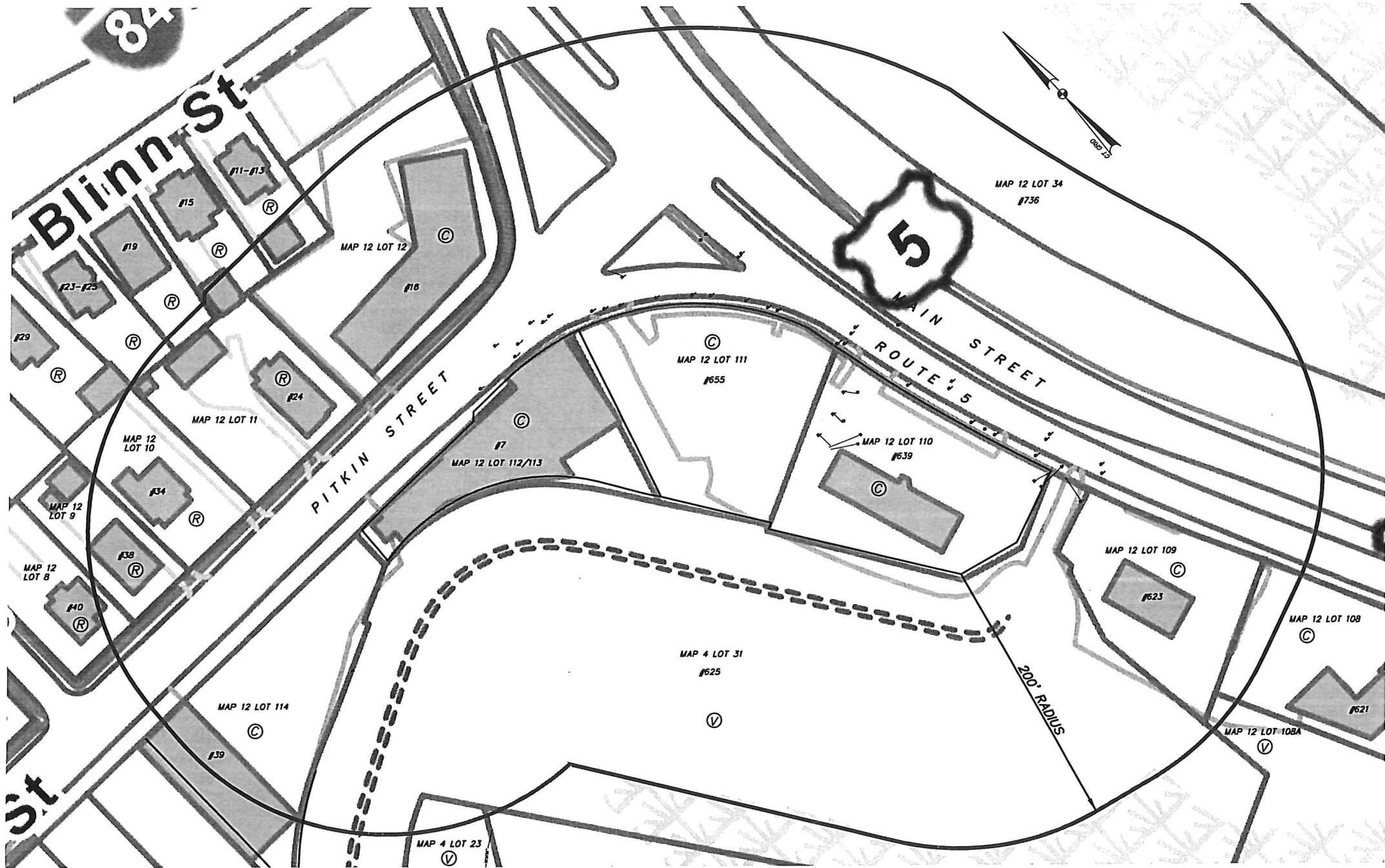


FILE: 13057.DWG



OWNERS WITHIN 200' RADIUS OF THE SITE
ALL LOTS ARE DEPICTED ON ASSESSORS MAPS #12 & #4

Location	Town	Owner1	Owner2	Mailing Address	Town	State	Zip
7 PITKIN ST	EAST HARTFORD	STANAVAGE MARION C AS TRUSTEE	C/O DANIEL STANAVAGE AGENT	P O BOX 907	COLCHESTER	CT	06415
12-18 PITKIN ST	EAST HARTFORD	ASSOCIATED SECURITY CORPORATION		16 PITKIN ST	EAST HARTFORD	CT	06108
24 PITKIN ST	EAST HARTFORD	CONKLIN JEREMY B		24 26 PITKIN ST	EAST HARTFORD	CT	06108
34 PITKIN ST	EAST HARTFORD	GRAHAM CHRISTINE D		34 PITKIN ST	EAST HARTFORD	CT	06108
38 PITKIN ST	EAST HARTFORD	WESTMAN RICHARD M & LINDA J		38 PITKIN ST	EAST HARTFORD	CT	06108
39 PITKIN ST	EAST HARTFORD	39 PITKIN LLC	C/O MERLIN & KARTER LLC	100 CONSTITUTION PZ 7TH FL	HARTFORD	CT	06013
40-42 PITKIN ST	EAST HARTFORD	CURTIN THOMAS EDWARD		40 PITKIN ST	EAST HARTFORD	CT	06108
621 MAIN ST #REAR	EAST HARTFORD	PFAU BERNARD LEE EST OF	C/O RONALD LEE PFAU ADMIN	207 GOOSE LN	TOLLAND	CT	06084
11-13 BLINN ST	EAST HARTFORD	PEREZ RONN		11-13 BLINN ST	EAST HARTFORD	CT	06118
15-17 BLINN ST	EAST HARTFORD	OBOYLE JOHN J		15 BLINN ST	EAST HARTFORD	CT	06108
19 BLINN ST	EAST HARTFORD	CONDIO CATHERINE L/U	C/O PETER T CONDIO	19 BLINN ST	EAST HARTFORD	CT	06108
23-25 BLINN ST	EAST HARTFORD	REED RONALD	BOREK LINDA D	25 BLINN ST	EAST HARTFORD	CT	06108
27-29 BLINN ST	EAST HARTFORD	D & Z REAL ESTATE L L C		457 MAIN ST	NEWINGTON	CT	06111
621 MAIN ST	EAST HARTFORD	PFAU BERNARD LEE EST OF	C/O RONALD LEE PFAU ADMIN	207 GOOSE LN	TOLLAND	CT	06084
623 MAIN ST	EAST HARTFORD	RIVER BEND FUNERAL HOME &	CREMATORIUM LLC	623 MAIN ST	EAST HARTFORD	CT	06108
623 MAIN ST REAR	EAST HARTFORD	RIVER BEND FUNERAL HOME &	CREMATORIUM LLC	623 MAIN ST	EAST HARTFORD	CT	06108
625 MAIN ST	EAST HARTFORD	TOWN OF EAST HARTFORD		740 MAIN ST	EAST HARTFORD	CT	06108
639 MAIN ST	EAST HARTFORD	DIPERSIO THERESA		106 LAURELWOOD DR	NIANTIC	CT	06537
655 MAIN ST	EAST HARTFORD	DIPERSIO THERESA		106 LAURELWOOD DR	NIANTIC	CT	06537
736 MAIN ST	EAST HARTFORD	TOWN OF EAST HARTFORD		740 MAIN STREET	EAST HARTFORD	CT	06108

