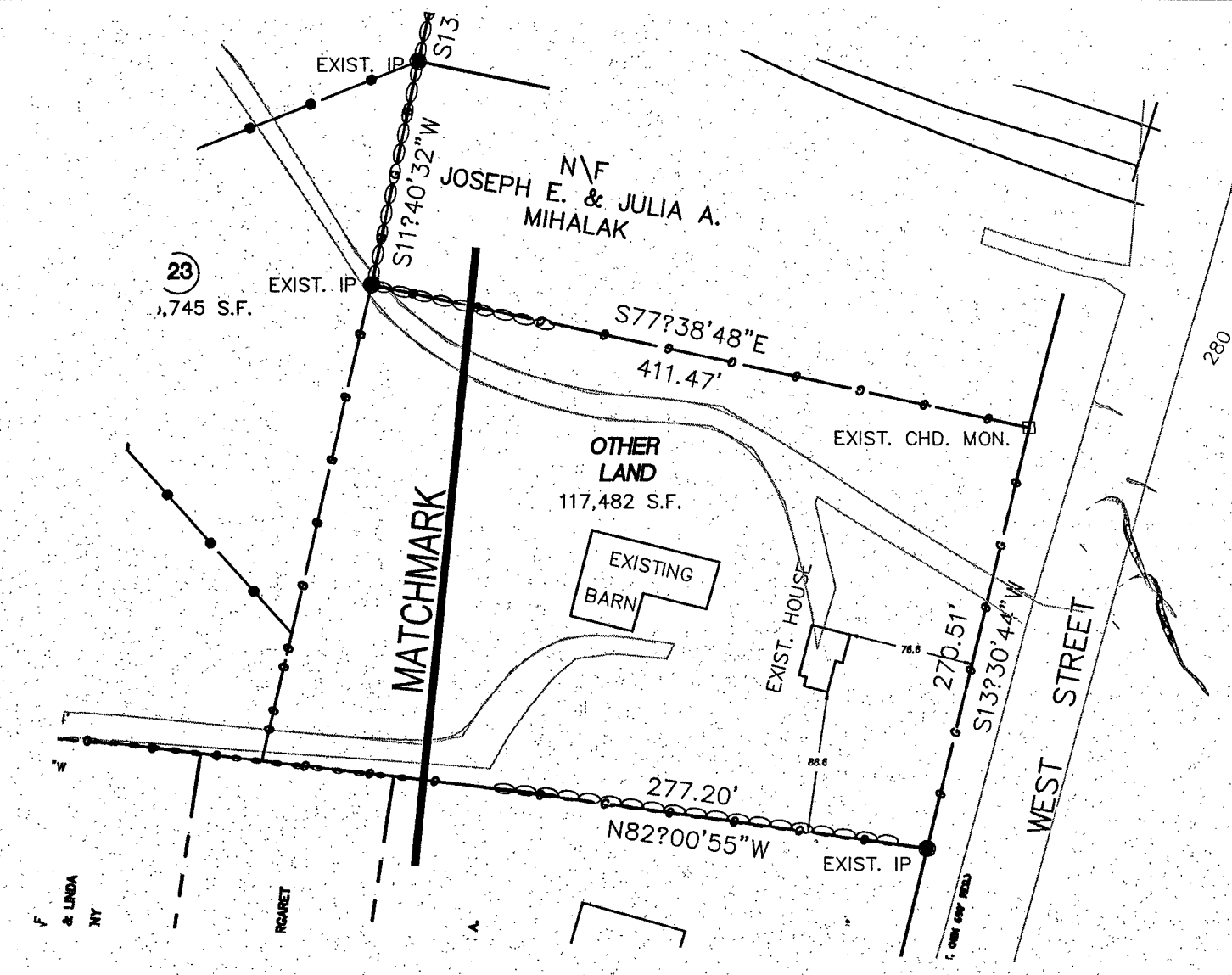


- MAP REFERENCES:
- State of Connecticut Department of Transportation Right of Way Map Town of Southington West Street & Middle Street Northernly to the Bristol Town Line Scale: 1" = 40' Dated 12/88 Number 131-19 Sheet 2 of 5
 - Map of Portion of Land to be Retained by Charles, Stanley, Anne & Walter Beray Southington, Conn. Scale: 1" = 50' Dated Feb. 1956 W.C. Lefevre, C.E.
 - Map of Property of John G. Hubeny, Jr. ET AL Churchhill Street, Southington, CT. Scale: 1" = 40' Dated: Oct. 8, 1979 Rev. July 10, 1980 - Nov. 14, 1980
 - Connecticut Light & Power Company Southington - N.Y. State Line Survey Plan: Frost Bridge S.S. - Larson Jct. From #33F to #1F (at Larson Jct.) Scale: 1" = 200' Dated 3/28/83 Dwg. 17131-6 Street 6 of 8
 - Topography traced from town maps.

ZONING TABLE	
ZONE - R-40 (OPEN SPACE)	REQUIREMENTS
LOT AREA	22,500 SF
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	40'
LOT FRONTAGE	110'



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:	
PROJECT:	

DB: MPT	SR: AO	DR: AO
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SEAL:
James N. Sokonchick
James N. Sokonchick
CT P.E. & L.S. #11302

Kratzert, KJA Jones & Associates, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDDALE, CT 06457-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

