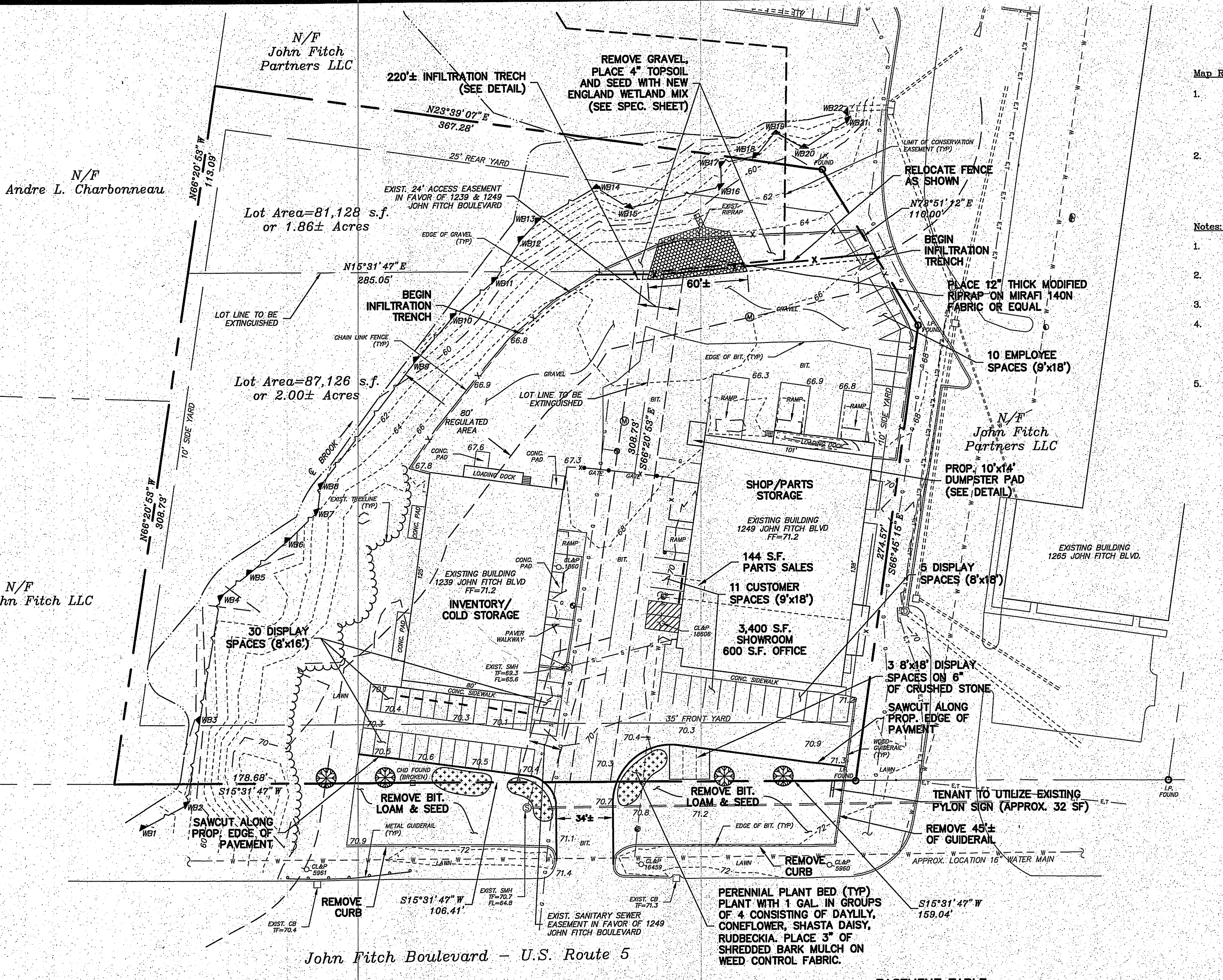
S:\Acad\2019 Civil 3D\2019-099 Real Estate Advisory Group\Russo Drawings\2019-099.dwg, 1:1



PERENNIAL PLANT BED (TYP)
PLANT WITH 1 GAL. IN GROUPS
OF 4 CONSISTING OF DAYLILY,
CONEFLOWER, SHASTA DAISY,
RUDBECKIA. PLACE 3" OF
SHREDDED BARK MULCH ON
WEED CONTROL FABRIC.

