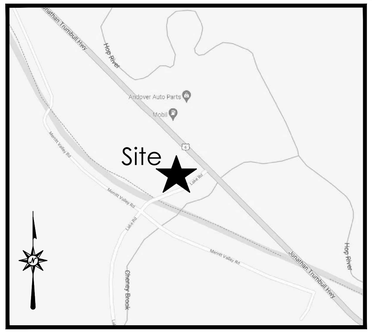
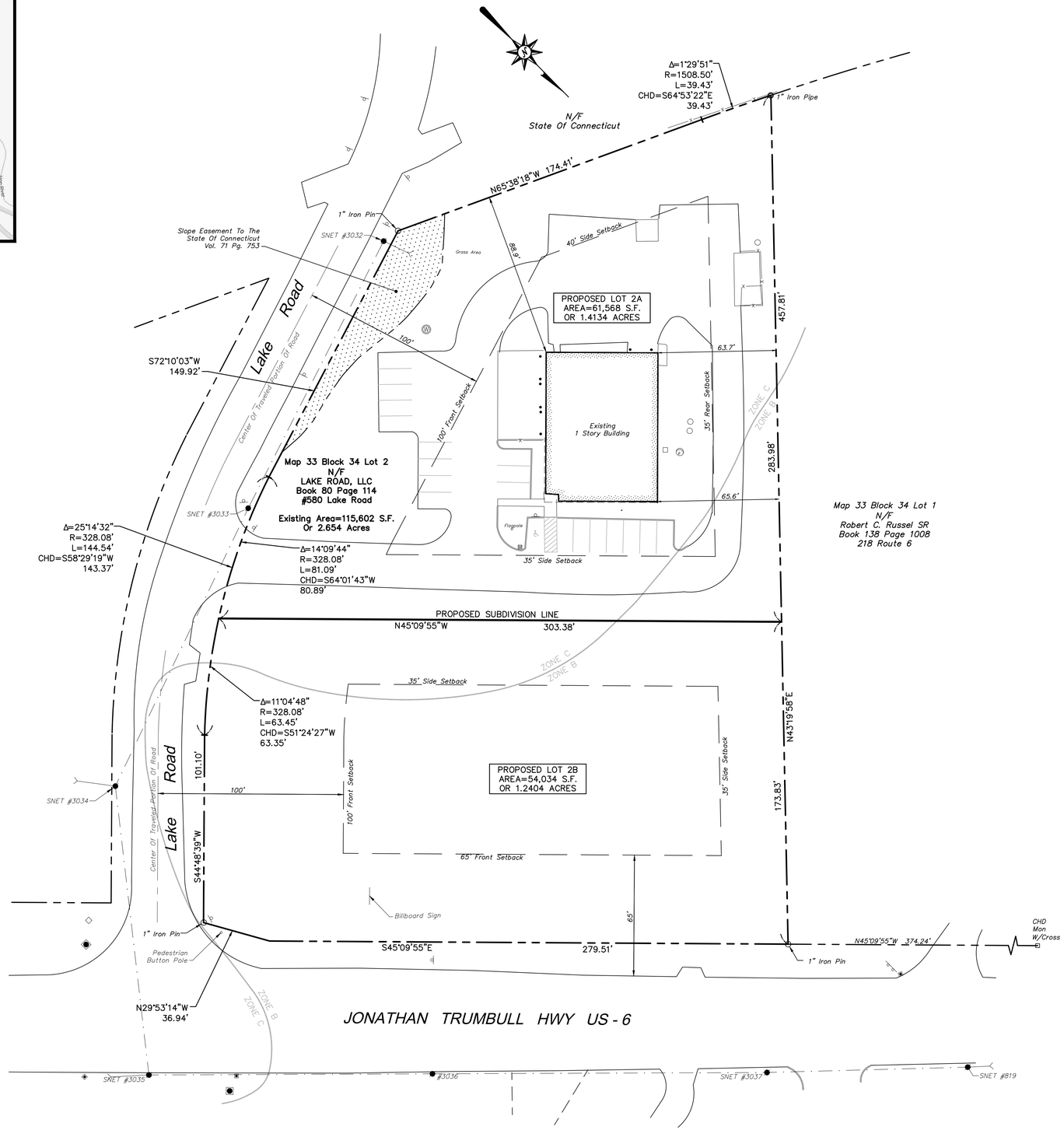


LOCATION MAP

NOT TO SCALE

LEGEND

- Property Line
- Easement Line
- Satellite Dish
- Handhole
- Utility Pole
- Guy Wire
- Span Pole
- Water Well
- Sign
- Bollard
- Handicap Symbol
- Mail Box



GRAPHIC SCALE

30 15 0 30

SCALE IN FEET

GENERAL NOTES

1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.

   B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A–2.