**PRELIMINARY
OPEN SPACE
SUBDIVISION
PLAN**

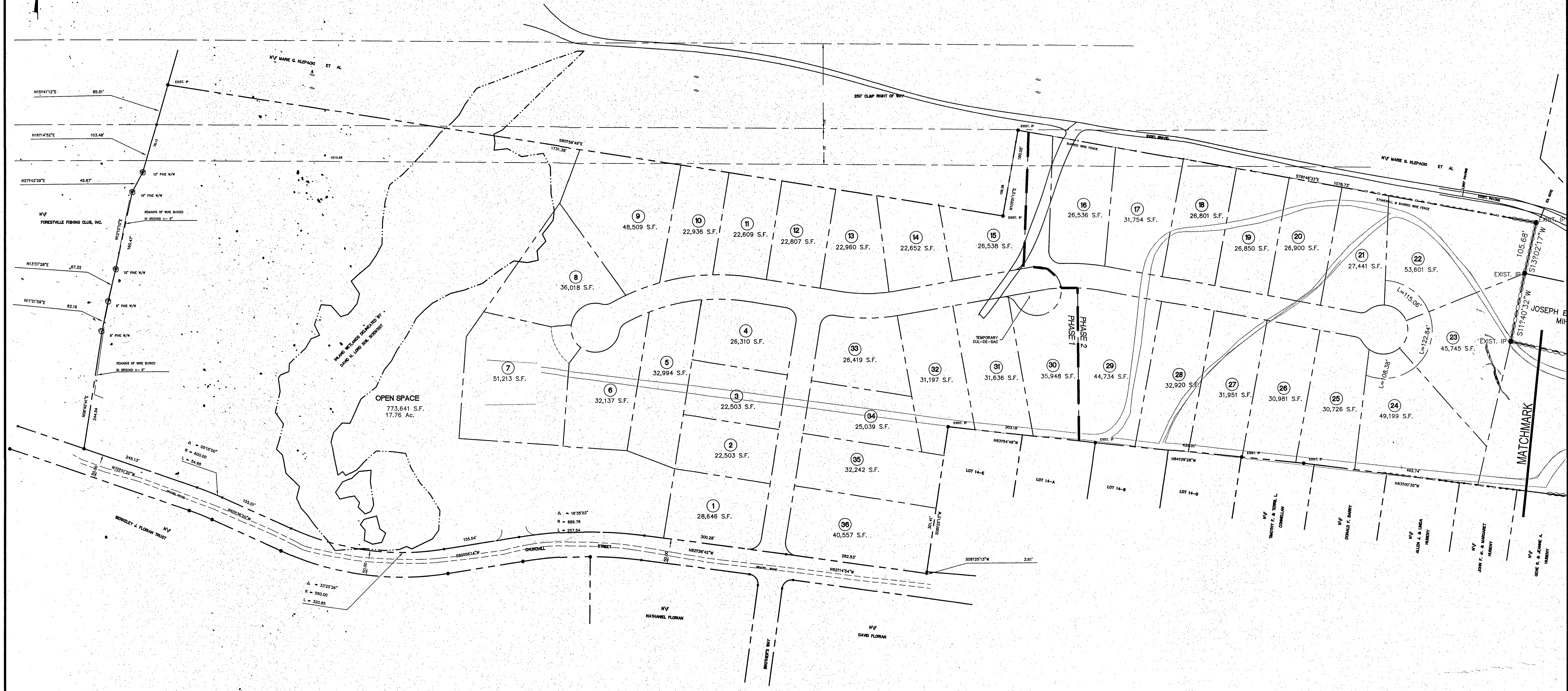
for
**LOVLEY
DEVELOPMENT, INC.**

**CHURCHILL STREET
SOUTHINGTON, CT**

SCALE: 1" = 100'
DATE: APRIL 14, 2021
HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: **53-161**
DRAWING NO.: **1**

