

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.

SURVEYOR'S SIGNATURE *1-20-99* DATE 14649 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 *[Signature]* DATE **2-2-99**

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION PETITION NO. AT THE MEETING OF: CHAIRMAN *[Signature]* DATE **6/15/99**



TOWN OF NEWINGTON

Town Hall • 131 Cedar Street, Newington, Connecticut 06111
Central Telephone (860) 665-8500
Department Telephone (860) 665-8575
Department Fax No. (860) 665-8577

Certified Mail No. P 989 023 208
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 Planning and Zoning Commission voted to approve the above referenced PETITION subject to the following modifications:

- 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.
- Additional buffer trees shall be placed along the Holmes Road frontage to the satisfaction of the Town Planner and shown on the site plan.
- Additional berming shall be extended and continued to match existing landscaping along Fenn Road parking area.
- 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; note 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.
- 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: *[Signature]*
Edmund J. Meenan
Town Planner

This Site Plan Modification will not 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 Planning and Zoning Office.

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

TOWN OF NEWINGTON

Town Hall • 131 Cedar Street, Newington, Connecticut 06111
Central Telephone (860) 665-8500
Department Telephone (860) 665-8575
Department Fax No. (860) 665-8577

Certified Mail No. P 989 023 211
Conservation Commission

Date: December 14, 1998

Clifford & Newell Stamm
15 Holmes Road
Newington CT 06111

Re: Permit 95-1
15 Holmes Road
Newington CT

Gentlemen:

The Newington Conservation Commission, at its meeting of November 17, 1998 voted to approve your request for the following modification to Permit 95-1:

- Expansion of parking area on west side of building.
- Construction of driveway from end of parking area (west side of building) southerly and easterly (around south end of building) into rear yard area.

The Permit modification (s) is/are granted with the provision that all conditions of the original Permit remain in full force and effect.

Please have your engineer show modification on site plan and affix a copy of this letter to the original tracings and submit said tracings to this office for signing by the Chairman.

The modification (s) do not become effective until the Chairman signs said tracing.

