

AREA MAP



LOCATION MAP



APPLICABLE CODES

- 2018 CONNECTICUT STATE BUILDING CODE [CSBC], INCLUDING PORTIONS OF THE 2015 INTERNATIONAL BUILDING CODE
- 2009 A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES [ICC/ANSI]
- 2015 INTERNATIONAL PLUMBING CODE [IPC]
- 2015 INTERNATIONAL MECHANICAL CODE [IMC]
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE [IECC]
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE [NEC]
- 2018 CONNECTICUT STATE FIRE SAFETY CODE [CSFSC] INCLUDING PORTIONS OF THE 2012 INTERNATIONAL FIRE CODE
- 2018 NFPA 101 LIFE SAFETY CODE [NFPA]
- 2018 CONNECTICUT FIRE PREVENTION CODE [CFPC]

# WESLEYAN NEIGHBORHOOD PRESCHOOL

170 LONG LANE

MIDDLETOWN, CT 06457

## PLANNING AND ZONING SUBMISSION

JULY 2, 2021

ABBREVIATIONS

@	AT	CRG	CROSS GRAIN	FOM	FACE OF MASONRY	LL	LIVE LOAD	PTC	POST TENSIONED CONCRETE	TKS	TACKSTRIP
A/C	AIR CONDITIONING ACCESS	CRS	COURSE(S)	FOS	FACE OF STUDS	LMS	LIMESTONE	PTD	PAPER TOWEL DISPENSER	TMPO	TEMPERED
AB	ANCHOR BOLT	CS	COUNTERSINK	FP	FIRE PROTECTION	LPT	LOW POINT	PTN	PARTITION	TOC	TOP OF CURB
ABV	ABOVE	CSMT	CASEMENT	FP(S)	FIREPROOFING(S)	LT	LIGHT	PTR	PAPER TOWEL RECEPTOR	TOL	TOLERANCE
AC	ACCUSTICAL	CT	CAST STONE	FPL	FLOOR PLATE	LTL	LINTEL	PVC	POLYVINYL CHLORIDE	TOM	TOP OF MASONRY
ACC	ACCESS	CT	CERAMIC TILE	FR	FRAME(D)ED	LVR	LOUVER	PVG	PAVING	TOS	TOP OF STEEL
ACFL	ACCESS FLOOR	CTH	COURTHOON	FRG	FIRE RESISTANT COATING	LW	LIGHT WEIGHT	PVT	PAVEMENT	TOW	TOP OF WALL
ACP	ACCUSTICAL CEILING PANEL	CTR	COUNTER	FRGD	FORGED	LWC	LIGHT WEIGHT CONCRETE	PWT	PLYWOOD	TP	TACK PANEL
ACR	ACRYLIC PLASTER	CTSK	COUNTERSINK SCREW	FRPL	FIRE RETARDANT TREATED	LWF	LIGHT WEIGHT FILL	QT	QUARRY TILE	TPD	TOILET PAPER DISPENSER
ACT	ACCUSTICAL TILE	CK	CONNECTION	FRT	FULL SIZE	M	METERS	R	RISER	TR	TOP OF PLATE
AD	AREA DRAIN	CY	CUBIC YARD	FS	FULL SIZE	MA	MASONRY	RA	RADIUM	TRFN	TOILET PARTITION
ADD	ADDENDUM	D	DRAIN	FTG	FOOTING	MAS	MASONRY	RA	RADIUM	TRFN	TOILET PARTITION
ADH	ADHESIVE	DA	DEBRUING	FURR	FURRED, FURRING	MAX	MAXIMUM	RA	RADIUM	TRFN	TOILET PARTITION
ADJ	ADJUSTABLE	DB	DEBRUING	FUT	FUTURE	MB	MACHINE BOLT	RA	RADIUM	TRFN	TOILET PARTITION
ADIT	ADJUTANT	DEM	DEMOLITION			MIR	MIRROR	RAI	RADIUM AIR GRILLE	TRFN	TOILET PARTITION
AFF	ABOVE FINISH FLOOR	DEP	DEPRESSED	GA	GAUGE	MC	MACHINE CABINET	RAI	RADIUM AIR GRILLE	TYP	TYPICAL
AGG	AGGREGATE	DET	DETAIL	GALV	GALVANIZED	MECH	MECHANICAL	RB	RUBBER BASE	UC	UNDERCUT
AHU	AIR HANDLING UNIT	DF	DOUBLE HUNG	GB	GENERAL CONTRACTOR	MEP	MECHANICAL ELECTRICAL AND PLUMBING	RB	RUBBER BASE	UGD	UNDERGROUND
ALT	ALTERNATE	DH	DOUBLE HUNG	GC	GENERAL CONTRACTOR	MEP	MECHANICAL ELECTRICAL AND PLUMBING	RBT	RUBBER BASE	UNF	UNFINISHED
ALUM	ALUMINUM	DIA	DIAGONAL	GF	GLASS FACE	MET	METAL	RCP	REINFORCED CONCRETE PIPE	UNO	UNLESS NOTED OTHERWISE
ANC	ANCHORAGE	DM	DIMENSION	GI	GALVANIZED IRON	MEI	METAL	RD	ROOF DRAIN	UR	URN
AND	AND/ED	DM	DIMENSION	GKT	GALVANIZED STEEL	MFD	METAL FLOOR DECKING	RE	REINFORCED, REINFORCING	UR	URN
AP	ACCESS PANEL	DV	DIVISION	GL	GLASS, GLAZING	MFR	MANUFACTURER	REF	REFERENCE	VAR	VARNISH
APPROX	APPROXIMATE	DL	DEAD LOAD	GLB	GLASS BLOCK	MH	MANHOLE	REG	REGISTER	VB	VAPOR BARRIER
APT	APARTMENT	DMPR	DAMPNER	GLF	GLASS FIBER	MI	MALLEABLE IRON	REM	REMOVE	VC	VERTICAL
ARCH	ARCHITECTURAL	DMT	DIMENSIONABLE	GPM	GALVANIZED PIPE	MIR	MIRROR	REQD	REQUIRED	VC	VERTICAL
ASB	ASBESTOS	DN	DOWN	GPL	GYPSONUM LATH	MISC	MISCELLANEOUS	REQD(S)	REQUIREMENTS	VF	V-FINISH
ASC	ABOVE SUSPENDING CEILING	DP	DAMP ROOFING	GPP	GYPSONUM PLASTER	MISG	MISCELLANEOUS	RES	RESILIENT	VG	VINYL GRAB
ASPH	ASPHALT	DPL	DISPOSAL	GPT	GYPSONUM TILE	MISG	MISCELLANEOUS	RET	RETURN	VF	VERIFY IN FIELD
AT	ASPHALT TILE	DPR	DISPENSER	GRD	GRADE, GRADING	MN	MILLIMETERS	REV	REVISION	VN	VINYL
AUTO	AUTOMATIC	DR	DOOR	GRN	GRANITE	MMA	MISC METAL ACCESSORY	RFG	ROOFING	VNI	V-JOINTED
AV	AUDIO VISUAL	DRB	DRAINBOARD	GRPG	GLASS REINFORCED POLYMERIZED GYPSONUM	MOD	MODEL	RH	ROOF HATCH	VNB	VINYL BASE
AWP	ACCUSTICAL WALL PANEL	DS	DOWNSPUT	GSS	GALVANIZED SHEET STEEL	MODU	MODULAR	RHT	ROOF HATCH (OR)	VNR	VERMICULITE
BBD	BULLETIN BOARD	DTA	DOVETAIL ANCHOR	GST	GLAZED STRUCTURAL TILE	MOV	MOVABLE	RH	RIGHT HAND	VNT	VINYL TILE
BBR	BASEBOARD RADIATION	DTS	DOVETAIL ANCHOR SLOT	GT	GROUT	MR	MOP RECEPTOR	RL	RAILING	VT	VINYL TILE COVERING
BD	BOARD	DW	DISH WASHER	GVL	GRAVEL	MWB	MOISTURE RESISTANT GWB	RM	ROOM	W	WEST
BEL	BELOW	DWG	DRAWING	GWB	GYPSONUM WALLBOARD	MTD	METAL THRESHOLD	RO	ROUGH OPENING	W	WITH
BIT	BITUMINOUS	DWR	DRAWER	GYP	GYPSONUM	MTR	MATERIAL	ROW	RIGHT OF WAY	W/D	WITHOUT
BIT	BED JOINT	DWTR	DUMBWATER	H/C	HANDICAPPED	MLL	MILL	RT	RATING	WB	WOOD BASE
