

LOCAL UTILITY PROVIDERS

1.

SOUTHINGTON WATER DEPT.
WEST QUEEN STREET, P.O. BOX 111
SOUTHINGTON, CT. 06489-0111
(860) 628-5593
(860) 621-0491
2.

SOUTHINGTON/PLAINVILLE HEALTH DEPT.
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHINGTON, CT 06489
(860) 276-6275
(860) 276-6277
3.

EVERSOURCE ELECTRIC
(203) 352-5412
4.

EVERSOURCE GAS
(203) 596-3071
5.

SOUTHERN NEW ENGLAND TELEPHONE
(860) 725-1010
(860) 549-1100
6.

SOUTHINGTON FIRE DEPARTMENT
310 NORTH MAIN STREET
SOUTHINGTON, CT 06489
(860) 621-3202
(860) 628-4049
7.

SOUTHINGTON HIGHWAY DEPT.
DELLABITTA DRIVE
SOUTHINGTON, CT. 06489
(860) 276-9430
(860) 276-9101
8.

TOWN ENGINEER
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHINGTON, CT 06489
PHONE: (860) 276-6231
FAX: (860) 628-8669
9.

TOWN PLANNER
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHINGTON, CT 06489
PHONE: (860) 276-6248
FAX: (860) 628-8669
10.

TOWN BUILDING DEPARTMENT
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHINGTON, CT 06489
PHONE: (860) 276-6242
FAX: (860) 628-8669
11.

TOWN SEWER DEPARTMENT
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHINGTON, CT 06489
PHONE: (860) 276-6233
FAX: (860) 628-8669
12.

POLICE DEPARTMENT
69 LAZY LANE
SOUTHINGTON, CT 06489
PHONE: (860) 621-0103

STATE INFORMATION

1.

CONNECTICUT HIGHWAY DEPT.
OFFICE OF SPECIAL SERVICES & PERMITS
1107 CROMWELL AVENUE
ROCKY HILL, CT 06067
(860) 258-4541
2.

STATE D.E.P.
79 ELM STREET
HARTFORD, CT 06106
(860) 424-3245

MISCELLANEOUS

1.

CALL BEFORE YOU DIG
(800) 922-4455

SITE PLANS PREPARED FOR
RIVER LINE PROPERTIES, LLC



LIST OF DRAWINGS		
C-1	COVER SHEET	AS NOTED
B-1	EXISTING CONDITIONS MAP	20' SCALE
S-1	SITE PLAN	20' SCALE
D-1	SITE DETAILS	N.T.S.

SITE CONSULTANTS

KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY RD.
P.O. BOX 337
MILLDALE, CT 06467
TEL: (860) 621-3638
FAX (860) 621-9609
EMAIL: info@kratertzjones.com
www.kratertzjones.com



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: 221037		
DB: MPT	SR: DH	DR: SB

SEAL:

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

kratertz,
jones &
associates, inc.

KJA

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATERTJONES.COM

COVER
SHEET

for

RIVER LINE
PROPERTIES, LLC

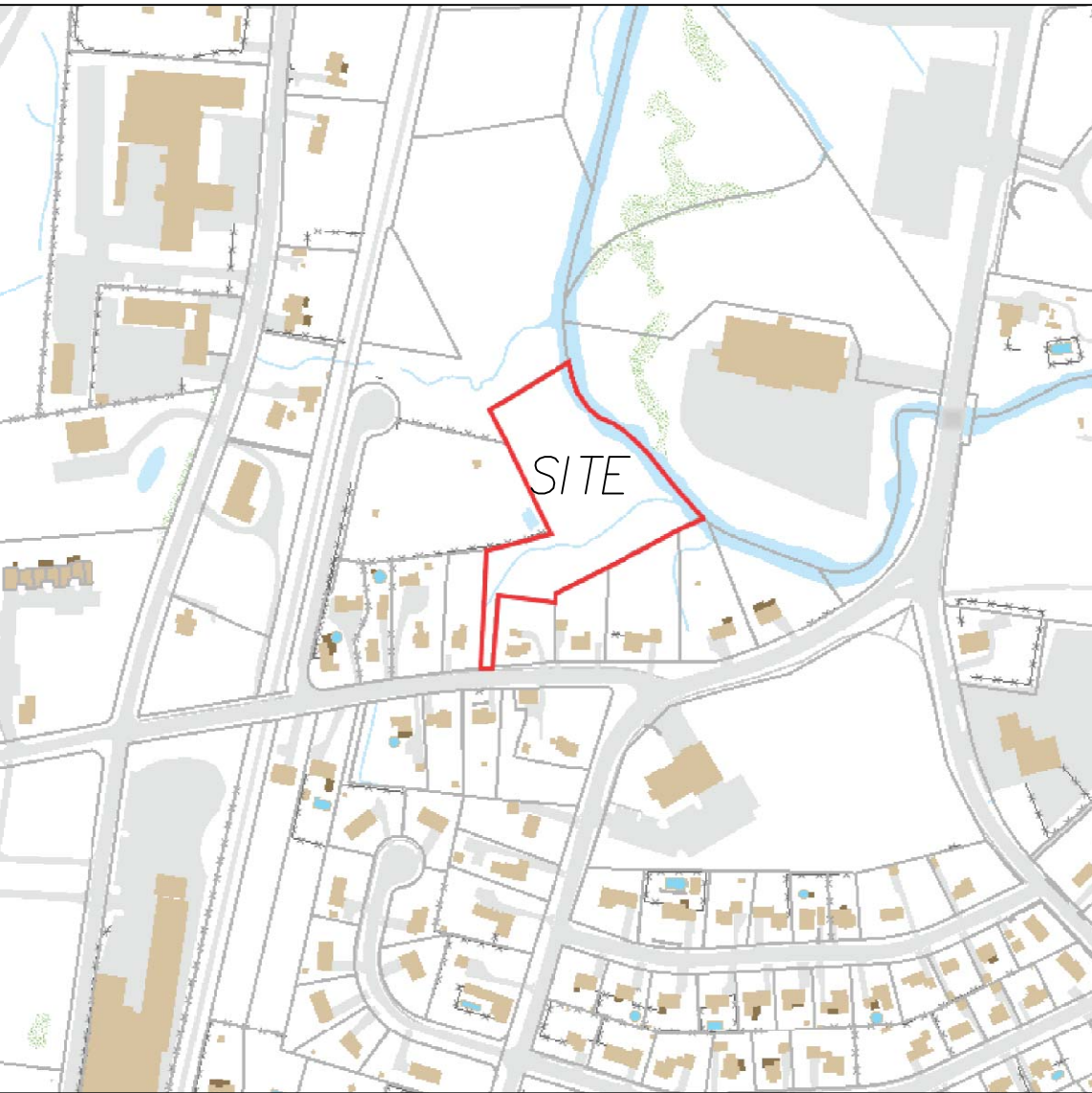
35 BURRITT STREET
SOUTHINGTON, CT

SCALE: 1" = AS NOTED
DATE: AUGUST 19, 2021

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

KJA FILE NO. :	DRAWING NO. :
221-037	C-1

U:\2021\07-28\221037-RIVER LINE PROPERTIES, LLC\221-037-C-1.DWG
DATE: 08/19/2021 BY: JNS



REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

PROJECT:		
DB: NRA	SR: ---	DR: ---
SEAL:		

THE TYPE OF SURVEY PERFORMED IS AN:
IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED UPON:
A RESURVEY.