LAND USE KEY

- RESIDENTAL
- COMMERCIAL
- RESTAURANT
- VACANT

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

APPROVAL DATE: _____
EXPIRATION DATE: _____
CHAIRMAN: _____

NOTE: THE DEVELOPER SHALL NOTIFY THE TOWN OF EAST HARTFORD ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, STREET LIGHT INSTALLATION, PROPERTY CORNER PINS, ETC., TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:30 AM - 4:30 PM AT 1-860-291-7388.



THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS A DATA ACCUMULATION PLAN. THIS MAP DOES NOT REFLECT A PROPERTY BOUNDARY OPINION. THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS D.

THIS MAP WAS PREPARED FOR THE PURPOSE OF ADJUTER IDENTIFICATION "TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

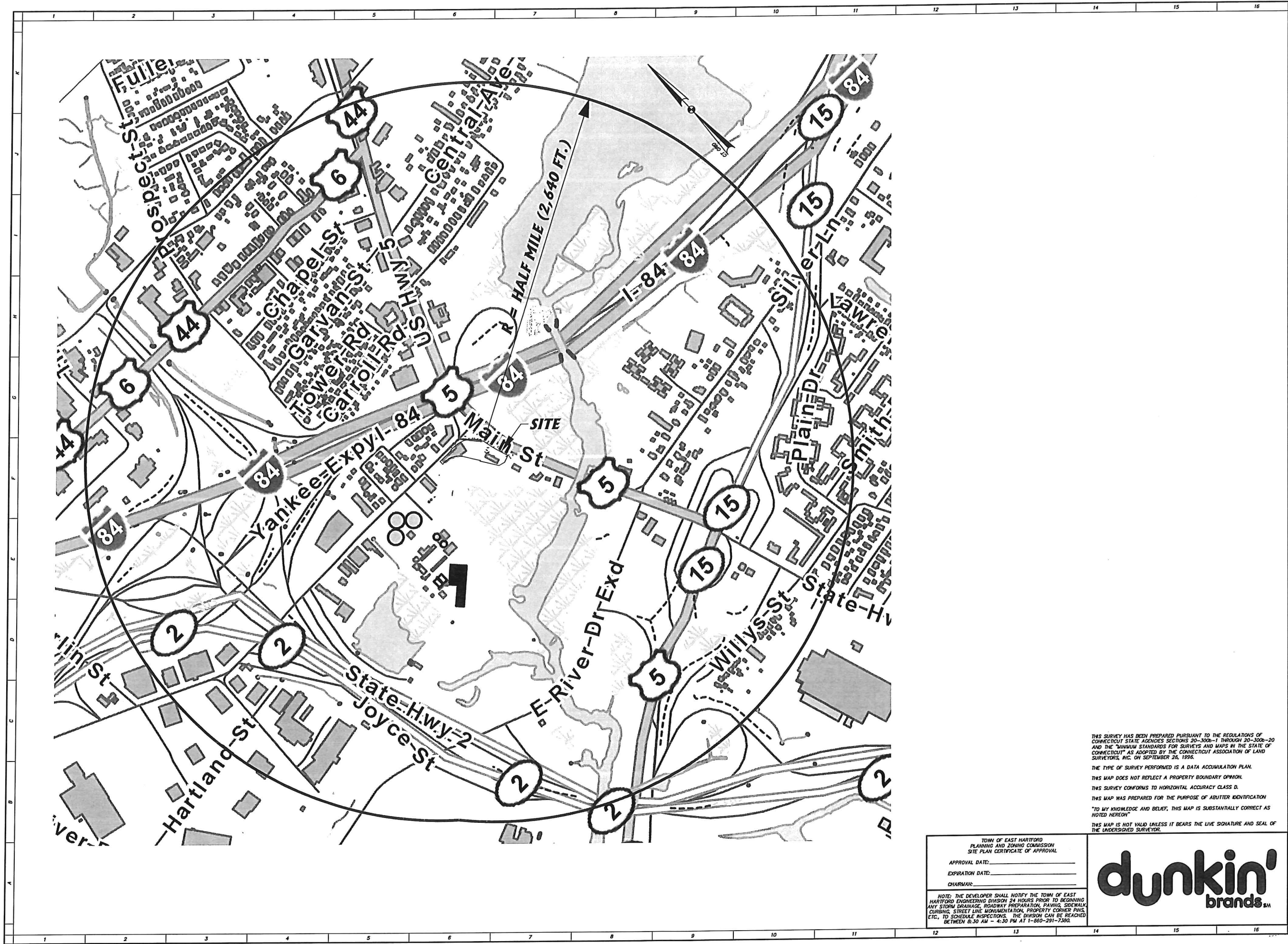
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

DATA ACCUMULATION PLAN
200' SITE RADIUS MAP
PROPOSED DUNKIN' DONUTS
639 MAIN STREET (ROUTE 5)
PREPARED FOR
JZ, INC.
EAST HARTFORD, CONNECTICUT

JAMES W. DUTTON, L.S. #70074
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LAND SURVEYORS AND CIVIL ENGINEERS
87 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-653-9401 FAX: 860-653-9851
EMAIL: JWD@DUTTONASSOCIATESLLC.COM





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AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF
CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND
SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS A DATA ACCUMULATION PLAN.
THIS MAP DOES NOT REFLECT A PROPERTY BOUNDARY OPINION.
THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS D.
THIS MAP WAS PREPARED FOR THE PURPOSE OF ABUTTER IDENTIFICATION
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS
NOTED HEREON"
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF
THE UNDERSIGNED SURVEYOR.

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

APPROVAL DATE: _____
EXPIRATION DATE: _____
CHAIRMAN: _____

NOTE: THE DEVELOPER SHALL NOTIFY THE TOWN OF EAST
HARTFORD ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING
ANY STORM DRAINAGE, ROADWAY PREPARATION, PAVING, SIDEWALK,
CURBING, STREET LINE MONUMENTATION, PROPERTY CORNER PINS,
ETC., TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED
BETWEEN 8:30 AM - 4:30 PM AT 1-860-291-7300.



