



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Legend

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- HH □ HAND HOLE
- ⊙ WATER GATE
- ⊙ IRRIGATION VALVE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ BOLLARD
- ⊙ BOLLARD w/LIGHT
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- ⊙ F.F.E. = 45.27
- ⊙ FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DVIL DOUBLE YELLOW LINE
- DWIL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- ⊙ DECIDUOUS TREE WITH SIZE
- ⊙ CONIFEROUS TREE WITH SIZE
- ⊙ EDGE OF PAVEMENT
- ⊙ CONCRETE CURB
- ⊙ VERTICAL GRANITE CURB
- ⊙ SLOPED GRANITE EDGE
- ⊙ BITUMINOUS BERM
- ⊙ BITUMINOUS CURB
- ⊙ GUARDRAIL
- ⊙ CHAIN LINK FENCE
- ⊙ DRAINAGE LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- ⊙ SEWER LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- ⊙ OVERHEAD WIRE
- ⊙ UNDERGROUND ELECTRIC
- ⊙ TELEPHONE LINE
- ⊙ GAS LINE
- ⊙ WATER LINE
- ⊙ STONE WALL
- ⊙ TREE LINE



Locus Map
(NOT TO SCALE)

ZONING TABLE		
PROPERTY IS LOCATED IN A TC ZONE		
GENERAL PROVISION	REQUIRED/ALLOWED	TAX MAP 205 #657 EXISTING
MIN. LOT SIZE	N/A	100,209 S.F.
MIN. LOT FRONTAGE	N/A	277.86'
MIN. FRONT YARD	25'	108.7'
MIN. SIDE YARD	12'	27.9'
MIN. REAR YARD	10'	120.4'
MAX. BUILDING COVERAGE	50%	14.8%
MAX. IMPERVIOUS COVERAGE	100%	80.30%
MAX. BUILDING HEIGHT	40'	< 40'

ZONING REQUIREMENTS OBTAINED FROM WETHERSFIELD, CONNECTICUT ZONING REGULATIONS ADOPTED MAY 24TH, 1926, LAST REVISION MAY 26, 2023

PARKING TABLE	
	#657
PARKING REQUIRED RETAIL / SERVICE USES OF GROSS FLOOR AREA	5 SPACES PER 1,000 S.F. @ 14,873 S.F. / 1,000 S.F. = 34.9 x 5 = 75 SPACES REQUIRED
EXISTING PARKING	115 SPACES

#57-71 WELLS ROAD HAS RIGHT TO USE 20 PARKING SPACES OVER SOUTHWEST PORTION OF #687 SDH
EXISTING CROSS PARKING AGREEMENTS EXIST BETWEEN #657 & # 687 PARCELS

