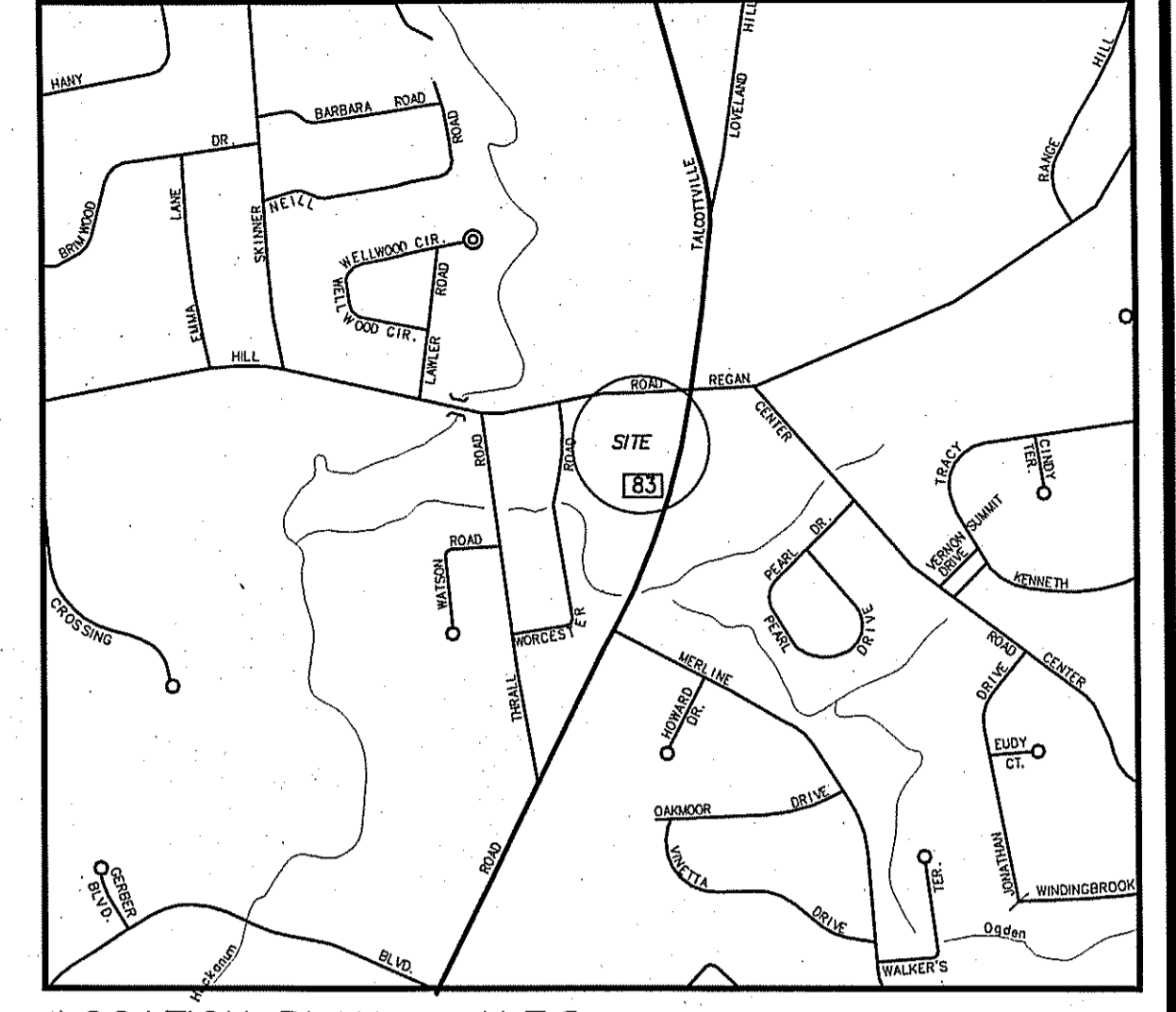
