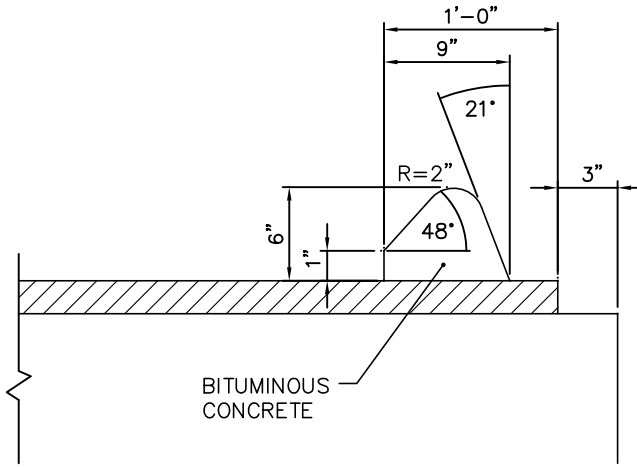


MAP REFERENCES:

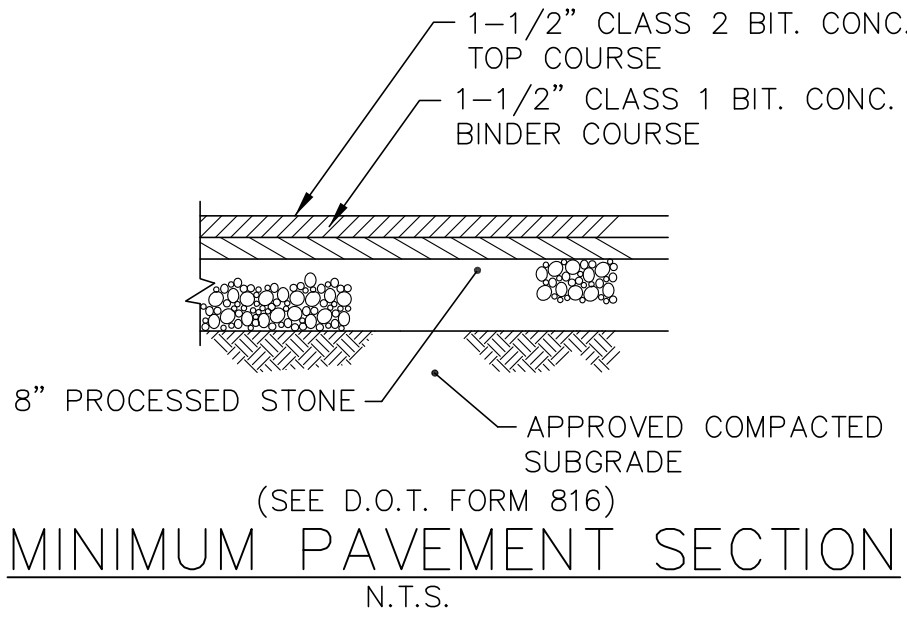
1. Connecticut State Highway Department  
Right of Way Map  
Town of Plainville  
New Britain-Plainville Rd.  
From the New Britain Town Line  
Westerly to Cooke Street  
Route No. 113.  
Scale: 1"=40'  
Date: 1/31/29  
Revised Dates: 9/12/29, 9/16/29, 5/7/29

2. MAP #4958 FILED PLAINVILLE LAND  
RECORDS.

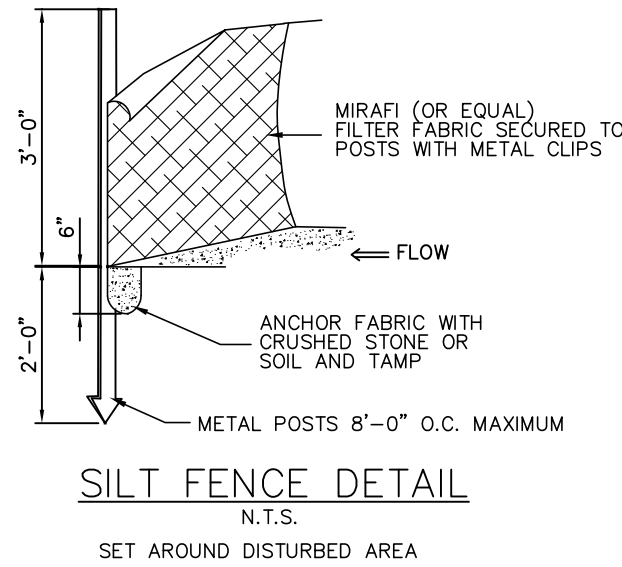
3. MAP #1953 (11-58) FILED PLAINVILLE LAND  
RECORDS.



