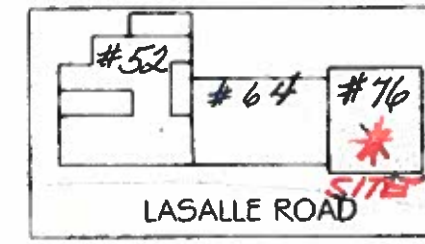
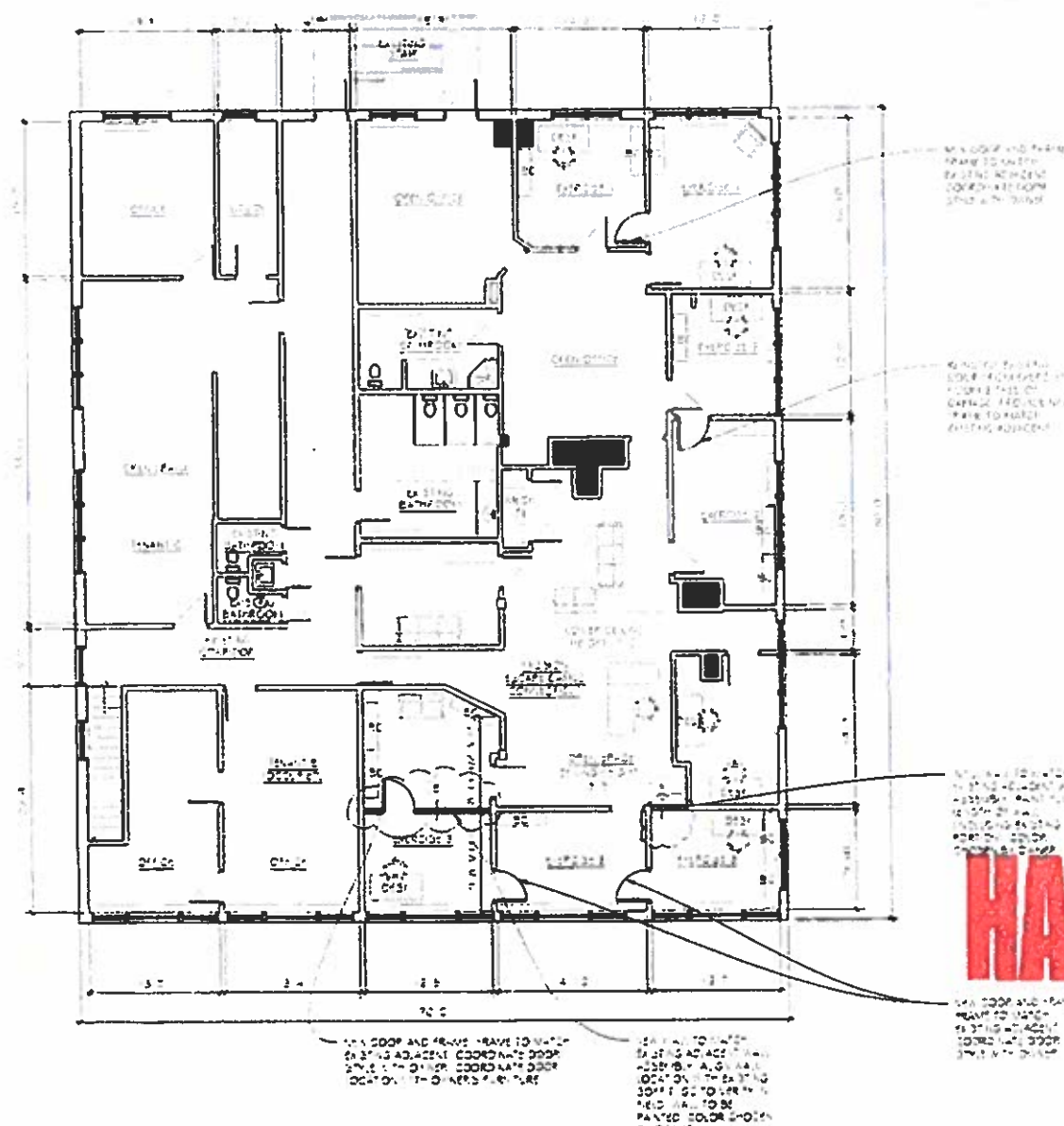
KEY PLAN





HALF SIZE

PROPOSED PLAN-BUILDING 1-UPPER LEVEL

SCALE: 1/8"=1'-0"