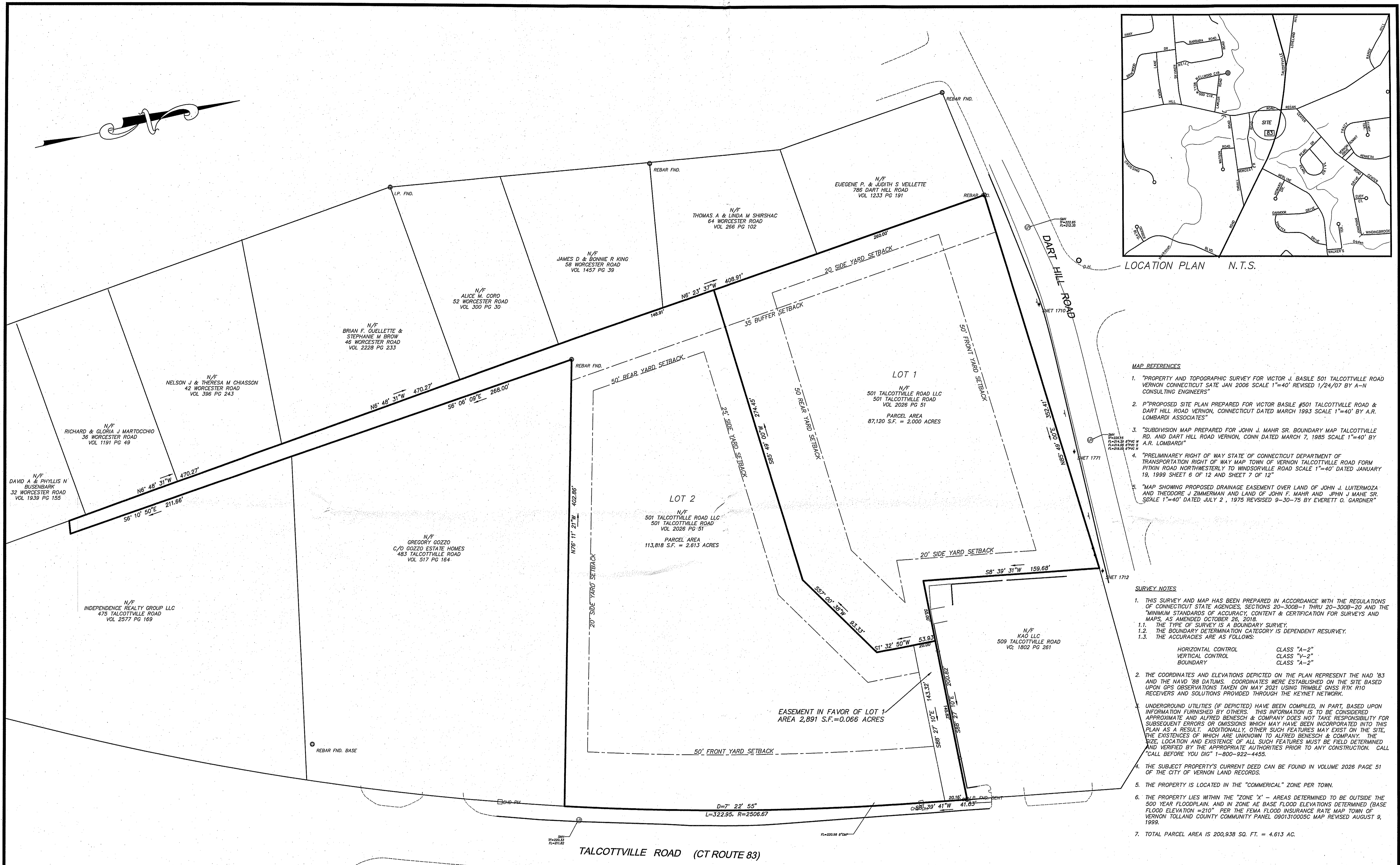