Map References:

1. "Lot Line Reconfiguration Plan Owner/Applicant John Fitch Partners, LLC & Andre L. Charbonneau 1249 & 1265 John Fitch Boulevard 125 Edwin Road (Mailing Address) South Windsor, CT 06074 860-528-7551 Scale: 1"=40' Date: 11-20-06" by J.R. Russo & Assocaites
2. "As-Built Plan Owner/Applicant Andre L. Charbonneau 1257 John Fitch Boulevard 125 Edwin Road (Mailing Address) South Windsor, CT 06074 860-528-7551 Scale: 1"=40' Date: 9-4-08" by J.R. Russo & Associates

Notes:

1. Portion of the parcel is located in inland wetlands as mapped by Rick Zulick, Soil Scientist.
2. Parcel is located in Flood Hazard Zone X, area of minimal flooding, per panel no. 09003C0378F.
3. Horizontal datum is NAD 83. Vertical datum is NAVD 88.
4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".
5. #1239 & 1249 John Fitch Boulevard to be combined into a single parcel. Combined lot area = 3.86± Acres.

LEGEND

◘	EXISTING UTILITY HANDHOLE
-○-	EXISTING UTILITY POLE
☼	EXISTING LIGHT POLE
⊖	EXISTING WATER GATE
-⊕-	EXISTING HYDRANT
— —W— —	EXISTING WATER LINE
◔	EXISTING GAS GATE
— —G— —	EXISTING GAS LINE
□	EXISTING CATCH BASIN
◪	PROPOSED CATCH BASIN
Ⓓ	EXISTING DRAINAGE MANHOLE
==========	EXISTING STORM SEWER
━━━━	PROPOSED STORM SEWER
Ⓢ	EXISTING SANITARY MANHOLE
═ ═ ═	EXISTING SANITARY SEWER
—— S ——	EXISTING SANITARY LATERAL
-o-	EXISTING SIGN
○	EXISTING IRON PIN (FOUND)
●	PROPOSED IRON PIN (TO BE SET)
■	PROPOSED MONUMENT (TO BE SET)
⊡	EXISTING MONUMENT (FOUND)
135x5	EXISTING SPOT GRADE
135.5	PROPOSED SPOT GRADE
----136----	EXISTING CONTOUR
——136——	PROPOSED CONTOUR
⌒⌒⌒⌒	EXISTING TREELINE
—^——^—	LIMIT OF WETLANDS

❋ 4-ACER RUBRUM
RED MAPLE – 2½-3" CAL. B&B
(SEE DETAIL FOR PERENNIAL)

EASEMENT TABLE:

GRANTOR	GRANTEE	TYPE OF ESMT.	DATE FILED	VOL/PG
SITE	N/F STATE OF CONN.	DRAINAGE R.O.W.	EXISTING	37/12
SITE	N/F CONN. LIGHT & POWER	UTILITY	EXISTING	84/128
SITE	N/F GROSSO & SARTORI	ESMT. AGREEMENT	EXISTING	435/575
SITE	N/F JOHN FITCH PARTNERS	SEWER ESMT.	EXISTING	1376/312
SITE	N/F JOHN FITCH PARTNERS	SEWER ESMT.	EXISTING	1557/63
SITE	N/F SOUTH WINDSOR	CONSERVATION	EXISTING	1941/334

DATA BLOCK

ZONE – INDUSTRIAL (I)

