

MAP REFERENCES:

- A) DRAWINGS ENTITLED "EXISTING CONDITIONS MAP FOR MR. RENZO MOZZICATO, NEW BRITAIN (NEW BRITAIN) DRAWING NO. B1 6-2, PREPARED BY KRATZERT, JONES & ASSOCIATES, INC., PO BOX 337, 1755 MERIDEN-WATERBURY RD., MIDDLEDE, CT 06467-0337, DATED OCT. 15, 2008, REVISED TO 04-15-09. (PROJECT #026255)
- B) DRAWING ENTITLED "BOUNDARY MAP FOR JULEN DEVELOPERS LLC & JBW ENTERTAINERS LLC, NEW BRITAIN (NEW BRITAIN) DRAWING NO. B1 6-2, PREPARED BY KRATZERT, JONES & ASSOCIATES, INC., PO BOX 337, 1755 MERIDEN-WATERBURY RD., MIDDLEDE, CT 06467-0337, DATED MARCH 21, 2008 (DRAWING #B1, PROJECT #026255)
- C) DRAWING ENTITLED "TOPOGRAPHIC SURVEY OF PLAINVILLE, HARTFORD COUNTY, CONNECTICUT", PREPARED BY ADR ASSOCIATES, INC., PENNSAUKEN, NJ, PEACE DALE, RI, SHEET 26 OF 58, DATED MARCH 1974, REVISED TO NOV. 1974.

2) OWNER/APPLICANT:
RMA REALTY, LLC,
329 FRAUNKLINE AVENUE
HARTFORD, CT 06114

3) HEREINAFTER DRAWINGS PREPARED BY BORGHESE BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:

- SP2 LANDSCAPE, LIGHTING, & LAYOUT PLAN
- SP3 EROSION CONTROL NOTES & DETAILS
- SPD2 SITE DETAILS

4) ALL EXISTING UTILITY LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, & ELEVATIONS PRIOR TO CONSTRUCTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL-BEFORE-YOU-DIG # 1-800-422-4455 TO MARK ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS.

5) ALL ANTI-INCURRING PIGGING SHALL BE IN ACCORDANCE WITH 10-N-12.

6) CURBED AREA SHALL BE CURBED WITH BITUMINOUS CONCRETE CURBING, EXCEPT WHERE CURBING ABUTS SIDEWALK. MONOLITHIC CONCRETE CURB SHALL BE USED WHERE SIDEWALK ABUTS PAVEMENT.

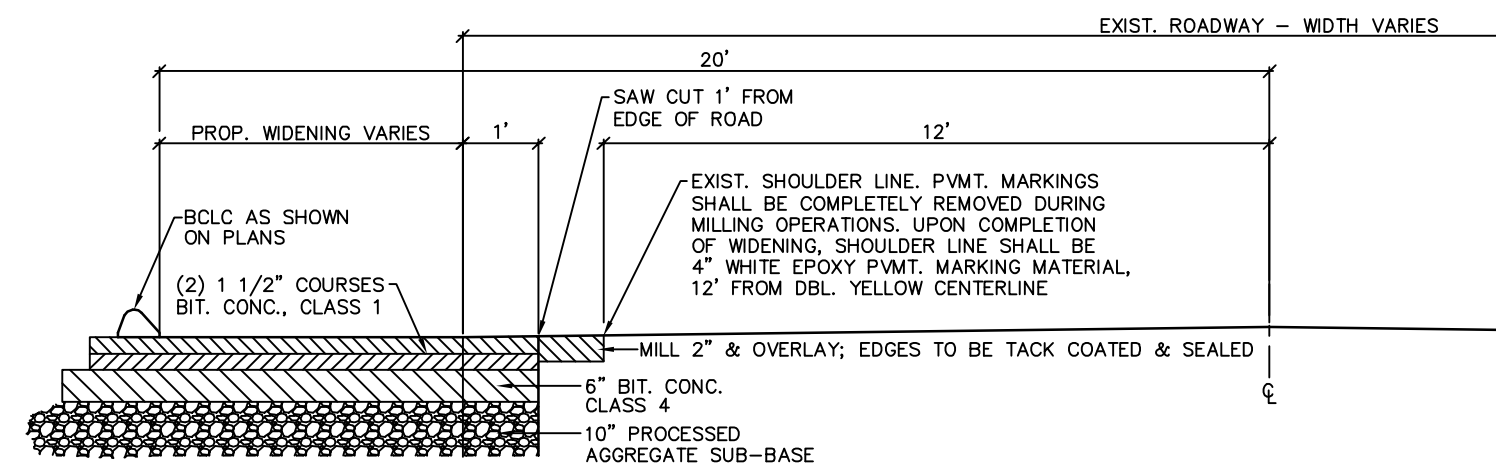
7) HANDICAPPED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS & SIGNAGE. SIGNAGE SHALL BE IN ACCORDANCE WITH THE CONNECTICUT MUTCD & ITS ADDENDUMS, & SHALL COMPLY W/ CT STATE BLDG. CODE EFFECTIVE OCT 01.