THIS SURVEY CONFORMS TO A: A-2 CLASS

SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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FAX: (860) 621-9609
E-MAIL: INFO@KRATZERTJONES.COM

for

35 BURRITT STREET
SOUTHINGTON, CT

SCALE: 1" = 40'

DATE: AUGUST 19, 2021

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

KJA FILE NO. :

DRAWING NO. :

221-037

E-1

NOTES:

- 1. PARCEL OWNER: EDWARD REINHARD
- 2. ADDRESS: 35 BURRITT STREET SOUTHLINGTON, CT
- 3. ZONE: R20/25 AND 1-2 (SEE ZONING TABLE)
- 4. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
- 5. CONTOUR INTERVAL = 1'
- 6. ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
- 7. TOPOGRAPHY IS FROM MUNICIPAL TOPOGRAPHY, AUGMENTED BY FIELD TOPO.

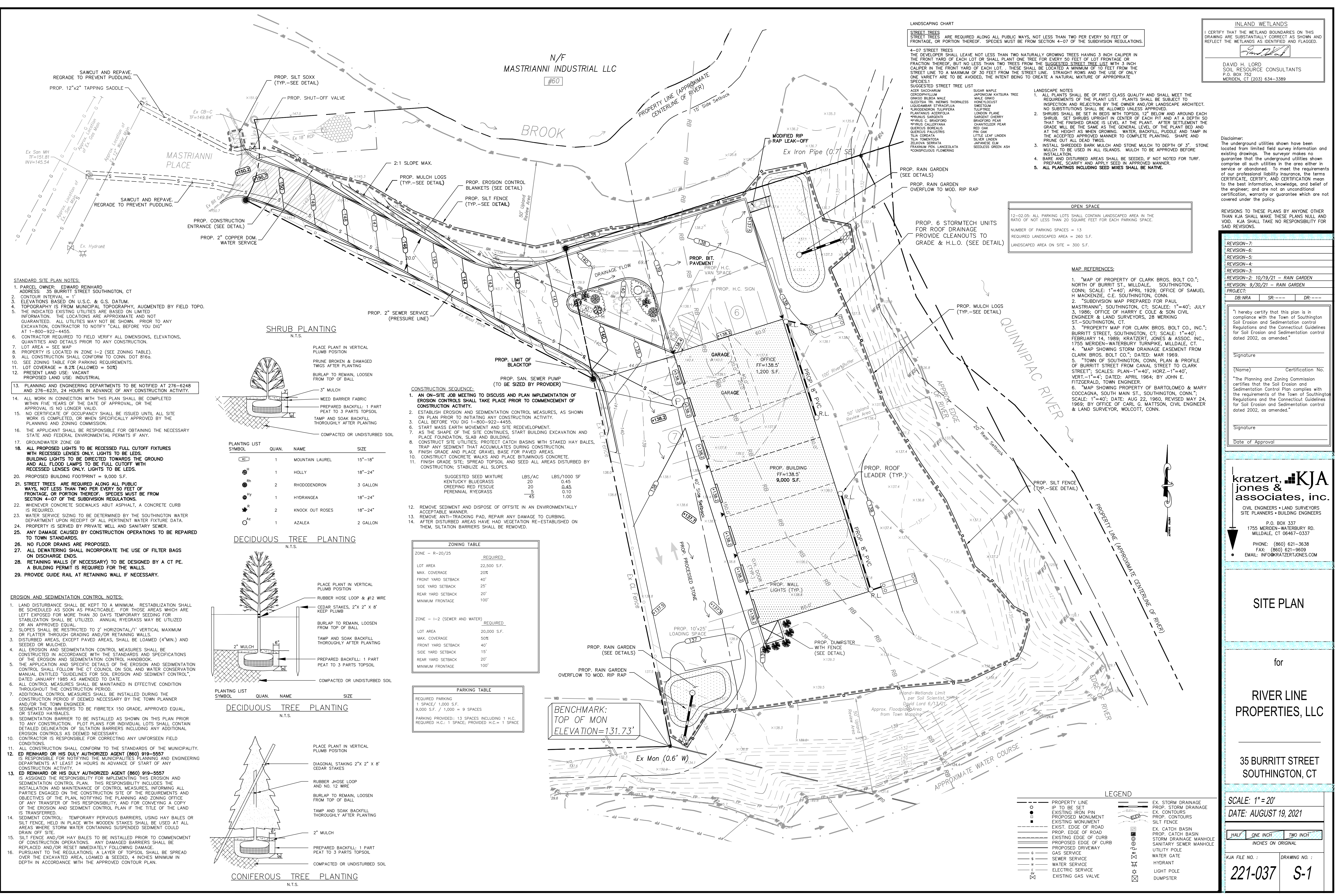
ZONING TABLE	
ZONE - R-20/25	
	<u>REQUIRED</u>
LOT AREA	22,500 S.F.
MAX. COVERAGE	20%
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	20'
MINIMUM FRONTAGE	100'
ZONE - I-2 (SEWER AND WATER)	
	<u>REQUIRED</u>
LOT AREA	20,000 S.F.
MAX. COVERAGE	50%
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	20'
MINIMUM FRONTAGE	100'

MAP REFERENCES:

1. "MAP OF PROPERTY OF CLARK BROS. BOLT CO.; NORTH OF BURRITT ST., MIDDLEDALE, SOUTHLINGTON, CONN.; SCALE: 1"=40'; APRIL 1929; OFFICE OF SAMUEL H. MACKENZIE, JR., C.E. SOUTHLINGTON, CONN.
2. "MAP OF SUPERSEDED PROPERTY OF PAUL E. MAESTRIANI"; SOUTHLINGTON, CT. SCALE: 1"=40'; JULY 3, 1986; OFFICE OF HARRY C. COLE & SON CIVIL ENGINEER & LAND SURVEYORS, 28 WERKING ST.-SOUTHLINGTON, CT.
3. "PROPERTY MAP FOR CLARK BROS. BOLT CO. INC.; BURRITT STREET, SOUTHLINGTON, CT. SCALE: 1"=40'; 1983"; KRATZERT, JONES & ASSOC. INC., 1755 MERIDEN-WATERBURY TURNPIKE, MIDDLEDALE, CT.
4. "MAP SHOWING STORM DRAINAGE EASEMENT FROM CLARK BROS. BOLT CO."; DATED: MAR 1989.
5. "MAP OF BURRITT ST. SOUTHLINGTON, CONN. PLAN & PROFILE OF BURRITT STREET FROM CANAL STREET TO CLARK STREET"; SCALES: PLAN-1"=40', HORIZ-1"=40'. VERT-1"=4'; DATED: APRIL 1964; BY JOHN E. FITZGERALD, TOWN ENGINEER.
6. "MAP SHOWING PROPERTY OF BARTOLOMEO & MARY COCCAGNA, SOUTH MAIN ST., SOUTHLINGTON, CONN.; SCALE: 1"=40'; DATE: AUG 22, 1960, REVISED MAY 24, 1969; OFFICE OF CARL G. MATTSOHN, CIVIL ENGINEER & LAND SURVEYOR, WOLOCTI,