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 TYPING:
 VIEW NAME:
 VIEW LAYER NAME:
 PLOT TABLE SET:



LOCATION PLAN N.T.S.

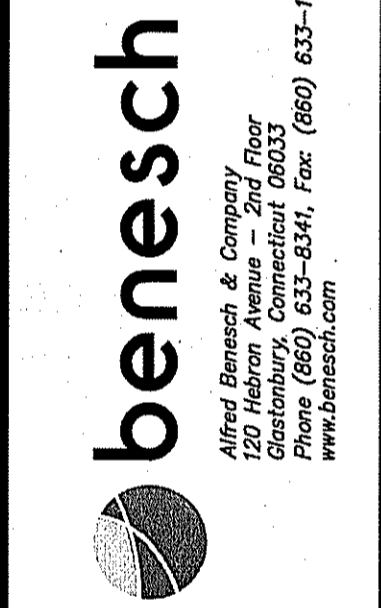
- MAP REFERENCES**
1. "PROPERTY AND TOPOGRAPHIC SURVEY FOR VICTOR J. BASILE 501 TALCOTTVILLE ROAD VERNON CONNECTICUT SATE JAN 2006 SCALE 1"=40' REVISED 1/24/07 BY A-N CONSULTING ENGINEERS"
 2. "PROPOSED SITE PLAN PREPARED FOR VICTOR BASILE #501 TALCOTTVILLE ROAD & DART HILL ROAD VERNON, CONNECTICUT DATED MARCH 1993 SCALE 1"=40' BY A.R. LOMBARDI ASSOCIATES"
 3. "SUBDIVISION MAP PREPARED FOR JOHN J. MAHR SR. BOUNDARY MAP TALCOTTVILLE RD. AND DART HILL ROAD VERNON, CONN DATED MARCH 7, 1985 SCALE 1"=40' BY A.R. LOMBARDI"
 4. "PRELIMINARY RIGHT OF WAY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF VERNON TALCOTTVILLE ROAD FORM PITKIN ROAD NORTHWESTERLY TO WINDSORVILLE ROAD SCALE 1"=40' DATED JANUARY 19, 1999 SHEET 6 OF 12 AND SHEET 7 OF 12"
 5. "MAP SHOWING PROPOSED DRAINAGE EASEMENT OVER LAND OF JOHN J. LUITERMOZA AND THEODORE J. ZIMMERMAN AND LAND OF JOHN F. MAHR AND JOHN J. MAHE SR. SCALE 1"=40' DATED JULY 2, 1975 REVISED 9-30-75 BY EVERETT O. GARDNER"

- SURVEY NOTES**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2018."
 - 1.1. THE TYPE OF SURVEY IS A BOUNDARY SURVEY.
 - 1.2. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
 - 1.3. THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
 2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON MAY 2021 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
 3. UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESECH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESECH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
 4. THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2026 PAGE 51 OF THE CITY OF VERNON LAND RECORDS.
 5. THE PROPERTY IS LOCATED IN THE "COMMERCIAL" ZONE PER TOWN.
 6. THE PROPERTY LIES WITHIN THE "ZONE 'X'" - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AND IN ZONE AE BASE FLOOD ELEVATIONS DETERMINED (BASE FLOOD ELEVATION =210' PER THE FEMA FLOOD INSURANCE RATE MAP TOWN OF VERNON TOLLAND COUNTY COMMUNITY PANEL 0901310005C MAP REVISED AUGUST 9, 1999.
 7. TOTAL PARCEL AREA IS 200,938 SQ. FT. = 4.613 AC.

NO.	DATE	DESCRIPTION

SCALE: HORIZ: 1" = 50'
 VERT: 1" = 20'
 SURVEY DATUM: HORIZ.: NAVD 1983
 VERT.: NAVD 1988
 GRAPHIC SCALE

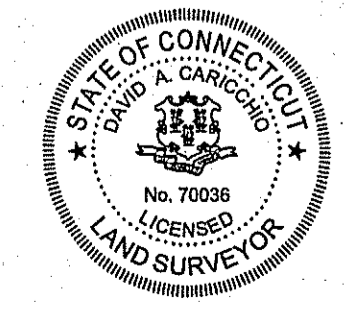


Prepared By:

SUBDIVISION PLAN
 PREPARED FOR
501 TALCOTTVILLE ROAD LLC
501 TALCOTTVILLE ROAD (CT ROUTE 83)
 & DART HILL ROAD
 VERNON
 CONNECTICUT

