



AREA MAP (NOT TO SCALE)

**NOTES:**

1. PARCEL OWNER: THE GRIFFIN HOSPITAL  
- SEE WARRANTY DEED RECORDED JUNE 16, 1995 IN VOL 252 AT PG 442 OF CITY OF DERBY LAND RECORDS
2. ADDRESS: 130 DIVISION STREET, DERBY, CT
3. ZONE: HOSPITAL/CAMPUS (H/C)
4. THE SUBJECT PARCEL MAY BE SUBJECT TO OR BENEFIT BY THE EASEMENTS, RIGHTS OF WAY, AND/OR AGREEMENTS AS MAY APPEAR ON RECORD:  
A. INGRESS & EGRESS FOR THE PURPOSE OF CONSTRUCTION - SEE WARRANTY DEED RECORDED ON JUNE 16, 1995 IN VOL 252 AT PG 442 OF CITY OF DERBY LAND RECORDS (NOT PLOTTED)
5. BEARINGS ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83).
6. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
- CONTOUR INTERVAL IS 1-FOOT
7. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY NOVEMBER 2024. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS NOVEMBER 2024.
8. UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES, AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON SITE. THE EXISTENCE, SIZE, AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455.

**MAP REFERENCES:**

- A. "PROPERTY MAP GRIFFIN HOSPITAL, DIVISION STREET, MAPLE AVENUE, SPRING STREET, MOUNTAIN STREET & SEYMOUR AVENUE, DERBY, CONNECTICUT"; SCALE: 1"=40'; DATE: MAY 1987 REV 3-3-1993; MAP PREPARED BY: GREINER; SEE MAP NO.: 8-56 OF CITY OF DERBY LAND RECORDS
- B. "TOWN OF DERBY MAP SHOWING LAND ACQUIRED FROM THE GRIFFIN HOSPITAL BY THE STATE OF CONNECTICUT INTERSECTION IMPROVEMENTS"; SCALE: 1"=20'; JUNE 1994 REV. 1/18/95; MAP PREPARED BY: DEPARTMENT OF TRANSPORTATION; SEE MAPS NO.: 86, 87 & 88 OF CITY OF DERBY LAND RECORDS
- C. "PROPERTY SURVEY ALTA/ACSM LAND TILE SURVEY PREPARED F THE GRIFFIN HOSPITAL, DIVISION STREET, MAPLE AVENUE, SPRING STREET, SEYMOUR AVENUE & MOUNTAIN STREET, DERBY, CONNECTICUT"; SCALE: 1"=40'; MAP PREPARED BY: URS CORPORATION AES; SEE MAP NO.: 10-78 OF CITY OF DERBY LAND RECORDS

**LEGEND**

---	PROPERTY LINE
●	PROPERTY CORNER
●	EXISTING IRON PIN
⊙	EXISTING MONUMENT
⊙	EXISTING SANITARY MANHOLE
⊙	EXISTING LIGHT
⊙	EXISTING HYDRANT
⊙	EXISTING UTILITY POLE
---	EX. EDGE OF ROAD
S	EX. EDGE OF CURB
-u-	EX. UG UTILITY - SEWER
-w-	EX. UG UTILITY - UNKNOWN
-c-	EX. UG UTILITY - WATER
-g-	EX. UG UTILITY - COMMUNICATION
-d-	EX. UG UTILITY - GAS
-e-	EX. UG UTILITY - DRAINAGE
-e-	EX. UG UTILITY - ELECTRIC
▨	EX. RAISED WALKWAY
▨	EX. STONE RETAINING WALL
▨	EX. LOADING DOCK
▨	EX. BUILDING

**ZONING TABLE**

RESIDENTIAL HOSPITAL / CAMPUS (H/C)  
UPDATED TO: FEBRUARY 8, 2022

	REQUIRED
LOT AREA	5,000 S.F.
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	20 FEET
LOT FRONTAGE	50 FEET

**Disclaimer:**  
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.  
REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

**REVISIONS:**

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	
REVISION-1:	

**SURVEY NOTES:**  
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).  
THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY SURVEY.  
BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.  
THIS SURVEY CONFORMS TO CLASS A-2/T-2.  
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*J. Sak*  
James N. Sakonchick  
CT P.E. & L.S. #13302  
SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

**kratzer,**  
**jones &**  
**associates, inc.**  
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SITE PLANNERS • BUILDING ENGINEERS  
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**LIMITED  
PROPERTY  
SURVEY**

for  
**TIGHE  
&  
BOND**

**PORTION OF  
SPRING STREET  
DERBY, CT**

SCALE: 1"=10'  
DATE: DECEMBER 18, 2024

HALF ONE INCH TWO INCH  
INCHES ON ORIGINAL

KJA FILE NO.:  
**224-126**  
DRAWING NO.:  
**E-1**



M:\STATE\2024\224-126\PORTION OF SPRING STREET - 11-25-24