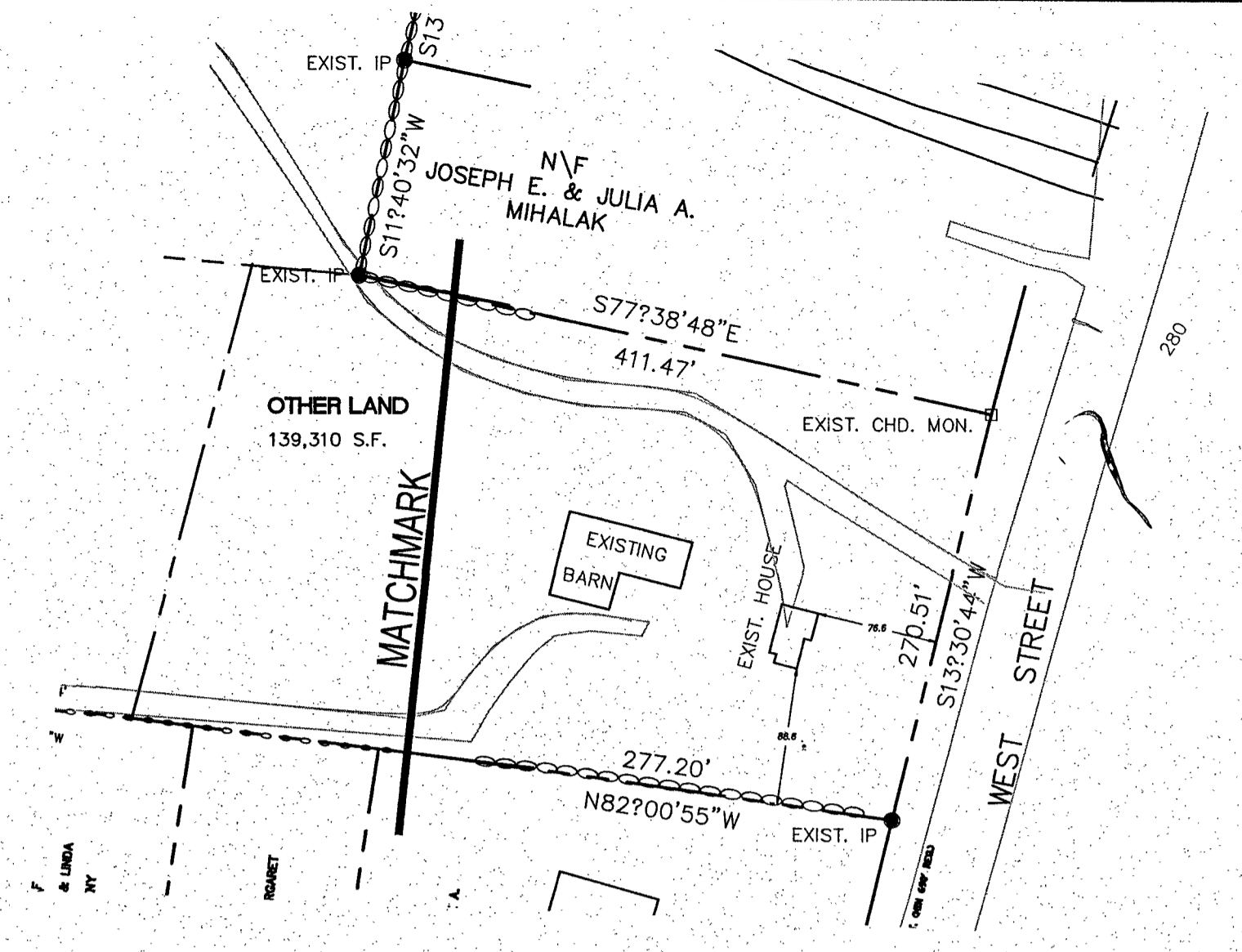
SPU #652
7/1/21



MAP REFERENCES:

- State of Connecticut
Department of Transportation
Right of Way Map
Town of Southington
West Street & Middle Street
Northernly to the Bristol Town Line
Scale: 1" = 40' Dated 12/88
Number 131-19 Sheet 2 of 5
- Map of Portion of Land
to be Retained by
Charles, Stanley, Anne & Walter Beroy
Southington, Conn.
Scale: 1" = 50' Dated Feb. 1956
W.C. Lefevre, C.E.
- Map of Property of
John G. Hubbery, Jr. ET AL
Churchill Street, Southington, CT.
Scale: 1" = 40' Dated: Oct. 8, 1979
Rev. July 10, 1980 - Nov. 14, 1980
Connecticut Light & Power Company
Southington - N.Y. State Line
Survey Plan: Frost Bridge S.S. - Larson Jct.
From #33F to #1F (at Larson Jct.)
Scale 1" = 200' Dated 3/26/83
Dwg. 17113-6 Sheet 6 of 8
- Topography traced from town maps.

ZONING TABLE	
ZONE - R-40	
LOT AREA	40,000 S.F.
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	40'
LOT FRONTAGE	150'



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REVISION-7:			
REVISION-6:			
REVISION-5:			
REVISION-4:			
REVISION-3:			
REVISION-2:			
REVISION-1:			
PROJECT:			
DB: MPT	SR: AQ	DR: AQ	
SEAL:			

James M. Sakonchick
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KJA
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**PRELIMINARY
STANDARD
SUBDIVISION
PLAN**