PROJ. No.: 70557.00
 DATE: JAN 2022

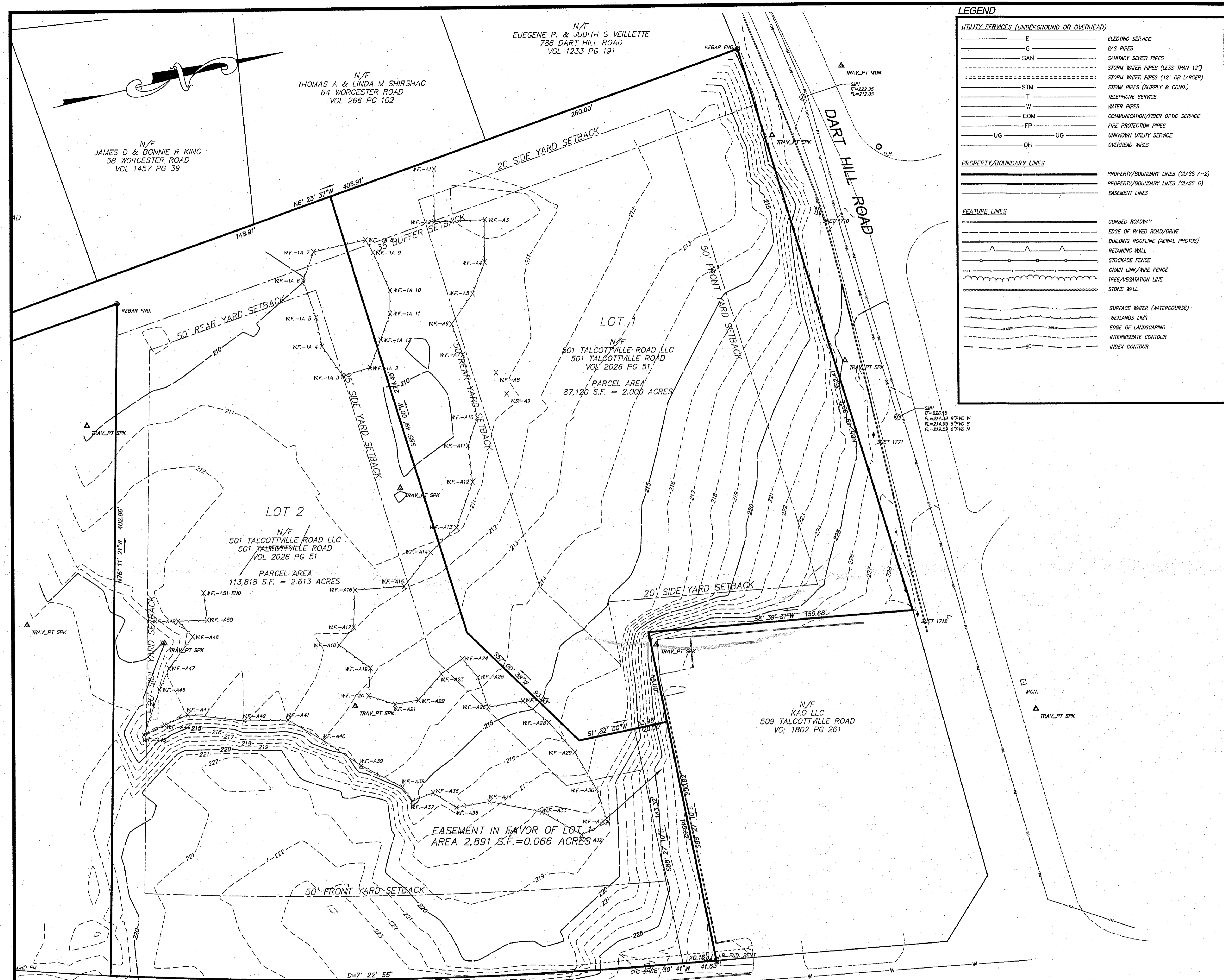
SV.01



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

David A. Caricchio 1/21/22
 DATE
 DAVID A. CARICCHIO, P.L.S. No. 70036
 ALFRED BENESECH & COMPANY, GLASTONBURY, CONNECTICUT
 (not valid without original signature and embossed seal)

PAPER SPACE LAYOUT NAME:
 LAYER NAME:
 LAYER MANAGER NAME:
 PLOT TABLE: STB



LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)	
E	ELECTRIC SERVICE
G	GAS PIPES
SAN	SANITARY SEWER PIPES
STW	STORM WATER PIPES (LESS THAN 12")
STW	STORM WATER PIPES (12" OR LARGER)
STM	STEAM PIPES (SUPPLY & COND.)
T	TELEPHONE SERVICE
W	WATER PIPES
COM	COMMUNICATION/FIBER OPTIC SERVICE
FP	FIRE PROTECTION PIPES
UG	UNKNOWN UTILITY SERVICE
OH	OVERHEAD WIRES