BITUMINOUS CONCRETE LIP CURBING  
N.T.S.



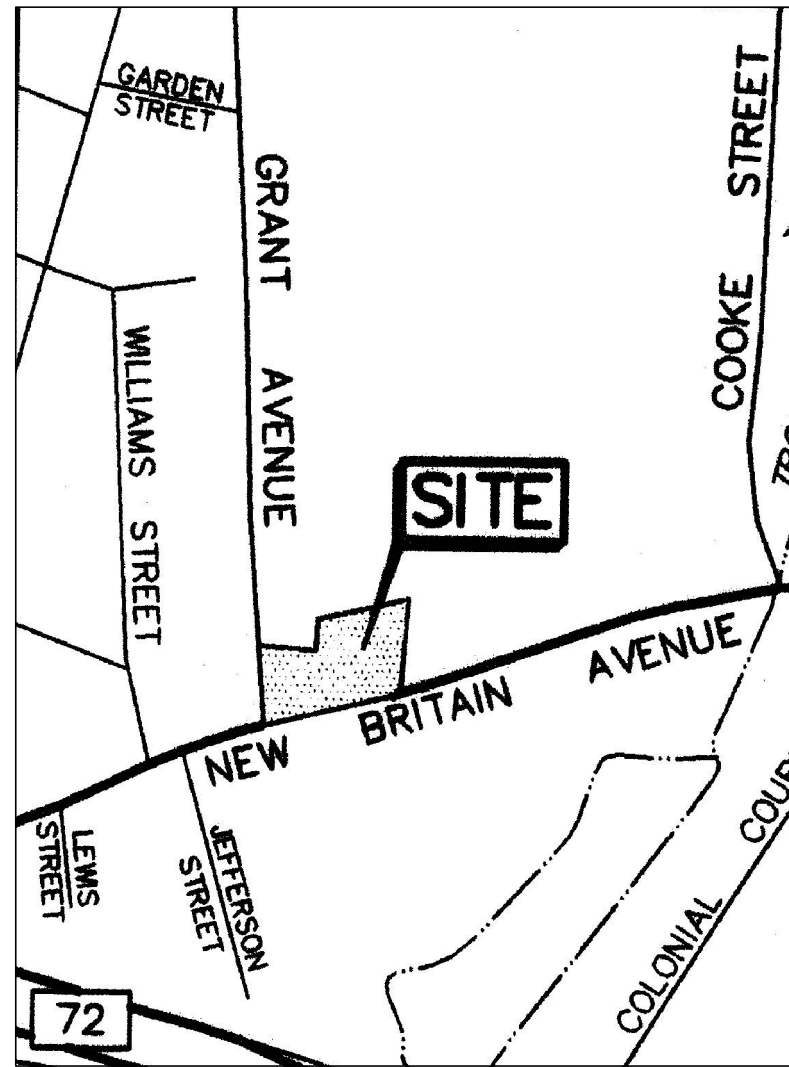
MINIMUM PAVEMENT SECTION  
N.T.S.