8) ALL SIGNS, SIGN MOUNTINGS, & PAINTED MARKINGS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & ITS ADDENDUMS.

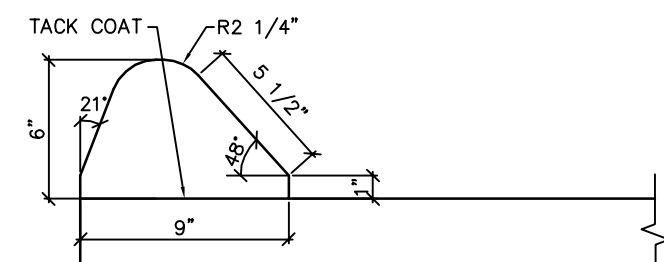
9) THE APPLICANT IS AWARE OF & UNDERSTANDS THE FOLLOWING:

- A) THE APPLICANT PROPOSES TO LEAVE TEN OR MORE FEET OF "GREEN SPACE" IN THE FRONT YARD, AS MEASURED FROM THE PROPERTY LINE, THE CONNECTICUT DEPT. OF TRANSPORTATION SHALL BE REQUIRED TO MAINTAIN ALONG THE PROPERTY LINE, ALTHOUGH NO FRAME IS KNOWN.
- B) PARKING IN FRONT & SIDE YARDS IS ALLOWED BY SPECIAL PERMISSION ONLY. THIS APPLICATION DOES NOT PROPOSE ANY PARKING SPACES IN ANY YARD SETBACK. HOWEVER, AN ACCESS AISLE TO THE FRONT YARD IS PROPOSED WITHIN THE FRONT YARD SETBACK.
- C) THE APPLICANT SHALL NOT RENT TO ANY TENANTS PROPOSING ON SITE FOOD SERVICE IN THE FUTURE, WITH THE EXCEPTION OF THE PROPOSED BAKERY.
- D) NO DUMPS/TERASH PICK UP OR DELIVERIES SHALL OCCUR BEFORE 7:00 AM.
- E) VEHICLES DRIVING ALONG THE PROPERTY LINE AT THE PROPOSED DRIVEWAY ACCESSING WILDOAKS COURT, SHALL BE TRIMMED TO ENSURE ADEQUATE SITE LINE DISTANCES.
- F) AN ENCROACHMENT PERMIT MUST BE OBTAINED PRIOR TO BEGINNING ANY WORK WITHIN THE HIGHWAY RIGHT OF WAY.

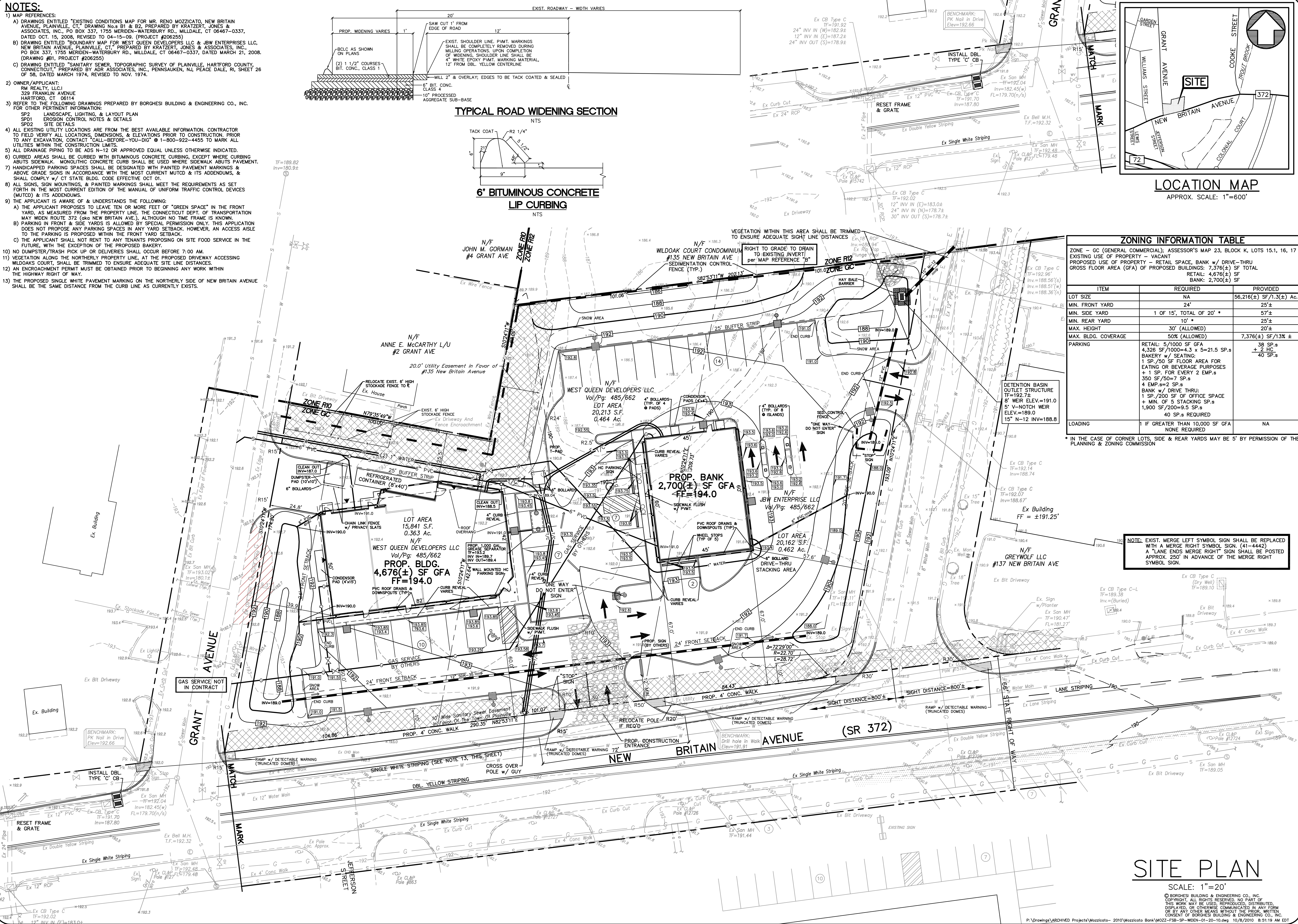
13) THE PROPOSED SIDEWALK PAVEMENT MARKING ON THE NORTHERLY SIDE OF NEW BRITAIN AVENUE SHALL BE THE SAME DISTANCE FROM THE CURB LINE AS CURRENTLY EXISTS.