PROPERTY/BOUNDARY LINES	
---	PROPERTY/BOUNDARY LINES (CLASS A-2)
---	PROPERTY/BOUNDARY LINES (CLASS D)
---	EASEMENT LINES

FEATURE LINES	
---	CURBED ROADWAY
---	EDGE OF PAVED ROAD/DRIVE
---	BUILDING ROOFLINE (AERIAL PHOTOS)
---	RETAINING WALL
---	STOCKADE FENCE
---	CHAIN LINK/WIRE FENCE
---	TREE/VEGETATION LINE
---	STONE WALL
---	SURFACE WATER (WATERCOURSE)
---	WETLANDS LIMIT
---	EDGE OF LANDSCAPING
---	INTERMEDIATE CONTOUR
---	INDEX CONTOUR

SYMBOL LEGEND

□	CATCH BASIN
○	ROUND DRAIN
○	SQUARE DRAIN
○	STORM DRAIN MANHOLE
○	ELECTRIC MANHOLE
○	SANITARY MANHOLE
○	STEAM MANHOLE
○	TELEPHONE MANHOLE
○	WATER MANHOLE
○	MANHOLE (OF UNKNOWN TYPE)
○	HAND HOLE (SQ. / REC.)
○	W.G. WATER VALVE
○	G.G. GAS VALVE
○	HYDRANT
○	COMBO STANDPIPE
○	GUY WIRE
○	SIGN (SINGLE POST)
○	SIGN (DOUBLE POST)
○	BORING (AS DRILLED)
○	BORING (AS STAKED)
○	SPOT ELEVATION
○	WETLANDS FLAG
○	PROPERTY MONUMENT
○	UTILITY MONUMENT (SET AS 2' OFFSET)
○	IRON PIPE OR REBAR FOUND
○	NAIL OR FORMERLY
○	IRRIGATION CONTROL BOX
○	EMERGENCY PHONE
○	TRAFFIC CONTROLLER CABINET
○	UTILITY POLE
○	UTILITY POLE W/ LIGHT
○	STREET LIGHT
○	LIGHT POST
○	BOLLARD LIGHT
○	BOULDER / ROCK
○	CONIFER SHRUB
○	DECIDUOUS SHRUB
○	DECIDUOUS TREE
○	CONIFER TREE

ABBREVIATIONS

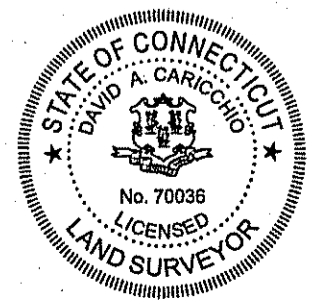
A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BIT	BITUMINOUS
BLK	BLACK
CB	CATCH BASIN
COM	COMMUNICATION
CONC	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLAP	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL	ELEVATION
EMH	ELECTRIC MANHOLE
FL	FLOW LINE
FND	FOUND
GRM	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NVD	NATIONAL VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
PIV	POST INDICATOR VALVE
RET	RETAINING
RCP	REINFORCED CONCRETE PIPE
R/L	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SN	SOUTHWEST
SM	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ	SQUARE
STM	STEAM
T	TELEPHONE
T.F.	TOP OF FRAME
UNK	UNKNOWN
W	WEST
W.G.	WATER GATE

- SURVEY NOTES**
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 - THE TYPE OF SURVEY IS A TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
TOPOGRAPHIC	CLASS "T-2"
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David A. Caricchio 1/21/22
 DAVID A. CARICCHIO, P.L.S. No. 70036 DATE
 ALFRED BENECH & COMPANY, GLASTONBURY, CONNECTICUT
 (not valid without original signature and embossed seal)



REVISIONS	
NO.	DATE

SCALE: HORIZ. 1" = 30'
 VERT. 1" = 10'

SURVEY DATUM: NAVD 1983
 VERT.: NAVD 1983

GRAPHIC SCALE

Prepared By:

TOPOGRAPHIC SURVEY
 PREPARED FOR
501 TALCOTTVILLE ROAD LLC
501 TALCOTTVILLE ROAD (CT ROUTE 83)
 & DART HILL ROAD
 VERNON CONNECTICUT

PROJ. No.: 70557.00
 DATE: MAY 2021

SV.02

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