LEGEND

- | | |
|-------|---------------------------|
| ---- | PROPERTY LINE |
| ---- | BUILDING LINE |
| ○ | IRON PIN TO BE SET |
| ■ | EXISTING IRON PIN |
| Ex IP | MONUMENT TO BE SET |
| — | EXISTING MONUMENT |
| ⊗ | EXISTING SANITARY MANHOLE |
| ⊗ | EXISTING STORM MANHOLE |
| ⊗ | EXISTING CATCH BASIN |
| ⊗ | EXISTING LIGHT |
| ⊗ | EXISTING HYDRANT |
| GV | EXISTING GAS VALVE |
| WV | EXISTING WATER VALVE |
| ⊗ | EXISTING UTILITY POLE |
| ---- | EX. EDGE OF ROAD |
| ---- | EX. EDGE OF ROAD (CURBED |
| ---- | EX. EDGE OF DRIVEWAY |
| ---- | EX. SANITARY SEWER LINE |
| ---- | EX. WATER LINE |
| ---- | EX. GUIDE RAIL |
| ---- | EX. CONTOUR |



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. LORO
SOIL SCIENCE CONSULTANTS
P.O. BOX 752
MERIDEN, CT (203) 634-3389

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: 10/19/21 - RAIN GARDEN	
REVISION: 9/30/21 - RAIN GARDEN	
DE:NRA	SR:--- DR:---

"I hereby certify that this plan is in compliance with the Town of Southington Soil Erosion and Sedimentation control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 2002, as amended."

Signature

(Name) Certification No.

"The Planning and Zoning Commission certifies that the Soil Erosion and Sedimentation Control Plan complies with the requirements of the Town of Southington Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 2002, as amended."

Signature

Date of Approval

kratzer, KJA
jones & associates, inc.

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SITE PLANNERS • BUILDING ENGINEERS

