

1033 JOHN FITCH BOULEVARD ~ SOUTH WINDSOR ~ CT  
GIS No. 47701033

**KEY MAP**  
SCALE: 1"=200'

**LOCATION MAP**

SCALE: 1"=1,000'

**NOTES:**

- \* THE EXISTING 33 PARKING SPACES, INCLUDING 3 ACCESSIBLE SPACES, WILL BE UTILIZED BY THE PROPOSED USE. THE APPLICANT INTENDS TO EMPLOY 6 EMPLOYEES AT FIRST WITH A MAXIMUM OF 12 EMPLOYEES IN THE FUTURE. GIVEN THE APPLICANT'S KNOWLEDGE OF TRAFFIC AND CIRCULATING TRAFFIC PATTERNS, THE EXISTING AMOUNT OF PARKING IS SUFFICIENT TO ACCOMMODATE THE EXPECTED VOLUME OF VEHICLES ON SITE.
- \*\* THE LOT'S IMPERVIOUS COVERAGE IS AN EXISTING NON-CONFORMANCE TO THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS. NO CHANGES ARE PROPOSED TO THE LAYOUT OF IMPERVIOUS OR PERVIOUS SURFACES ON SITE.

## GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE INSTRUMENT OF SERVICE. NO REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF DPI.



**CIVIL ENGINE**

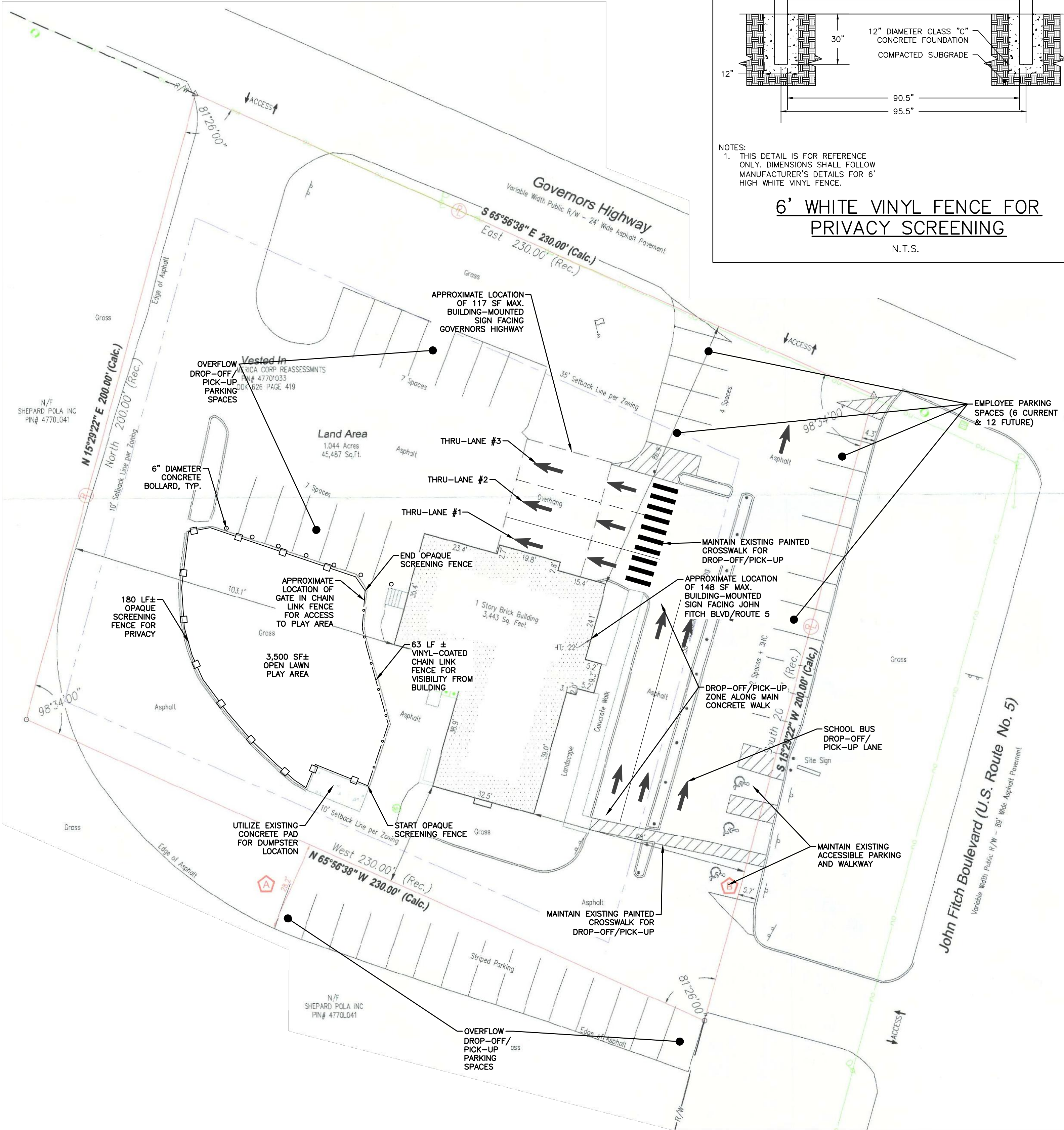
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**APPLICANT:**  
MS. MONIQUE DELMADGE  
PRECISELY PANDAS  
131 JACQUELINE DRIVE  
MANCHESTER, CT 06040  
860-245-1285