SCALE IN FEET
0 300' 600'

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
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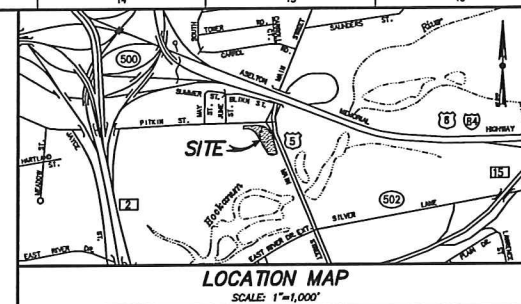
DATA ACCUMULATION PLAN
1/2 MILE RADIUS MAP
PROPOSED DUNKIN' DONUTS
639 MAIN STREET (ROUTE 5)
PREPARED FOR
JZ, INC.
EAST HARTFORD, CONNECTICUT

REVISIONS:

DATE: 04/25/2017
SCALE: 1"=300'
SHEET 3 of 24
PC#356482
A-13-057-RM-2
FILE:13057-RADIUS MAPS.DWG

LEGEND TO EASEMENTS

EXISTING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENT	
PROPOSED ACCESS EASEMENT	
PROPOSED PARKING, ACCESS SIGNS, AND DRAINAGE EASEMENT	
PROPOSED DRAINAGE EASEMENT	
PROPOSED STORM DRAIN AND REFUSE AREA EASEMENT	
PROPOSED LANDSCAPE EASEMENT	
PROPOSED LANDSCAPE AND SIGN EASEMENT	
PROPOSED PARKING AND ACCESS EASEMENT	AS LABELED ON PLAN



DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS

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EMAIL: JWD@DUTTONASSOCIATESLLC.COM

JAMES W. DUTTON, L.S. #70074

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**PROPERTY SURVEY
EASEMENT MAP AND LOT LINE ADJUSTMENT PLAN
PROPOSED DUNKIN' BRANDS
639 MAIN STREET (ROUTE 5)
PREPARED FOR
DUNKIN' BRANDS
639 MAIN STREET, LLC
EAST HARTFORD, CONNECTICUT**

REVISIONS:

DATE: 04/25/2017
SCALE: 1"=20'
SHEET 4 of 24
PC#356482
A-13-057-B
FILE: 13057.DWG

REFERENCE IS MADE TO MAPS TITLED:

"SITE PLAN PREPARED FOR LEINAD, INC. 639 MAIN STREET, EAST HARTFORD, CONNECTICUT" PREPARED BY TARBELL, HENITZ & ASSOC., INC. CIVIL ENGINEERS-LAND SURVEYORS, EAST HARTFORD, CONNECTICUT. SCALE: AS NOTED, JOB NO. 290-92, DATE: 12-9-92, SHEET NO. 1 OF 1, REVISED THROUGH 2-1-93.

"AS-BUILT & EASEMENT DELINEATION PLAN, 7 PITKIN STREET, EAST HARTFORD, CONNECTICUT" PREPARED FOR DANIEL STANAVAGE, ROSE CITY TRADING CO., 826 SILVER LAKE, EAST HARTFORD, CONNECTICUT, PREPARED BY VOLLMER ASSOCIATES, L.L.P., COLCHESTER, CT, SCALE: 1"=10', DATE: OCTOBER 16, 2005, REVISED THROUGH 11-9-05 ADDED SQUARE FOOTAGE FOR EASEMENT AREA.

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.

THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.

THE BOUNDARY DETERMINATION CATEGORY IS RE-SURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS MAP WAS PREPARED FOR THE PURPOSE OF BOUNDARY DEFINITION AND LOT LINE ADJUSTMENT.

BEARINGS REFER TO THE STATE OF CONNECTICUT COORDINATE GRID SYSTEM, N.A.D. 1983 AND ARE BASED ON HORIZONTAL CONTROL DATA PROVIDED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION.