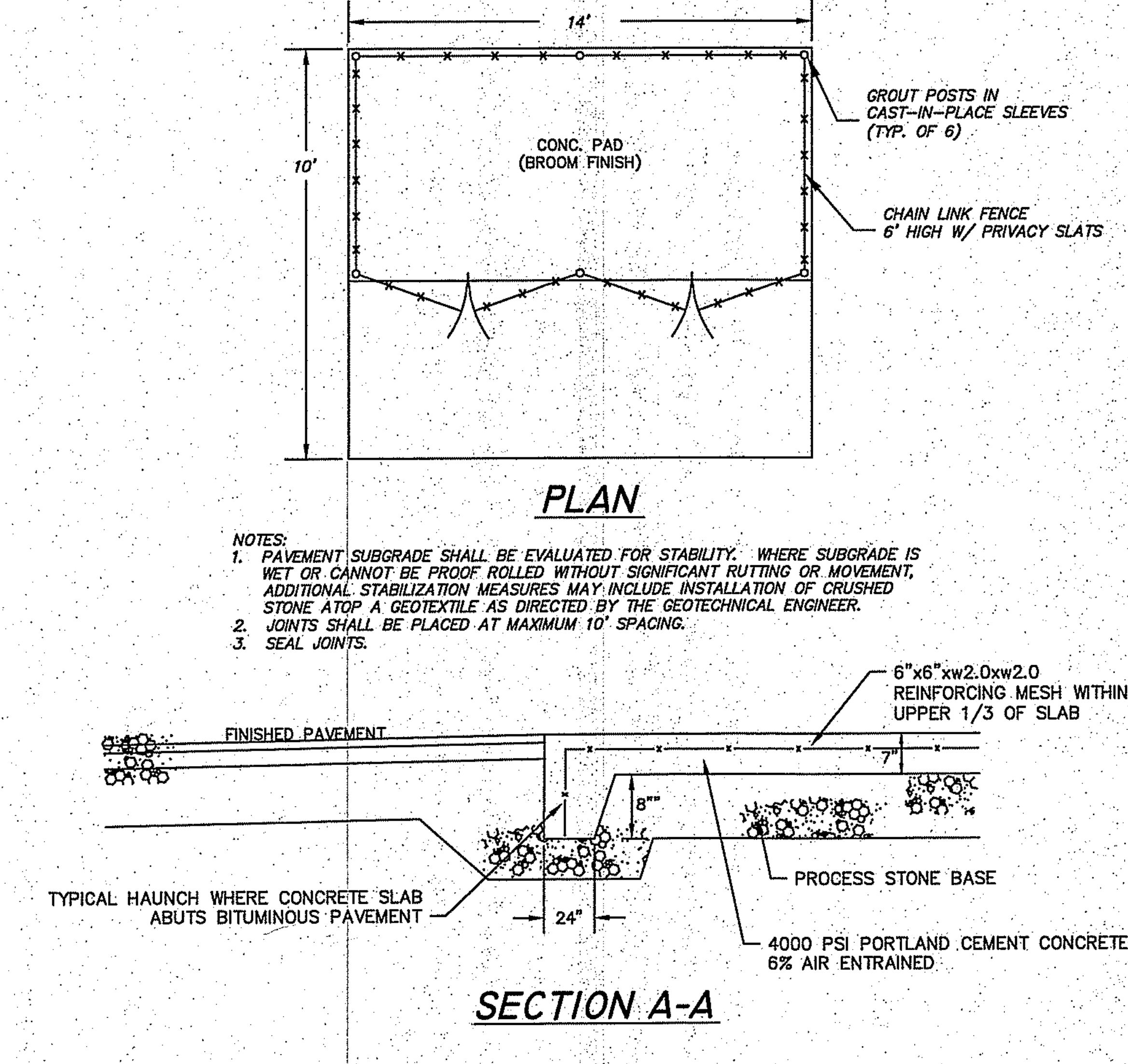
	REQUIRED	EXISTING	PROPOSED
LOT AREA	30,000 S.F.	87,126 SF (#1239) 81,128 SF (#1249)	168,254 SF
BUILDING LINE	35'	50.8'± (#1239)	50.8'±
SIDE LINE	10'	16.2'± (#1249)	16.2'±
REAR LINE	25'	166.5'± (#1249)	166.5'±
LOT COVERAGE	50%	14.4±%	14.4±%
IMPERVIOUS COVERAGE	65%	49.8±%	46.7±%

*ADDITIONAL 9750 SF OF IMPERVIOUS COVERAGE BEING REMOVED FROM WITHIN THE STATE RIGHT OF WAY (NOT INCLUDED IN PERCENTAGE OF IMPERVIOUS COVERAGE REDUCTION AS SHOW IN TABLE ABOVE)

PARKING SCHEDULE

PARKING REQUIRED:
BUSINESS OFFICE 4.5 SPACES/1000 S.F.
600 S.F./1000 X 4.5 = 2.7 SPACES
RETAIL STORES 1 SPACE/200 S.F.
3544 S.F./200 X 1 = 17.7 SPACES
TOTAL REQUIRED SPACES = 21 SPACES

PARKING PROVIDED:
10 EMPLOYEE SPACES
11 CUSTOMER SPACES
21 TOTAL SPACES



PLAN

NOTES:
1. PAVEMENT SUBGRADE SHALL BE EVALUATED FOR STABILITY. WHERE SUBGRADE IS WET OR CANNOT BE PROOF ROLLED WITHOUT SIGNIFICANT RUTTING OR MOVEMENT, ADDITIONAL STABILIZATION MEASURES MAY INCLUDE INSTALLATION OF CRUSHED STONE ATOP A GEOTEXTILE AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
2. JOINTS SHALL BE PLACED AT MAXIMUM 10' SPACING.
3. SEAL JOINTS.

