTON	CT	6131	375 WELCH RD
167011	TIRUPATI LLC	133 CHESTNUT RD	NEWINGTON	CT	6111	1700 WEST ST
178024	VISCUSO BRIAN A	36 WESTOVER LN	SOUTHINGTON	CT	6489	36 WESTOVER LN
179022	WINT MICHAEL	1815 WEST ST	SOUTHINGTON	CT	6489	1815 WEST ST
166012	ZESK DEVEN R	107 WELCH RD	SOUTHINGTON	CT	6489	107 WELCH RD