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

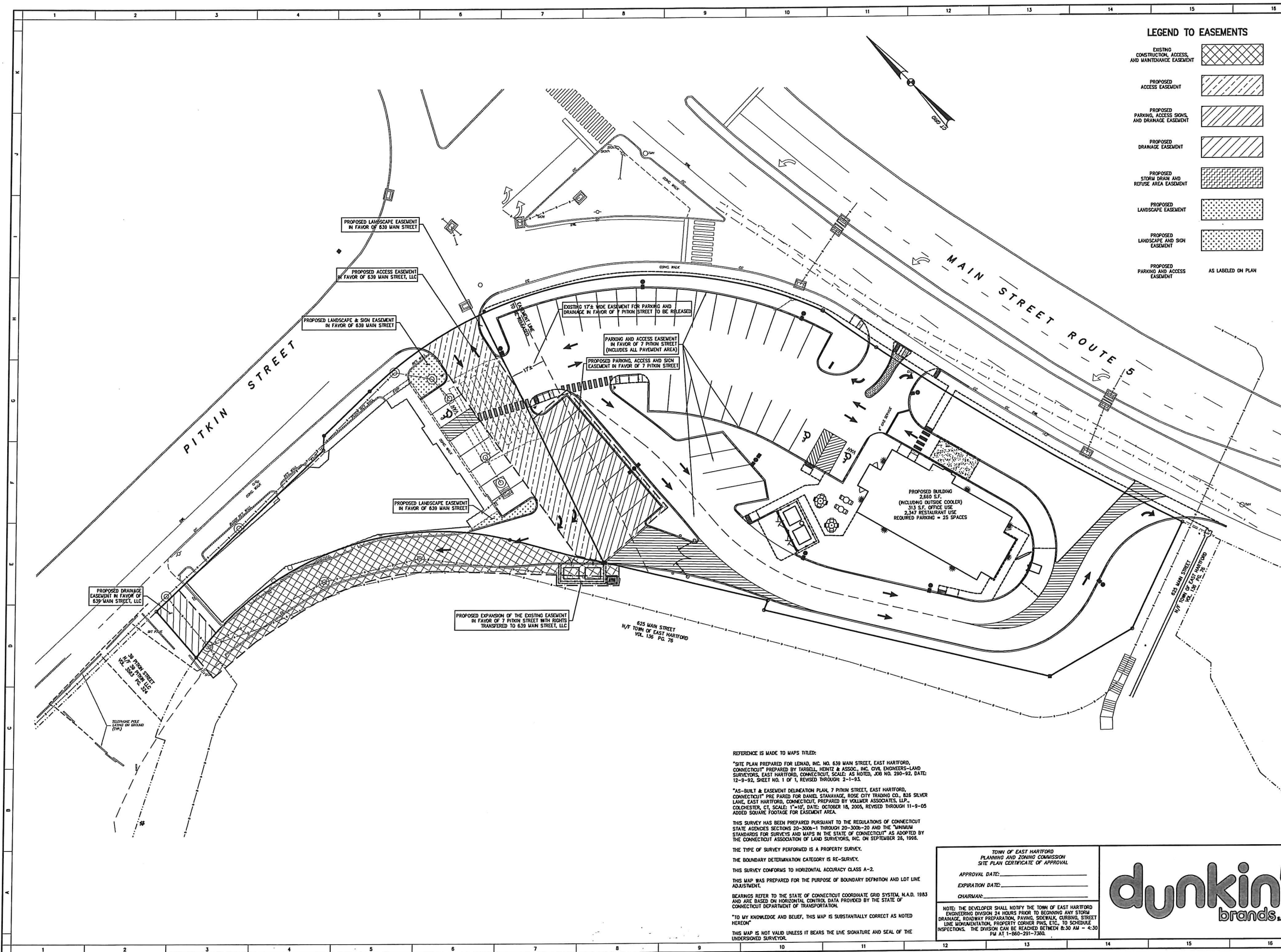
APPROVAL DATE: _____

EXPIRATION DATE: _____








CHAIRMAN: _____

NOTE: THE DEVELOPER SHALL NOTIFY THE TOWN OF EAST HARTFORD ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, STREET LINE MONUMENTATION, PROPERTY CORNER PINS, ETC., TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:30 AM - 4:30 PM AT 1-860-291-7380.

dunkin'
brandsSM



LEGEND TO EASEMENTS

EXISTING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENT	
PROPOSED ACCESS EASEMENT	
PROPOSED PARKING, ACCESS SIGNS, AND DRAINAGE EASEMENT	
PROPOSED DRAINAGE EASEMENT	
PROPOSED STORM DRAIN AND RETUSE AREA EASEMENT	
PROPOSED LANDSCAPE EASEMENT	
PROPOSED LANDSCAPE AND SIGN EASEMENT	
PROPOSED PARKING AND ACCESS	AS LABELED ON PLAN

DUTTON ASSOCIATES, LLC

**67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033**

TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JIMD@DUTTONASSOCIATESLLC.COM

JAMES W. DUTTON, L.S. #70074

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PROPERTY SURVEY
EASEMENT MAP AND LOT LINE ADJUSTMENT PLAN
PROPOSED DUNKIN DONUTS
639 MAIN STREET (ROUTE 5)
PREPARED FOR
639 MAIN STREET, LLC
EAST HARTFORD, CONNECTICUT

REVISIONS

DATE: 04/25/2017

SCALE: 1"=20'

SHEET 5 of 24

DC#25648

PL#35648.

A-13-057-L

FILE:13057.DWG

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

APPROVAL DATE: _____

EXPIRATION DATE: _____

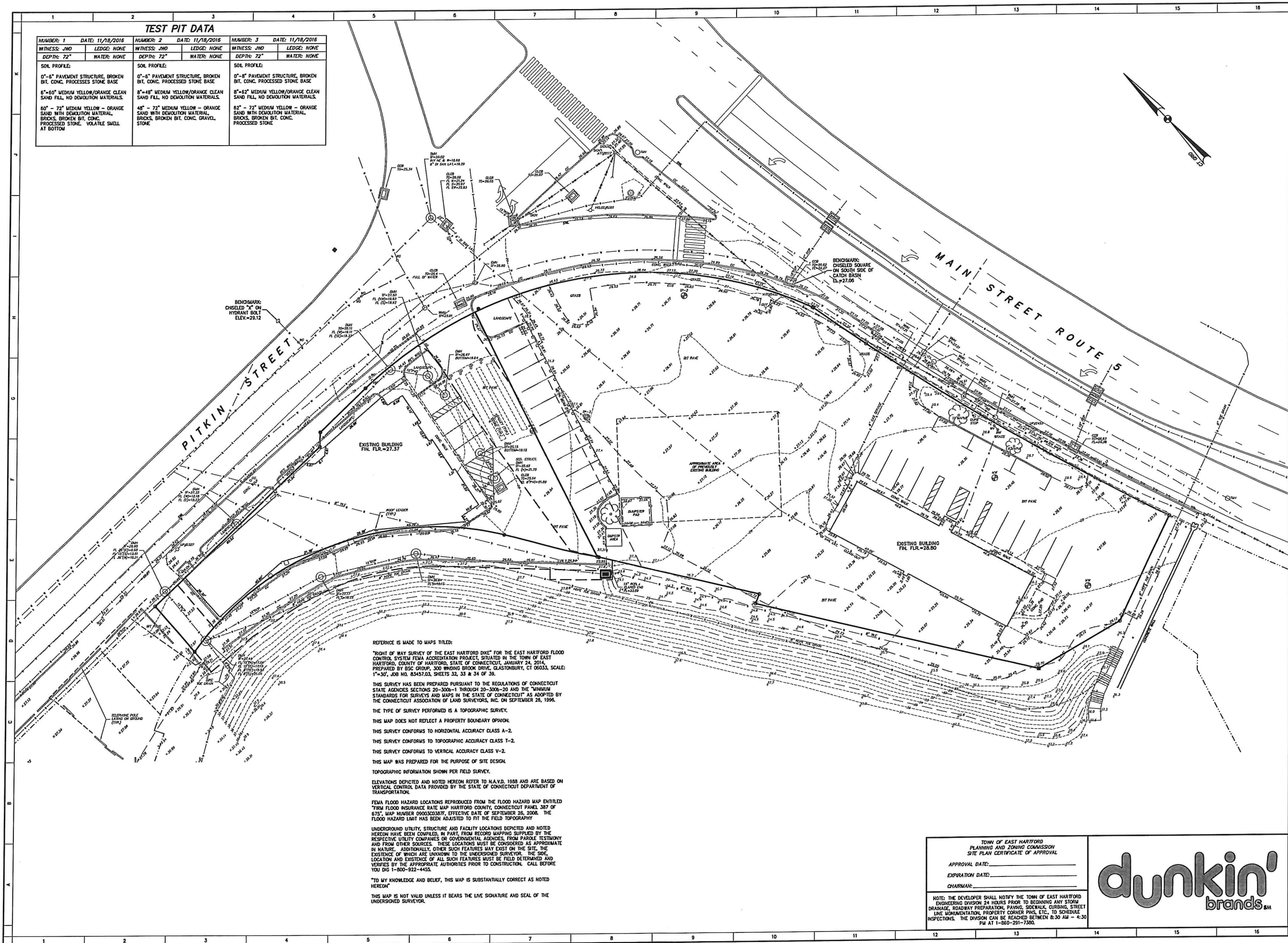
EXPIRATION DATE _____

CHAIRMAN: _____

NOTE: THE DEVELOPER SHALL NOTIFY THE TOWN OF EAST HARTFORD
ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM
DRAINAGE, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, STREET
LINE MONUMENTATION, PROPERTY CORNER PINS, ETC., TO SCHEDULE
INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:30 AM - 4:
PM AT 1-860-291-7380.

