

NOTES:

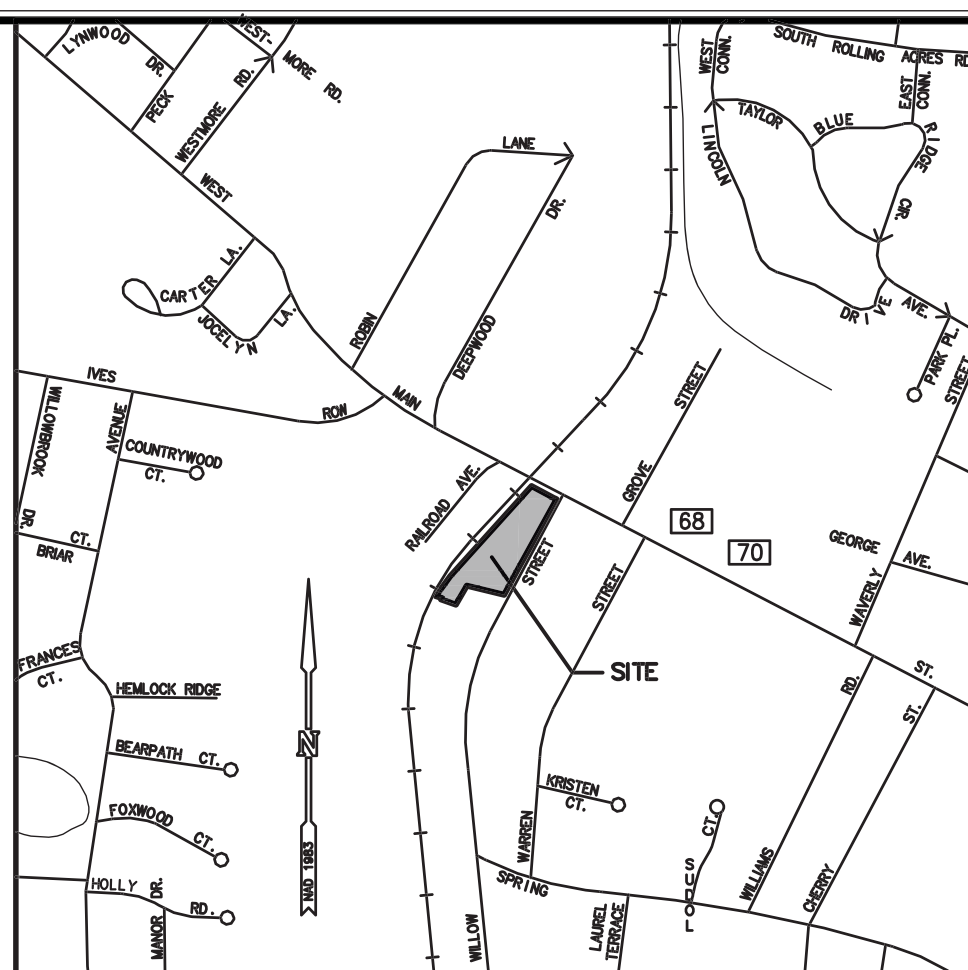
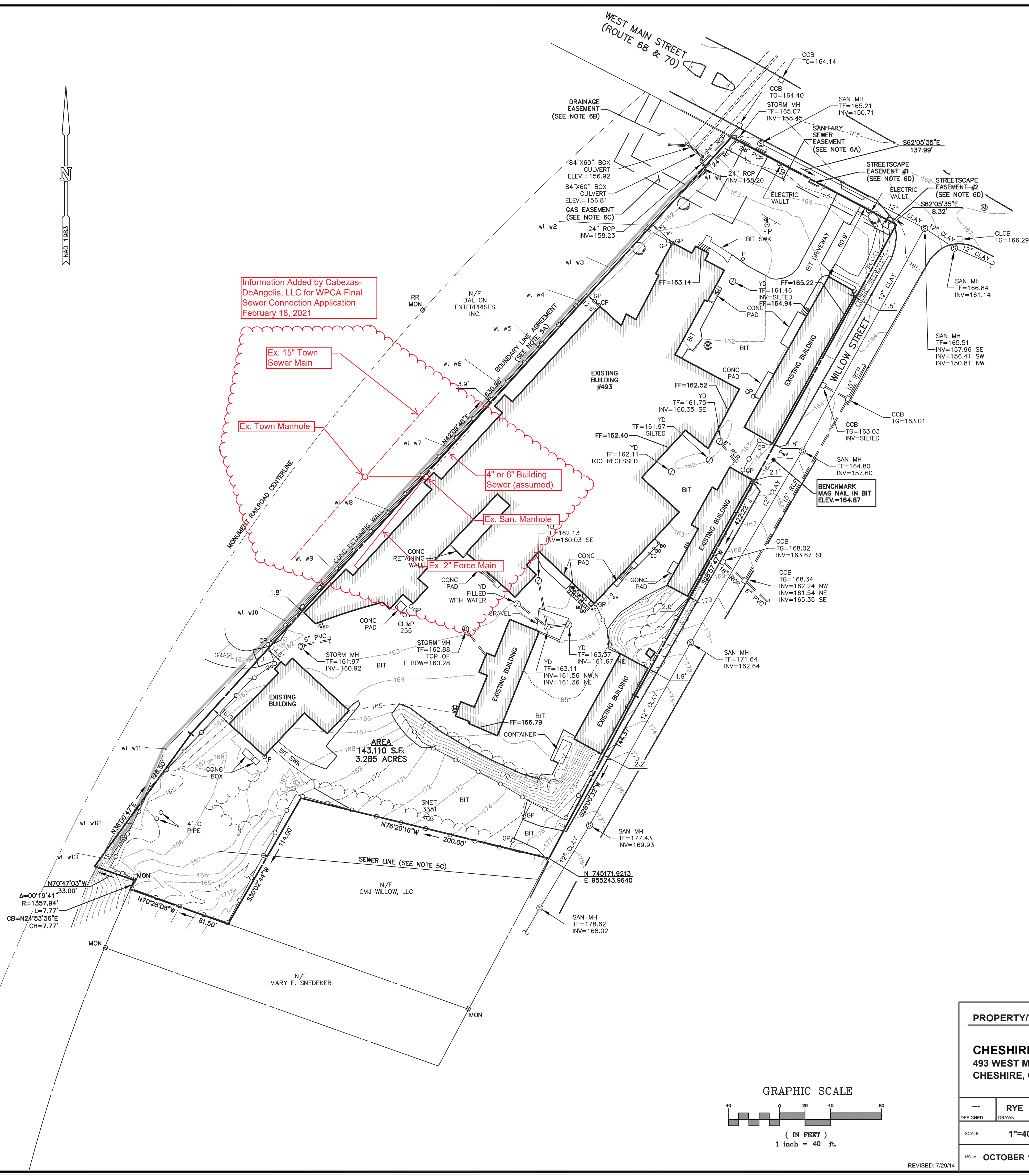
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS T-2, AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS OF THE SITE.
- NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 1983).
- ELEVATIONS, CONTOURS, AND BENCHMARK ARE BASED UPON NGVD 1929.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
  - "NEW YORK, NEW HAVEN AND HARTFORD RAILROAD, LAND IN CHESHIRE, CONN., BOUNDARY LINE ADJOINING THE BALL & SOCKET MANF. CO. LAND," SCALE: 1"=40', DATED: DEC. 1911. MAP #724A C.L.R.
  - "RIGHT OF WAY AND TRACK MAP, THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. FROM NEW HAVEN TO SHELBURNE JCT., STATION 739+20 TO STATION 792+00, TOWN OF CHESHIRE, STATE OF CONN.," SCALE: 1"=100', DATED: JUNE 30, 1915. MAP #V5662/15 (CTDOT)
  - "NEW YORK, NEW HAVEN AND HARTFORD RAILROAD, PROPOSED PIPE EASEMENT AND CONVEYANCE OF LAND WITH THE BALL AND SOCKET MANUFACTURING CO.," SCALE: 1"=100', DATED: MAY 2, 1917. MAP #727 C.L.R.
  - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF CHESHIRE, WEST MAIN STREET FROM RAILROAD TRACKS EASTERLY TO MAIN STREET, ROUTE NO. 323," SCALE: 1"=40', DATED: APRIL 30, 1929, REVISED: JULY 18, 1966. NUMBER 718 (CTDOT)
  - "NEW YORK, NEW HAVEN & HARTFORD RAILROAD, EASEMENT TO BE GRANTED TO THE BALL & SOCKET MANUFACTURING COMPANY," SCALE: 1"=30', DATED: JULY 1959. MAP #671 C.L.R.
  - "MAP SHOWING PROPERTY OF THE BALL AND SOCKET MANUFACTURING COMPANY OF DELAWARE, INC., WILLOW STREET & WEST MAIN STREET, CHESHIRE, CONN.," SCALE: 1"=40', DATED: SEPT. 4, 1984, PREPARED BY: MATSON ASSOCIATES.
  - "EASEMENT MAP, MAP SHOWING EASEMENT TO BE ACQUIRED FROM DALTON ENTERPRISES, INC. BY THE TOWN OF CHESHIRE FOR THE FARMINGTON CANAL TRAIL EXTENSION, CORNWALL AVENUE TO WEST MAIN STREET (ROUTE 70), CHESHIRE, CONNECTICUT," SCALE: 1"=40', DATED: MAY 2003, PREPARED BY: MILONE & MACBROOM, INC.
  - "RIGHT OF WAY SURVEY, TOWN OF CHESHIRE, MAP SHOWING EASEMENT ACQUIRED FROM DALTON ENTERPRISES, INC. BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, CULVERT REPLACEMENT ON ROUTES 68 & 70 OVER THE FARMINGTON CANAL," SCALE: 1"=40', DATED: MARCH 2009. MAP #4238 C.L.R.