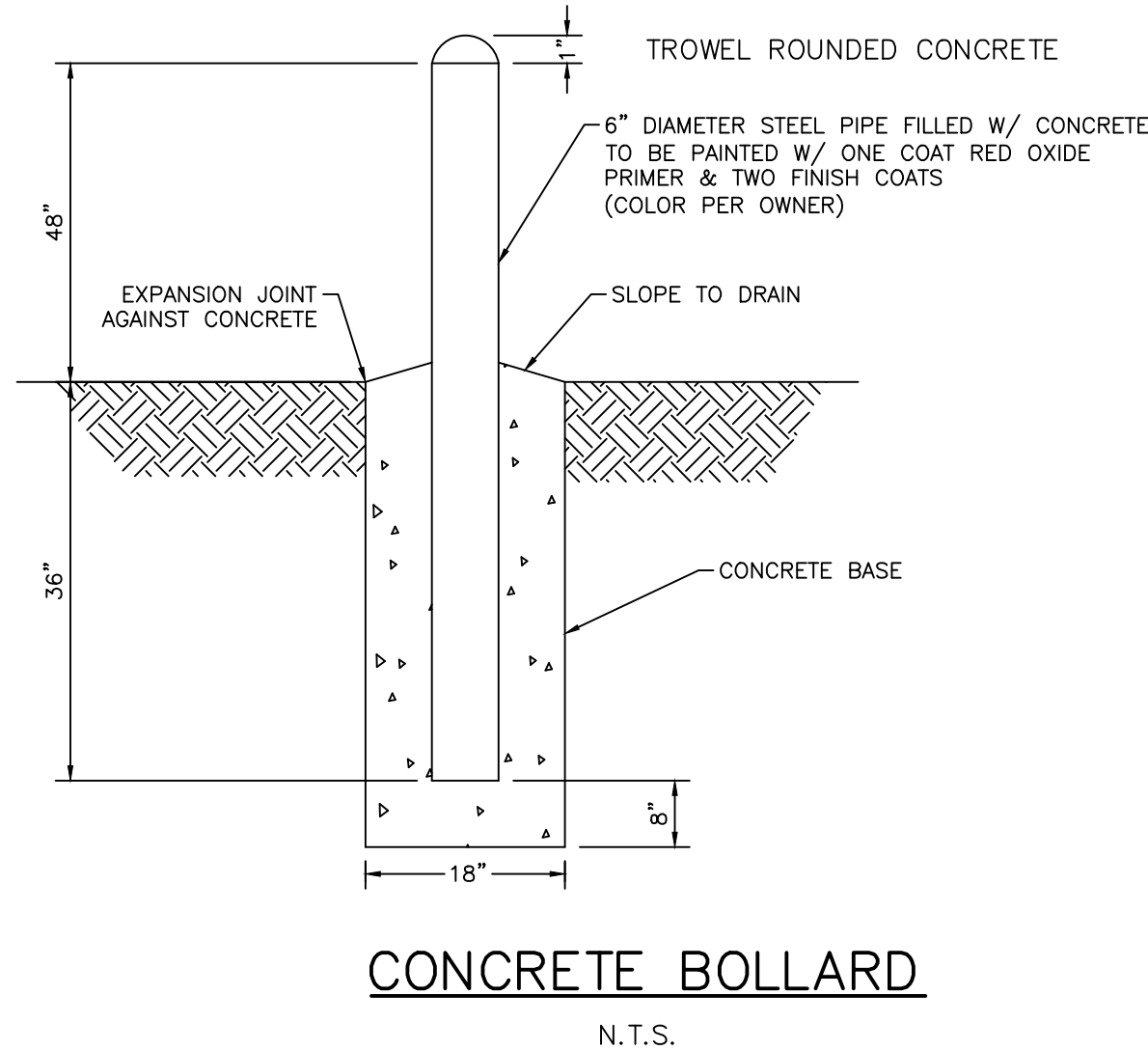