BLDG	BUILDING	E	EAST	HB	HOSE BIB	MW	MILLWORK	RTG	RATING	WC	WATER CLOSET
BLU(G)	BLUING	E	EAST	HBO	HARDBOARD	N	NORTH	RV	REVERSE SIDE	WD	WOOD
BLST	BLUESTONE	E	EAST	HCO	HOLLOW CORE	N	NORTH	RVT	RIVET	WG	WIRE GLASS
BM	BEAM	EB	EXPANSION BOLT	HC	HOLLOW CORE	N	NORTH	RWT	RIVET	WH	WALL HUNG
BMK	BENCH MARK	ED	EXHAUST FAN	HD	HEAD DUTY	NAT	NATURAL	RWL	RAINWATER LEADER	WHB	WHEEL BUMPER
BO	BY OWNER	ET	EXPANSION JOINT	HDR	HEADER	NX	NONCOMBUSTIBLE EXTERIOR NATIONAL GEOGRAPHICAL	SC	SCHEDULE	WIP	WORKING POINT
BOT	BOTTOM	EL	ELEVATION	HDR	HEADER	NGVD	NATIONAL GEOGRAPHICAL	SCN	SCREEN	WR	WATER RECEPTOR
BP	BACK PLASTERED	ELEC	ELECTRICAL	HDRW	HARDWARE	NI	NOT IN CONTRACT	SCD	SCHEDULE	WS	WEATHER STOP
BR	BEARING PLATE	ELEV	ELEVATION	HES	HIGH EARLY STRENGTH CEMENT	NIC	NOT IN CONTRACT	SCN	SCREEN	WST	WARRANT STOP
BRK	BRICK	EMER	EMERGENCY	HN	HANDHOLE	NK	NONMETALLIC	SD	STORM DRAIN	WTF	WALL TO WALL
BRZ	BRONZE	ENCL	ENCLOSURE	HN	HANDHOLE	NK	NONMETALLIC	SH	SHELF, SHELVING	WWF	WELDED WIRE FABRIC
BS	BOTH SIDES	EPBD	ELECTRIC PANELBOARD	HNT	HEADJOINT	NNT	NONMETALLIC	SHD	SHORE, SHORING	WWW	WELDED WIRE MESH
BST	BASKET	EQ	EQUAL	HNS	HORIZONTAL	NOR	NOR	SHT	SHEET	ZOL	ZOLATONE
BTVN	BETWEEN	EQ	EQUAL	HM	HORIZONTAL METAL	NR	NOISE REDUCTION	SHS	SHEATHING		
BUR	BUILT UP ROOF	EQPT	EQUIPMENT	HRZ	HORIZONTAL	NRS	NOISE REDUCTION COEFFICIENT	SHT	SHEET		
BVL	BEVELED	ESCL	ESCALATOR	HPT	HIGH POINT	NTS	NOT TO SCALE	SH	SHOULDER		
BW	BOTH WAYS	ESTM	ESTIMATE	HR	HEIGHT	OA	OVERALL	SHS	SHEATHING		
CAB	CABINET	ETR	EXISTING TO REMAIN	HT	HEIGHT	OB	OBSCURE	SHS	SHEATHING		
CAD	CADMIUM	EWC	ELECTRIC WATER COOLER	HTG	HEATING	OC	ON CENTER	SHS	SHEATHING		
CB	CATCH BASIN	EXCA	EXCAVATE	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	OD	OUTSIDE DIAMETER	SHT	SHEET		
CEM	CEMENT	ENG	EXISTING	HWD	HARDWOOD	OH	OVERHEAD	SHT	SHEET		
CF	CUBIC FOOT	EXMP	EXPANDED METAL PLATE	HWH	HOT WATER HEATER	OHMS	OHMHEAD MACHINE SCREW	SHT	SHEET		
CFI	COUNTERFLASHING	EXP	EXPOSED	HX	HEXAGONAL	OHWS	OPEN WEB JOISTS	SHT	SHEET		
CG	CORNER GUARD	EXS	EXTRA STRONG	ID	INSIDE DIAMETER	OP	OPPOSITE HAND	SHT	SHEET		
CHAM	CHAMFER	EXT	EXTERIOR	ILK	INTERLOCK	OPN	OPPOSITE HAND	SHT	SHEET		
CHD	CHALKBOARD	FA	FIRE ALARM	INCN	INCINERATOR	OPNG	OPENING	SHT	SHEET		
CHT	CEILING HEIGHT	FAI	FRESH AIR INTAKE	INCL	INCLUDE(D), INCLUDING	OPP	OPPOSITE	SHT	SHEET		
CI	CAST IRON	FAS	FASTENER	INS	INSULATE, INSULATION	OPS	OPPOSITE SURFACE	SHT	SHEET		
CPC	CAST-IN-PLACE CONCRETE	FB	FACE BRICK	INSC	INSULATING, INSULATION	PAR	PARALLEL	SHT	SHEET		
CRC	CIRCLE	FBD	FIBERBOARD	INT	INTERIOR	PB	PANIC BAR	SHT	SHEET		
CRC	CIRCUMFERENCE	FBR	FIBERBOARD	INT	INTERIOR	PBD	PARTICLE BOARD	SHT	SHEET		
CIT	CONTROL JOINT	FBS	FURNISHED BY OTHERS	INT	INTERIOR	PCC	PRECAST CONCRETE	SHT	SHEET		
CL	CENTERLINE	FBRK	FIRE BRICK	INTM	INTERMEDIATE	PCF	POUNDS PER CUBIC FOOT	SHT	SHEET		
CLG	CEILING	FDR	FLOOR DRAIN	INV	INVERT	PE	PORCELAIN ENAMEL	SHT	SHEET		
CL(G)	CALLING	FE-1	FIRE EXTINGUISHER - TYPE	IPS	INTERIOR PAINT SYSTEM	PERF	PERFORATED	SHT	SHEET		
CLL	CONTRACT LIMIT LINE	FE-1	FIRE EXTINGUISHER - TYPE	IC	JANITOR CLOSET	PERF	PERFORATED	SHT	SHEET		
CLR	CLEAR	FF	FACTORY FINISH	JF	JOINT FILLER	PERI	PERIMETER	SHT	SHEET		
CLS	CLOSURE	FPE	FINISHED FLOOR ELEVATION	JT	JOINT	PERI	PERIMETER	SHT	SHEET		
CMT	CERAMIC MOSAIC TILE	FPL	FINISHED FLOOR LINE	JT	JOINT	PERI	PERIMETER	SHT	SHEET		
CNU	CERAMIC MASONRY UNIT	FG	FIBER GLASS	JT	JOINT	PERI	PERIMETER	SHT	SHEET		
COL	COLUMN	FGL	FIBERGLASS	JT	JOINT	PERI	PERIMETER	SHT	SHEET		
COMB	COMBINATION	FMS	FLATHEAD MACHINE SCREW	KO	KITCHEN	PL	PARKING	SHT	SHEET		
COMP	COMPRESSION(BOLTS/NUTS)	FHS	FIRE HOSE STATION	KO	KITCHEN	PL	PARKING	SHT	SHEET		
COMPO	COMPOSITE COMPOSITION	FHS	FIRE HOSE STATION	KPL	KICKPLATE	PLAM	PLASTIC LAMINATE	SHT	SHEET		
COMP	COMPARTMENT	FHS	FIRE HOSE STATION	KPL	KICKPLATE	PLAS	PLASTER	SHT	SHEET		
CONC	CONCRETE	FIN	FINISH(ED)	L	LENGTH	PLT	PLATE	SHT	SHEET		
CONCT	CONSTRUCTION	FIXT	FIXTURE	LAB	LABORATORY	PL	PLATE	SHT	SHEET		
CONT	CONTINUOUS	FFT	FLOOR FINISH	LAD	LADDER	PNT(D)	PAINT(ED)	SHT	SHEET		
CONTR	CONTRACTOR	FLO	FLOOR CLEANOUT	LAM	LAMINATE (D)	POLY	POLYETHYLENE	SHT	SHEET		
COR	CORRUGATED	FLR	FLOOR	LAV	LAVATORY	PAK	PACK	SHT	SHEET		
CORR	CORROSION	FLD	FLOOR DRUM	LB	LAG BOLT	PRF	PREFORMED	SHT	SHEET		
COP	COPING	FLX	FLEXIBLE	LBL	LABEL	PRN	PREFINISH	SHT	SHEET		
CPR	COPPER	FN	FENCE	LC	LIGHT CONTROL	PSC	PRESTRESSED CONCRETE	SHT	SHEET		
CPT	CARPET	FNND	FOUNDATION	LCC	LEAD COATED COPPER	PSC	PRESTRESSED CONCRETE	SHT	SHEET		
CR	CHROMIUM PLATED	FOC	FACE OF CONCRETE	LF	LINEAR FOOT	PSI	POUNDS PER SQUARE INCH	SHT	SHEET		
		FOF	FACE OF FINISH	LH	LEFT HAND	PT	PRESSURE TREATED	SHT	SHEET		