TYPICAL ROAD WIDENING SECTION



6" BITUMINOUS CONCRETE
LIP CURBING



SITE PLAN

SCALE: 1"=20'

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ZONING INFORMATION TABLE		
ZONE -- GC (GENERAL COMMERCIAL); ASSESSOR'S MAP 23, BLOCK K, LOTS 15.1, 16, 17 EXISTING USE OF PROPERTY -- VACANT PROPOSED USE OF PROPERTY -- RETAIL SPACE, BANK w/ DRIVE-THRU GROSS FLOOR AREA (GFA) OF PROPOSED BUILDINGS: 7,376(±) SF TOTAL RETAIL: 4,676(±) SF BANK: 2,700(±) SF		
ITEM	REQUIRED	PROVIDED
LOT SIZE	NA	56,216(±) SF/1.3(±) Ac.
MIN. FRONT YARD	24'	25±
MIN. SIDE YARD	1 OF 15', TOTAL OF 20' *	57±
MIN. REAR YARD	10' *	25±
MAX. HEIGHT	30' (ALLOWED)	20±
MAX. BLDG. COVERAGE	50% (ALLOWED)	7,376(±) SF/13% ±
PARKING	RETAIL: 5/1000 SF GFA 4,326 SF/1000=4.3 x 5=21.5 Sp.s BAKERY w/ SEATING: 1 SP./50 SF FLOOR AREA FOR EATING OR BEVERAGE PURPOSES + 1 SP. FOR EVERY 2 EMP.s 350 SF/50=7 Sp.s 4 EMP.s=2 Sp.s BANK w/ DRIVE THRU: 1 SP./200 SF OF OFFICE SPACE + MIN. OF 5 STAGING SP.s 1,900 SF/200=9.5 Sp.s 40 Sp.s REQUIRED	38 Sp.s + 2 HC 40 Sp.s
LOADING	1 IF GREATER THAN 10,000 SF GFA NONE REQUIRED	NA

* IN THE CASE OF CORNER LOTS, SIDE & REAR YARDS MAY BE 5' BY PERMISSION OF THE PLANNING & ZONING COMMISSION

NOTE: EXIST. MERGE LEFT SYMBOL SIGN SHALL BE REPLACED WITH A MERGE RIGHT SYMBOL SIGN. (41-4442)
A "LANE ENDS MERGE RIGHT" SIGN SHALL BE POSTED APPROX. 250' IN ADVANCE OF THE MERGE RIGHT SYMBOL SIGN.

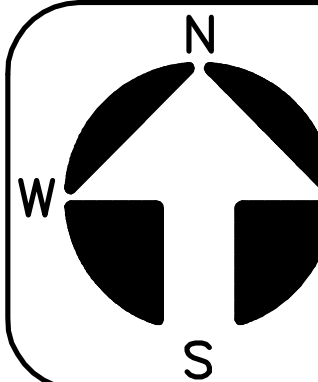
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PROJECT	MOZZICATO	
	NEW BRITAIN AVENUE (SR 3762) & GRANT AVENUE PLAINVILLE, CT 06062	
DRAWN BY	G.R.W.	APPROVED BY J.H.P.
DATE	05-15-09	SCALE AS NOTED

SHEET NO.

SP1

Borghesi
Building 8 Engineering Co., Inc.



SEAL