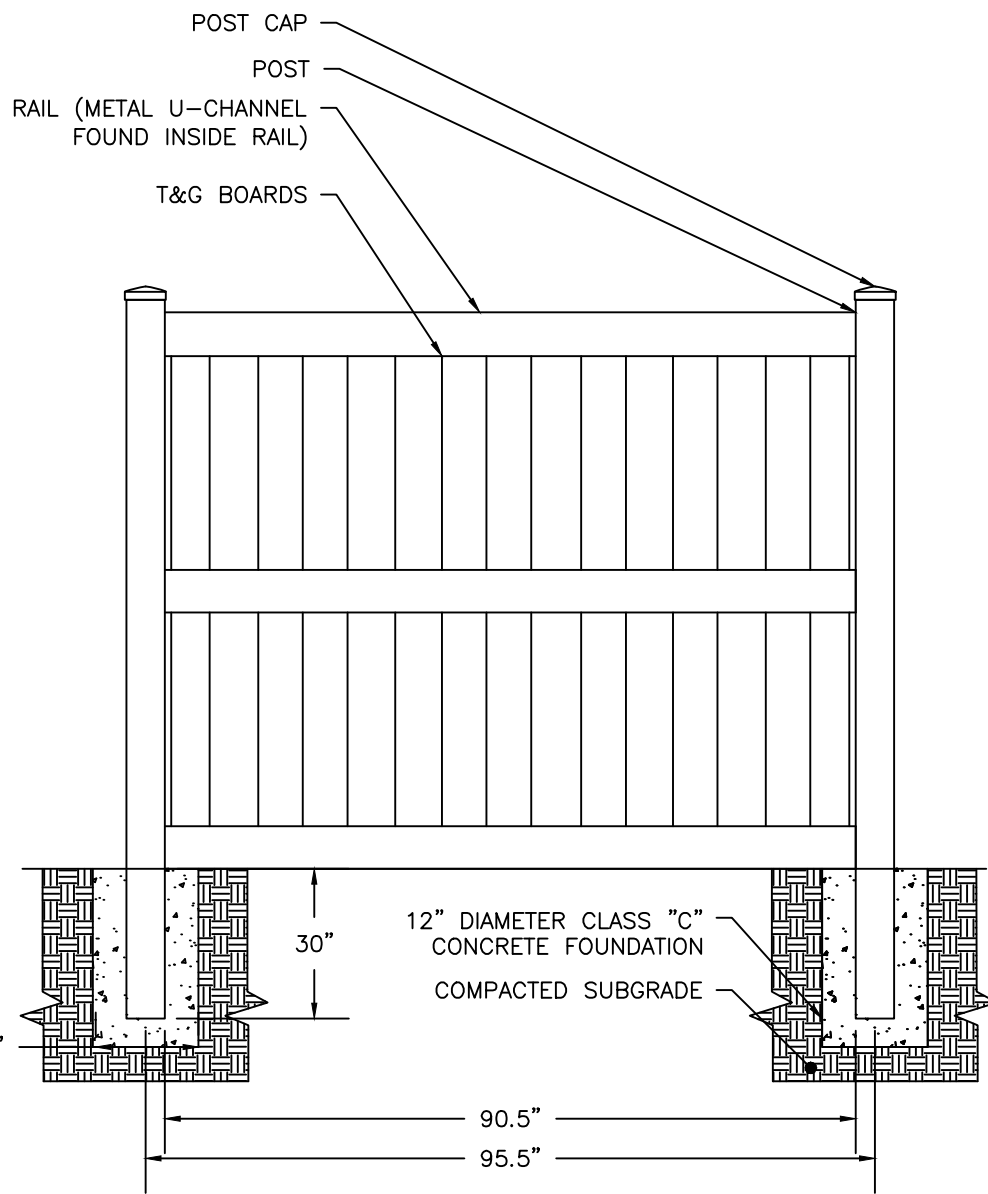