SYMBOLS

+ 368'	NEW SPOT ELEVATION
+ 368'	EXISTING SPOT ELEVATION
370	NEW CONTOURS
370	EXISTING CONTOURS
206	ELEVATION LINE
101A	ROOM NUMBER
2	DOOR NUMBER
A	REVISION
G3 A3.1	EXTERIOR WINDOW TYPE
L5 A9.1	BUILDING SECTION
J4 A5.1	WALL SECTION
N	DETAIL REFERENCE
G4 A6.2	INTERIOR ELEVATION REFERENCE
S	DETAIL NUMBER
C8 A9.1	SHEET WHERE DETAIL APPEARS
G6 A3.1	EXTERIOR ELEVATION

MATERIALS

[Symbol]	EARTH
[Symbol]	GRAVEL
[Symbol]	CAST-IN-PLACE CONCRETE
[Symbol]	CONCRETE MASONRY UNIT
[Symbol]	BRICK WALL
[Symbol]	STONE
[Symbol]	SAND, MORTAR, PLASTER
[Symbol]	WOOD (ROUGH)
[Symbol]	WOOD (FINISH)
[Symbol]	PLYWOOD
[Symbol]	PARTICLE BOARD
[Symbol]	METAL (LARGE SCALE)
[Symbol]	BATT INSULATION
[Symbol]	RIGID INSULATION
[Symbol]	GYPSONUM WALLBOARD

DRAWING LIST

Architectural Site	SITE PHOTOMETRIC PLAN
AL-100	ARCHITECTURAL SITE PLAN
AS-100	
Architectural	FLOOR PLANS
RA-1	EXTERIOR ELEVATIONS
RA-2	

SEAL



TOWN OF MIDDLETOWN REGULATORY REVIEW  
NOT FOR CONSTRUCTION

**PATRIQUIN ARCHITECTS**

**OWNER**  
WESLEYAN UNIVERSITY  
NEIGHBORHOOD PRESCHOOL

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# Wesleyan University Neighborhood PreSchool

Long Lane  
Middletown, CT

## ARCHITECT

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## DRAWING RELEASE

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## REVISIONS

No.	Description	Date

## KEYPLAN



## SEAL



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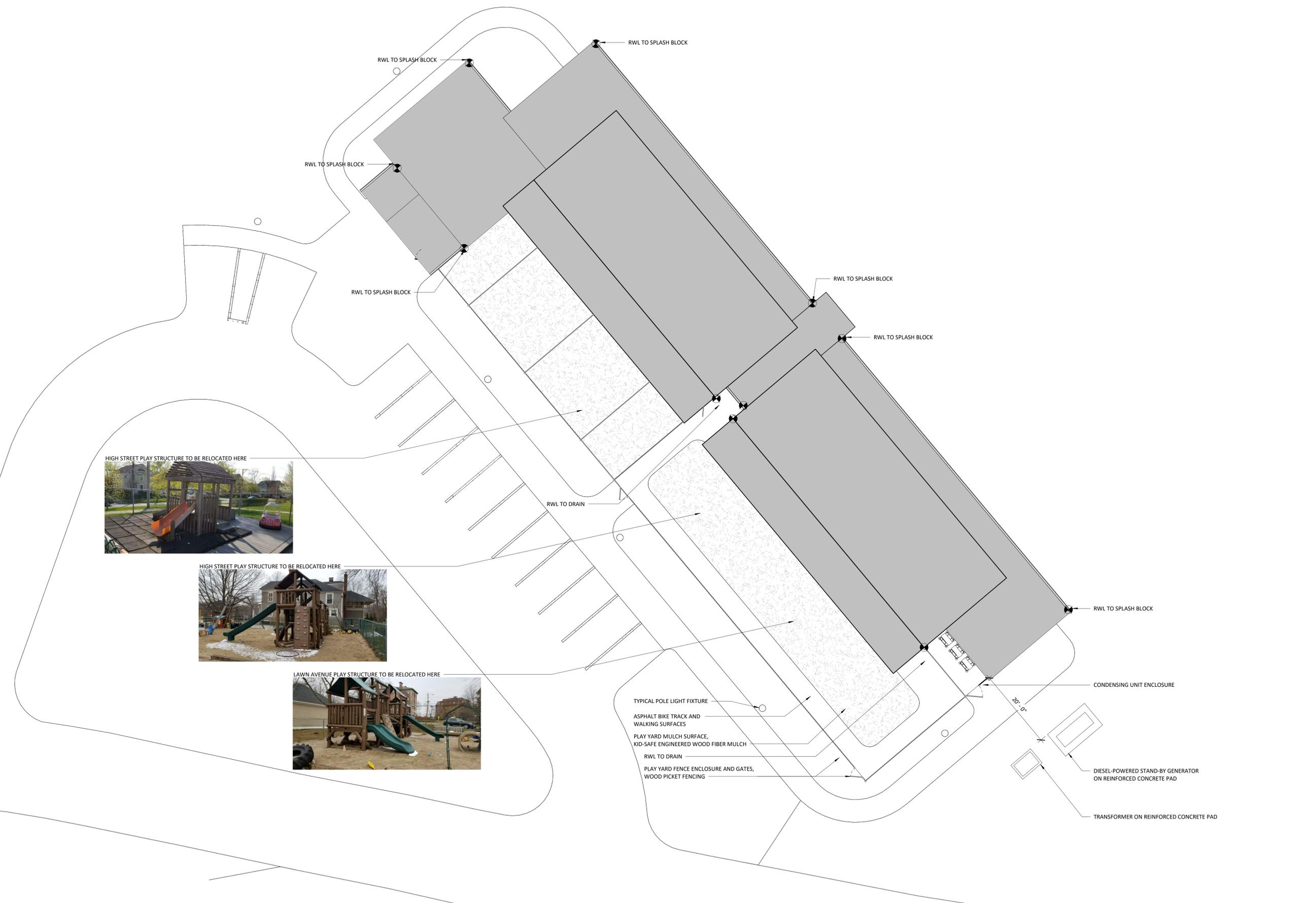
ARCHITECTURAL SITE PLAN

AS-100

Scale 3/32" = 1'-0"

Drawn by Author | Checked by Checker

G1 ARCHITECTURAL SITE PLAN  
3/32" = 1'-0"



- TYPICAL POLE LIGHT FIXTURE
- ASPHALT BIKE TRACK AND WALKING SURFACES
- PLAY YARD MULCH SURFACE, KID-SAFE ENGINEERED WOOD FIBER MULCH
- RWL TO DRAIN
- PLAY YARD FENCE ENCLOSURE AND GATES, WOOD PICKET FENCING
- CONDENSING UNIT ENCLOSURE
- DIESEL-POWERED STAND-BY GENERATOR ON REINFORCED CONCRETE PAD
- TRANSFORMER ON REINFORCED CONCRETE PAD