  - "YANKEE GAS SERVICES COMPANY, COMPILATION PLAN, PROPOSED EASEMENT ACROSS DALTON ENTERPRISES, INC., WEST MAIN STREET, CHESHIRE, CONNECTICUT," SCALE: 1"=20', DATED: 4/6/2011. MAP #4311 C.L.R.
  - "RIGHT OF WAY SURVEY, MAP DEPICTING EASEMENTS TO BE ACQUIRED, WEST MAIN STREET (ROUTE 68 & 70), STREETSCAPE IMPROVEMENTS PHASE II, RAILROAD AVENUE TO WARREN STREET, CHESHIRE, CONNECTICUT," SCALE: 1"=20', DATED: FEBRUARY 24, 2011, PREPARED BY: MILONE & MACBROOM, INC. MAPS #4318 & #4319 C.L.R.
- PARCEL IS TOGETHER WITH THE FOLLOWING:
  - BOUNDARY LINE AGREEMENT SET FORTH IN DEED FROM NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY TO BALL & SOCKET MANUFACTURING COMPANY, DATED: JANUARY 21, 1912 AND RECORDED IN VOLUME 39 AT PAGE 304 C.L.R.
  - SEWER EASEMENT GRANTED BY NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY TO BALL & SOCKET MANUFACTURING COMPANY DATED: AUGUST 28, 1917 AND RECORDED IN VOLUME 44 AT PAGE 73 C.L.R.
  - SEWER LINE EASEMENT RESERVED BY BALL & SOCKET MANUFACTURING COMPANY IN DEED TO ELMER P. OLCOTT, DATED: SEPTEMBER 8, 1939 AND RECORDED IN VOLUME 60 AT PAGE 67 C.L.R.
  - SEWER LINE EASEMENT GRANTED BY NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY TO BALL & SOCKET MANUFACTURING COMPANY, DATED: JUNE 6, 1960 AND RECORDED IN VOLUME 121 AT PAGE 475 C.L.R.
- PARCEL IS SUBJECT TO THE FOLLOWING:
  - SANITARY SEWER EASEMENT GRANTED BY BALL & SOCKET MANUFACTURING COMPANY TO TOWN OF CHESHIRE, DATED: MARCH 3, 1972 AND RECORDED IN VOLUME 188 AT PAGE 150 C.L.R.
  - DRAINAGE EASEMENT GRANTED BY DALTON ENTERPRISES, INC. TO THE STATE OF CONNECTICUT, DATED: APRIL 14, 2010 AND RECORDED IN VOLUME 2345 AT PAGE 51 C.L.R.
  - GAS EASEMENT GRANTED BY DALTON ENTERPRISES, INC. TO YANKEE GAS SERVICES COMPANY, DATED: APRIL 18, 2011 AND RECORDED IN VOLUME 2425 AT PAGE 40 C.L.R.
  - EASEMENTS FOR STREETSCAPE IMPROVEMENTS GRANTED BY DALTON ENTERPRISES, INC. TO THE TOWN OF CHESHIRE, DATED: SEPTEMBER 6, 2011 AND RECORDED IN VOLUME 2444 AT PAGE 55 C.L.R.
- WETLANDS FLAGS WERE SET AND FILED LOCATED BY MILONE & MACBROOM, INC. (OCTOBER 2013)