1

NORTH

QUISENBERRY ARCARI ARCHITECTS, LLC
www.qa-architects.com
T (860) 677-4594
F (860) 677-8534
318 Main Street
Farmington, CT 06032

STATE OF CONNECTICUT
THOMAS R. QUISENBERRY ARCARI
NO. 8537
LICENSED ARCHITECT

PROPOSED LASALLE ROAD DEVELOPMENT:

76 LASALLE ROAD

76 LASALLE ROAD
WEST HARTFORD, CT

Sheet Description:

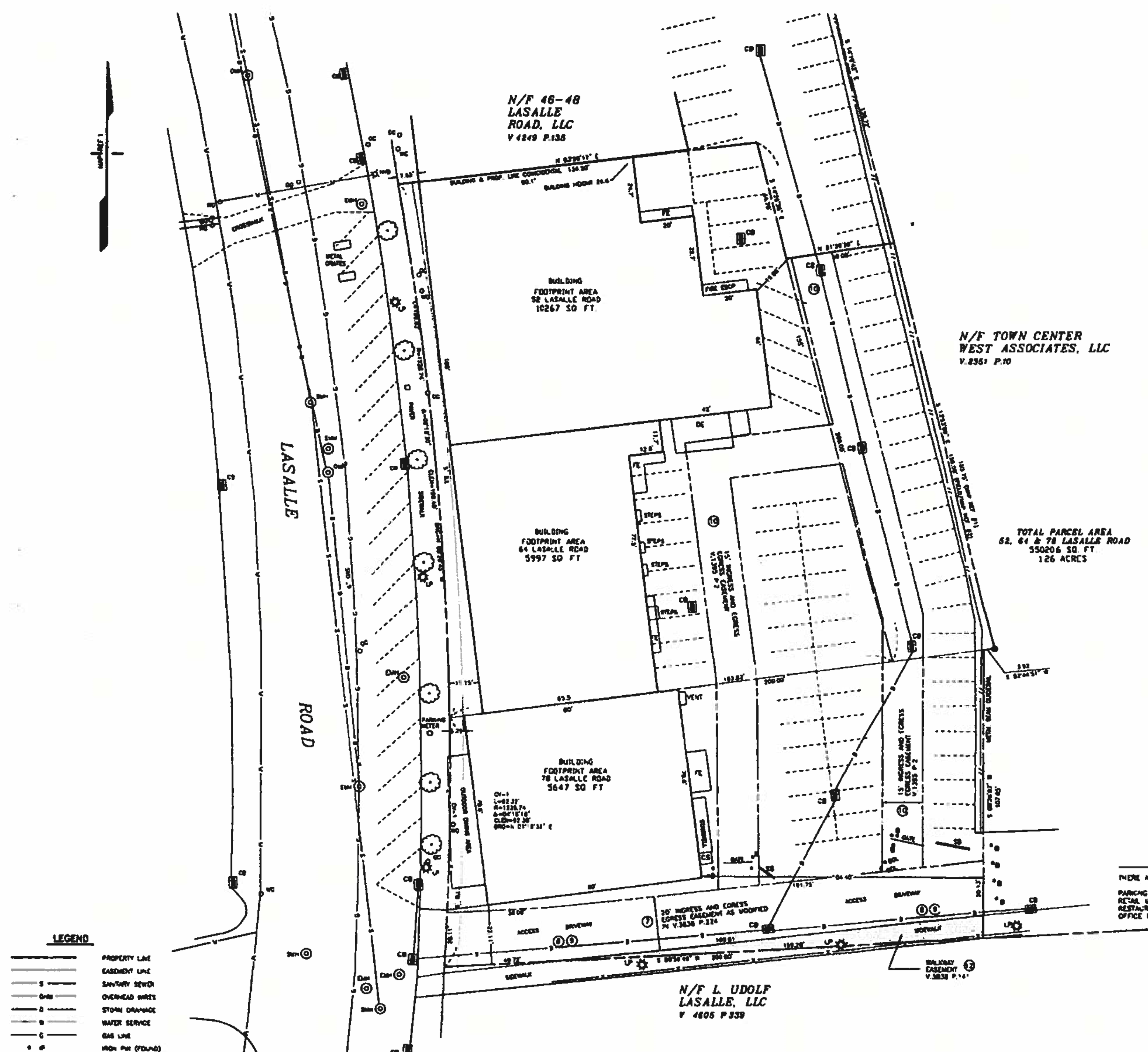
Building 1
PROPOSED
PLAN
Upper Level

Issue Dates
12/14/16
03/06/17

1/8" = 1'-0"