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## FLOOR PLANS

**RA-1**

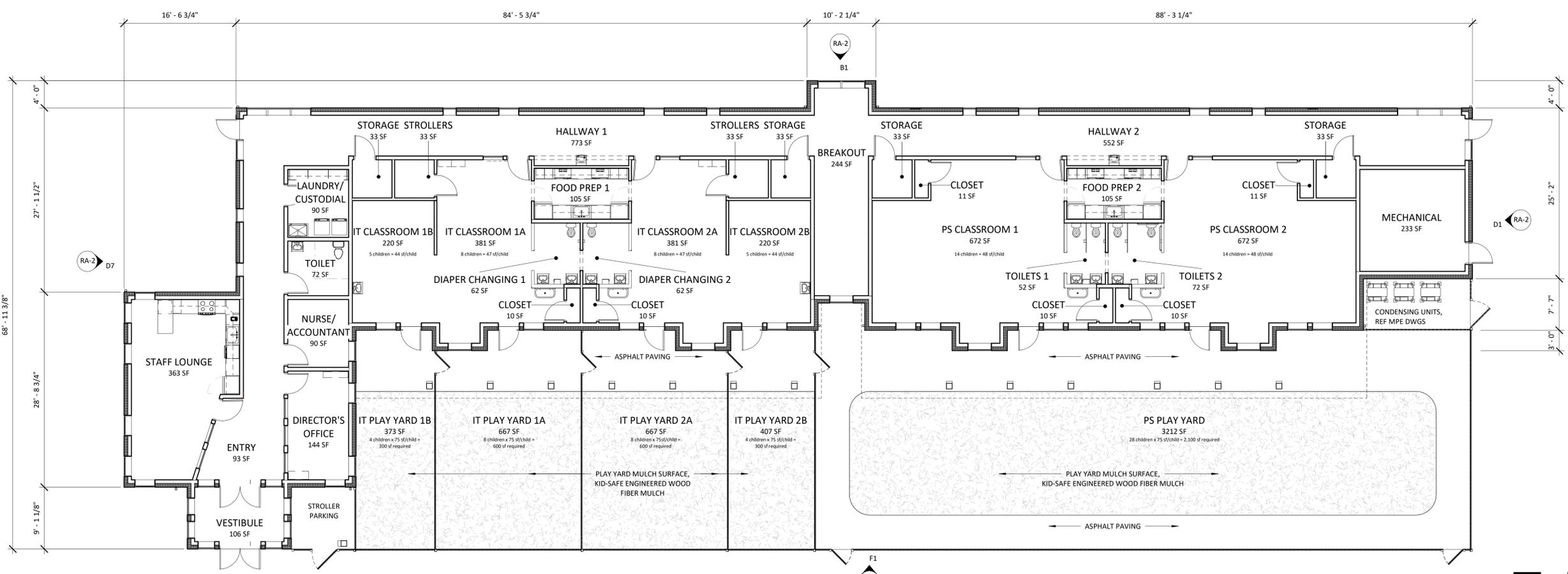
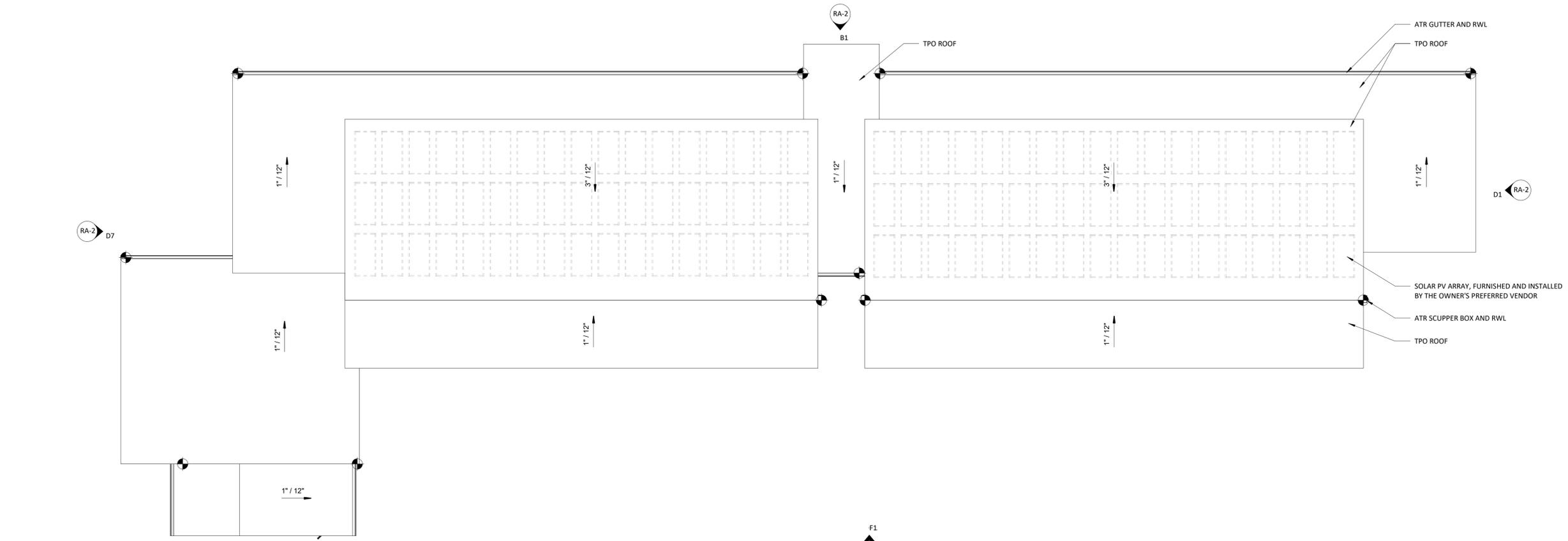
Scale 1/8" = 1'-0"

Drawn by Author Checked by Checker

**D1 RA ROOF PLAN**  
1/8" = 1'-0"

**G1 RA FIRST FLOOR PLAN**  
1/8" = 1'-0"

TOTAL BUILDING AREA: 7,000 GSF



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EXTERIOR ELEVATIONS

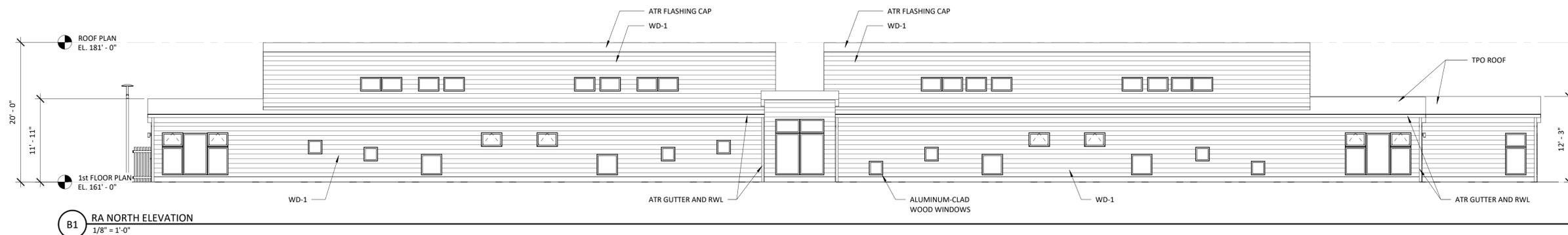
RA-2

Scale As indicated

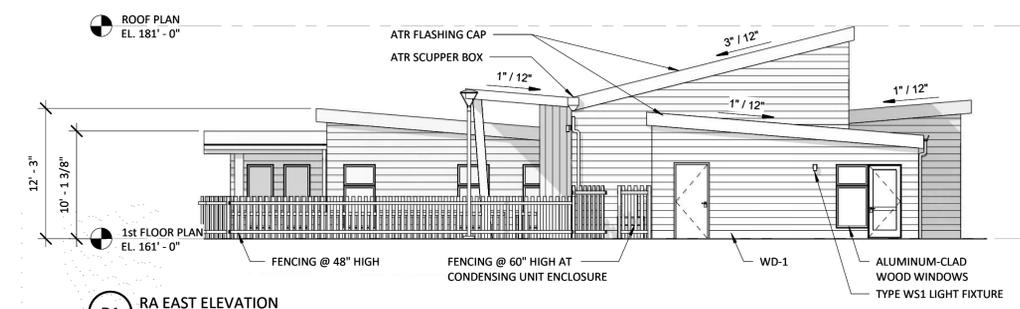
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## EXTERIOR MATERIALS LEGEND

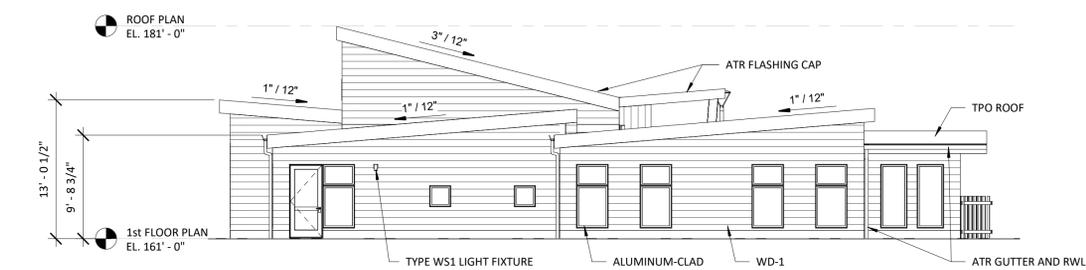
<b>WD-1</b>	COMPOSITE SIDING-1 - HORIZONTAL 8" BOARDS WITH DARK COLOR FINISH	<b>TPO</b>	MEMBRANE ROOFING LBC RED-LIST FREE
<b>WD-2</b>	COMPOSITE SIDING-2 - VERTICAL 8" BOARDS WITH LIGHT COLOR FINISH	<b>ATR</b>	ALUMINUM TRIM 0.032 GA. PREFINISHED ALUMINUM COIL KYNAR / 2-COAT FLUOROPOLYMER LBC RED-LIST FREE COATING