for
**LOVLEY
DEVELOPMENT, INC.**

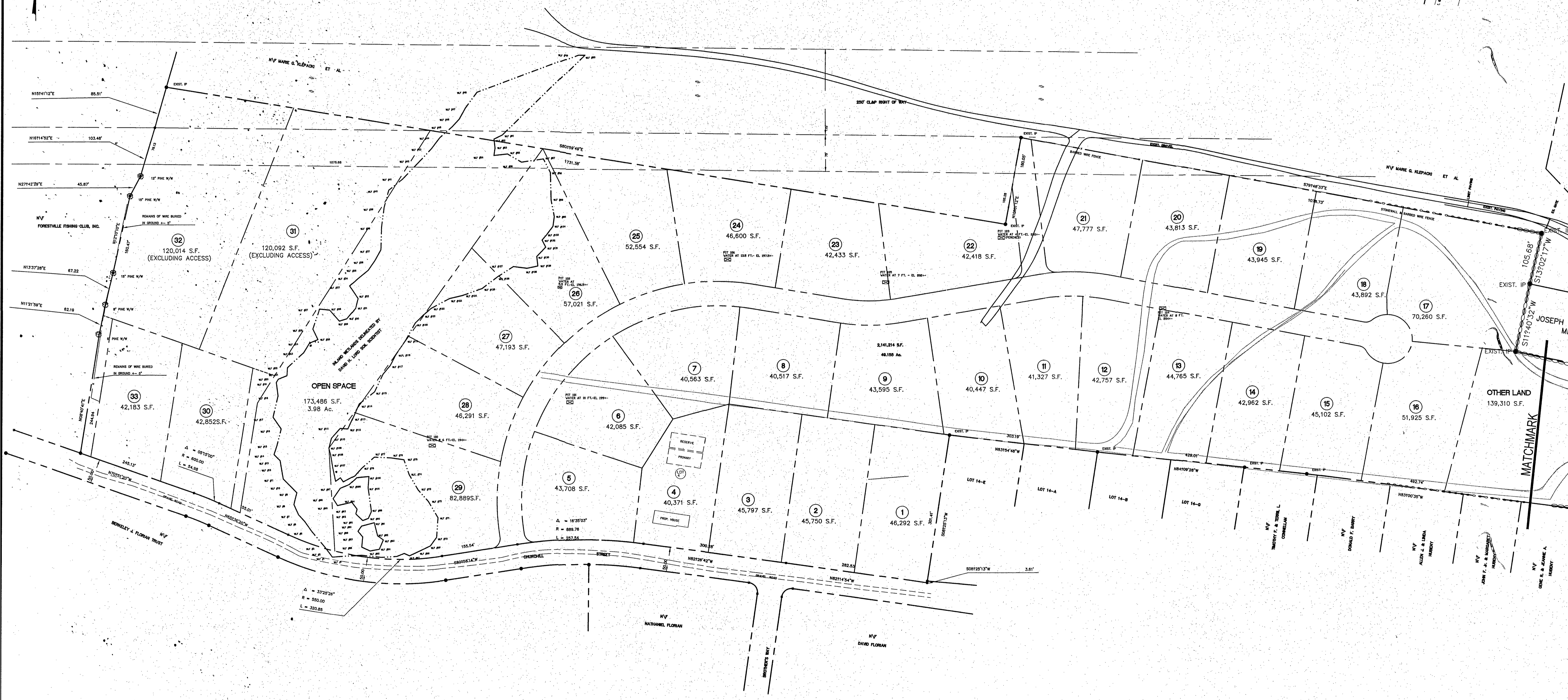