SILT FENCE DETAIL  
N.T.S.

| ZONING INFORMATION TABLE                                            |                                                                                                                                                                                                                                                                                                                                                                                             |                         |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| ZONE - GC (GENERAL COMMERCIAL); ASSESSOR'S MAP 23, BLOCK K, LOT: 17 |                                                                                                                                                                                                                                                                                                                                                                                             |                         |
| EXISTING USE OF PROPERTY - RETAIL SPACE, BANK w/ DRIVE-THRU         |                                                                                                                                                                                                                                                                                                                                                                                             |                         |
| PROPOSED USE OF PROPERTY - RETAIL SPACE, BANK w/ DRIVE-THRU         |                                                                                                                                                                                                                                                                                                                                                                                             |                         |
| GROSS FLOOR AREA (GFA) OF EXISTING BUILDINGS: 7716 S.F.             |                                                                                                                                                                                                                                                                                                                                                                                             |                         |
| RETAIL: 5016 S.F.                                                   |                                                                                                                                                                                                                                                                                                                                                                                             |                         |
| BANK: 2700 S.F.                                                     |                                                                                                                                                                                                                                                                                                                                                                                             |                         |
| 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' *                                                                                                                                                                                                                                                                                                                                                                                       | 23'±                    |
| MAX. HEIGHT                                                         | 30' (ALLOWED)                                                                                                                                                                                                                                                                                                                                                                               | 20'±                    |
| MAX. BLDG. COVERAGE                                                 | 50% (ALLOWED)                                                                                                                                                                                                                                                                                                                                                                               | 7716 (±) SF/44% ±       |
| PARKING                                                             | RETAIL: 4/1000 SF GFA<br>5016 SF 04SP/1,000 SF= 20 SP.±<br>BAKERY w/ SEATING:<br>1 SP./50 SF FLOOR AREA FOR<br>EATING OR BEVERAGE PURPOSES<br>+ 1 SP. FOR EVERY 2 EMP.±<br>INSIDE 1155SF/50=23 SP.±<br>OUTSIDE 1965SF/50=39 SP.±<br>6 EMP.±=3 SP.±<br>BANK: 3.5 SP./1,000 SF (GROSS)<br>2,700 SF@ 3.5 SP./1,000 SF=9.5 SP.±<br>UPSTAIRS PRIVATE OFFICE:<br>285 SF=1 SP.<br>40 SP.± REQUIRED | TOTAL 50 SP.±           |
| LOADING                                                             | 1 IF GREATER THAN 10,000 SF GFA<br>NONE REQUIRED                                                                                                                                                                                                                                                                                                                                            | NA                      |

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



KEY MAP

Utilities Disclaimer:  
The underground utilities shown have been located from 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. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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: |       |       |  |
| REVISION: |       |       |  |
| REVISION: |       |       |  |
| REVISION: |       |       |  |
| REVISION: |       |       |  |
| PROJECT:  |       |       |  |
| D.B.:     | S.R.: | D.R.: |  |
| MTH       |       |       |  |

SEAL:

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

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jones &  
associates, inc.  
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SITE PLANNERS • BUILDING ENGINEERS  
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PHONE: (860) 621-3638  
FAX: (860) 621-9609  
EMAIL: INFO@KRATZERTJONES.COM

PRELIMINARY  
PLAN #4

for

RM REALTY LLC I  
329 FRANKLIN AVE.  
HARTFORD, CT 06114

OWNER-DEVELOPER

#125 NEW BRITAIN AVENUE  
(ROUTE #372)  
PLAINVILLE, CT  
V516 P334

SCALE: 1" = 20'

DATE: JULY 8, 2026

HALF ONE INCH TWO INCH  
INCHES ON ORIGINAL

KJA FILE NO. :  
213-098  
DRAWING NO. :  
1

All fences erected in the  
Town of Plainville require  
a fence permit issued  
by the Building Official.  
In addition, all fences  
erected in commercial  
and/or industrial zones  
require approval of the  
Commission.

NEW FENCE  
PER ZONING SECTION 4.07 3.a & b  
3' HIGH VINYL FENCE  
TO 24' FRONT YARD LINE  
PER ZONING SECTION 4.07 4.a  
THEN 6' HIGH VINYL FENCE  
TO EXISTING FENCE CORNER  
ABOUT 54 FEET FROM GRANT STREET  
SET FENCE 6" FROM PROP. LINE.  
SET POSTS ON NEW BRITAIN AVE. SIDE.  
(ALTERNATIVE IF P2C REQUESTS  
6 FOOT HIGH VINYL FENCE  
STARTING 4 FEET FROM GRANT AVENUE)