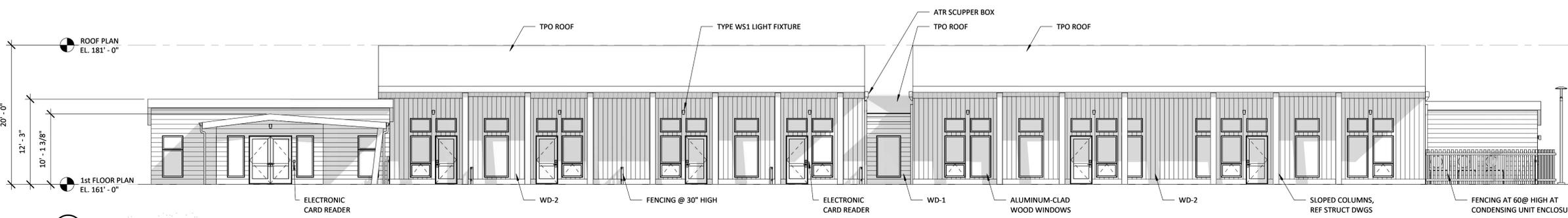
**B1** RA NORTH ELEVATION  
1/8" = 1'-0"



**D1** RA EAST ELEVATION  
1/8" = 1'-0"



**D7** RA WEST ELEVATION  
1/8" = 1'-0"



**F1** RA SOUTH ELEVATION - WITHOUT FENCING  
1/8" = 1'-0"



**G1** RA SOUTH ELEVATION  
1/8" = 1'-0"

# WESLEYAN NEIGHBORHOOD PRESCHOOL

170 LONG LANE  
MIDDLETOWN, CONNECTICUT

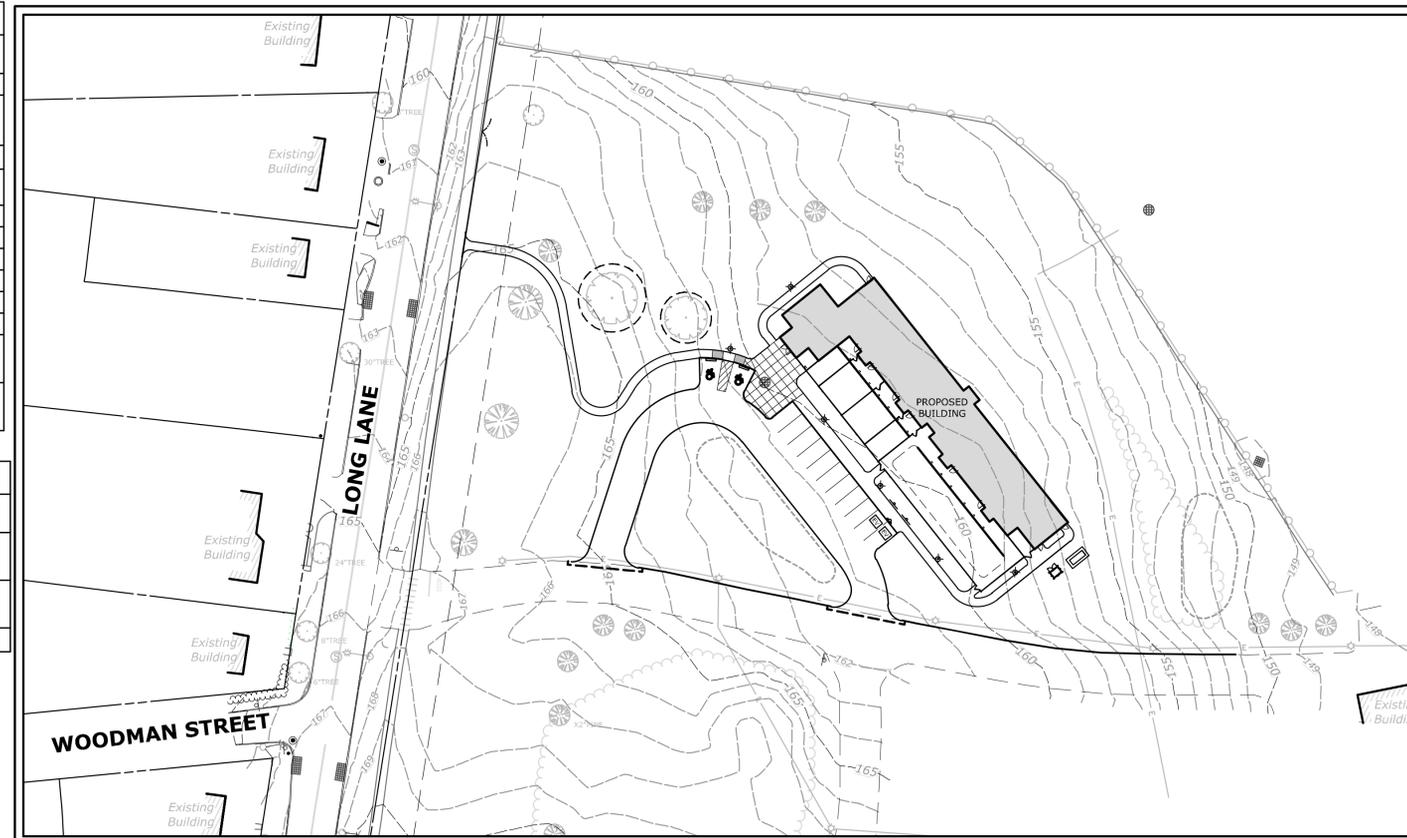
SUBMITTED FOR PLANNING AND ZONING  
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## ZONING DATA TABLE

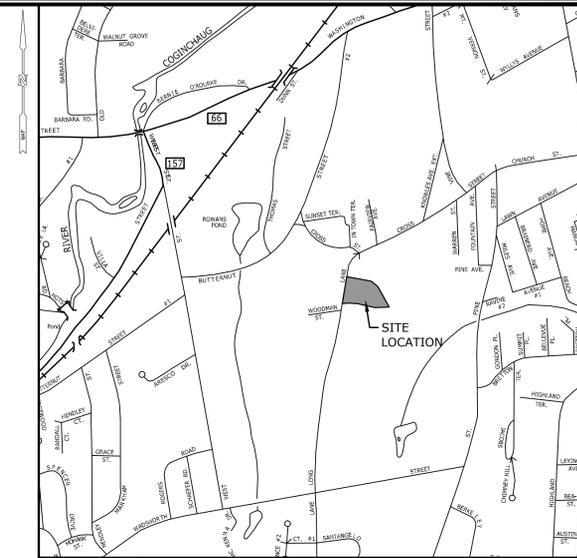
CODE NO.	REQUIREMENT	REQ'D/PERMITTED	PROVIDED
	ZONE	R-15 RESIDENTIAL	
	USE		SPECIAL EXCEPTION USE IN R-15 (CHILD CARE FACILITIES)
21.02	MINIMUM		
	MINIMUM LOT AREA	15,000 SF	135,592 SF (3.1 AC.)
	FRONTAGE	100'	315'
	FRONT YARD	25'	192.3'
	SIDE YARD	10'	N/A
	REAR YARD	30'	N/A
21.01	MAXIMUM		
	BUILDING HEIGHT	36'	20'
	BUILDING COVERAGE	25%	5.2%
44.08.02	MINIMUM	35 SF PER 1 CHILD (52 CHILDREN X 35 SF = 1820 SF)	49 SF X 52 CHILDREN = 2,548 SF
44.08.02	MINIMUM	100 SF PER 1 CHILD (52 CHILDREN X 100 SF = 5200 SF)	405 SF X 52 CHILDREN = 21,060 SF

## PARKING DATA

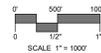
CODE NO.	USE/ACTIVITY SERVED	REQUIRED/PERMITTED	PROPOSED
40.02.24	FACULTY/STAFF/OVERFLOW	1 SPACE PER 2 STAFF (13 STAFF / 2 SPACES = 7 SPACES)	52 SPACES
40.02.24	CURB SIDE PARENT DROP-OFF/PICKUP FOR CHILDREN	1 SPACE PER 8 CHILDREN (52 CHILDREN / 8 SPACES = 7 SPACES)	13 SPACES
	<b>TOTAL</b>	<b>14 SPACES</b>	<b>65 SPACES</b>



PROJECT SITE VICINITY MAP:



LOCATION MAP:



## PREPARED FOR:

WESLEYAN UNIVERSITY  
170 LONG LANE  
MIDDLETOWN, CT 06459

SLR PROJECT NUMBER : 141.15993.0022

## LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	LA	SITE PLAN - LAYOUT AND LANDSCAPING
04	GU	SITE PLAN - GRADING AND UTILITIES
05	PS	SITE PLAN - PARKING SUMMARY
06	SED-1	SEDIMENT AND EROSION CONTROL DETAILS
07-10	SD1-SD4	SITE DETAILS
11	--	SURVEY