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MILDALE, CT 06467-0337

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SITE PLAN

for

RIVER LINE
PROPERTIES, LLC

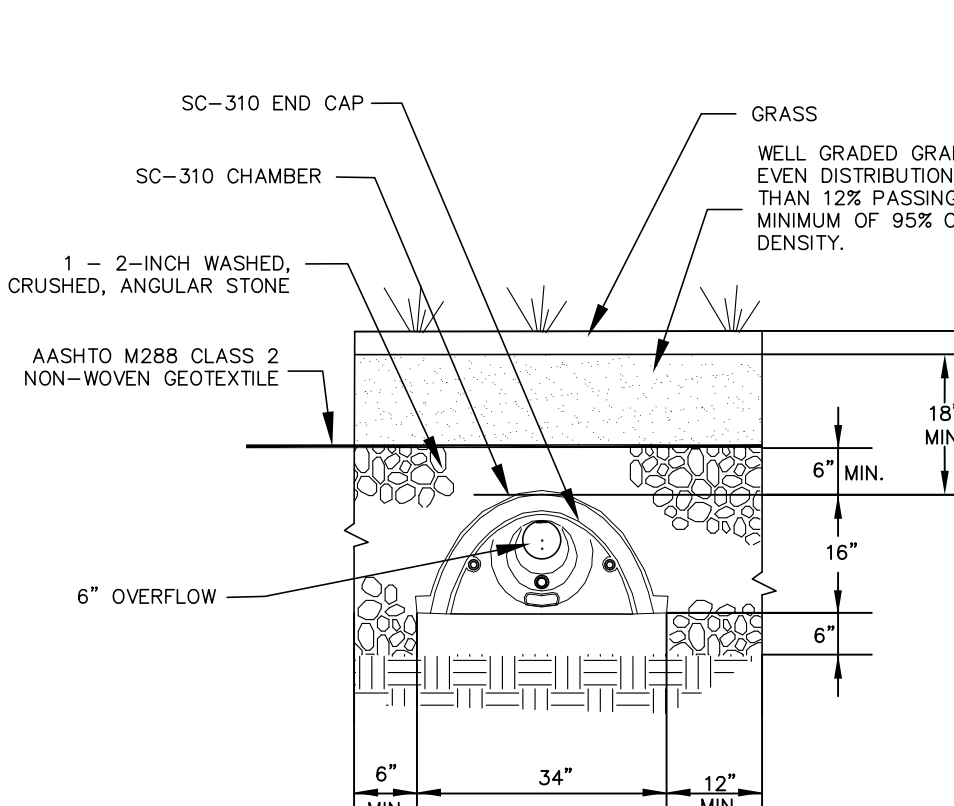
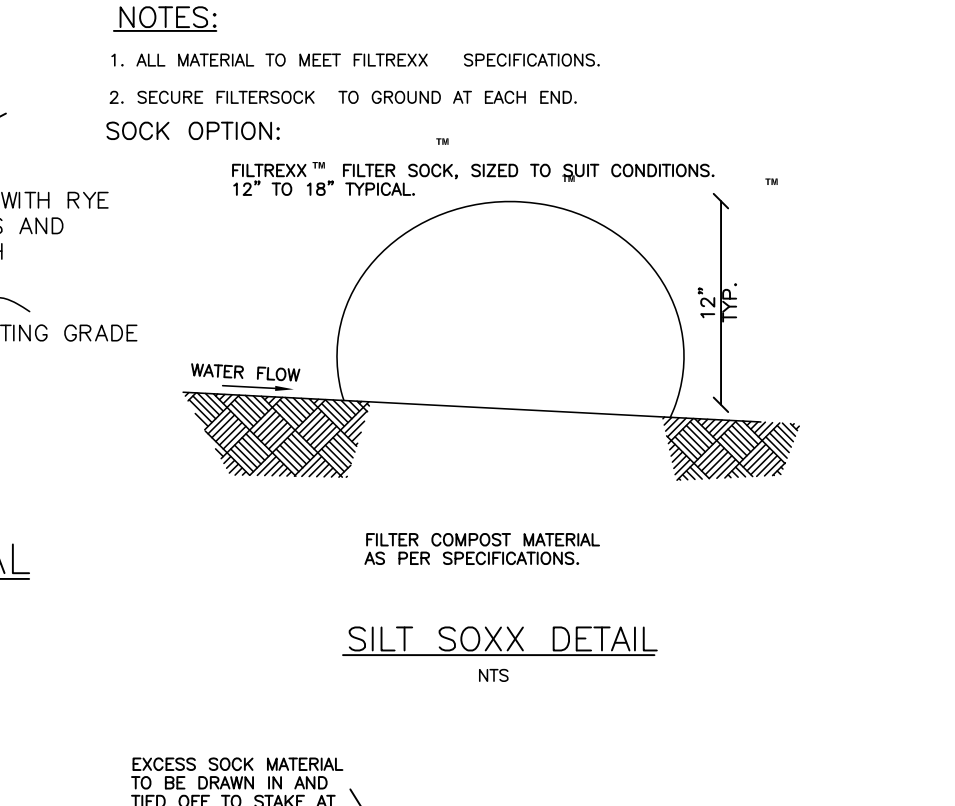
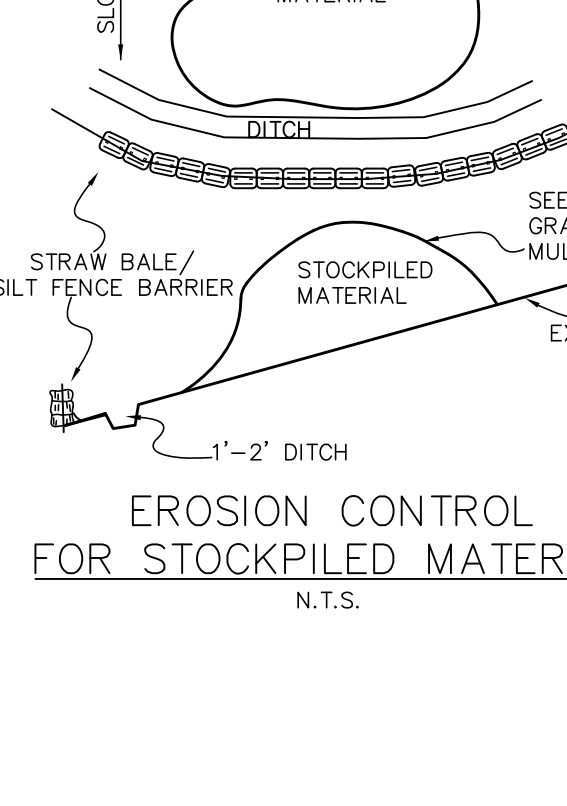