Project #: QA 1561
Drawn By: ESR

Sheet #: A1.1



LEGEND

	PROPERTY LINE
	EASEMENT LINE
S	SANITARY SEWER
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
G	GAS LINE
IP	IRON PIN (FOUND)
WHBS	WEST HARTFORD BOUND STONE
UP	UTILITY POLE
WG	WATER GATE
GG	GAS GATE
REF	REFERENCE (AS MADE TO)
SF	SQUARE FEET
CONC	CONCRETE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
LP	LIGHT POLE
LT	GROUND LIGHT
CB	CATCH BASIN
MH	MANHOLE
CL&P	CONNECTICUT LIGHT AND POWER

ACCESS NOTE

FARMINGTON AVENUE AND LASALLE ROAD ARE MAINTAINED BY THE TOWN OF WEST HARTFORD AS PUBLIC HIGHWAYS AND ARE IN CURRENT USE.

FLOOD NOTE

THE PARCEL DEPICTED HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 09003C0363F DATED SEPTEMBER 26, 2008.

NOTES CORRESPONDING TO SCHEDULE B

(7) RIGHT OF WAY FOR INGRESS AND EGRESS GRANTED IN THE DEED FROM PASQUALE L. SINATRO TO FIRST NATIONAL STORES INC. DATED DECEMBER 9, 1952 AND RECORDED IN VOLUME 250 AT PAGE 187 OF THE WEST HARTFORD LAND RECORDS, AS MODIFIED BY THE AGREEMENT BY AND BETWEEN THE SAID PARTIES DATED DECEMBER 9, 1952 AND RECORDED IN VOLUME 255 AT PAGE 19 OF SAID LAND RECORDS, AND AS FURTHER MODIFIED BY THE EASEMENT AGREEMENT BY AND BETWEEN SINATRO BROTHERS, LLC AND TOWN CENTER WEST ASSOCIATES, LLC RECORDED OCTOBER 20, 2003 IN VOLUME 3838 AT PAGE 224 OF SAID LAND RECORDS. AFFECT THE PROPERTY, AND ARE DEPICTED HEREON

(8) RIGHT TO DRAIN SURFACE WATERS RESERVED IN THE DEED FROM FIRST NATIONAL STORES INC. TO PASQUALE L. SINATRO, JAMES A. SINATRO AND PASQUALE L. SINATRO, JR. DATED JANUARY 22, 1953 AND RECORDED IN VOLUME 250 AT PAGE 188 OF THE WEST HARTFORD LAND RECORDS, AS MODIFIED BY THE AGREEMENT BY AND BETWEEN THE SAID PARTIES DATED DECEMBER 9, 1952 AND RECORDED IN VOLUME 255 AT PAGE 20 OF SAID LAND RECORDS. AFFECTS THE PROPERTY, IS GENERAL WITH REGARD TO LOCATION AND THE GENERAL LOCATION IS DEPICTED HEREON.

(9) STORM SEWER LINE RIGHTS GRANTED IN THE DEED FROM PASQUALE L. SINATRO TO FIRST NATIONAL STORES INC. DATED JUNE 15, 1953 AND RECORDED IN VOLUME 262 AT PAGE 123 OF THE WEST HARTFORD LAND RECORDS, AS MODIFIED BY THE AGREEMENT BY AND BETWEEN THE SAID PARTIES DATED JUNE 15, 1953 AND RECORDED IN VOLUME 262 AT PAGE 125 OF SAID LAND RECORDS. AFFECTS THE PROPERTY, IS GENERAL WITH REGARD TO LOCATION AND THE GENERAL LOCATION IS DEPICTED HEREON.

(10) RIGHTS OF WAY FOR INGRESS AND EGRESS DESCRIBED AND PURPORTEDLY GRANTED IN THE DEED FROM JAMES A. SINATRO, PASQUALE L. SINATRO, JR. AND MARY ANN ALFANO a/k/a MARY ANN S. ALFANO TO JONG P. CHEN AND MEI R. CHEN DATED JANUARY 27, 1989 AND RECORDED IN VOLUME 1385 AT PAGE 2 OF THE WEST HARTFORD LAND RECORDS AND AS SHOWN ON MAP 4820 ON FILE IN THE WEST HARTFORD TOWN CLERK'S OFFICE AFFECT THE PROPERTY AND ARE DEPICTED HEREON.