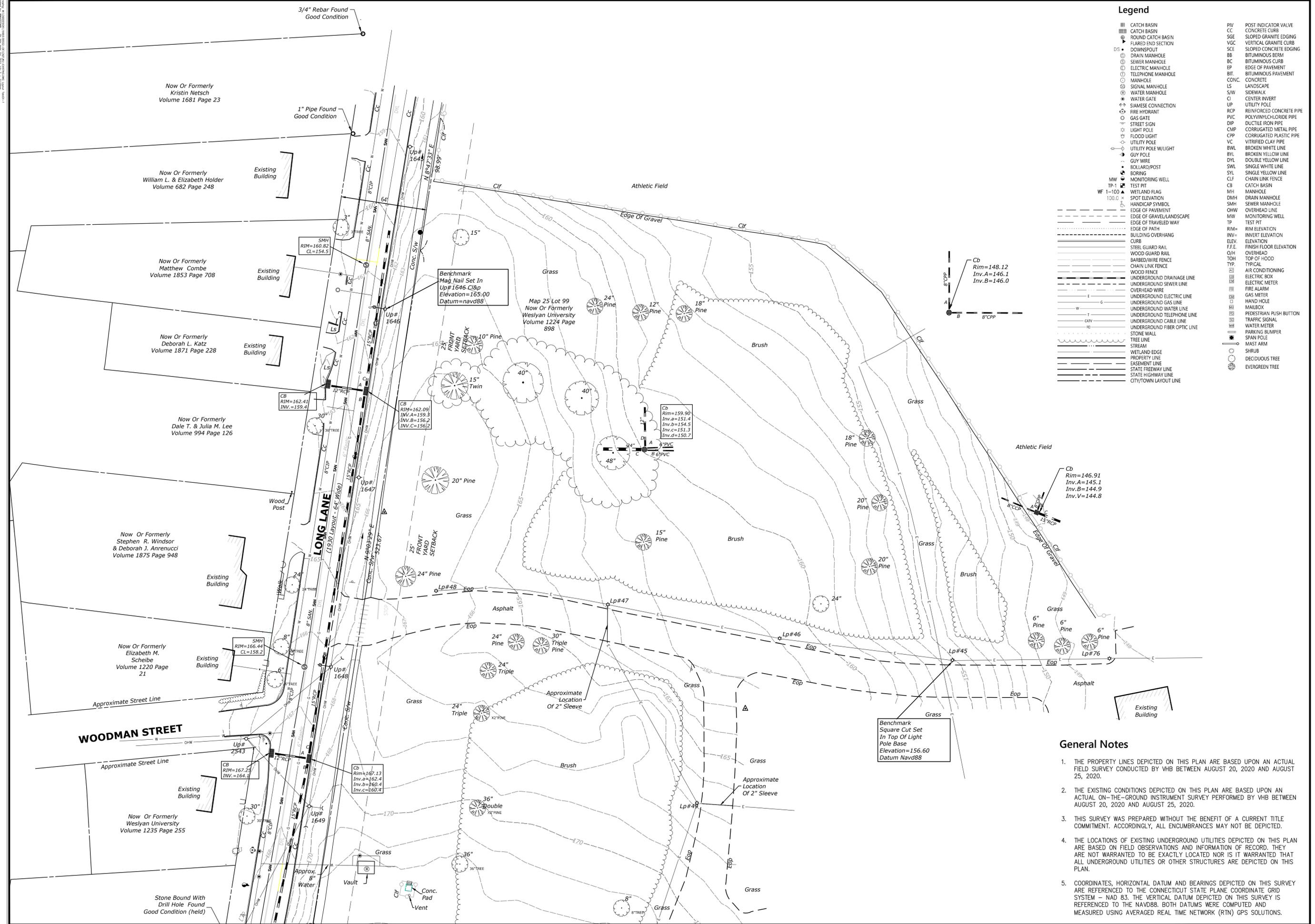
## PREPARED BY:

**SLR**

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- ### Legend
- CATCH BASIN
  - CATCH BASIN
  - FLARED END SECTION
  - DS • DOWNSPOUT
  - ⊕ DRAIN MANHOLE
  - ⊕ SEWER MANHOLE
  - ⊕ ELECTRIC MANHOLE
  - ⊕ TELEPHONE MANHOLE
  - ⊕ MANHOLE
  - ⊕ SIGNAL MANHOLE
  - ⊕ WATER MANHOLE
  - ⊕ WATER GATE
  - ⊕ SIMMER CONNECTION
  - ⊕ FIRE HYDRANT
  - ⊕ GAS GATE
  - ⊕ STREET SIGN
  - ⊕ LIGHT POLE
  - ⊕ FLOOD LIGHT
  - ⊕ UTILITY POLE
  - ⊕ UTILITY POLE W/LIGHT
  - ⊕ GUY POLE
  - ⊕ GUY WIRE
  - ⊕ BOLLARD/POST
  - ⊕ BORING
  - ⊕ MONITORING WELL
  - ⊕ TP-1
  - ⊕ TEST PIT
  - ⊕ WETLAND FLAG
  - ⊕ SPOT ELEVATION
  - ⊕ HANDICAP SYMBOL
  - ⊕ EDGE OF PAVEMENT
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  - ⊕ EDGE OF TRAVELED WAY
  - ⊕ BUILDING OVER-HANG
  - ⊕ CURB
  - ⊕ STEEL GUARD RAIL
  - ⊕ WOOD FENCE
  - ⊕ BARBED/WIRE FENCE
  - ⊕ CHAIN LINK FENCE
  - ⊕ TYPICAL
  - ⊕ UNDERGROUND DRAINAGE LINE
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  - ⊕ UNDERGROUND ELECTRIC LINE
  - ⊕ UNDERGROUND GAS LINE
  - ⊕ UNDERGROUND WATER LINE
  - ⊕ UNDERGROUND TELEPHONE LINE
  - ⊕ UNDERGROUND CABLE LINE
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  - ⊕ STREAM
  - ⊕ WETLAND EDGE
  - ⊕ PROPERTY LINE
  - ⊕ EASEMENT LINE
  - ⊕ STATE FREEWAY LINE
  - ⊕ STATE HIGHWAY LINE
  - ⊕ CITY/TOWN LAYOUT LINE
  - ⊕ POST INDICATOR VALVE
  - ⊕ CONCRETE CURB
  - ⊕ SLOPED GRANITE EDGING
  - ⊕ VERTICAL GRANITE CURB
  - ⊕ SLOPED CONCRETE EDGING
  - ⊕ BITUMINOUS BERM
  - ⊕ BITUMINOUS CURB
  - ⊕ EDGE OF PAVEMENT
  - ⊕ BITUMINOUS PAVEMENT
  - ⊕ CONCRETE
  - ⊕ LANDSCAPE
  - ⊕ SIDEWALK
  - ⊕ CENTER INVERT
  - ⊕ UTILITY POLE
  - ⊕ REINFORCED CONCRETE PIPE
  - ⊕ POLYVINYLCHLORIDE PIPE
  - ⊕ DUCTILE IRON PIPE
  - ⊕ CORRUGATED METAL PIPE
  - ⊕ CORRUGATED PLASTIC PIPE
  - ⊕ VITRIFIED CLAY PIPE
  - ⊕ BROKEN WHITE LINE
  - ⊕ BROKEN YELLOW LINE
  - ⊕ DOUBLE YELLOW LINE
  - ⊕ SINGLE WHITE LINE
  - ⊕ SINGLE YELLOW LINE
  - ⊕ CHAIN LINK FENCE
  - ⊕ CATCH BASIN
  - ⊕ MANHOLE
  - ⊕ DRAIN MANHOLE
  - ⊕ SEWER MANHOLE
  - ⊕ OVERHEAD LINE
  - ⊕ MONITORING WELL
  - ⊕ TEST PIT
  - ⊕ RIM ELEVATION
  - ⊕ INVERT ELEVATION
  - ⊕ ELEVATION
  - ⊕ FINISH FLOOR ELEVATION
  - ⊕ OVERHEAD
  - ⊕ TOP OF HOOD
  - ⊕ TYPICAL
  - ⊕ AIR CONDITIONING
  - ⊕ ELECTRIC BOX
  - ⊕ ELECTRIC METER
  - ⊕ FIRE ALARM
  - ⊕ GAS METER
  - ⊕ HAND HOLE
  - ⊕ MAILBOX
  - ⊕ PEDESTRIAN SIGNAL BUTTON
  - ⊕ TRAFFIC SIGNAL
  - ⊕ WATER METER
  - ⊕ PARKING BUMPER
  - ⊕ SPAN POLE
  - ⊕ MAST ARM
  - ⊕ SHRUB
  - ⊕ DECIDUOUS TREE
  - ⊕ EVERGREEN TREE

- ### General Notes
1. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB BETWEEN AUGUST 20, 2020 AND AUGUST 25, 2020.
  2. THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB BETWEEN AUGUST 20, 2020 AND AUGUST 25, 2020.
  3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ACCORDINGLY, ALL ENCUMBRANCES MAY NOT BE DEPICTED.
  4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE DEPICTED ON THIS PLAN.
  5. COORDINATES, HORIZONTAL DATUM AND BEARINGS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE GRID SYSTEM - NAD 83. THE VERTICAL DATUM DEPICTED ON THIS SURVEY IS REFERENCED TO THE NAVD88. BOTH DATUMS WERE COMPUTED AND MEASURED USING AVERAGED REAL TIME NETWORK (RTN) GPS SOLUTIONS.

