

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

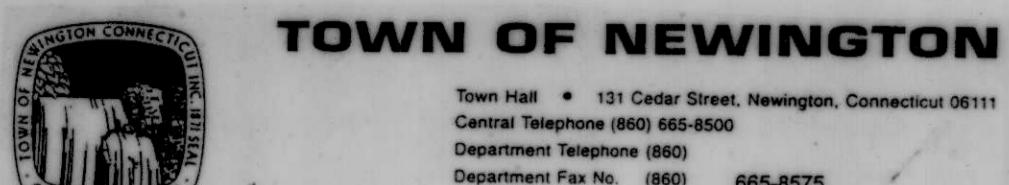
1-20-99 14649
SURVEYOR'S SIGNATURE DATE LICENSE NUMBER

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

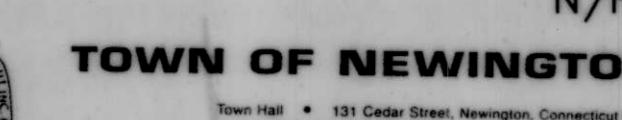
APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION
UNDER PETITION NO. 75-98
AT THE MEETING OF: 12-8-98
REVISION DATE: _____
REVISION: _____
COMMENT: _____
CHAIRMAN: _____
DATE: 6/15/99

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
PETITION NO. _____
AT THE MEETING OF: _____
CHAIRMAN: _____
DATE: _____



TOWN OF NEWINGTON

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Department Fax No. (860) 665-8577



TOWN OF NEWINGTON

VOL. 717, PG. 467
Certified Mail No: P 969 023 211
Conservation Commission

Date: December 14, 1998

Certified Mail No: P 969 023 208
OFFICE OF THE TOWN PLANNER

CERTIFICATE OF ACTION

TO: Mr. Newell Stamm
15 Holmes Road
Newington CT 06111

DATE: December 11, 1998

SUBJECT: PETITION 75-98 15 Holmes Road, Clifford and Newell Stamm owners. Newell Stamm applicant requests site plan modification to add parking and new driveway access to existing site, I, Zone.

At a meeting held December 9, 1998, the Newington Town Plan and Zoning Commission voted to approve the above referenced PETITION subject to the following modifications:

1. The site plan mylar will not be signed by the Chairman until documentation is given to the Town Planner stating that the Applicant has permission to use the paper street known as Park Place.
2. Additional buffer trees shall be placed along the Holmes Road frontage to the satisfaction of the Town Planner and shown on the site plan.
3. Additional berthing shall be extended and continued to match existing landscaping along Fenn Road property area.
4. Prior to the Chairman signing the site plan mylar modifications shall be made to add lighting along the west side of the parking area; driveway radius changed to accommodate trucks; new added to plan that screening will be added along the eastern property boundary by means of berming and landscape planting if Park Place becomes a public street.
5. Prior to the issuance of the Certificate of Occupancy for the new tenant bond surety shall be posted in an amount to cover any unfinished work.

Certified by:
Edmund J. Meehan
Edmund J. Meehan
Town Planner

This Site Plan Modification will become effective until 1) a transparency of the Certificate of Action is affixed to the original site plan mylar, 2) the modification is incorporated into the site plan and noted as a revision, 3) a new signature block is signed by the TPZ Chairman and 4) a mylar copy of the modified signed site plan original mylar is filed in the Town Plan and Zoning Office.

Pursuant to Section 8-3(j) of the General Statutes all work in connection with this approved Site Plan shall be completed by 12-9-2003

150' CL&P CO. EASEMENT VOL. 88 PG. 177

APPROXIMATE LOCATION OF DRAINAGE R.O.W.

5' WIDE STRIP OF BROKEN STONE (18" DEEP)

LIMITS OF CONSERVATION EASEMENT

77315 S.F.
1.7749 Ac.

CONSERVATION EASEMENT

APPROXIMATE LOCATION OF DRAINAGE R.O.W.

N/F FENN MANUFACTURING COMPANY
DIV. UDI (UNITED DOMINION INDUSTRIES)

LOT 4

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft

N/F MADAKET LAND AND TRADING COMPANY
BRYAN JOHNSON BUILDER
LOT 3

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft

STREET LINE
FENN ROAD
15' R.Y.
885.37'
S81°55'16"E
20' STORM DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF NEWINGTON
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