   C) BOUNDARY DETERMINATION OF THE EXISTING PROPERTY LINES IS BASED UPON A RESURVEY. BOUNDARY DETERMINATION OF THE PROPOSED SUBDIVISION LINE IS BASED ON AN ORIGINAL SURVEY.

   D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/BOUNDARY SURVEY AND IS INTENDED TO DEPICT THE PROPOSED SUBDIVISION WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, AND ROADWAYS.

2. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 – EPOCH 2011) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING OCTOBER 2021 REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTMA" LOCATED IN MANSFIELD, CT HAVING THE FOLLOWING PUBLISHED VALUES:
   STATION: CTMA (DH5835)
   COORDINATES (US FT): N: 827673.84, E:1147177.58
   ELLIPSOID HEIGHT (US FT): 180.99 (55.165m)

3. PARCEL IS LOCATED IN A FLOOD AREA "B", (AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD), AND FLOOD AREA "C", (AREAS OF MINIMAL FLOODING), AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 0901610004A PANEL 4 OF 10 EFFECTIVE DATE: FEBRUARY 3, 1982.

MAP REFERENCES

A. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ANDOVER, ANDOVER–WILLIMANTIC ROAD FROM THE HEBRON RD. SOUTHEASTERLY & EASTERLY TO THE COLUMBIA T. LINE. ROUTE U.S. 6–A.", SCALE 1"=40', DATE FEB. 29, 1940, NUMBER 1–04, SHEET NO. 2 & 3 OF 5.

B. "RIGHT OF WAY SURVEY, TOWN OF ANDOVER MAP SHOWING LAND ACQUIRED FROM WILLIAM S. MERRITT BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION SAFETY IMPROVEMENTS ON U.S. ROUTE 6 FROM BUNKER HILL ROAD TO LINDHOLM'S CORNER FEBRUARY 1998", SCALE 1METER = 3.28080000 U.S. SURVEY FEET, DATE 11/16/98, REVISED 5–20–98, NUMBER 01–99–2, SHEET 1 & 2 OF 2.

C. "PROPERTY SURVEY PREPARED FOR PROTECH SERVICES, JONATHAN TRUMBULL HIGHWAY (U.S. RTE. 6) & LAKE ROAD, ANDOVER, CONNECTICUT", SCALE: 1"=30', DATE: 8/15/2001, REVISED 10/1/2001, BY PROVOST ROVERO FITZBACK, PLAINFIELD, CONNECTICUT AND FILED AS MAP 901–A.

D. "ALTA/NSPS LAND TITLE SURVEY, LAND OF LAKE ROAD, LLC, 580 LAKE ROAD, ANDOVER, CONNECTICUT", SCALE 1"=20', DATE 10/18/2021, SHEET NO. 1 & 2 OF 2, AL–1, BY BL COMPANIES, MERIDEN, CONNECTICUT.

ZONING INFORMATION

LOCATION: ANDOVER, TOLLAND COUNTY

ZONE: INDUSTRIAL (I)

USE: RETAIL SALES WITHIN A COMPLETELY CLOSED BUILDING

ITEM #	ITEM	REQUIREMENTS
1	MINIMUM LOT AREA	40,000 S.F.
2	MINIMUM LOT WIDTH	200 FEET
3	MINIMUM LOT FRONTAGE	200 FEET
4	MINIMUM FRONT SETBACK	100 FEET*
5	MINIMUM SIDE SETBACK	35 FEET
6	MINIMUM TOTAL SIDE SETBACK	75 FEET
7	MINIMUM REAR SETBACK	35 FEET
8	MAXIMUM BUILDING HEIGHT	35 FEET/ 2 STORIES
9	MAXIMUM LOT COVERAGE	50 PERCENT

* THE FRONT SETBACK ON US–6 CAN BE REDUCED TO 65 FEET WHILE BUILDING FACES LAKE ROAD AND IS SETBACK FROM THE EDGE OF PAVEMENT.

SUBDIVIDER: LAKE ROAD, LLC
30 BRIAN DRIVE
BOLTON, CT 06043

STATE OF CONNECTICUT
PATRICK J. CORLESS, JR.
No. 70015
LICENSED
LAND SURVEYOR

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

10/28/2021

PATRICK J. CORLESS, JR., L.S. #70015

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

LAKE ROAD SUBDIVISION
LAKE ROAD, LLC
580 LAKE ROAD
ANDOVER, CONNECTICUT

REVISIONS
No. Date Desc.:

Surveyed	NS
Drawn	KS/JS.
Reviewed	PJC
Scale	1"=30'
Project No.	2101726
Date	10/27/2021
Field Book	563
CAD File:	SB210172601

Title
SUBDIVISION PLAN

Sheet No.
SB-1

Oct 27, 2021 4:25pm jschragen G:\JOBS21\21\2101726\DWG\SB210172601.dwg
Layout: SB-1 24X36 30sc

Xref (s): - XY210172602

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