dunkin'
brands SM

NUMBER: 1 DATE: 11/18/2016	NUMBER: 2 DATE: 11/18/2016	NUMBER: 3 DATE: 11/18/2016
WITNESS: JMO LEDGE: NONE	WITNESS: JMO LEDGE: NONE	WITNESS: JMO LEDGE: NONE
DEPTH: 72" WATER: NONE	DEPTH: 72" WATER: NONE	DEPTH: 72" WATER: NONE
SOIL PROFILE:	SOIL PROFILE:	SOIL PROFILE:
0"-8" PAYMENT STRUCTURE, BROKEN BIT, CONC. PROCESSED STONE BASE	0"-8" PAYMENT STRUCTURE, BROKEN BIT, CONC. PROCESSED STONE BASE	0"-8" PAYMENT STRUCTURE, BROKEN BIT, CONC. PROCESSED STONE BASE
8"-60" MEDIUM YELLOW/ORANGE CLEAN SAND FILL, NO DEVIATION MATERIALS.	8"-48" MEDIUM YELLOW/ORANGE CLEAN SAND FILL, NO DEVIATION MATERIALS.	8"-62" MEDIUM YELLOW/ORANGE CLEAN SAND FILL, NO DEVIATION MATERIALS.
60" - 72" MEDIUM YELLOW - ORANGE SAND WITH DEVIATION MATERIAL, BRICKS, BROKEN BIT, CONC. PROCESSED STONE. VOLATILE SMELL AT BOTTOM	48" - 72" MEDIUM YELLOW - ORANGE SAND WITH DEVIATION MATERIAL, BRICKS, BROKEN BIT, CONC. GRAVEL, STONE	62" - 72" MEDIUM YELLOW - ORANGE SAND WITH DEVIATION MATERIAL, BRICKS, BROKEN BIT, CONC. PROCESSED STONE



"RIGHT OF WAY SURVEY OF THE EAST HARTFORD DIKE" FOR THE EAST HARTFORD FLOOD CONTROL SYSTEM FEMA ACCREDITATION PROJECT, SITUATED IN THE TOWN OF EAST HARTFORD, COUNTY OF HARTFORD, STATE OF CONNECTICUT, JANUARY 24, 2014, PREPARED BY BSC GROUP, 300 WINDING BROOK DRIVE, GLASTONBURY, CT 06033, SCALE: 1"=30', JOB NO. 83457.03, SHEETS 32, 33 & 34 OF 39.

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY.

THIS MAP DOES NOT REFLECT A PROPERTY BOUNDARY OPTION

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2

THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.

THIS MAP WAS PREPARED FOR THE PURPOSE OF SITE DESIGN.

TOPOGRAPHIC INFORMATION SHOWN PER FIELD SURVEY.

ELEVATIONS DEPICTED AND NOTED HEREON REFER TO M.A.V.D. 1988 AND ARE BASED ON VERTICAL CONTROL DATA PROVIDED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION.

FEMA FLOOD HAZARD LOCATIONS REPRODUCED FROM THE FLOOD HAZARD MAP ENTITLED "TOWN FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT PANEL 387 OF 675", MAP NUMBER 09003C0387F, EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE FLOOD HAZARD LIMIT HAS BEEN ADJUSTED TO FIT THE FIELD TOPOGRAPHY

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE. IN ADDITION, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED SURVEYOR. THE SCALE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

APPROVAL DATE: _____

EXPIRATION DATE: _____

QUARTILE: _____

NOTE: THE DEVELOPER SHALL NOTIFY THE TOWN OF EAST HARTFORD ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, STREET LINE MONUMENTATION, PROPERTY CORNER PINS, ETC., TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:30 AM - 4:30 PM AT 1-860-291-7380.

dunkin'
brandsSM

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-635-9401 FAX: 860-635-8851
EMAIL: JIM@DUTTONASSOCIATESLLC.COM

JAMES W. DUTTON, L.S. #7007

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EXISTING TOPOGRAPHIC SURVEY
PROPOSED DUNKIN DONUTS
639 MAIN STREET (ROUTE 5)

PREPARED FOR
JZ, INC.
EAST HARTFORD, CONNECTICUT

REVISIONS:

DATE: 04/25/2017

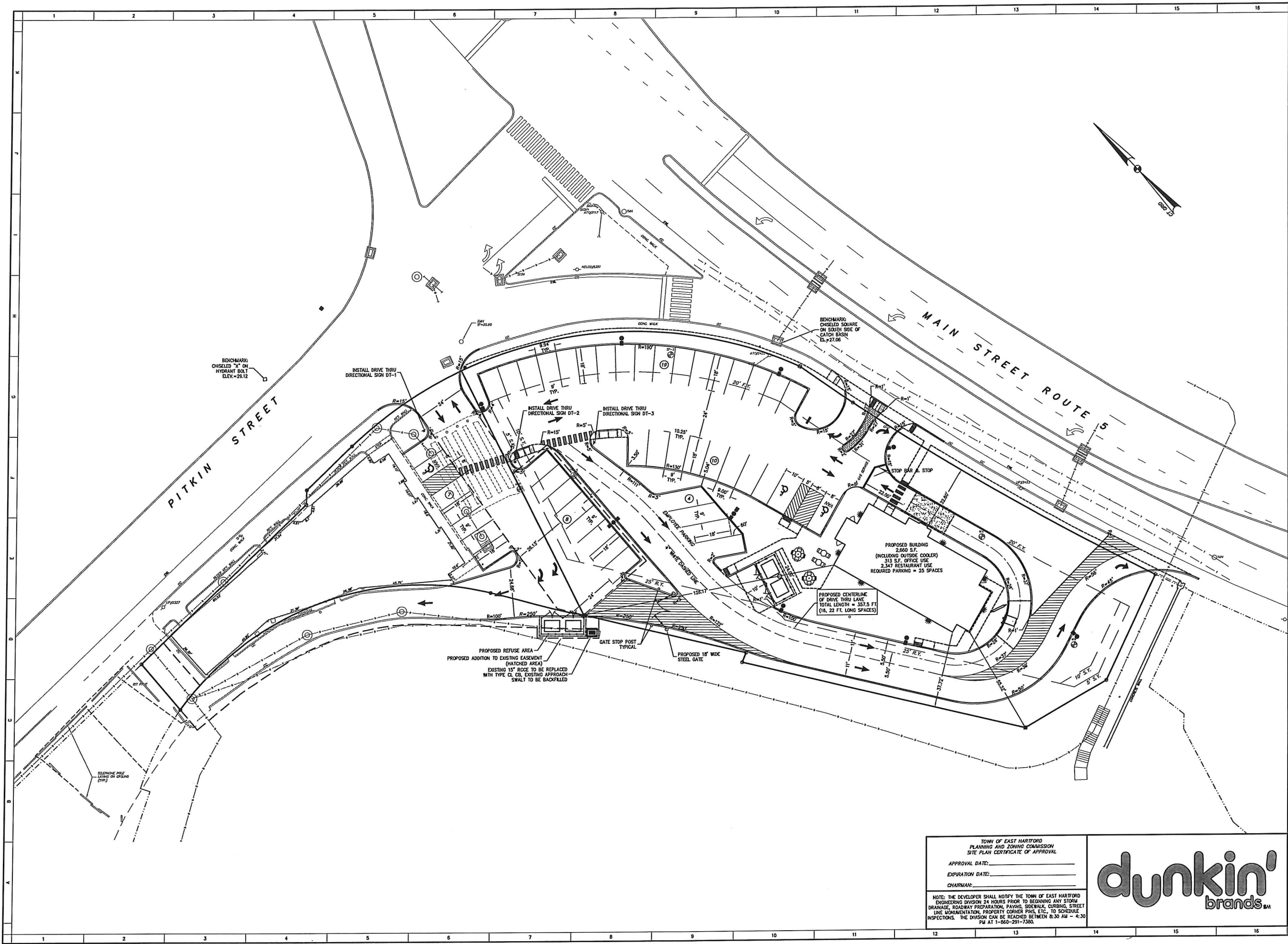
SCALE: 1"=20'