MAP REFERENCES

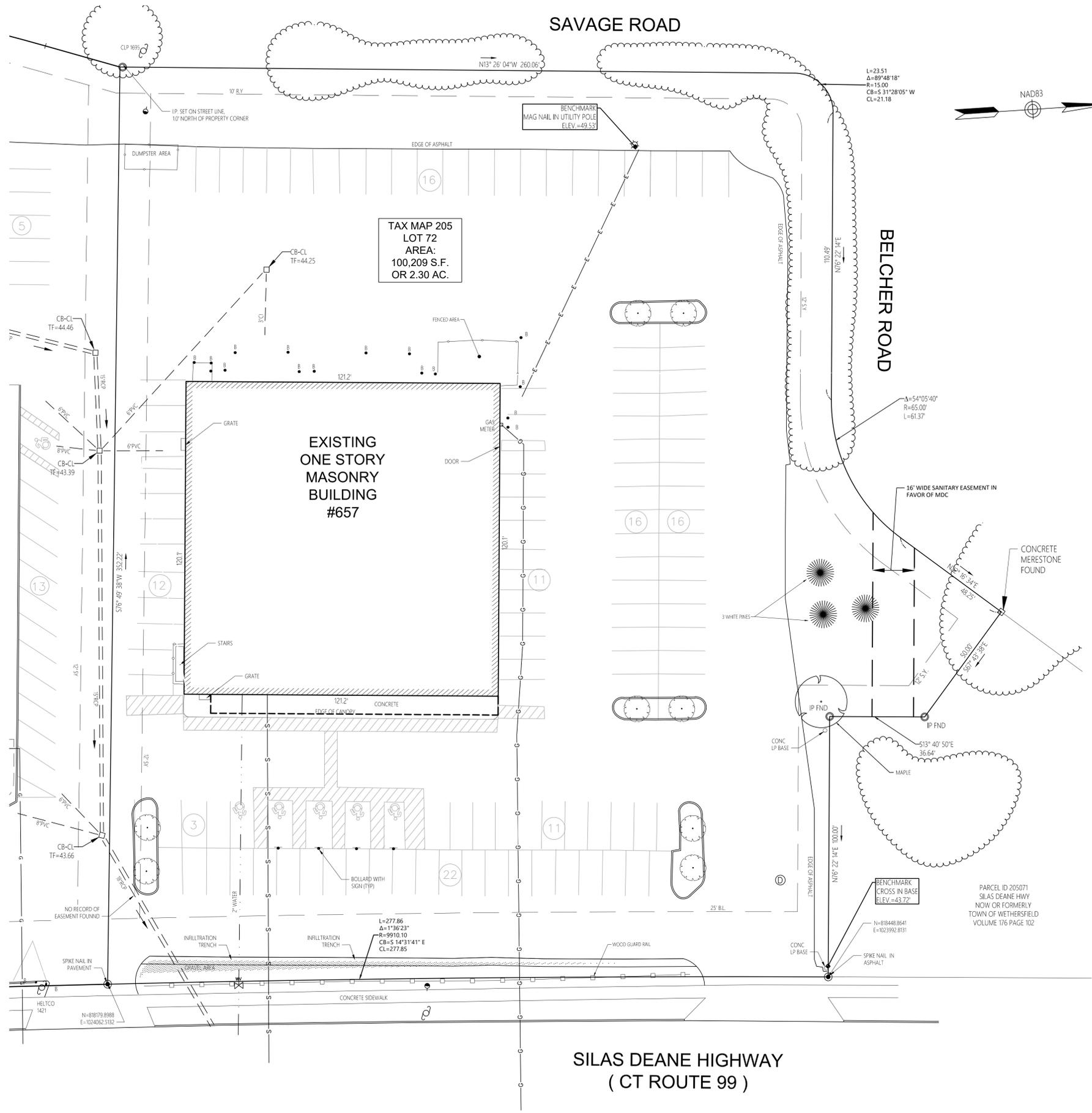
- RESUBDIVISION MAP PREPARED FOR WELLS ROAD ASSOCIATES, LLC, 657-687 SILAS DEANE HIGHWAY, WETHERSFIELD, CONNECTICUT, SCALE: 1"=30' DATE: 01/04/2021, LAST REVISED 07/14/21 BY: CLOSE, JENSEN & MILLER, P.C.

NOTE:

CROSS PARKING ACCESS RIGHTS OVER THE ENTIRE PROPERTIES HAVE BEEN PROVIDED AND RECORDED IN VOLUME 2128 PAGE 877 OF THE WETHERSFIELD LAND RECORDS

General Notes

- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN SEPTEMBER 2025
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVELS 1" AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHB. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
- HORIZONTAL DATUM IS BASED ON CONNECTICUT GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.



PARCEL ID 205100
#669-691 SILAS DEANE HWY
NOW OR FORMERLY WETHERSFIELD PLAZA LLC
VOLUME 2175 PAGE 780

PARCEL ID 205071
SILAS DEANE HWY
NOW OR FORMERLY TOWN OF WETHERSFIELD
VOLUME 176 PAGE 102



657 Silas Deane LLC
657 Silas Deane Hwy
Wethersfield, Connecticut

No.	Revision	Date	Appr'd.
1	OWNER COMMENTS	10/3/25	

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____

Existing Conditions
Plan of Land
As-Built



Ab-1

Sheet 1 of 1

CHRISTOPHER C. DANFORTH, L.S. #7018