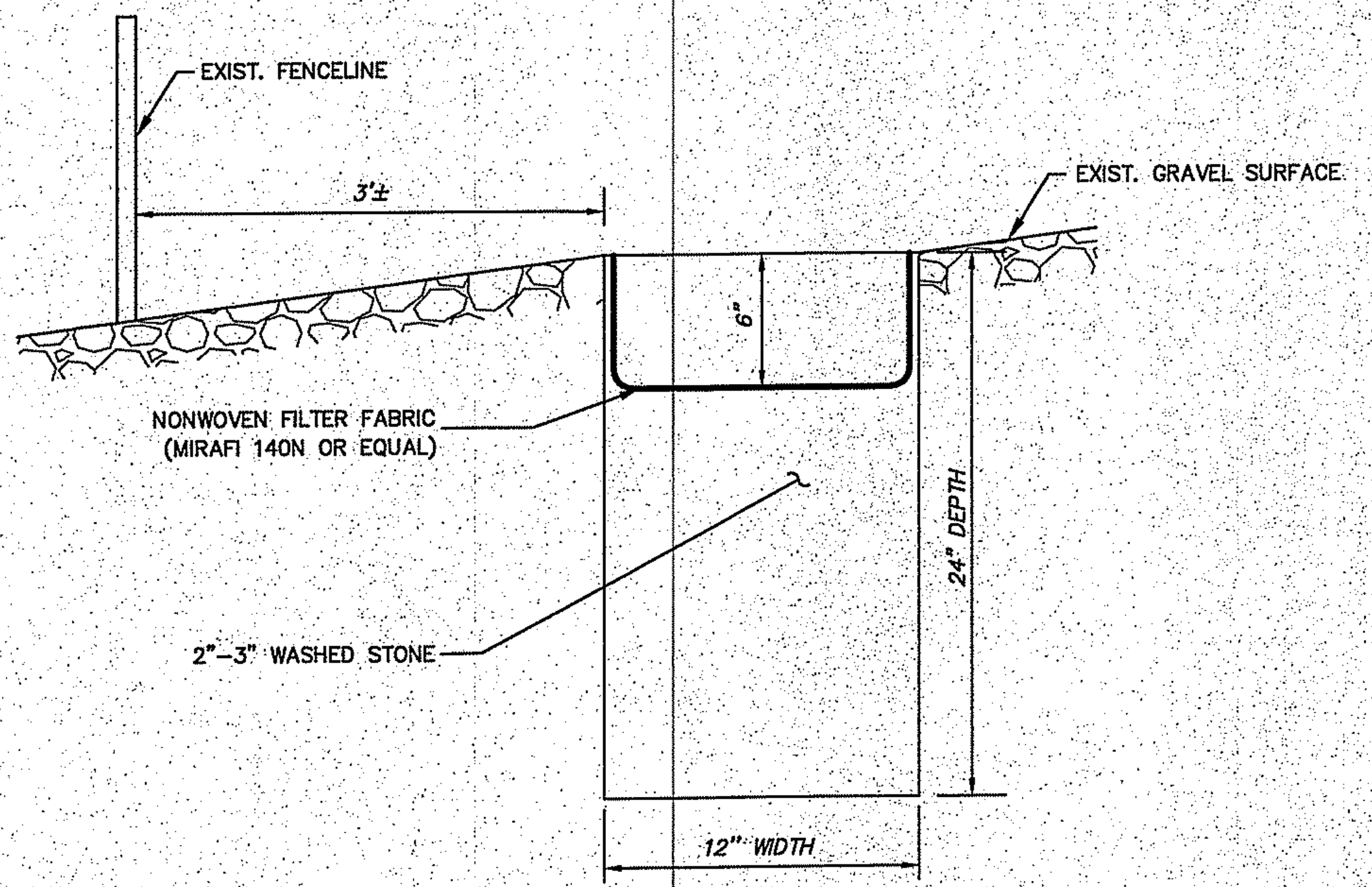
SECTION A-A

CONC. DUMPSTER PAD DETAIL

NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



INFILTRATION TRENCH DETAIL

NOT TO SCALE

NOTE: OWNER TO INSPECT INFILTRATION TRENCH TWICE/YEAR. IF CLOGGING IS EVIDENT REPLACE MIRAFI FABRIC AND TOP 6" OF STONE.

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JAMES E. USSERY, JR.
No. 14865
LICENSED LAND SURVEYOR

TIMOTHY A. COON
No. 23552
LICENSED PROFESSIONAL ENGINEER

RUSSO
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Owners
1239 John Fitch Blvd. LLC
1249 John Fitch Blvd. LLC
P.O. Box 568
Hartford, CT 06141

REVISIONS

BY: LF/JU	CHK: TAC/JEU

Prepared For
Real Estate Advisory Group LLC

Site Location
1239 & 1249 John Fitch Boulevard
South Windsor, Connecticut
MBL: 84-51 & 84-50 Zone: I

Site Plan

DATE
1-24-20
SCALE
1"=40'
JOB NUMBER
2019-101
SHEET
2 of 2