**CHURCHILL STREET
SOUTHINGTON, CT**

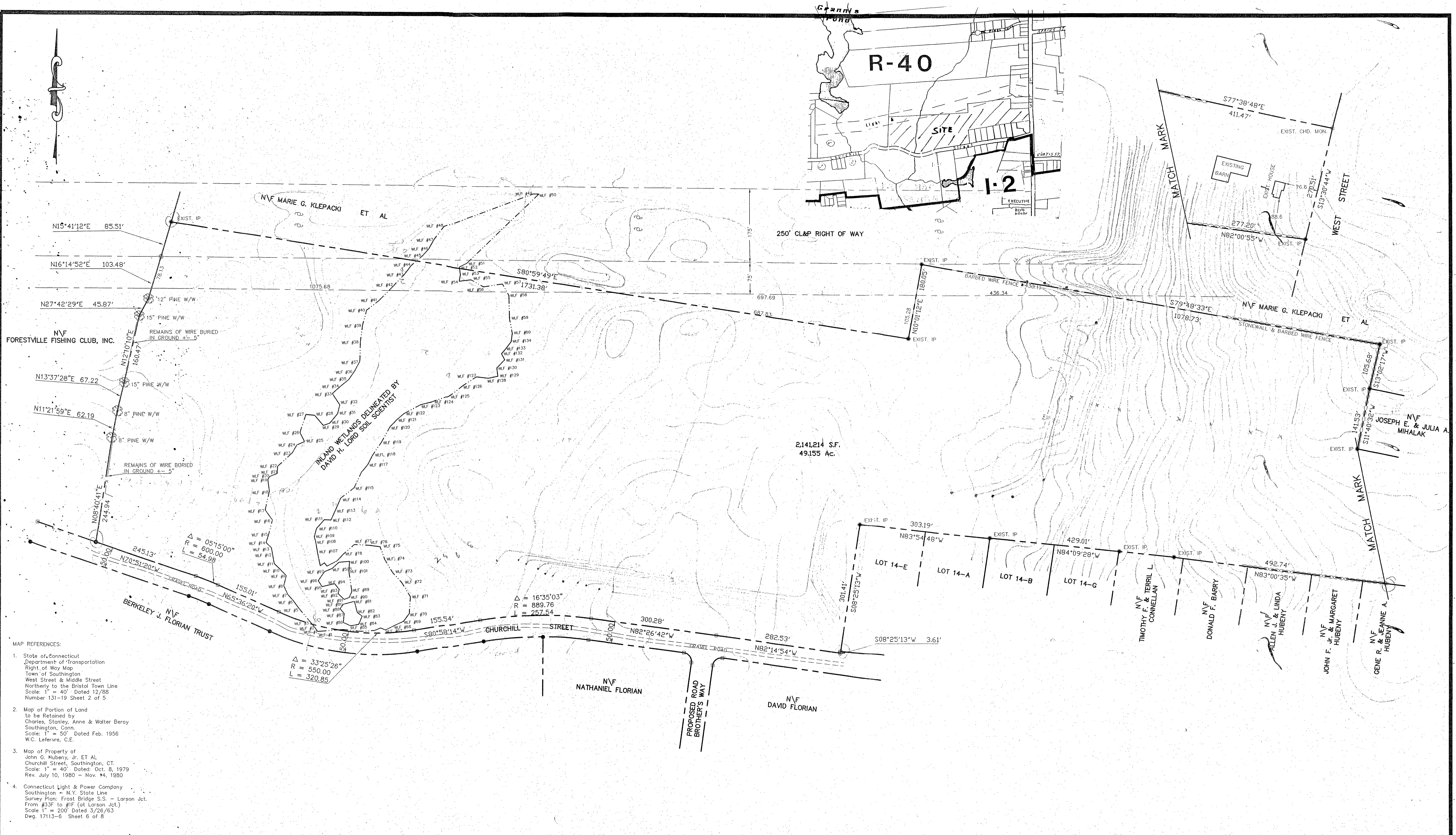