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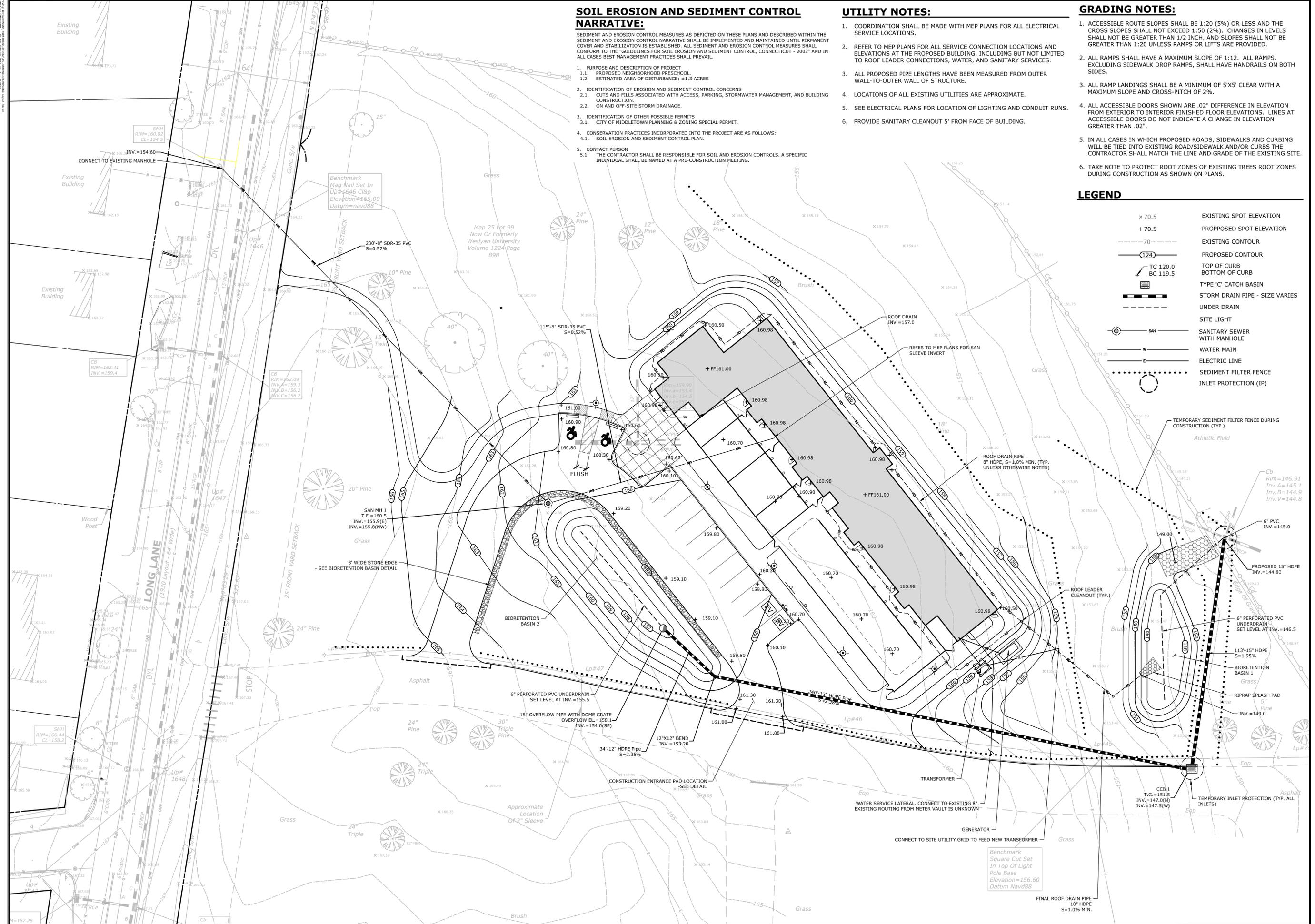
DESIGNER	DATE
MEW	
BDK	
SCALE	1"=30'
DATE	JULY 2, 2021
PROJECT NO.	15993.00022
EX-1	

SITE PLAN - EXISTING CONDITIONS

WESLEYAN NEIGHBORHOOD PRESCHOOL

170 LONG LANE  
MIDDLETOWN, CONNECTICUT





**SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:**

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002" AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

- PURPOSE AND DESCRIPTION OF PROJECT
  - PROPOSED NEIGHBORHOOD PRESCHOOL.
  - ESTIMATED AREA OF DISTURBANCE: ±1.3 ACRES
- IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
  - CUTS AND FILLS ASSOCIATED WITH ACCESS, PARKING, STORMWATER MANAGEMENT, AND BUILDING CONSTRUCTION.
  - ON AND OFF-SITE STORM DRAINAGE.
- IDENTIFICATION OF OTHER POSSIBLE PERMITS
  - CITY OF MIDDLETOWN PLANNING & ZONING SPECIAL PERMIT.
- CONSERVATION PRACTICES INCORPORATED INTO THE PROJECT ARE AS FOLLOWS:
  - SOIL EROSION AND SEDIMENT CONTROL PLAN.
- CONTACT PERSON
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL AND EROSION CONTROLS. A SPECIFIC INDIVIDUAL SHALL BE NAMED AT A PRE-CONSTRUCTION MEETING.

**UTILITY NOTES:**

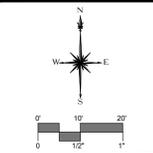
- COORDINATION SHALL BE MADE WITH MEP PLANS FOR ALL ELECTRICAL SERVICE LOCATIONS.
- REFER TO MEP PLANS FOR ALL SERVICE CONNECTION LOCATIONS AND ELEVATIONS AT THE PROPOSED BUILDING, INCLUDING BUT NOT LIMITED TO ROOF LEADER CONNECTIONS, WATER, AND SANITARY SERVICES.
- ALL PROPOSED PIPE LENGTHS HAVE BEEN MEASURED FROM OUTER WALL-TO-OUTER WALL OF STRUCTURE.
- LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
- SEE ELECTRICAL PLANS FOR LOCATION OF LIGHTING AND CONDUIT RUNS.
- PROVIDE SANITARY CLEANOUT 5' FROM FACE OF BUILDING.

**GRADING NOTES:**

- ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
- ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMPS, EXCLUDING SIDEWALK DROP RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
- ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
- ALL ACCESSIBLE DOORS SHOWN ARE .02" DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR FINISHED FLOOR ELEVATIONS. LINES AT ACCESSIBLE DOORS DO NOT INDICATE A CHANGE IN ELEVATION GREATER THAN .02".
- IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.
- TAKE NOTE TO PROTECT ROOT ZONES OF EXISTING TREES ROOT ZONES DURING CONSTRUCTION AS SHOWN ON PLANS.

**LEGEND**

- x 70.5      EXISTING SPOT ELEVATION
- + 70.5      PROPOSED SPOT ELEVATION
- 70-      EXISTING CONTOUR
- 124-      PROPOSED CONTOUR
- TC 120.0      TOP OF CURB
- BC 119.5      BOTTOM OF CURB
- [Symbol]      TYPE 'C' CATCH BASIN
- [Symbol]      STORM DRAIN PIPE - SIZE VARIES
- [Symbol]      UNDER DRAIN
- [Symbol]      SITE LIGHT
- [Symbol]      SANITARY SEWER WITH MANHOLE
- [Symbol]      WATER MAIN
- [Symbol]      ELECTRIC LINE
- [Symbol]      SEDIMENT FILTER FENCE
- [Symbol]      INLET PROTECTION (IP)



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 SUITE 200  
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 TEL: 860.336.1777  
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DESCRIPTION	DATE	BY

**SITE PLAN - GRADING AND UTILITIES**  
**WESLEYAN NEIGHBORHOOD PRESCHOOL**  
 170 LONG LANE  
 MIDDLETOWN, CONNECTICUT

BK	MW	BK
DESIGNED	DRAWN	CHECKED
SCALE: 1"=20'		
DATE: JULY 2, 2021		
PROJECT NO.: 15993.00022		
SHEET NAME: <b>GU</b>		















100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109  
860.807.4300



Locus Map  
(NOT TO SCALE)

### Map 25 Lot 99 Wesleyan University

170 Long Lane  
Middletown, Connecticut

No.	Revision	Date	Aspd.