TO: BALL & SOCKET ARTS, INC.  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
THE STATE OF CONNECTICUT ACTING BY AND THROUGH ITS DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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

MICHAEL F. MANSFIELD L.S. #70120

MAP IS NOT VALID WITH OUT A LIVE SIGNATURE AND EMBOSSED SEAL.

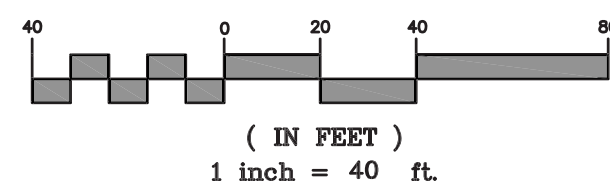


LOCATION MAP  
SCALE: 1"=1000'

LEGEND

- |         |                         |
|---------|-------------------------|
| ---     | STREET LINE             |
| - - -   | PROPERTY LINE           |
| - - - - | EASEMENT                |
| =====   | STONEWALL               |
| ~~~~~   | WATERCOURSE             |
|         | WETLAND                 |
| ~~~~~   | TREELINE                |
| o-----o | CHAIN LINK FENCE        |
| ⊕       | DRAINAGE MANHOLE        |
| ⊙       | SANITARY MANHOLE        |
| ⊖       | MANHOLE                 |
| □       | CATCH BASIN             |
| ⊗       | YARD DRAIN              |
| °w      | WATER VALVE             |
| °v      | GAS VALVE               |
| °p      | GATE POST               |
| °b      | BOLLARD                 |
| °       | POST                    |
| ⊕       | UTILITY POLE            |
| ⊗       | HYDRANT                 |
| ☆       | LIGHT POST              |
| +       | SIGN                    |
| ⊙       | MONITOR WELL            |
| ⊕       | CONCRETE MONUMENT FOUND |