SHEET 6 of 24

PC#35648

A-13-057-

FILE:13057.DWG



DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCCI, P.E. #19494

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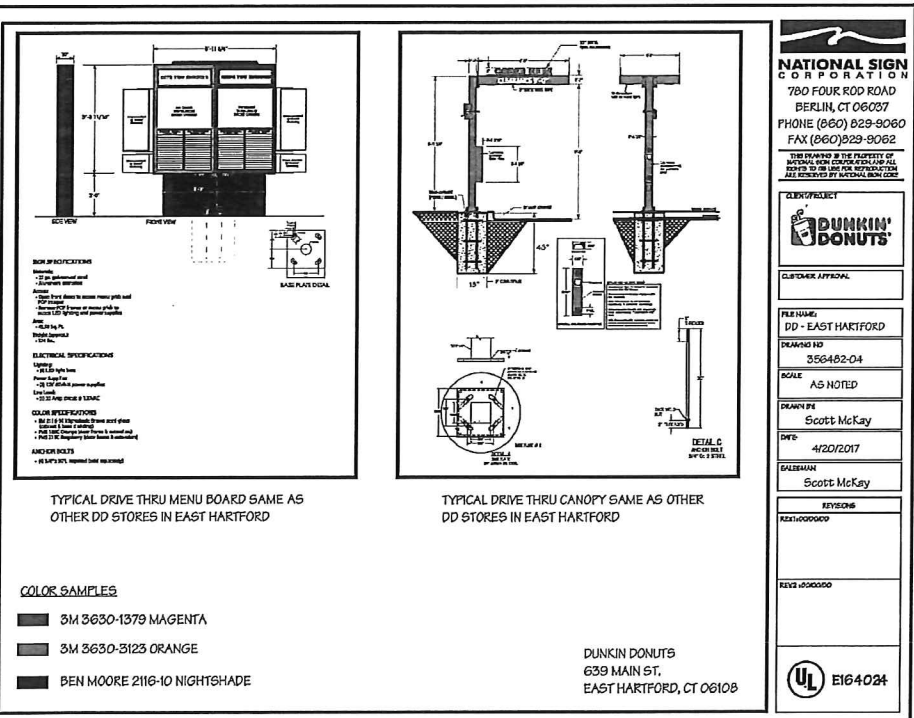
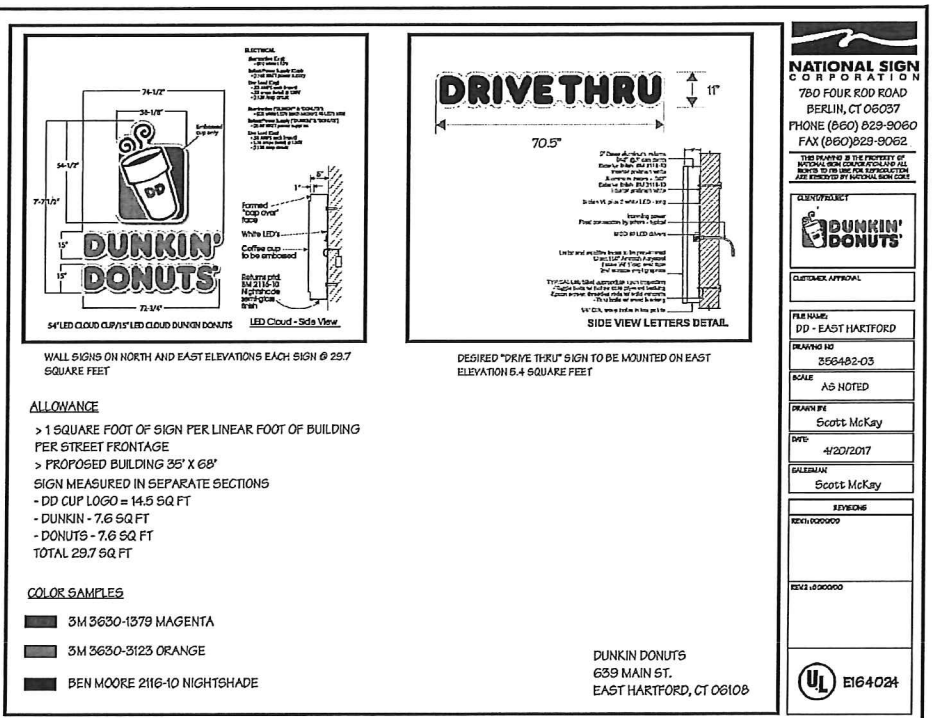
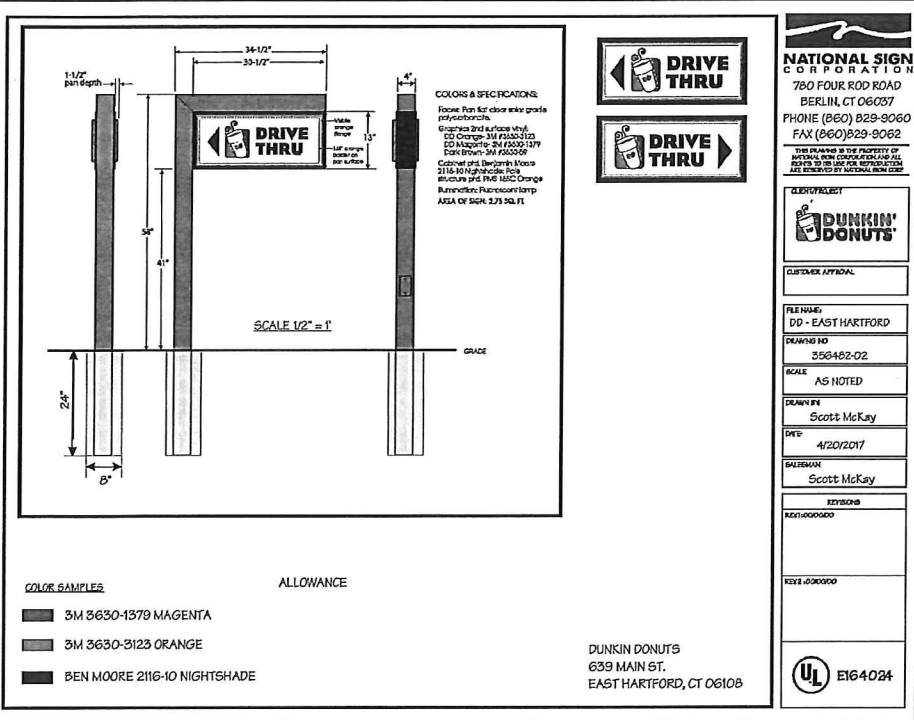
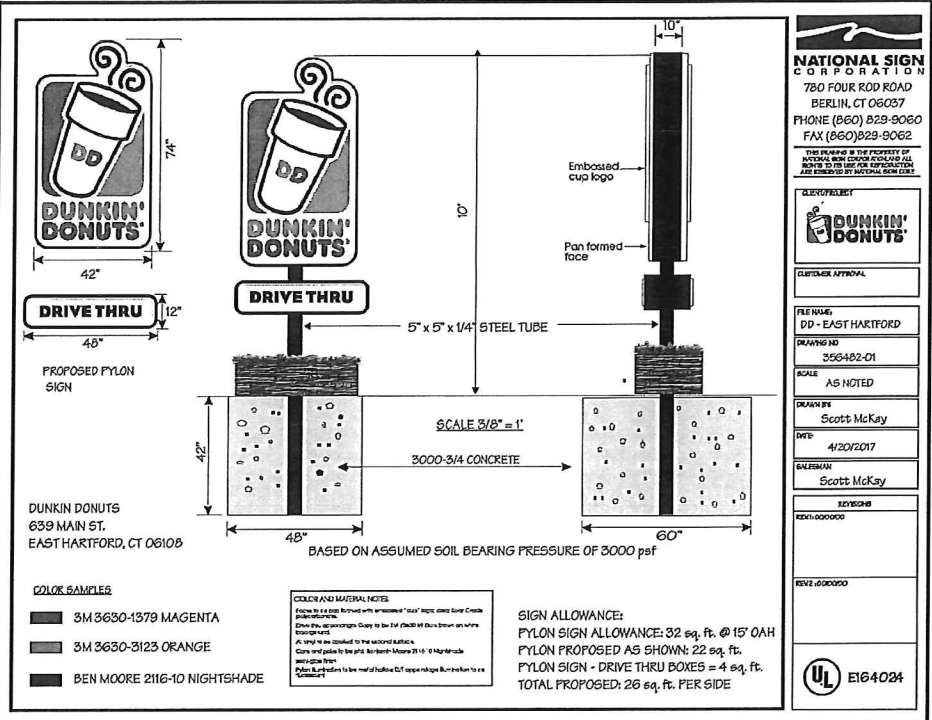
**LAYOUT PLAN
PROPOSED DUNKIN' DONUTS
639 MAIN STREET (ROUTE 5)
EAST HARTFORD, CONNECTICUT**