Yours truly,
[Signature]
Peter M. Meenan
Administrative Officer

FMA/ris
Edmund Meenan, Town Planner
Ronald Tramadec, Engineering Department
Re

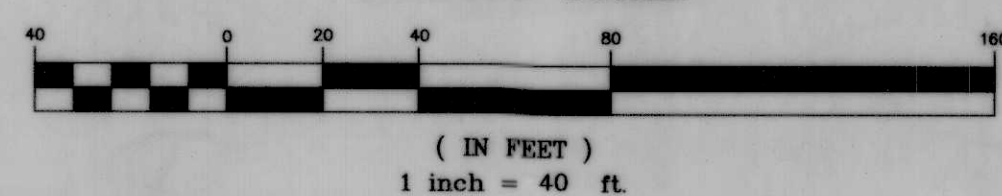
150' CL&P CO.
EASEMENT
VOL. 88 PG. 177

N/F STATE OF CONNECTICUT
VOL. 717, PG. 467

N/F FENN MANUFACTURING COMPANY
DIV. UDI (UNITED DOMINION INDUSTRIES)
LOT 4

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

GRAPHIC SCALE



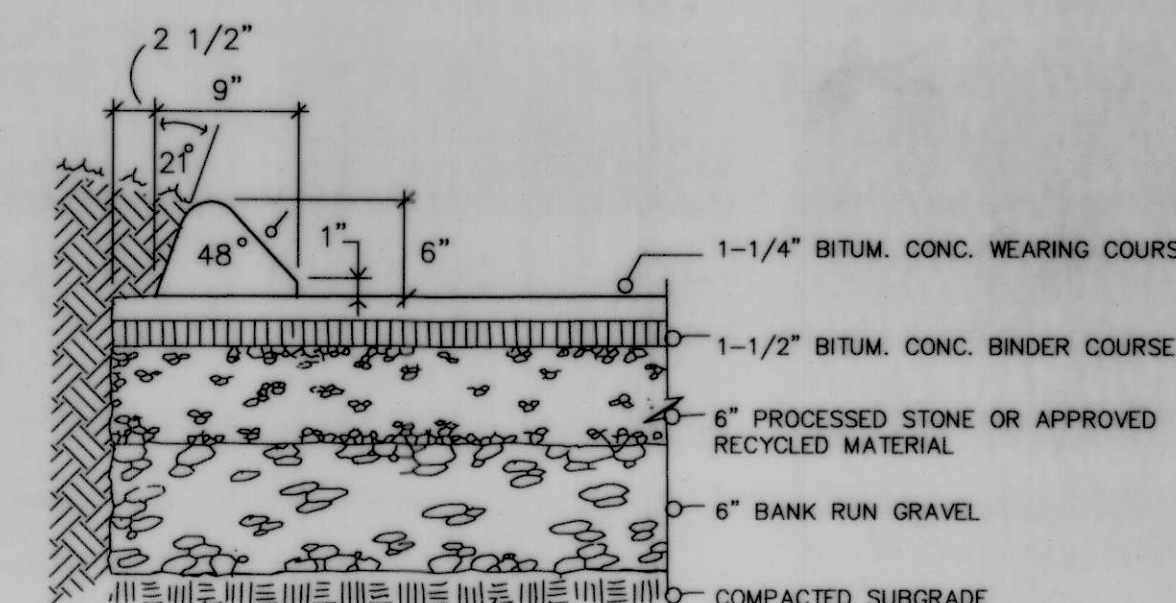
HOLMES ROAD

FENN ROAD

PARK PLACE

Existing Industrial Storage Area
utilized by Stamm Construction and
Comer Contracting, Inc for Construction Storage
as previously approved.

Interior Storage Space to be used by
Bituminous Equipment, LLC
80'x60'

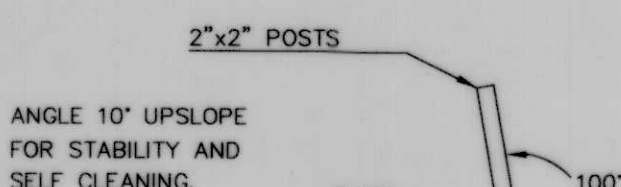


BITUMINOUS CONCRETE PARKING SECTION WITH BITUMINOUS CONCRETE LIP CURBING

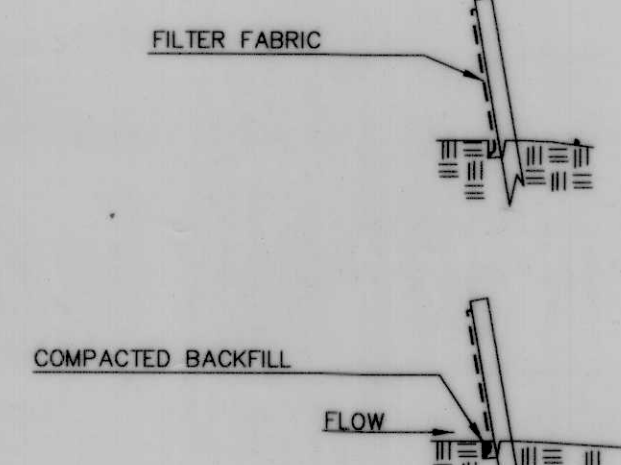
SUBJECT TO ADJUSTMENT DUE TO FIELD CONDITIONS
not to scale

PROPOSED
20' WIDE
STONE
DRIVE

PROPOSED (20')
5'-6" HT. WHITE PINES
(PINUS STROBUS)
PLANTED AT 8' O.C.



1. SET POSTS AND EXCAVATE
A 6"x6" TRENCH. SET POSTS
DOWNSLOPE.



2. ATTACH FILTER FABRIC
TO POSTS AND EXTEND IT
TO THE TRENCH. MINIMUM
LENGTH OF FILTER FABRIC
IS 15 FT. MINIMUM SPACING
OF POSTS IS 10 FT. JOINTS
ONLY AT SUPPORT POSTS
WITH MINIMUM 6" OVERLAP.
3. BACKFILL THE TRENCH AND
COMPACT THE EXCAVATED SOIL.

