

DRAWING NAME: P:\Land Project\1940\Sliders Sports Bar & Grill\1217 South Main Street\Plan\1940-1941.dwg; Date: 03/15/2021 10:49:00 AM; PLOT DATE: 03/15/2021

**LEGEND**

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument

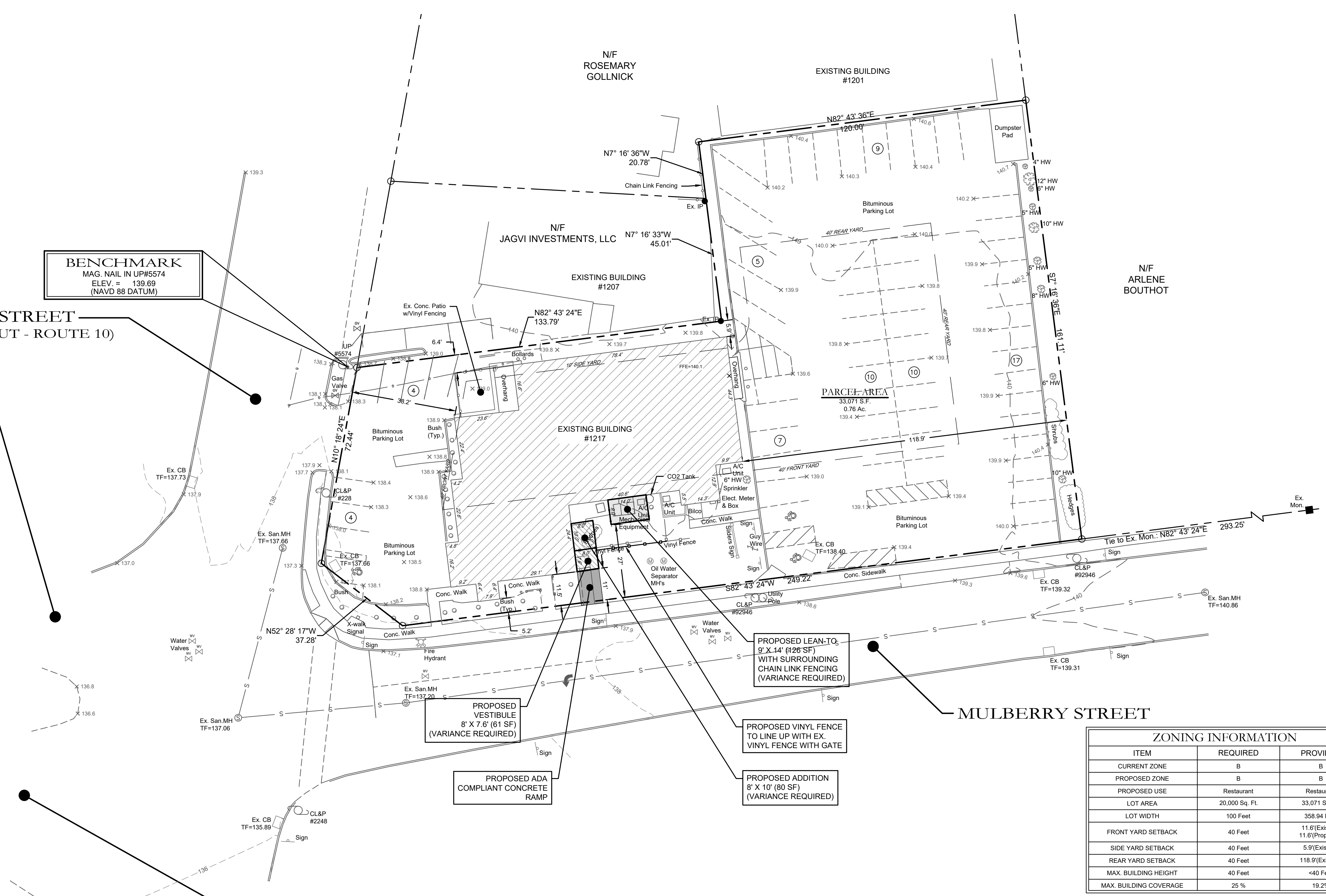


**SOUTH MAIN STREET**  
(STATE OF CONNECTICUT - ROUTE 10)

**STATE OF CONNECTICUT**  
**STATE OF CONNECTICUT HIGHWAY**  
**INTERSTATE 84**  
(EAST BOUND ON RAMP - 29)

**STATE OF CONNECTICUT**  
(STATE HIGHWAY - INTERSTATE 84)  
(EAST BOUND OFF RAMP - 29)

**BENCHMARK**  
MAG. NAIL IN UP#5574  
ELEV. = 139.69  
(NAVD 88 DATUM)



**SURVEY NOTES:**

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Property & Topographic Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:  
Horizontal: A-2  
Vertical: T-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an interval not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:  
a) "Map Showing Layout of Land of Joseph J. Zajac and Vincent Triompo, Southington, Conn." Scale: 1"=40'; Dated: Jan 24, 1962 by Harry E. Cole. Filed as Map 204 in Drawer 6 a the S.L.R."  
b) "Map of Property of Leo J. & Beatrice F. Salvatore, S. Main & Mulberry St., Southington, Conn." Scale: 1"=20'; Dated: May 1969 by Kratzert & Jones. Filed as Map 248 in Drawer 9 at the S.L.R."
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: B
9. Total area: 33,071 Sq. Ft. - 0.76 Acres
10. Owner: Olivia Marina LLC
11. Town of Southington Assessors Map #41 Lot #40
12. Filed in Volume 1138, Page 777-778 & Volume 1363, Page 918 of the Town Clerk's office.
13. Contour interval is two(2) foot.
14. Existing contours generated from field topography.
15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

PROPOSED LEAN-TO  
9' X 14' (626 SF)  
WITH SURROUNDING  
CHAIN LINK FENCING  
(VARIANCE REQUIRED)

PROPOSED VESTIBULE  
8' X 7.6' (61 SF)  
(VARIANCE REQUIRED)

PROPOSED VINYL FENCE  
TO LINE UP WITH EX.  
VINYL FENCE WITH GATE

PROPOSED ADA  
COMPLIANT CONCRETE  
RAMP

PROPOSED ADDITION  
8' X 10' (80 SF)  
(VARIANCE REQUIRED)

**MULBERRY STREET**

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	B	B
PROPOSED ZONE	B	B
PROPOSED USE	Restaurant	Restaurant
LOT AREA	20,000 Sq. Ft.	33,071 Sq. Ft.
LOT WIDTH	100 Feet	358.94 Feet
FRONT YARD SETBACK	40 Feet	11.6'(Existing) 11.6'(Proposed)
SIDE YARD SETBACK	40 Feet	5.9'(Existing)
REAR YARD SETBACK	40 Feet	118.9'(Existing)
MAX. BUILDING HEIGHT	40 Feet	<40 Feet
MAX. BUILDING COVERAGE	25 %	19.2%

DATE	REVISION
To the best of my knowledge and belief, this map is substantially correct as noted hereon.	
#70145	
Stephen M. Giudice, L.S. Reg. No.	
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO	

PROPERTY & TOPOGRAPHIC SURVEY  
DEPICTING PROPOSED ADDITIONS  
Prepared For  
**SLIDERS SPORTS  
BAR & GRILL**  
1217 South Main Street  
Plantsville, Connecticut  
March 15, 2021  
Scale: 1" = 20'

**cole**  
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F.B. #: PROJECT #: 1940