REVISIONS:

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL
APPROVAL DATE: _____
EXPIRATION DATE: _____
CHAIRMAN: _____
NOTE: THE DEVELOPER SHALL NOTIFY THE TOWN OF EAST HARTFORD ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, STREET LINE MONUMENTATION, PROPERTY CORNER PINS, ETC., TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:30 AM - 4:30 PM AT 1-860-291-7380.



DATE: 04/25/2017
SCALE: 1"=20'
SHEET 8 of 24
PC#356482
A-13-057-L
FILE: 13057.DWG



TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

APPROVAL DATE: _____
EXPIRATION DATE: _____
CHAIRMAN: _____

NOTE: THE DEVELOPER SHALL NOTIFY THE TOWN OF EAST HARTFORD
ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM
DRAINAGE, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, STREET
LINE DEMONSTRATION, PROPERTY CORNER PINS, ETC., TO SCHEDULE
INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:30 AM - 4:30
PM AT 1-860-291-7380.

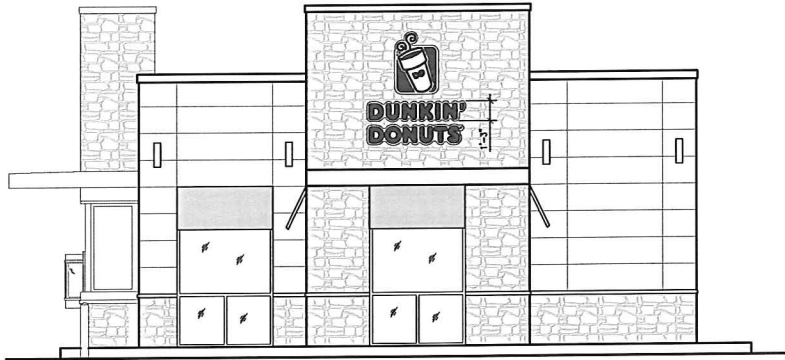


DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-3401 FAX: 860-633-3851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

TRAFFIC AND SIGNAGE PLAN
PROPOSED DUNKIN' DONUTS
639 MAIN STREET (ROUTE 5)
PREPARED FOR
JZ, INC.
EAST HARTFORD, CONNECTICUT

REVISIONS:

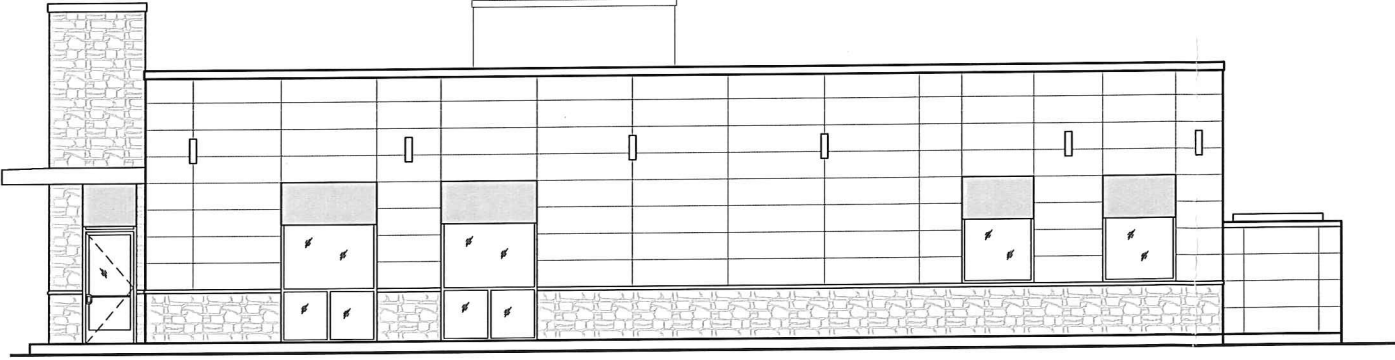
NO.	DATE	DESCRIPTION
1	04/25/2017	DATE: 04/25/2017
2	1"=20'	SCALE: 1"=20'
3	13 of 24	SHEET 13 of 24
4	PC#356482	PC#356482
5	A-13-057-T/S	A-13-057-T/S
6	FILE:13057.DWG	FILE:13057.DWG