FILTER FABRIC FENCE SYSTEM SEDIMENTATION CONTROL SYSTEM INSTALLATION

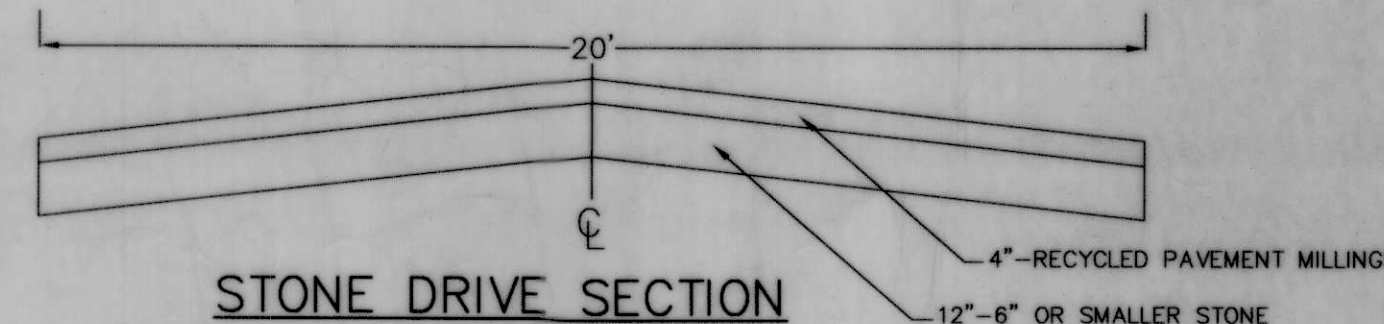
NOT TO SCALE

NOTES

1. EXISTING CONDITIONS & TOPOGRAPHY TAKEN FROM
MAP ENTITLED "STAMM CONSTRUCTION, UTILITY AND
GRADING PLAN, 15 HOLMES ROAD, NEWINGTON,
CONNECTICUT, SHEET S-1, SCALE 1"=40 FT., DATE
OCT. 27, 1989, REVISED THROUGH 4/19/90, NEWELL A.
STAMM, JR., PROFESSIONAL ENGINEER"
2. SCREENING TO BE ADDED ALONG THE EASTERN
PROPERTY LINE BY MEANS OF BERMING AND LANDSCAPE
PLANTING IF PARK PLACE BECOMES A PUBLIC STREET.

MAP REFERENCE

"BOUNDARY & TOPOGRAPHIC SURVEY, MAP OF LAND TO
BE ACQUIRED BY CLIFFORD & NEWELL STAMM, 15 HOLMES
RD., NEWINGTON CT., DATE: 10/27/89, SCALE: 1"=40',
THE BONGIOVANNI GROUP, INC."

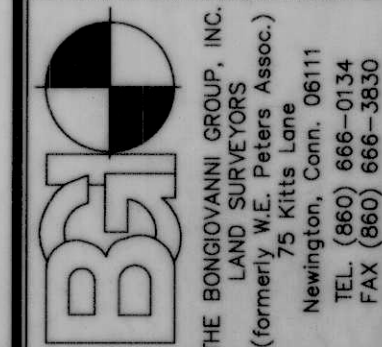


STONE DRIVE SECTION (PARK PLACE)

NOT TO SCALE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	06°00'00"	3128.90	327.66	327.51	N32°58'28"E
C2	89°59'57"	20.00	31.42	28.28	N60°58'27"E
C3	44°19'00"	177.77	132.86	129.57	S76°11'00"E
C4	90°22'09"	25.00	39.43	35.47	S53°09'25"E

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	06°00'00"	3128.90	327.66	327.51	N32°58'28"E
C2	89°59'57"	20.00	31.42	28.28	N60°58'27"E
C3	44°19'00"	177.77	132.86	129.57	S76°11'00"E
C4	90°22'09"	25.00	39.43	35.47	S53°09'25"E



Scale: 1"=40'
Date: 11-17-98
Checked: AB
Drawn: BTM
Revision
GENERAL
GENERAL
REVISE DRIVE DETAIL

ZONING LOCATION SURVEY
PROPERTY OF
CLIFFORD & NEWELL STAMM
15 HOLMES ROAD
NEWINGTON, CONNECTICUT

SITE PLAN
Sheet
1 of 1