NOTES:  
1. THIS DETAIL IS FOR REFERENCE ONLY. DIMENSIONS SHALL FOLLOW MANUFACTURER'S DETAILS FOR 6' HIGH WHITE VINYL FENCE.

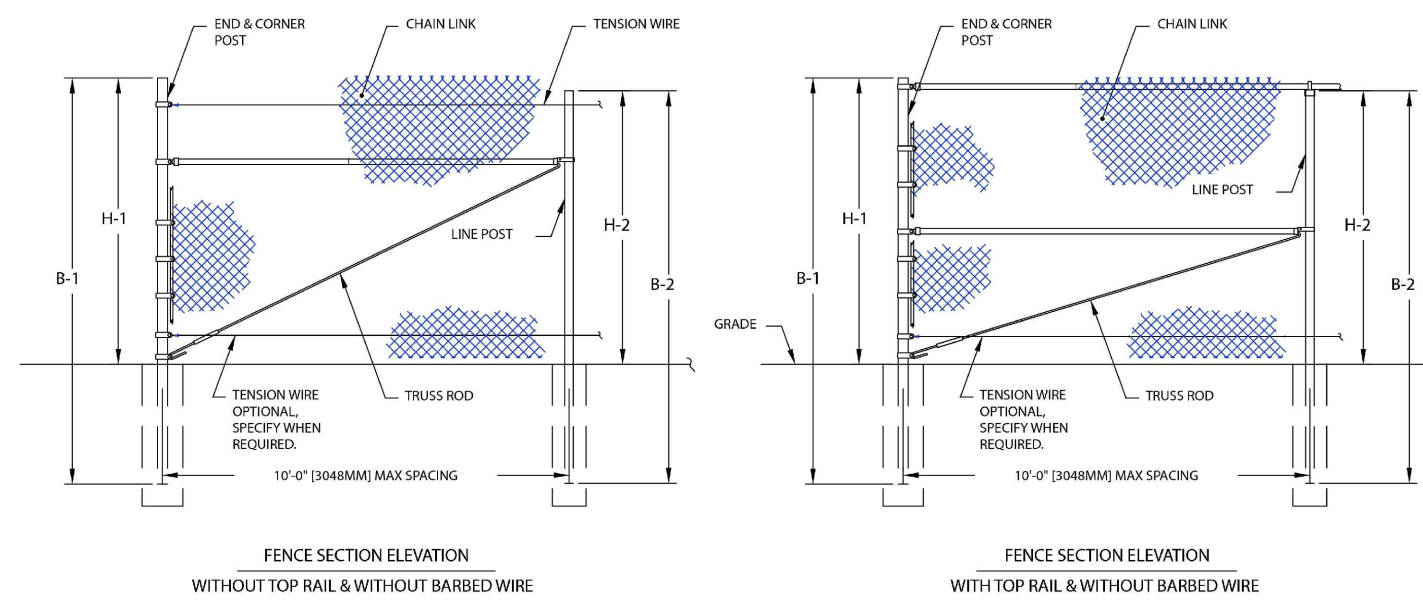
### 6' WHITE VINYL FENCE FOR PRIVACY SCREENING

N.T.S.



### CONCRETE BOLLARD

N.T.S.