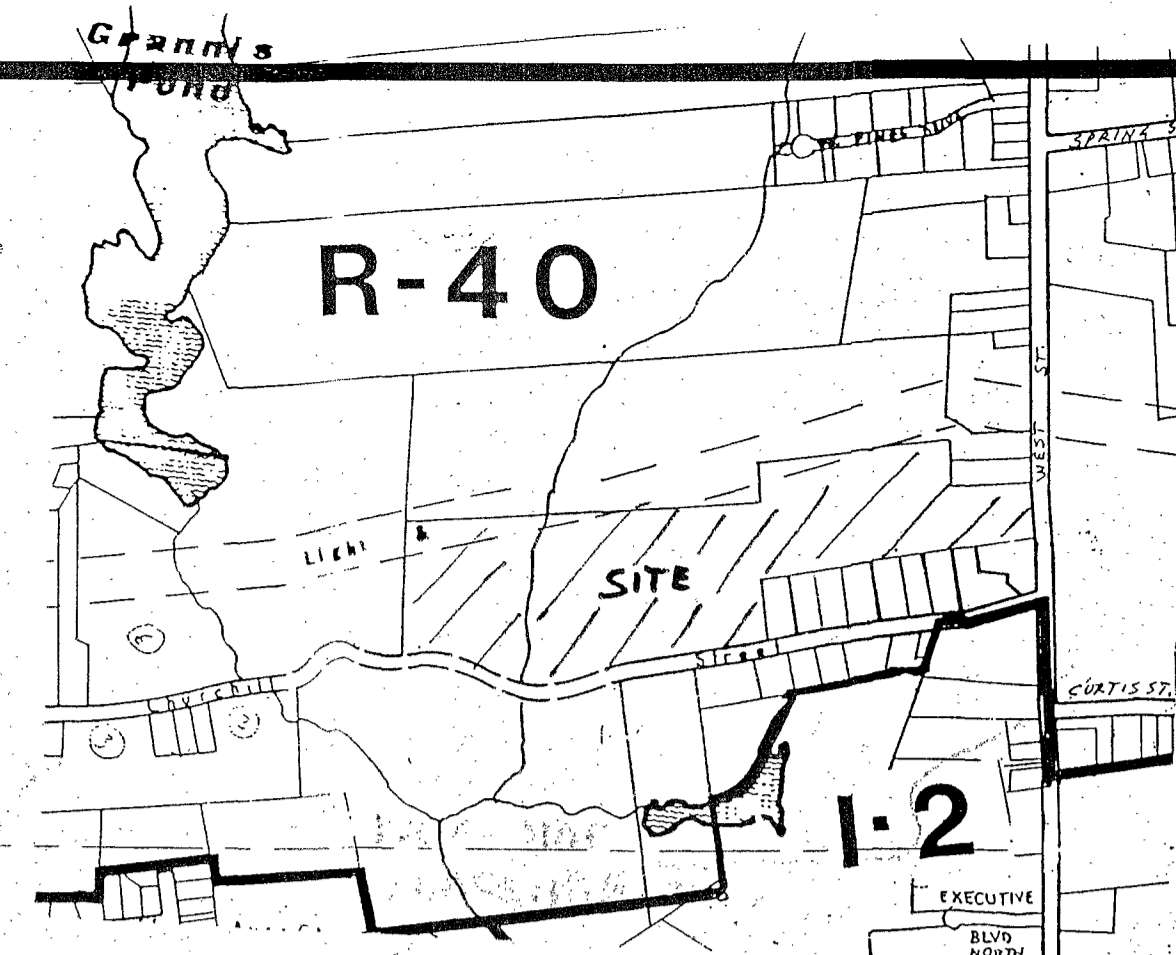
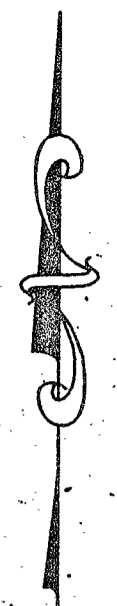
SCALE: 1" = 100'