NOTE. SINATRO BROTHERS, RATHER THAN THE INDIVIDUAL GRANTORS, WAS THE RECORD OWNER OF THE SERVIENT TENEMENTS, I.E. 52, 64, AND 78 LASALLE ROAD, WHEN THE DEED WAS RECORDED.

(12) EASEMENT AGREEMENT BY AND BETWEEN SINATRO BROTHERS, LLC AND THE TOWN OF WEST HARTFORD DATED OCTOBER 3, 2003 AND RECORDED IN VOLUME 3838 AT PAGE 141 OF THE WEST HARTFORD LAND RECORDS (AS TO 78 LASALLE ROAD). AFFECTS THE PROPERTY AND IS DEPICTED HEREON.

ZONING MATTERS

(13) NOTICE OF VARIANCE ALLOWING THE CONVERSION OF BASEMENT STORAGE AREA TO RETAIL SPACE MARCH 1, 1984 IN VOLUME 903 AT PAGE 241 OF THE WEST HARTFORD LAND RECORDS ("80 LASALLE ROAD)

(14) NOTICE OF VARIANCE PERMITTING THE EXISTING FIXED AWNING THREE FEET FORWARD OF THE BUILDING LINE RECORDED FEBRUARY 23, 1989 IN VOLUME 1392 AT PAGE 26 OF THE WEST HARTFORD LAND RECORDS ("76A LASALLE ROAD LEGAL DESCRIPTION IS OF 52 AND 64 LASALLE ROAD).

(17) NOTICE OF SPECIAL PERMIT FOR AN OUTDOOR DINING AREA RECORDED OCTOBER 21, 1997 IN VOLUME 2241 AT PAGE 239 OF THE WEST HARTFORD LAND RECORDS ("78 LASALLE ROAD).

(18) NOTICE OF VARIANCES FOR AN AWNING AND SIGNAGE RECORDED JUNE 11, 2004 IN VOLUME 3537 AT PAGE 84 OF THE WEST HARTFORD LAND RECORDS ("64 LASALLE ROAD)

(19) NOTICE OF SPECIAL USE PERMIT AUTHORIZING A 32 SEAT OUTDOOR DINING AREA RECORDED OCTOBER 13, 2011 IN VOLUME 4410 AT PAGE 366 OF THE WEST HARTFORD LAND RECORDS ("78 LASALLE ROAD)

ZONING DATA

ZONE BC (CENTRAL BUSINESS)	REQUIRED	PROVIDED
LOT AREA	NONE REQUIRED	32943.5 SF (#977) 19698.1 SF (#989-991) 55020.6 SF (#989-991)
MIN. LOT WIDTH	NONE REQUIRED	100.00 FT (#977) 131.35 FT (#989-991) 291.94 FT (#52, 64 AND 78)
MIN FRONT YARD	20 FT FARMINGTON 5 FT LASALLE	21.96 FT (#977) 20 FT (#989-991) 5.28 FT (#78) 7.36 FT (#52)
MIN. SIDE YARD	0 FT	0.00 FT
TOT SIDE YARD	1/3 B.D. HGT 10 FT	8.64 FT (#977)* 22.11 FT (#52, 64 & 78) 26.7 FT (#989)
MIN. REAR YARD	NONE, IF PROVIDED 4 FT	8.82 FT (#977) 15.85 FT (#52)
BUILDING HEIGHT	45 FT	27 FT

* DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS

PARKING NOTE

THERE ARE 70 STRIPED SPACES ON SITE.

PARKING SPACE FORMULA PER ZONING REPORT:
RETAIL USE, 1 SPACE PER 150 SF OF GROSS FLOOR AREA.
RESTAURANT USE, 1 SPACE PER 3 SEATS
OFFICE USE, 1 SPACE PER 250 SF OF GROSS FLOOR AREA

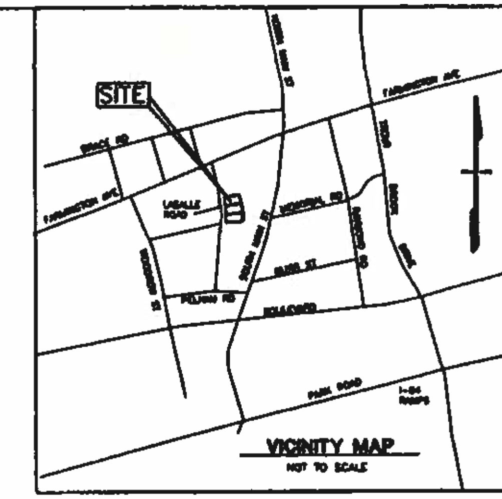
GENERAL NOTES

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS: MAP REFERENCE # 1

3. CALL BEFORE YOU DIG 1-800-922-4455. EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES, AUGMENTED WITH FIELD LOCATION OF SOME STRUCTURES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. PRIOR TO ON SITE ACTIVITIES THE USER OF THIS PLAN SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA. THE UNDERSIGNED MAKE NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITY FOR ANY INTENDED USE. UNDERGROUND PIPING WAS NOT APPARENT IN ALL CASES. THERE MAY BE UNDERGROUND PIPING NOT DEPICTED HEREON.

4. AS STATED IN NOTE #2 BASIS OF BEARINGS IS MAP REFERENCE #1. DIFFERENCES BETWEEN BEARINGS DEPICTED HEREON AND BEARINGS INCLUDED IN DEEDS OR OTHER DOCUMENTS, IF ANY, ARE THE RESULT OF THIS BASIS.



MAP REFERENCES

REFERENCE IS MADE TO THE FOLLOWING MAP AND SURVEYS WHICH WERE USED IN THE PREPARATION OF THIS SURVEY AND MAP

1. "MAP SHOWING REVISED PROPERTY LINE BETWEEN JAMES A. SINATRO, ET AL AND SINATRO BROTHERS LASALLE ROAD WEST HARTFORD CONNECTICUT SCALE 1"=20' NOVEMBER 1988 REVISED JANUARY 23, 1989" BY NERAM SURVEYING SIMSBURY, CONNECTICUT

2. "BOUNDARY SURVEY PREPARED FOR SEYBURT ASSOCIATES LIMITED PARTNERSHIP WEST HARTFORD CONNECTICUT DATE 3-9-85 SCALE 1"=20' SHEET 1 OF 1". BY HESKETH & ASSOCIATES, INC.

3. "MAP SHOWING EASEMENT TO BE ACQUIRED BY JONG R. CHEN & MEI R. CHEN FROM JAMES A. SINATRO & P.L.SINATRO JR 46-48 LASALLE ROAD WEST HARTFORD, CONNECTICUT SCALE 1"=20' FEBRUARY 23, 1989" BY DUBEL ASSOCIATES-EAST HARTFORD CONNECTICUT

4. "MAP SHOWING LAND OWNED BY SINATRO BROTHERS 76-84 LASALLE ROAD WEST HARTFORD CONNECTICUT SCALE 1"=20' NOVEMBER 1988" BY NERAM SURVEYING SIMSBURY CONNECTICUT

5. "MORTGAGE SURVEY PROPERTY OF CLARK INVESTMENT COMPANY 981-987 FARMINGTON AVENUE & 2-10 LASALLE ROAD WEST HARTFORD CONNECTICUT NOV.1978 SCALE 1"=20' SHEET 1 OF 1" BY CLOSE, JENSEN & MILLER WETHERSFIELD, CONNECTICUT

6. "PROPERTY OF PASQUALE SINATRO LASALLE ROAD WEST HARTFORD CONN. APRIL, 1941 SCALE 1"=40' "

HALF SIZE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO TECCA VENTURES LLC, ****, STEWART TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND OR ASSIGNS AS THEIR INTEREST MAY APPEAR, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2011 AND INCLUDES ITEMS 2, 3, 4, 6b, 7a, 7b1, 8, 9, 10, 11a, 13, 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 24th AND 25th 2015

DATE OF PLAT OR MAP: SEPT 18, 2015

ROBERT DAHN, CONN. L.L.S. 14451

NOTE #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, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

THE WORDS CERTIFY AND CERTIFICATION AS USED ABOVE ARE INTENDED TO BE AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND IN NO WAY ARE MEANT TO IMPLY OR REPRESENT ANY WARRANTY OR GUARANTEE.

0' 20' 40' 60'
SCALE: 1" = 20'

REVISION	DATE

Meehan & Goodin
Engineers - Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

PLAN PREPARED FOR
TECCA VENTURES, LLC
52, 64 & 78 LASALLE ROAD WEST HARTFORD, CONN.
PROPERTY/BOUNDARY SURVEY
ALTA/ACSM LAND TITLE SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 15118	ACAD: 15118.DWG