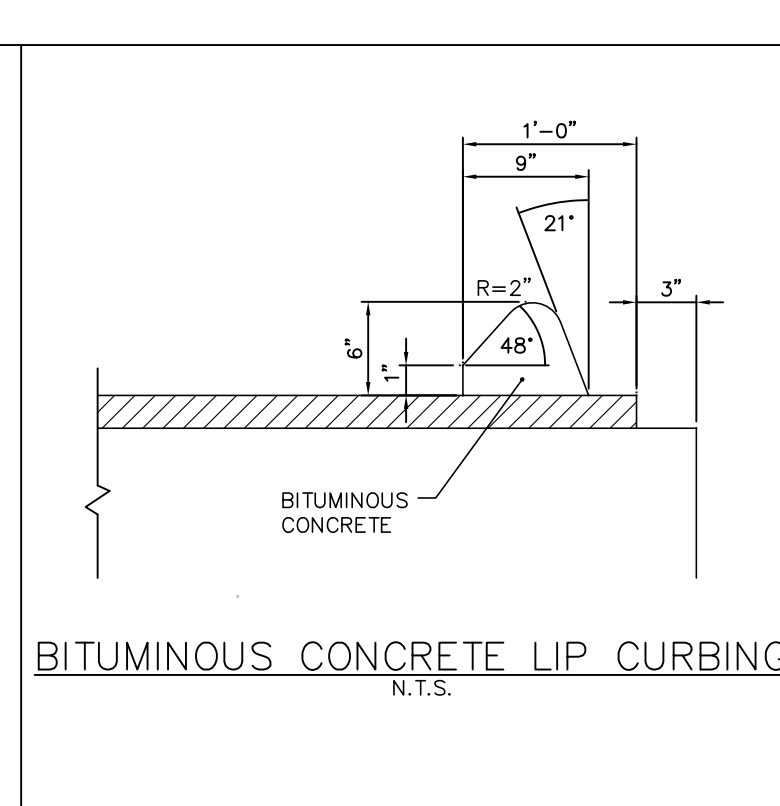
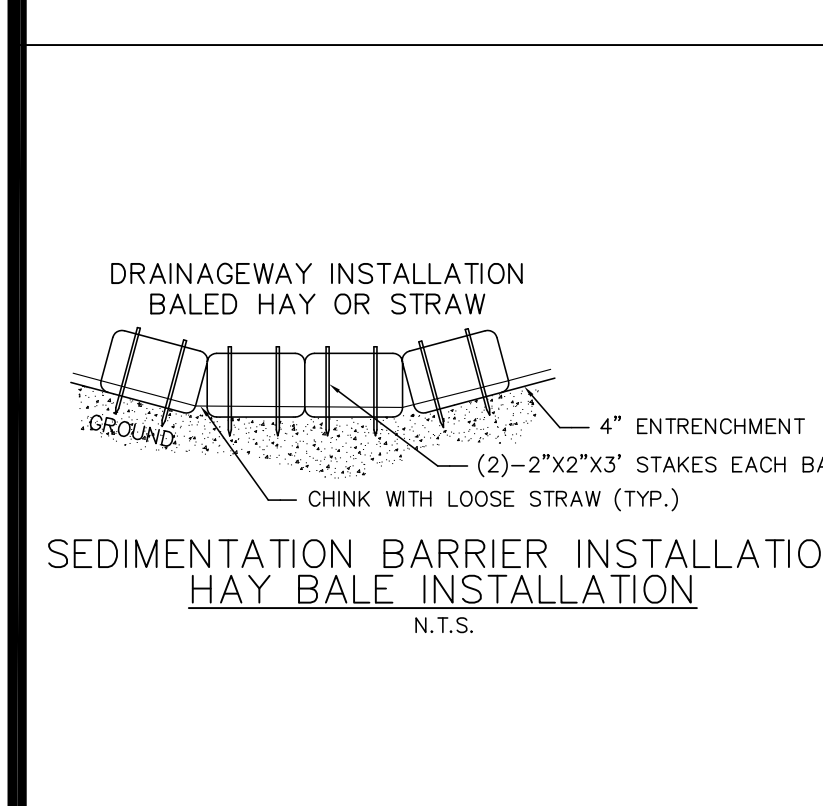
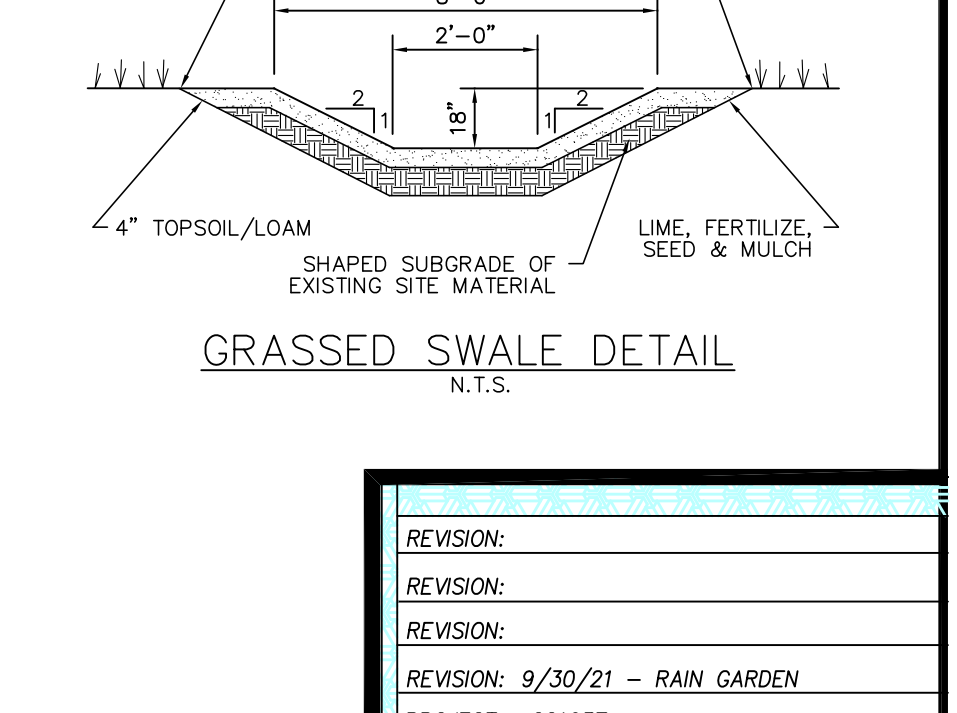
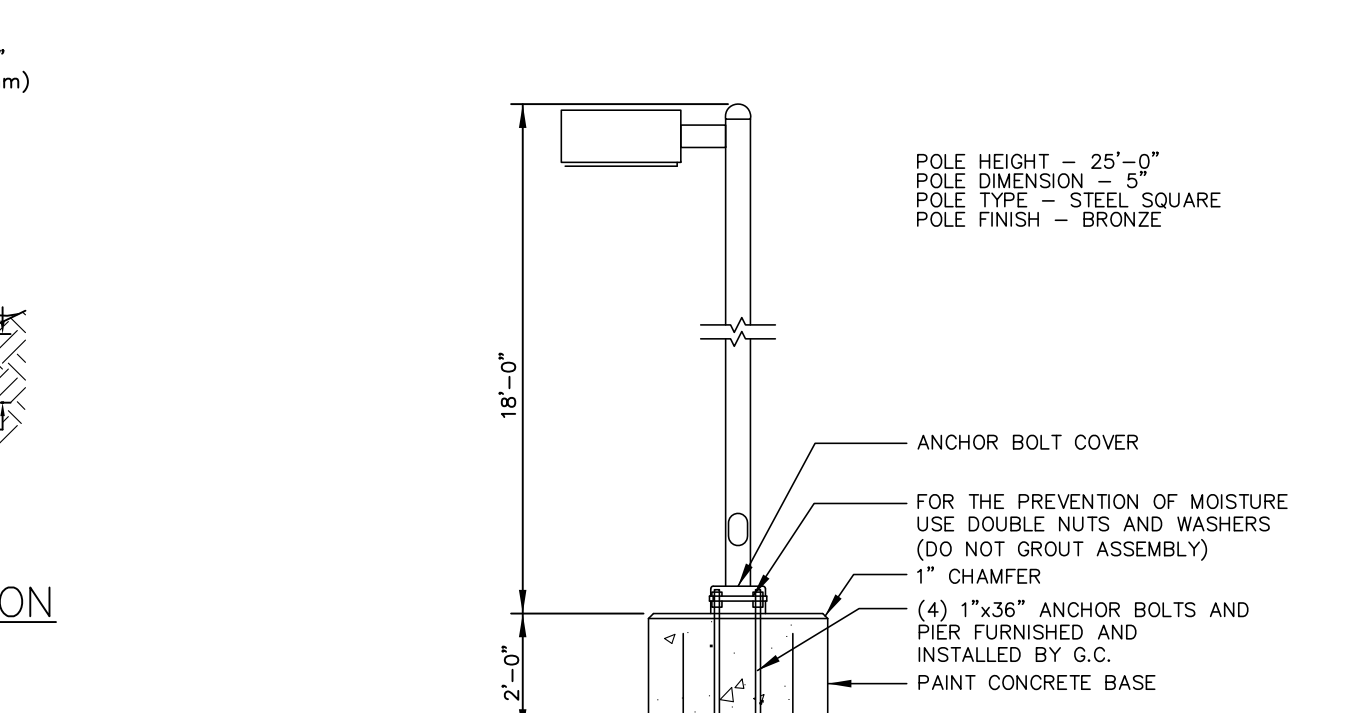
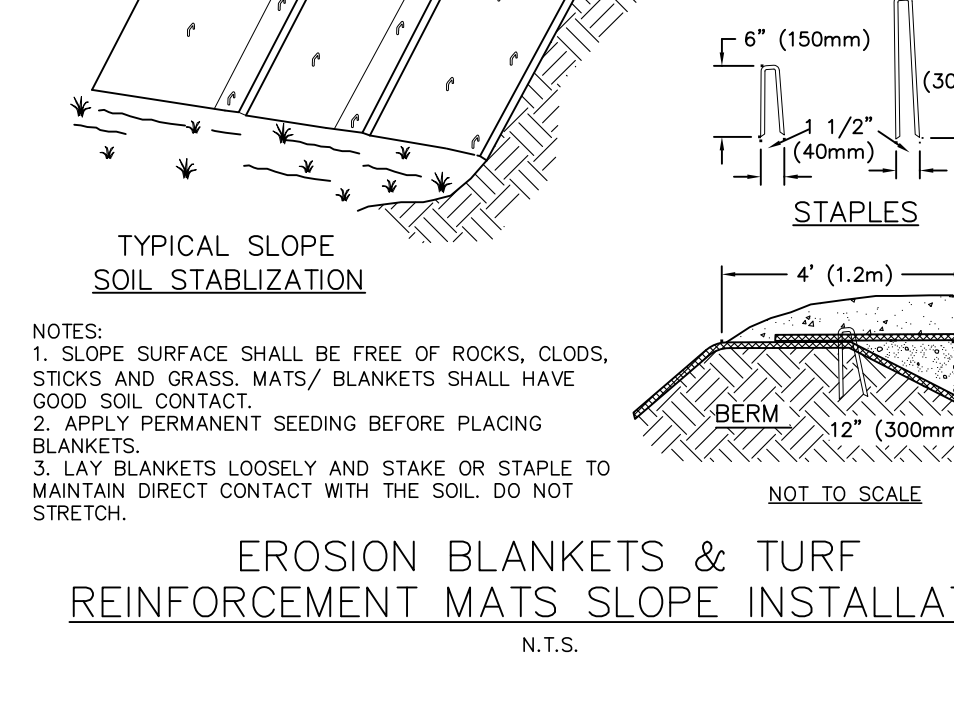
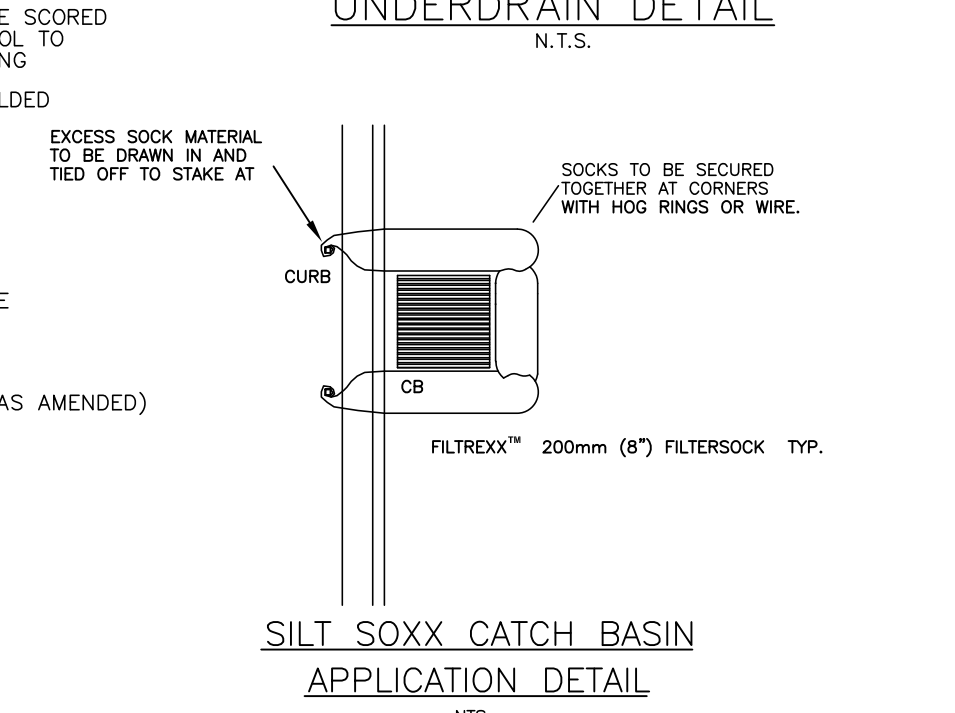
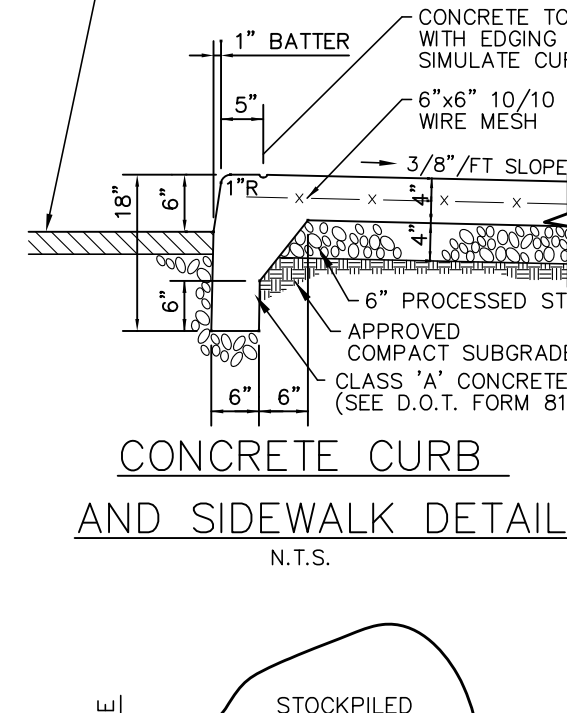