DATE: APRIL 14, 2021

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

KJA FILE NO.: **53-161** DRAWING NO.: **1**





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- State of Connecticut Department of Transportation Right of Way Map Town of Southington West Street & Middle Street Northerly to the Bristol Town Line Scale: 1" = 40' Dated 12/88 Number 131-19 Sheet 2 of 5
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SURVEY NOTES:
 THIS MAP HAS BEEN PREPARED IN ACORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992.

THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY
 BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY

THIS SURVEY CONFORMS TO A CLASS A-2

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

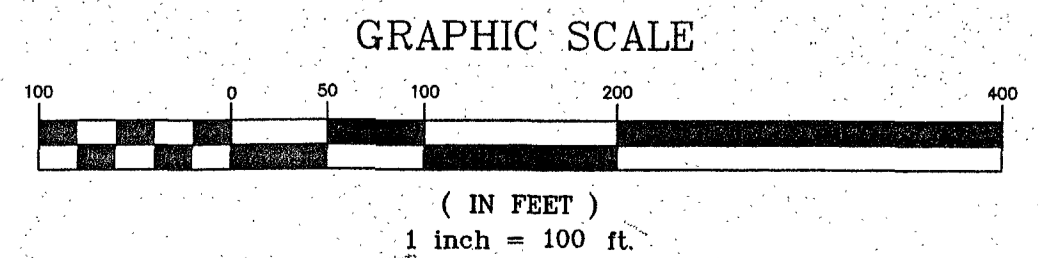
James N. Sakonchick
 JAMES N. SAKONCHICK C.F. P.E. & L.S. #11302 DATE 1-29-96

INLAND WETLANDS

I certify that the wetland boundaries on this drawing are substantially correct as shown and reflect the wetlands as identified and flagged.

David H. Lord

SOIL RESOURCE CONSULTANTS
 P.O. BOX 752
 Meriden, CT (203) 634-3389



LEGEND

○	PROPERTY LINE
●	PROPERTY CORNER
○	EXISTING IRON PIN
□	EXISTING MONUMENT
---	EXIST. EDGE OF ROAD

PROPERTY SURVEY	
PREPARED FOR THE ESTATE OF FRANCES BORYSEWICZ	
CHURCHILL STREET	SOUTHINGTON, CT.
SCALE: 1" = 100	NOVEMBER 20, 1995
SHEET: 1 OF 1	
KRAZERT, JONES & ASSOC. INC.	
CIVIL ENGINEERS - LAND SURVEYORS - SITE PLANNERS - BUILDING ENGINEERS	
1755 MERIDEN-WATERBURY TURNPIKE, MIDDLETOWN, CT. TEL 621-3638	