2 NORTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



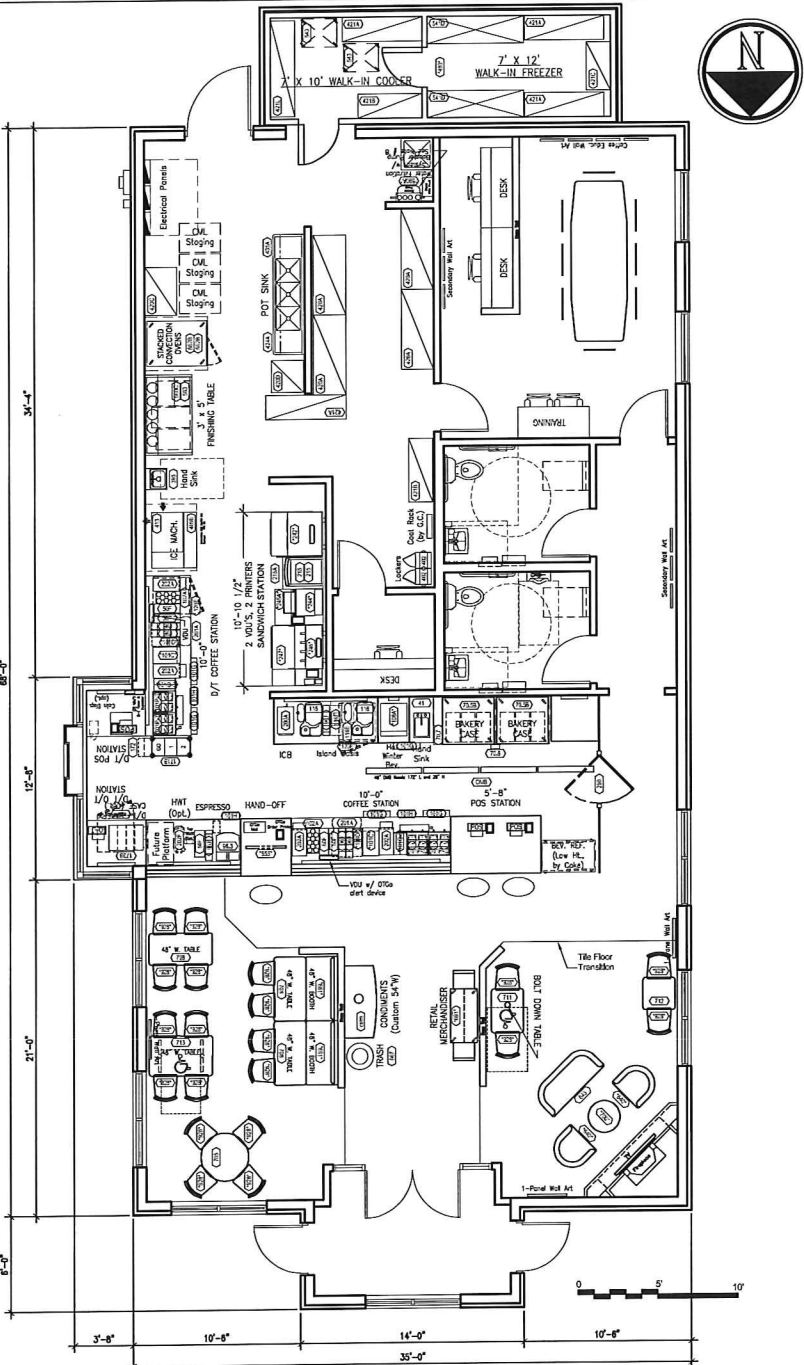
4 WEST ELEVATION
3/16" = 1'-0"

□ = PRINTER (optional)
□ = VIDEO DISPLAY UNIT
□ = PRINTER

2,510 SF (Building)
154 SF (Exterior Walk-In Box)
2 DRY DELIVERIES per WK.
2 REF'D DELIVERIES per WK.
28 SEATS
32 LF Dry Storage Shelving

- NOTES:
1. THIS LAYOUT MEETS '08SD' STANDARDS.
 2. FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
 3. FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
 4. FRANCHISEE'S ARCHITECT SHALL DETERMINE MENUBOARD SIZE AND CONFIGURATION BASED ON FIELD CONDITIONS AND MENU CHOICES.
 5. WINDOWS TO BE INFILLED, TINTED, OR SLOTTED OUT WITH APPROVED DDT WINDOW GRAPHICS.
 6. IF A DIT STAGING CART IS PROVIDED, THE STAGING MAT SHOWN AT DIT POS STATION IS NOT REQUIRED.
 7. UNSHOWN UTILITIES:
— TO ENHANCE THE DIT EXPERIENCE PLAN—
— ACCORDINGLY TO EITHER REMOVE OR—
— SCREEN WHEN POSSIBLE.
 8. WATER FILTRATION SYSTEM SHOWN IS BASED ON ZIP CODE DATA PROVIDED BY VENDORS. FRANCHISEE IS ENCOURAGED TO HAVE WATER TESTED TO VERIFY SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65 PSI OR HIGHER.

1 FLOOR PLAN
3/16" = 1'-0"



1 FLOOR PLAN
3/16" = 1'-0"



Gary Reola, P.E. #0023741



JGR Engineering, LLC
Licensed Professional Engineers
Design Services

155 East Main Street - Unit #5
Thomaston, Connecticut 06787
(860) 238-5000
info@jgr-engineering.net

REVISIONS		DATE	4-21-17
NO	DESCRIPTION	DATE	SCALE
1	ISSUED FOR REVIEW	4-21-17	3/16"=1'-0"
			DRAWN
			BP
			CKD
			BP
			APPD
			BP

FRANCHISEE: TED ZAFRIS STORE LOCATION: 639 MAIN STREET EAST HARTFORD, CONNECTICUT	CONCEPTUAL FLOOR PLAN & ELEVATIONS	PC 356482
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CP-2