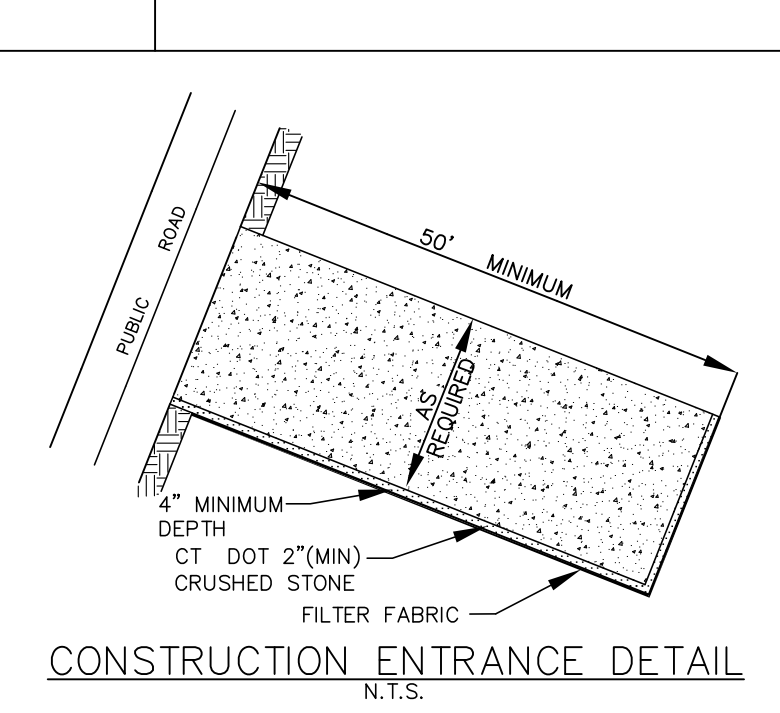
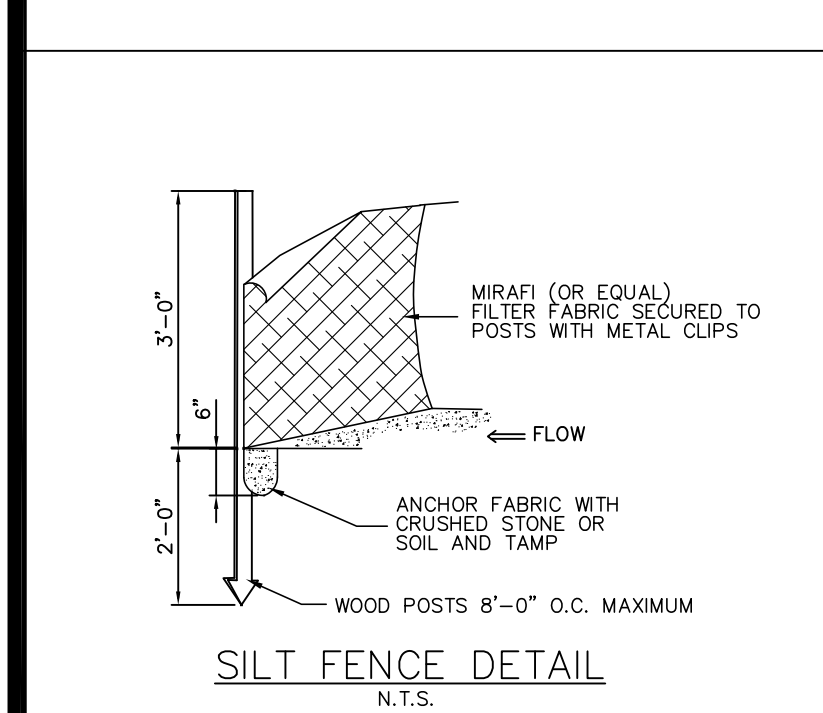
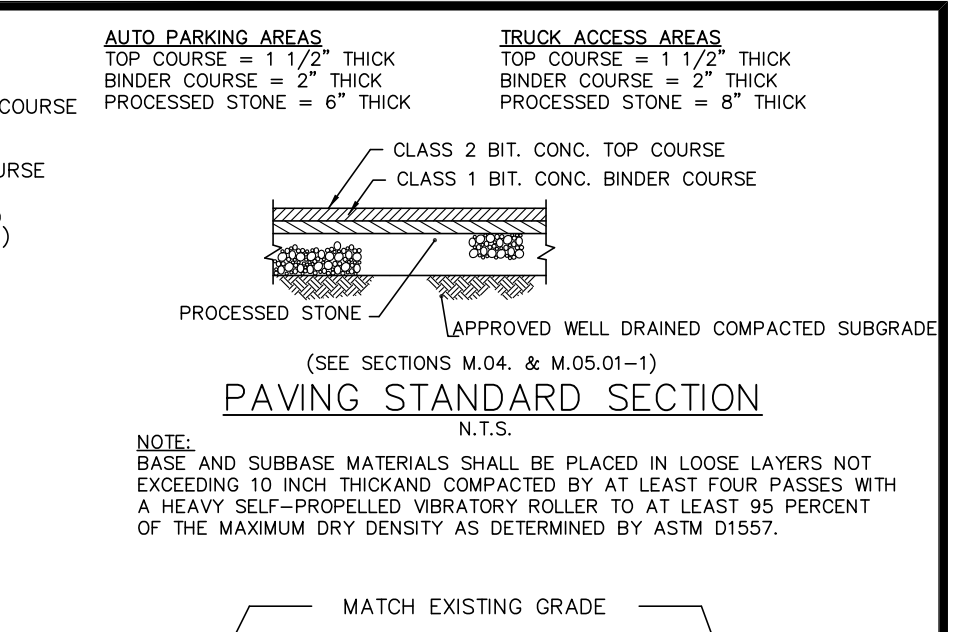
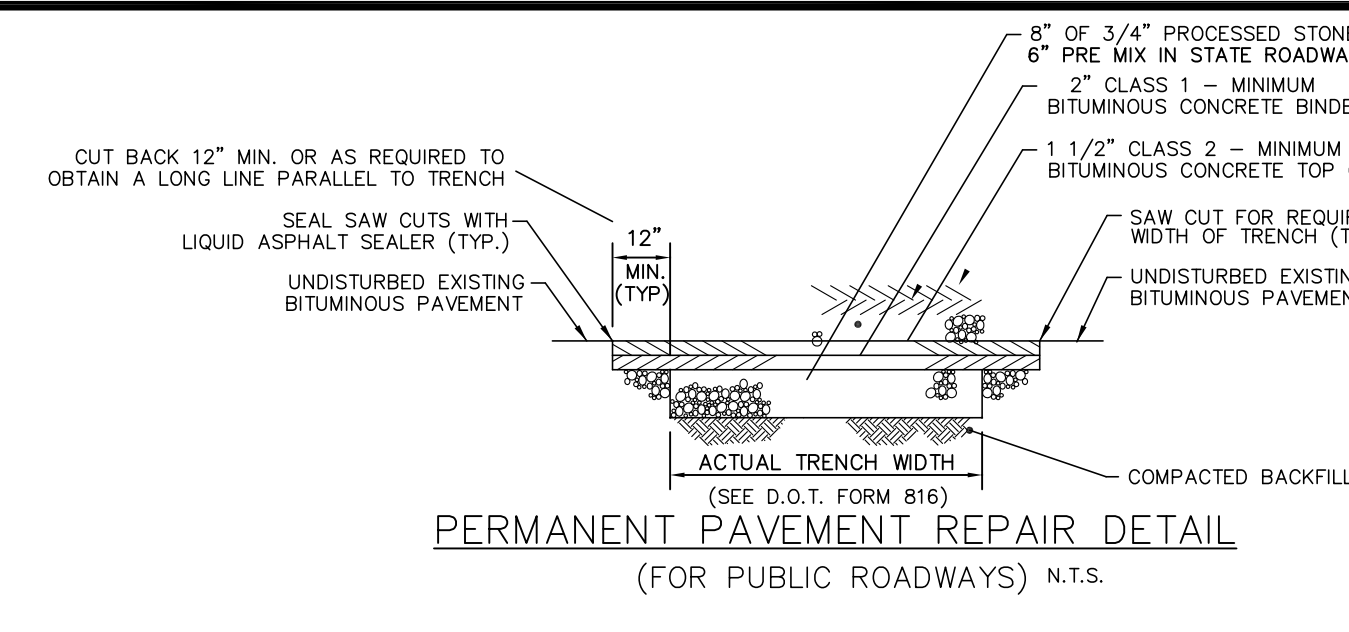
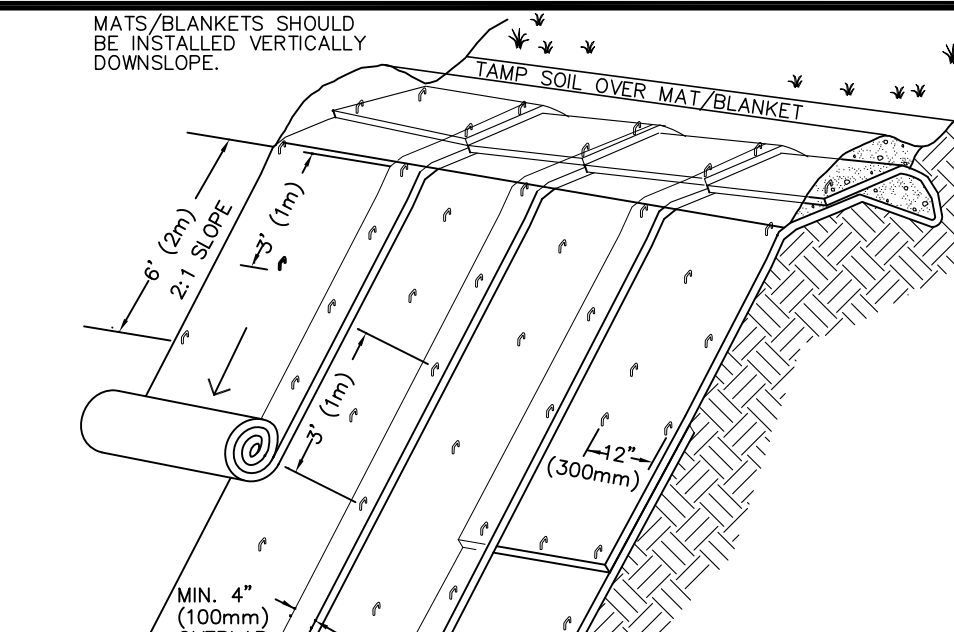
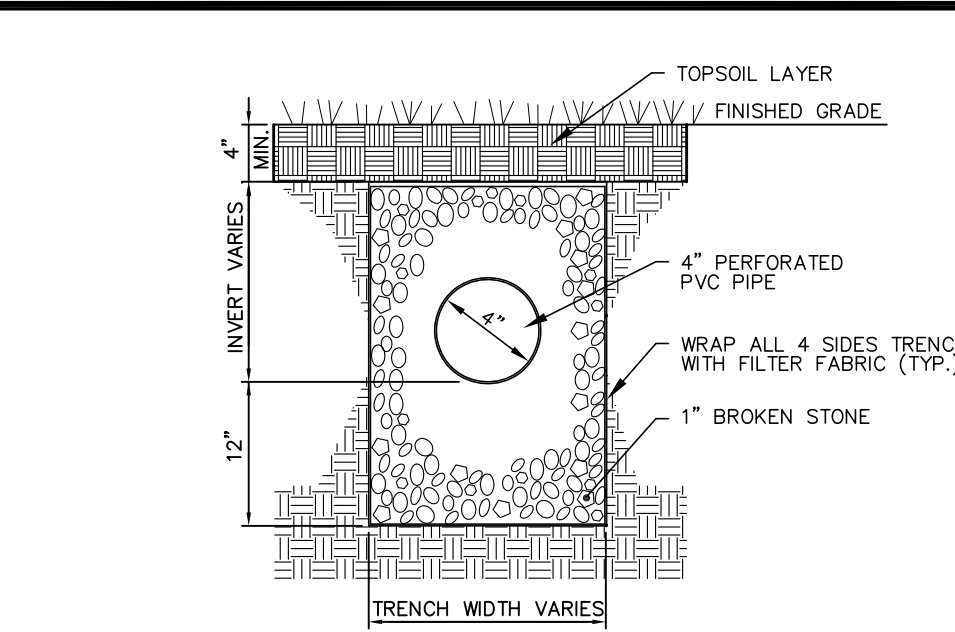
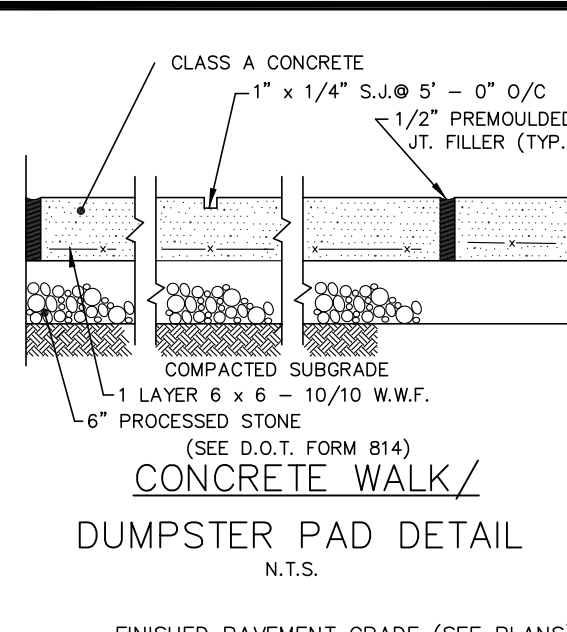