Designed by JDD Checked by CCD

Review September 24, 2020

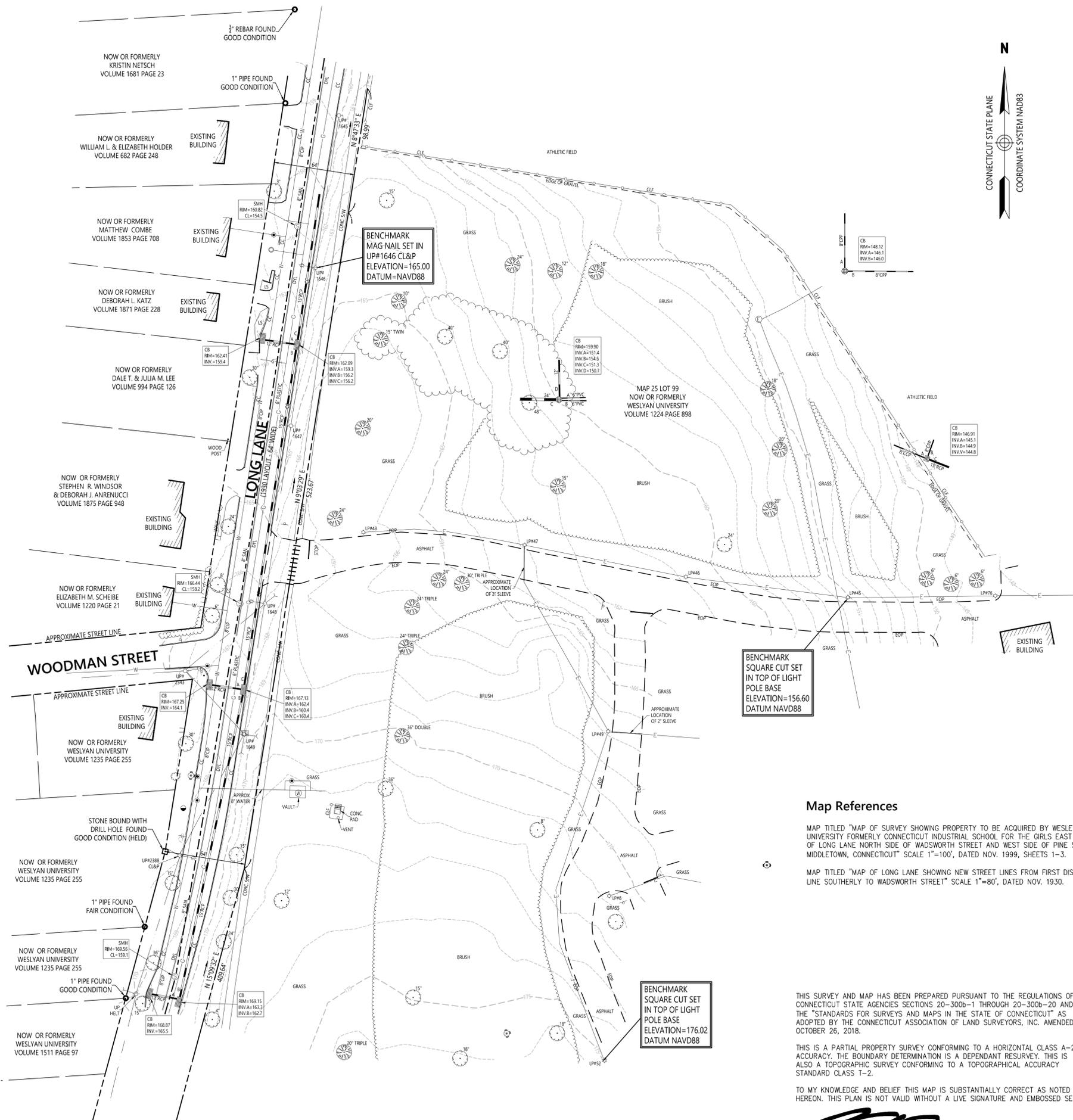
### Property Survey & Topographic Survey

Drawing Number

# Sv-1

Sheet 1 of 1

Project Number  
42688.00



### Legend

- CATCH BASIN
- CATCH BASIN
- ROUND CATCH BASIN
- FLARED END SECTION
- DS ● DOWNSPOUT
- ⊕ DRAIN MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ MANHOLE
- ⊕ SIGNAL MANHOLE
- ⊕ WATER MANHOLE
- ⊕ WATER GATE
- ⊕ SIAMENSE CONNECTION
- ⊕ FIRE HYDRANT
- ⊕ GAS GATE
- ⊕ STREET SIGN
- ⊕ LIGHT POLE
- ⊕ FLOOD LIGHT
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE W/LIGHT
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ BOLLARD/POST
- ⊕ BORING
- ⊕ MONITORING WELL
- ⊕ TEST PIT
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- ⊕ SPOT ELEVATION
- ⊕ HANDICAP SYMBOL
- ⊕ EDGE OF PAVEMENT
- ⊕ EDGE OF GRAVEL/LANDSCAPE
- ⊕ EDGE OF TRAVELED WAY
- ⊕ EDGE OF PATH
- ⊕ BUILDING OVERHANG
- ⊕ CURB
- ⊕ STEEL GUARD RAIL
- ⊕ WOOD GUARD RAIL
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- ⊕ PROPERTY LINE
- ⊕ EASEMENT LINE
- ⊕ STATE FREEWAY LINE
- ⊕ STATE HIGHWAY LINE
- ⊕ CITY/TOWN LAYOUT LINE
- PIV POST INDICATOR VALVE
- CC CONCRETE CURB
- SCE SLOPED GRANITE EDGING
- VGC VERTICAL GRANITE CURB
- SCE SLOPED CONCRETE EDGING
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- EP EDGE OF PAVEMENT
- BIT. BITUMINOUS PAVEMENT
- CONC. CONCRETE
- LS LANDSCAPE
- S/W SIDEWALK
- CI CENTER INVERT
- UP UTILITY POLE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYLCHLORIDE PIPE
- DIP DUCTILE IRON PIPE
- CMP CORRUGATED METAL PIPE
- CCP CORRUGATED PLASTIC PIPE
- VC VITRIFIED CLAY PIPE
- BWL BROKEN WHITE LINE
- BYL BROKEN YELLOW LINE
- DYL DOUBLE YELLOW LINE
- SWL SINGLE WHITE LINE
- SYL SINGLE YELLOW LINE
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- MH MANHOLE
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- OHW OVERHEAD LINE
- MW MONITORING WELL
- TP TEST PIT
- RIM= RIM ELEVATION
- INV= INVERT ELEVATION
- ELEV. ELEVATION
- F.F.E. FINISH FLOOR ELEVATION
- O/H OVERHEAD
- TOH TOP OF HOOD
- TYP. TYPICAL
- AIR CONDITIONING AIR CONDITIONING
- ELECTRIC BOX ELECTRIC BOX
- ELECTRIC METER ELECTRIC METER
- FIRE ALARM FIRE ALARM
- GAS METER GAS METER
- HAND HOLE HAND HOLE
- MAILBOX MAILBOX
- PEDESTRIAN PUSH BUTTON PEDESTRIAN PUSH BUTTON
- TRAFFIC SIGNAL TRAFFIC SIGNAL
- WATER METER WATER METER
- SPAN POLE SPAN POLE
- MAST ARM MAST ARM
- SHRUB SHRUB
- DECIDUOUS TREE DECIDUOUS TREE
- EVERGREEN TREE EVERGREEN TREE

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### Map References

MAP TITLED "MAP OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY WESLEYAN UNIVERSITY FORMERLY CONNECTICUT INDUSTRIAL SCHOOL FOR THE GIRLS EAST SIDE OF LONG LANE NORTH SIDE OF WADSWORTH STREET AND WEST SIDE OF PINE STREET MIDDLETOWN, CONNECTICUT" SCALE 1"=100', DATED NOV. 1999, SHEETS 1-3.

MAP TITLED "MAP OF LONG LANE SHOWING NEW STREET LINES FROM FIRST DISTRICT LINE SOUTHERLY TO WADSWORTH STREET" SCALE 1"=80', DATED NOV. 1930.

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AMENDED OCTOBER 26, 2018.

THIS IS A PARTIAL PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A-2 ACCURACY. THE BOUNDARY DETERMINATION IS A DEPENDANT RESURVEY. THIS IS ALSO A TOPOGRAPHIC SURVEY CONFORMING TO A TOPOGRAPHICAL ACCURACY STANDARD CLASS T-2.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

  
CHRISTOPHER C. DANFORTH, L.S. #70118  
9/24/2020  
DATE