FENCE HEIGHT		END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE	
5'-0" (1524MM)	8'-0" (2438MM)	5'-0 5/8" (1540MM)	7'-8" (2337MM)	4'-8 7/8" (1445MM)	
6'-0" (1829MM)	9'-0" (2743MM)	6'-0 5/8" (1745MM)	8'-8" (2642MM)	5'-8 7/8" (1749MM)	
7'-0" (2134MM)	10'-0" (3048MM)	7'-0 5/8" (2050MM)	9'-8" (2946MM)	6'-8 7/8" (2056MM)	
8'-0" (2439MM)	11'-0" (3353MM)	8'-0 5/8" (2355MM)	10'-8" (3257MM)	7'-8 7/8" (2356MM)	
9'-0" (2744MM)	12'-0" (3658MM)	9'-0 5/8" (2660MM)	11'-8" (3561MM)	8'-8 7/8" (2460MM)	
10'-0" (3049MM)	13'-0" (3963MM)	10'-0 5/8" (2965MM)	12'-8" (3865MM)	9'-8 7/8" (2765MM)	
11'-0" (3369MM)	14'-0" (4268MM)	11'-0 5/8" (3270MM)	13'-8" (4170MM)	10'-8 7/8" (3070MM)	
12'-0" (3674MM)	15'-0" (4573MM)	12'-0 5/8" (3575MM)	14'-8" (4475MM)	11'-8 7/8" (3375MM)	

NOTES:  
1. TYPICAL DIMENSIONS CORRESPOND TO DIMENSIONS 1:1115 & 1:1130.  
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.



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TYPICAL HIGH FENCE WITHOUT BARBED WIRE

DATE: 09-27-15  
BY: JMM  
REV: smh  
REV DATE: 05-23-18

SCALE: 1"=1'-0"  
LAYER: 1  
DWG: 1-1000

### 6' VINYL-COATED CHAIN LINK FENCE FOR SAFETY/VISIBILITY

N.T.S.

### ZONING TABLE

ZONE: I ZONE (INDUSTRIAL)				
ITEM	REQUIRED / ALLOWED	EXISTING	PROPOSED	
LOT AREA	30,000 SF (0.69 AC)	1,044 AC	1,044 AC	
LOT FRONTAGE	100'	230'	230'	
FRONT YARD	35'	68'	68'	
SIDE YARD	10'	32.1'	32.1'	
REAR YARD	25'	N/A	N/A	
BUILDING HEIGHT	2 STORIES/40'	22'	22'	
PARKING	SEE BELOW*	33*	33*	
LOT COVERAGE	50%	7.57%	7.57%	
IMPERVIOUS COVERAGE	65%	74.76%±**	74.76%±**	

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REFERENCES:  
THIS PLAN REFERS TO THE FOLLOWING:  
1. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 1033 JOHN FITCH BOULEVARD, SOUTH WINDSOR, CONNECTICUT" DATED 2/15/2018 PREPARED BY LMS SURVEYING LTD. AS FILED IN THE TOWN OF SOUTH WINDSOR LAND RECORDS MAP #4428.

SITE LAYOUT PLAN NOTES:  
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.  
2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY.  
3. ALL EXISTING PAVEMENT MARKINGS TO REMAIN ON SITE AND BE UTILIZED BY THE PROPOSED USE.  
4. BUILDING-MOUNTED SIGNS TO BE DESIGNED PRIOR TO SUBMISSION OF A SIGN PERMIT. SIGNS WILL BE DESIGNED PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS SECTION 6.5 AND SIZED ACCORDING TO TABLE 6.5.8.A WITH THE MAXIMUM SIZE AS STATED ON THE PLAN.

PROPERTY OWNERS:  
THE JE SHEPARD COMPANY  
200 SULLIVAN AVENUE  
SOUTH WINDSOR, CT 06074

APPLICANT:  
MS. MONIQUE DELMADGE  
PRECISELY PANDAS  
131 JACQUELINE DRIVE  
MANCHESTER, CT 06040  
860-245-1285

### SITE LAYOUT PLAN

SHEET

C-SP1  
SHEET 2 OF 2

NO. DATE REVISIONS

PRECISELY PANDAS  
SITE PLAN & SPECIAL  
EXCEPTION  
1033 JOHN FITCH BOULEVARD  
SOUTH WINDSOR, CONNECTICUT  
GIS NO. 47701033

PREPARED FOR  
Ms. Monique Delmadge  
Precisely Pandas  
131 Jacqueline Drive  
Manchester, CT 06040  
860-245-1285 T

PROJECT NO.  
4584  
DATE  
2/8/21  
DESIGN BY  
JMM  
CHECKED BY  
JMM

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