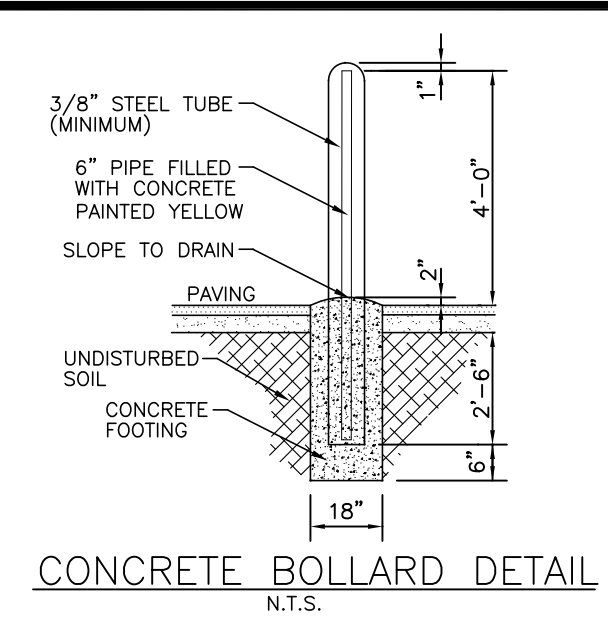
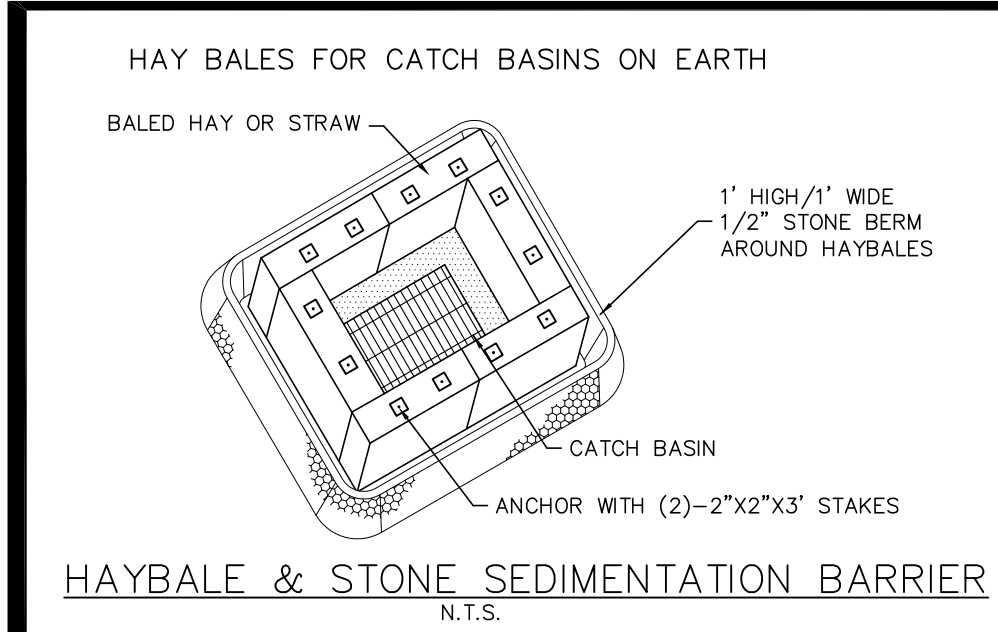
35 BURRITT STREET
SOUTHINGTON, CT

SCALE: 1"=20'
DATE: AUGUST 19, 2021

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAWING NO. :

221-037 S-1



LIGHTING SCHEDULE

TYPE	MANUFACTURER	LAMPING	REMARK
A	SPAULDING #4)400M/20S0S411	400W-MH	QUAD
B	SPAULDING #3)400M/20S0S411	400W-MH	TRIPLE
C	SPAULDING #2)400M/20S0S411	400W-MH	DOUBLE
D	SPAULDING #1)400M/20S0S411	400W-MH	SINGLE

REVISION:

REVISION:	DATE:	BY:	REASON:
REVISION:	9/30/21	MP	RAIN GARDEN

PROJECT: 221037
DRAWN BY: MP
SEAL:

