

Site Location Plan Scale: 1"=1000'

**Surveyor's Notes:**

1A. This survey 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 adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.

B. This is a Property/Boundary Survey, intended to depict the location of the boundaries with respect to: monumentation found or set, structural improvements, record easements and visible evidence of use thereof, record and visible means of ingress and egress, lines of occupation, unresolved conflicts with existing deeds and maps, and apparent boundary encroachments.

C. Boundary Determination Category: Resurvey

D. Horizontal Accuracy Class: A-2

**2. Map References:**

A. Limited Property/Boundary Survey, Revision to Lots 2, 3 and 4/5, Russell Jennings Commercial Park, Atwater Place and Barker Drive, Wallingford, Connecticut, January 27, 1998, Scale 1"=40', Sheet 1 of 1, Rev. to 6-10-98." Prepared by Juliano Associates. Map #4480 W.L.R.

3. Parcel is together with the following Easements/Variations of Record:

- A. Stream Encroachment Permit SCEL 81-108
- B. Stream Encroachment Permit SCEL 90-107
- C. Variance recorded in Vol. 687 Pg. 668 W.L.R.
- D. Variance Vol. 1219 Pg. 103
- E. Easement in Favor of SNET Vol. 325 Pg. 648
- F. Easement in Favor of SNET Vol. 1081 Pg. 350

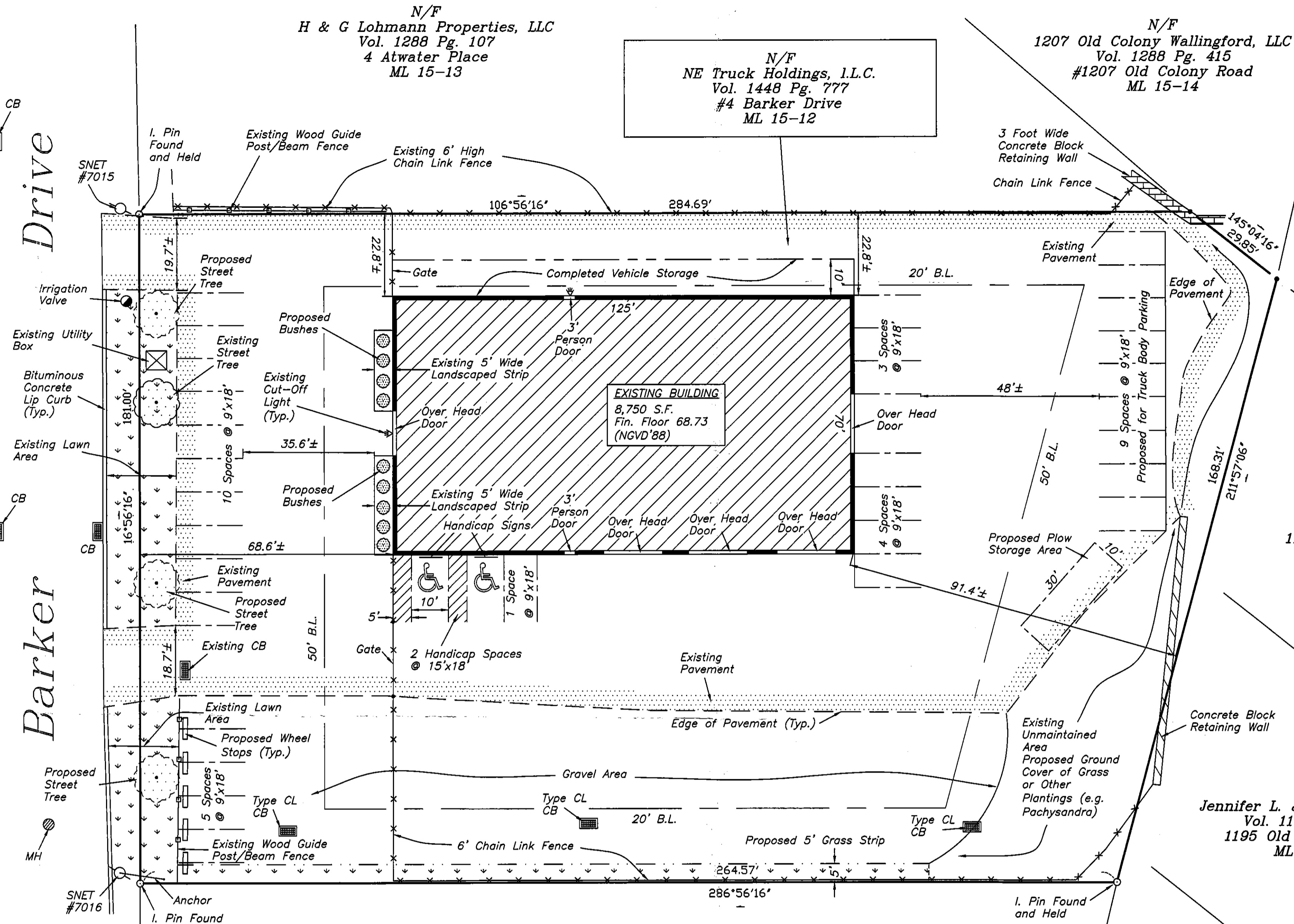
4. Location of underground utilities depicted hereon are based upon field survey of visible surface structures such as catch basins and manholes, together with record mapping obtained from utility companies and governmental agencies as noted in map references in note 2.

These locations must be considered approximate in nature. In addition, other utilities may also exist, unknown to the Surveyor. The size, location and existence of all such features must be field verified by the Contractor prior to Construction. CALL BEFORE YOU DIG 1-800-922-4455.

5. Parcel currently zoned T-30

6. Buildings survey located on 7-18-05  
Parking areas survey located on 10-18-06.  
Retaining wall at rear located on 6-29-12

7. Portion of Parcel located within Flood Zone AE based upon an examination of FEMA Panel 090 09C 0164J effective 5-16-2017 with a base flood elevation of 67.5 ft. (NGVD'88 Datum)



**Parking Requirements**

Auto Repair/Garage: 5 Spaces Per Bay  
Plus 1/Employee  
Plus 2 Spaces

**Parking Provided**

5 Bays @ 5/Bay=25 Spaces  
7 Spaces  
+2 HC Spaces  
34 Spaces

Total Spaces: 32 Spaces + 2 HC

Spaces are 9'x18', Handicapped Spaces are 15'x18'

**General Notes:**

Lot currently zoned T-30.

	Required	Existing
Lot Area	30,000 S.F.	52,018±S.F.
Frontage	100 ft.	181.0 ft.
Front Yard	30 ft.	68.6±ft.
Side Yard	15 ft.	22.8'± (Building)
Rear Yard	40 ft.	91.4± (Building)
Max. Coverage	30 %	22.5%
Max. Building Height	30 ft.	<30 ft.

**AREA:**  
52,018±S.F.  
1.1942±Acres

To my Knowledge and Belief this map is substantially correct as noted hereon.

Rosalind C. Page, LLS No. 17947 Date

Map not valid without a live signature and embossed seal.

**Winterbourne Land Services**

Rosalind C. Page  
Professional Land Surveyor  
604 Center Street  
Wallingford, CT 06492  
203-284-0392  
FAX 203-284-9938

**LEGEND**

- Proposed Monument
- Proposed I.Pipe\I.Pin
- Monument Found
- I.Pipe\I.Pin Found
- Existing Street Tree
- Proposed Street Tree
- Man Hole
- Catch Basin
- Water Gate
- Utility Pole
- Cut-Off Light
- Bituminous Concrete Lip Curb
- Wire Fence
- Stockade Fence
- Post & Rail Fence
- Building Line
- Property Line
- Edge of Pavement

**New England Truck Equipment, LLC**  
4 Barker Drive  
Wallingford, CT 06492  
203 627 9639

**Proposed Site Development Plan  
Property/Boundary Survey  
Land N/F  
NE Truck Holdings, L.L.C.  
#4 Barker Drive  
Wallingford, Connecticut**

0 20 40 60  
1 Inch = 20 Feet

Date: June 28, 2012

RECEIVED  
JUL 09 2020  
WALLINGFORD PLANNING & ZONING

Revisions:  
7-6-20 Updated Existing Conditions  
3-29-13 Town Planner Review  
2-27-13 Added Parking and New Overhead Doors on South Side, and revised ownership

05-140 PBS