GRAPHIC SCALE



PROPERTY/TOPOGRAPHIC SURVEY

**CHESHIRE BALL & SOCKET ARTS**  
493 WEST MAIN STREET (ROUTE 68 & 70)  
CHESHIRE, CONNECTICUT

DESIGNED	RYE	MFM
DRAWN	CHECKED	
SCALE	1"=40'	
DATE	OCTOBER 18, 2013	

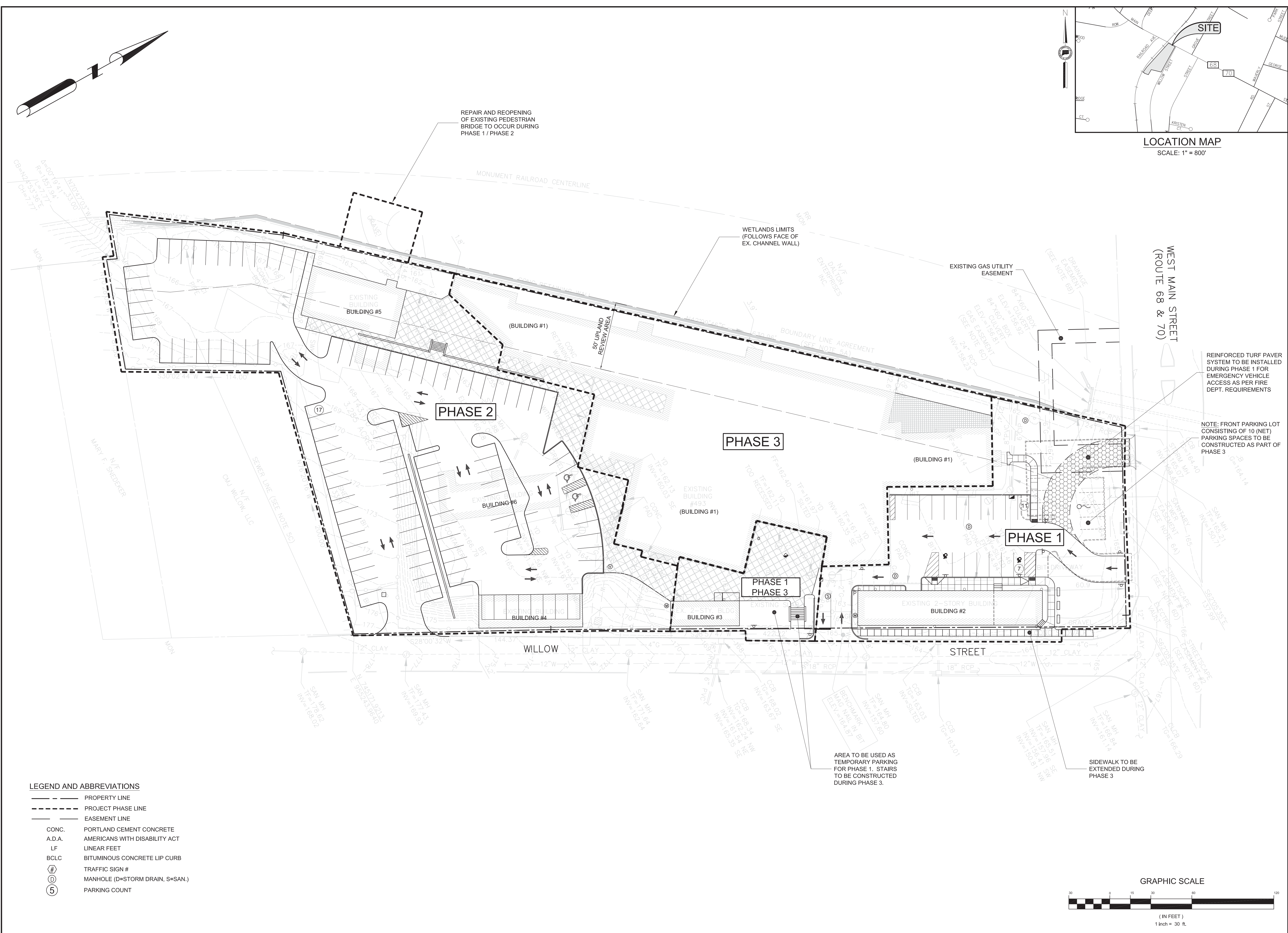
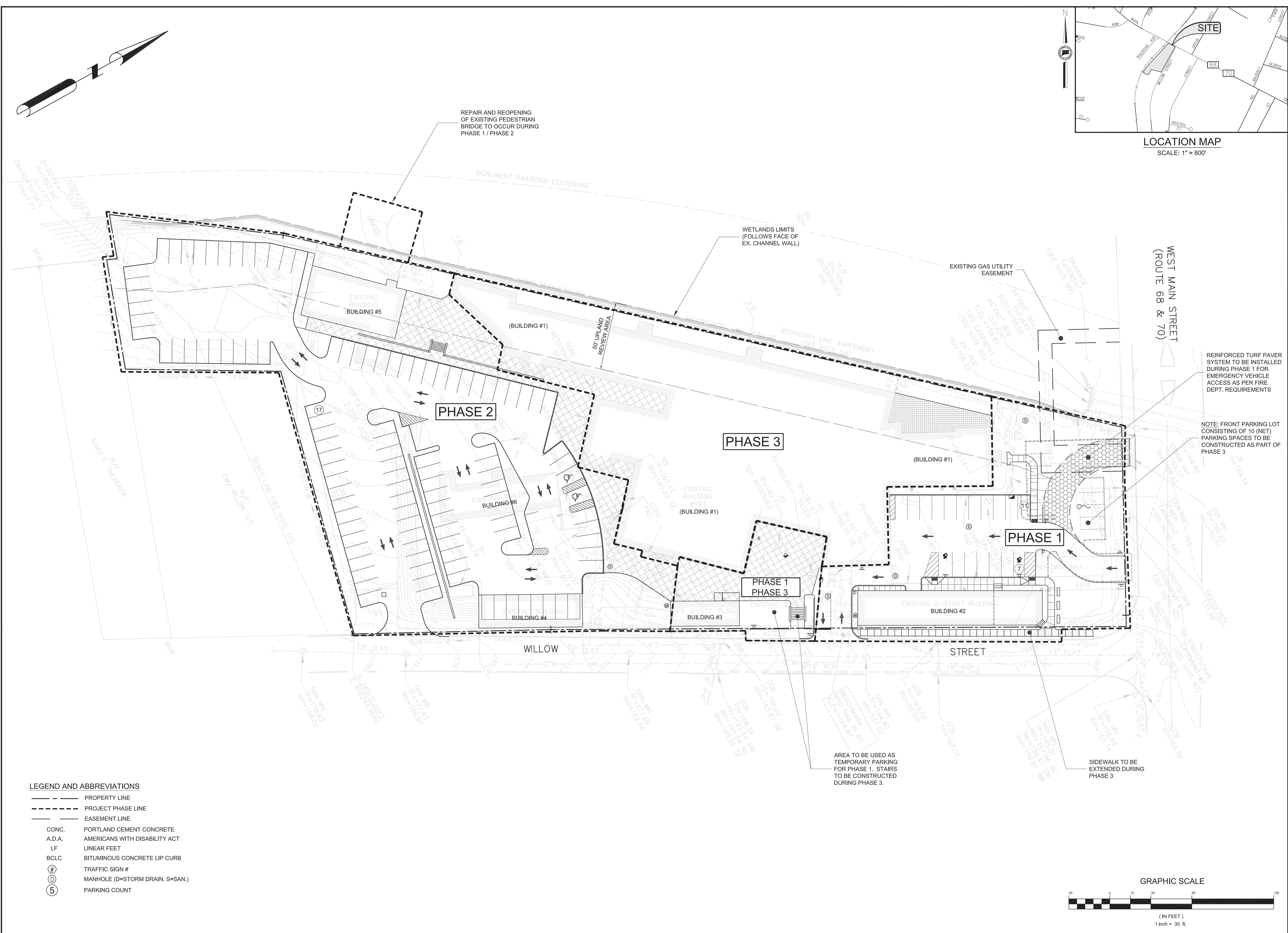
**MILONE & MACBROOM**  
NOW PART OF **SLR**  
99 BEAULTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
WWW.MMNC.COM | SLRCONSULTING.COM


5233-01  
PROJECT NO.  
**1 OF 1**  
SHEET NO.

REVISED: 7/29/14

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**Cabezas  
DeAngelis**  
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604  
P:203 330 8700 F:203 330 8701

SEAL:



CHRISTIAN A. DeANGELIS, PE

REVISIONS:		
No.	DESC.	DATE
0	IWWC & ZONING SUB.	12/18/20

**BALL & SOCKET ADAPTIVE RE-USE**  
(PHASE 1 - BUILDINGS 2 AND 3)

- FOR PROPERTY LOCATED AT -  
**493 WEST MAIN STREET, CHESHIRE, CT**

- PREPARED FOR -  
**BALL & SOCKET ARTS, INC.**  
P.O. BOX 128 CHESHIRE, CT 06410

SHEET TITLE:

**PHASING PLAN**

PROJ. No.:

DATE:

DWG. No.:

**2020-32**

**18 DECEMBER 2020**

**C-01**

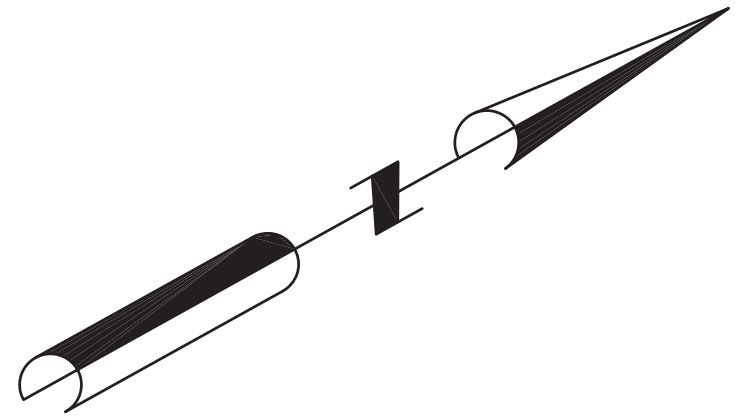
SHEET 1 OF 7

SCALE: 1" = 30'-0"

DESIGNED: CAD	DRAWN BY: CAD	CHECKED: CAD
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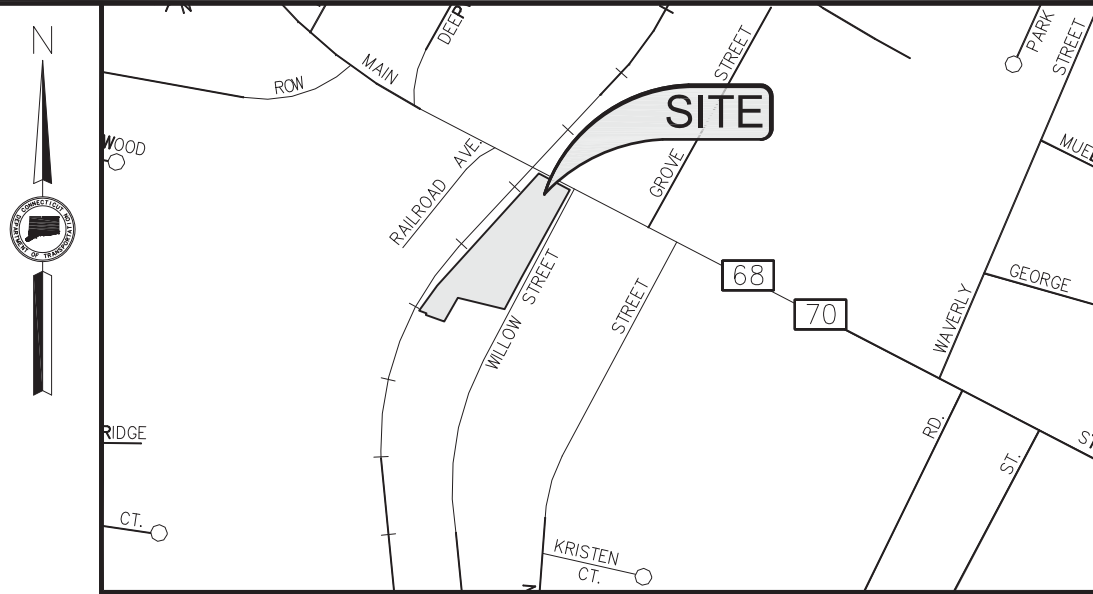




## ZONING TABLE OF BULK REQUIREMENTS

ZONE S.A.R.D.D. - SPECIAL ADAPTIVE REUSE DEVELOPMENT DISTRICT

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	130,680 SF	143,110 SF
MAXIMUM LOT COVERAGE	35%	32 %
MINIMUM LOT WIDTH	125 FT	± 146 FT
MINIMUM LOT FRONTAGE	N/A	± 720 FT
MINIMUM SETBACK FROM STREET LINE	N/A	± 2 FT
MINIMUM SETBACK FROM SIDE LINE	N/A	± 2 FT
MINIMUM SETBACK FROM REAR LINE	N/A	± 2 FT
MINIMUM SETBACK FROM RES. DISTRICT	N/A	N/A
MAXIMUM BUILDING HEIGHT	N/A	LESS THAN 50 FT



### LOCATION MAP

SCALE: 1" = 800'

SEAL:



CHRISTIAN A. DeANGELIS, PE

### REVISIONS:

No.	DESC.	DATE
0	WWW & ZONING SUB.	12/18/20
1	STAFF COMMENTS	02/05/21

## BALL & SOCKET ADAPTIVE RE-USE

(PHASE 1 - BUILDINGS 2 AND 3)

- FOR PROPERTY LOCATED AT -  
493 WEST MAIN STREET, CHESHIRE, CT

- PREPARED FOR -  
BALL & SOCKET ARTS, INC.

P.O. BOX 128 CHESHIRE, CT 06410

SHEET TITLE:

## SITE PLAN

### GENERAL NOTES

- ALL UTILITY AND SUB-SURFACE INFORMATION SHOWN HEREON IS TO BE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. THE CONTRACTOR SHALL MAKE INVESTIGATIONS IN THE FIELD TO VERIFY ALL EXACT UTILITY LOCATIONS BEFORE CONSTRUCTION. CALL TELEPHONE # 1-800-922-4455 "CALL BEFORE YOU DIG" A MINIMUM OF 2 DAYS BEFORE BEGINNING ANY EXCAVATION AT THE SITE.
- SURVEY BASED ON MAP ENTITLED "PROPERTY / TOPOGRAPHIC SURVEY, CHESHIRE BALL & SOCKET ARTS, 493 WEST MAIN STREET (ROUTE 68 & 70), CHESHIRE, CONNECTICUT", DATED OCTOBER 18, 2013 AND PREPARED BY MILONE & MACBROOM. ELEVATIONS ARE BASED NGVD 1929. WETLANDS WERE FLAGGED IN OCTOBER, 2013.
- THE SITE LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) AS NOTED ON FLOOD INSURANCE RATE MAP NUMBER 09009-C0143H, REVISED DEC. 17, 2010.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION OPERATIONS WITHIN AND OUTSIDE OF THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS.
- ALL DISTURBED AREAS WITHIN OR OUTSIDE THE LIMITS OF CONSTRUCTION NOT COVERED BY BUILDINGS, PAVEMENT, PLANTING BEDS OR OTHER IMPROVEMENTS ARE TO BE TOP SOILED (4" DEPTH MIN.) AND SEEDED PER DIRECTION OF THE OWNER.
- ANY DIMENSION LINE SHOWN FROM PROPERTY LINE, FACE OF CURB OR BUILDING IS PERPENDICULAR UNLESS OTHERWISE SHOWN.
- PROVIDE, ERECT AND MAINTAIN BARRICADES, WARNING LIGHTS, SIGNS, ETC., AS REQUIRED FOR SAFETY OF PERSONNEL, PUBLIC AND OCCUPANTS OF THE FACILITIES AFFECTED BY THE CONTRACTOR'S OPERATIONS. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS AND EGRESS PATTERNS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH CONNDOT STANDARDS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CDOT FORM 816, LATEST EDITION, AS AMENDED, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, AND SUPERVISION TO CONSTRUCT THE PROPOSED IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING EXCAVATION, PAVEMENT REMOVAL, UNSUITABLE MATERIAL REMOVAL AND OFF-SITE DISPOSAL THEREOF, INSTALLATION OF BASE MATERIAL, PAVEMENTS, FILL MATERIAL, CURBING, DRAINAGE STRUCTURES, TOPSOIL AND SEED.
- THE CONTRACTOR SHALL CAREFULLY SAWCUT EXISTING CURBS AND PAVEMENTS PRIOR TO REMOVAL. ALL EXISTING CURBING, PAVEMENTS AND OTHER AMENITIES THAT MAY INTERFERE WITH THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- REFER TO SOIL MANAGEMENT PLAN PREPARED BY FUSS & O'NEILL REGARDING ANY CONTAMINATED MATERIAL THAT MAY BE DISCOVERED DURING CONSTRUCTION OPERATIONS. ALL CONTAMINATED MATERIAL SHALL BE HANDLED, TESTED AND DISPOSED OF IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN AND ALL STATE AND FEDERAL REGULATIONS.

### PARKING SUMMARY (PHASE 1)

PER SPECIAL PERMIT APPROVED JANUARY 12, 2015:

PARKING RATIO FOR OVERALL DEVELOPMENT = 3 SPACES PER 1,000 SF GFA

GROSS FLOOR AREA FOR BUILDING 2:  
• 1ST FLOOR = 3,300 SF (PROPOSED ICE CREAM SHOP)  
• 2ND FLOOR = 3,300 SF (PROPOSED OFFICE USE)

GROSS FLOOR AREA FOR BUILDING 3:  
• 1ST & 2ND FLOOR = 1,800 SF (PROPOSED ART GALLERY AND ART OFFICE USE)

TOTAL BUILDING AREA = 8,400 SF

PARKING SPACES REQUIRED = 8,400 x (3 / 1,000) = 25.2 = 26 SPACES

TOTAL PARKING SPACES PROVIDED = 27 STANDARD SPACES INCLUDING 3 A.D.A. SPACES

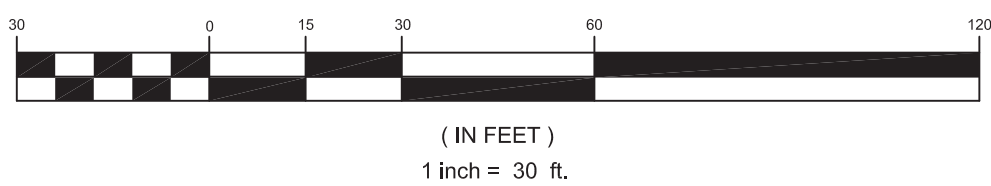
### SIGN TABLE

SYMBOL	SIGN	CTDOT #	QUANTITY
(A)	STOP	31-0552 24" OCTAGON	2
(B)	DO NOT ENTER	31-1119 24" SQUARE	1
(C)	ONE WAY	36"x12" RECTANGLE	1
(D)	CLEARANCE 12 FT	8" X 20" BLACK ON YELLOW	2

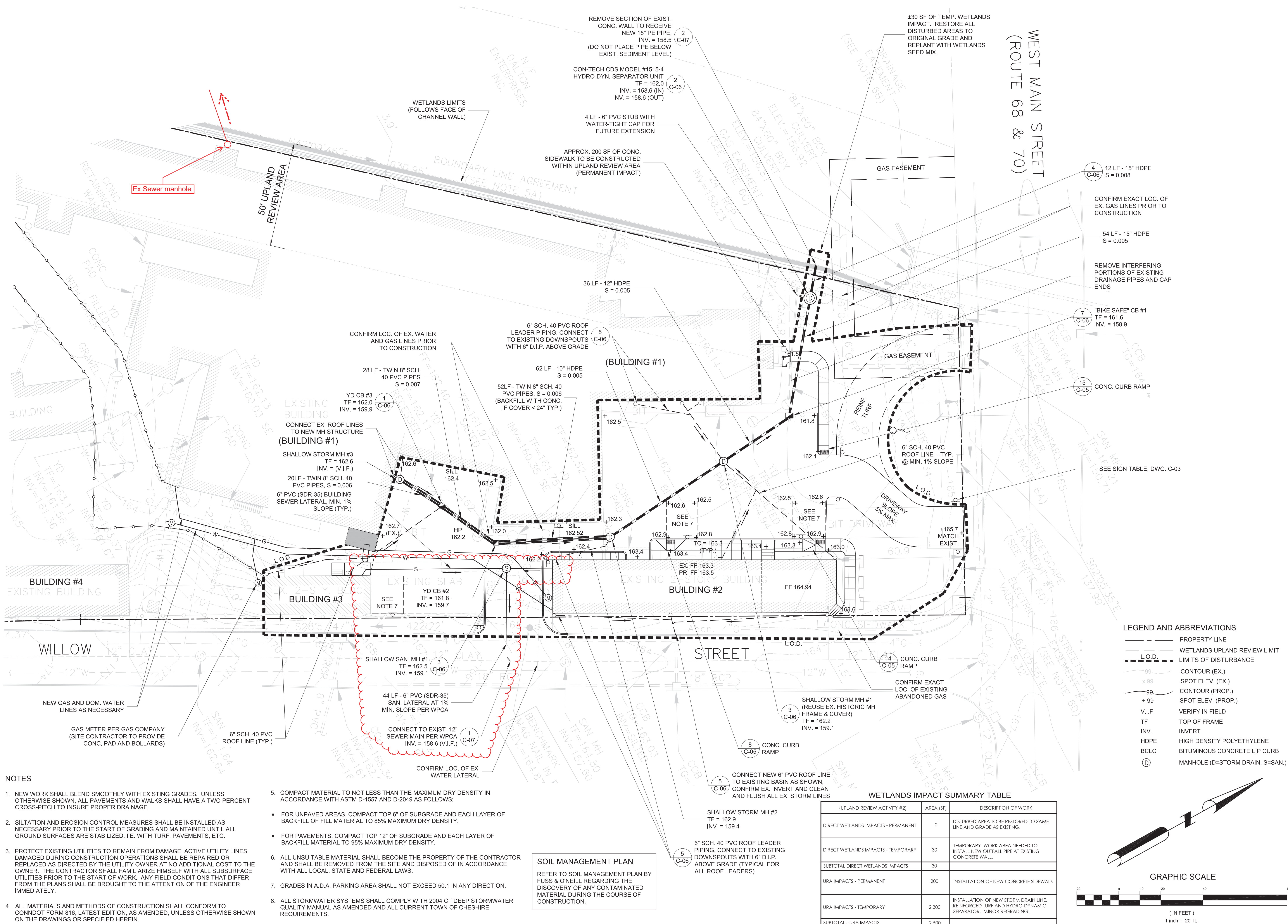
### LEGEND AND ABBREVIATIONS

---	PROPERTY LINE
- - - -	PROJECT LIMIT LINE
---	EASEMENT LINE
L.O.D.	LIMITS OF DISTURBANCE
V.I.F.	VERIFY IN FIELD
CONC.	PORTLAND CEMENT CONCRETE
A.D.A.	AMERICANS WITH DISABILITY ACT
LF	LINEAR FEET
BCLC	BITUMINOUS CONCRETE LIP CURB
#	TRAFFIC SIGN #
D	MANHOLE (D=STORM DRAIN, S=SAN.)
5	PARKING COUNT

### GRAPHIC SCALE







REVISIONS:		
No.	DESC.	DATE
0	IWWC & ZONING SUB.	12/18/20

**BALL & SOCKET ADAPTIVE RE-USE**  
(PHASE 1 - BUILDINGS 2 AND 3)  
- FOR PROPERTY LOCATED AT -  
493 WEST MAIN STREET, CHESHIRE, CT  
- PREPARED FOR -  
**BALL & SOCKET ARTS, INC.**  
P.O. BOX 128 CHESHIRE, CT 06410

SHEET TITLE:  
**GRADING & DRAINAGE PLAN**

PROJ. No.:	2020-32
DATE:	18 DECEMBER 2020
DWG. No.:	C-04
SHEET 4 OF 7	
SCALE: 1" = 20'-0"	
DESIGNED: CAD	DRAWN BY: CAD
CHECKED: CAD	