

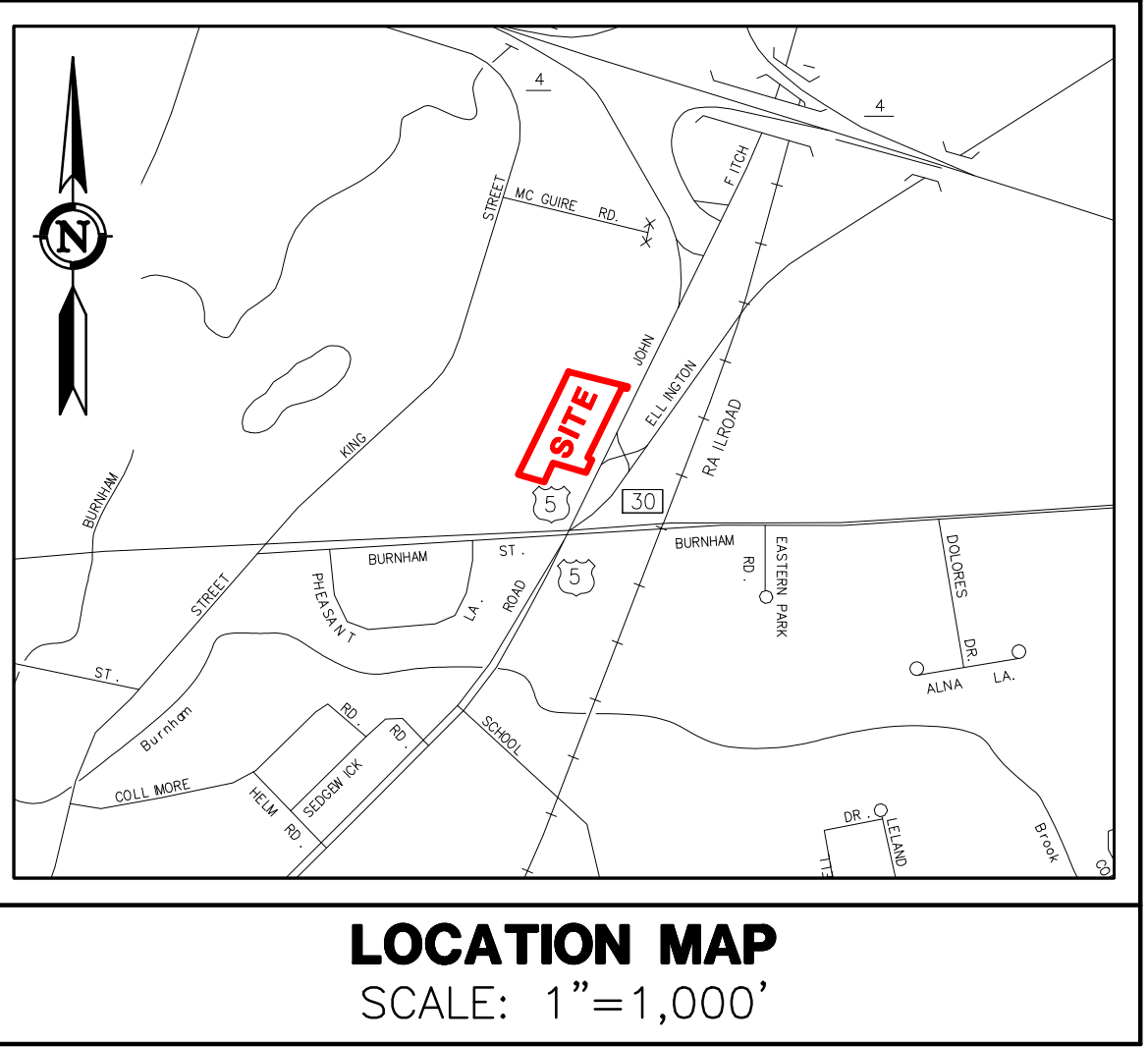
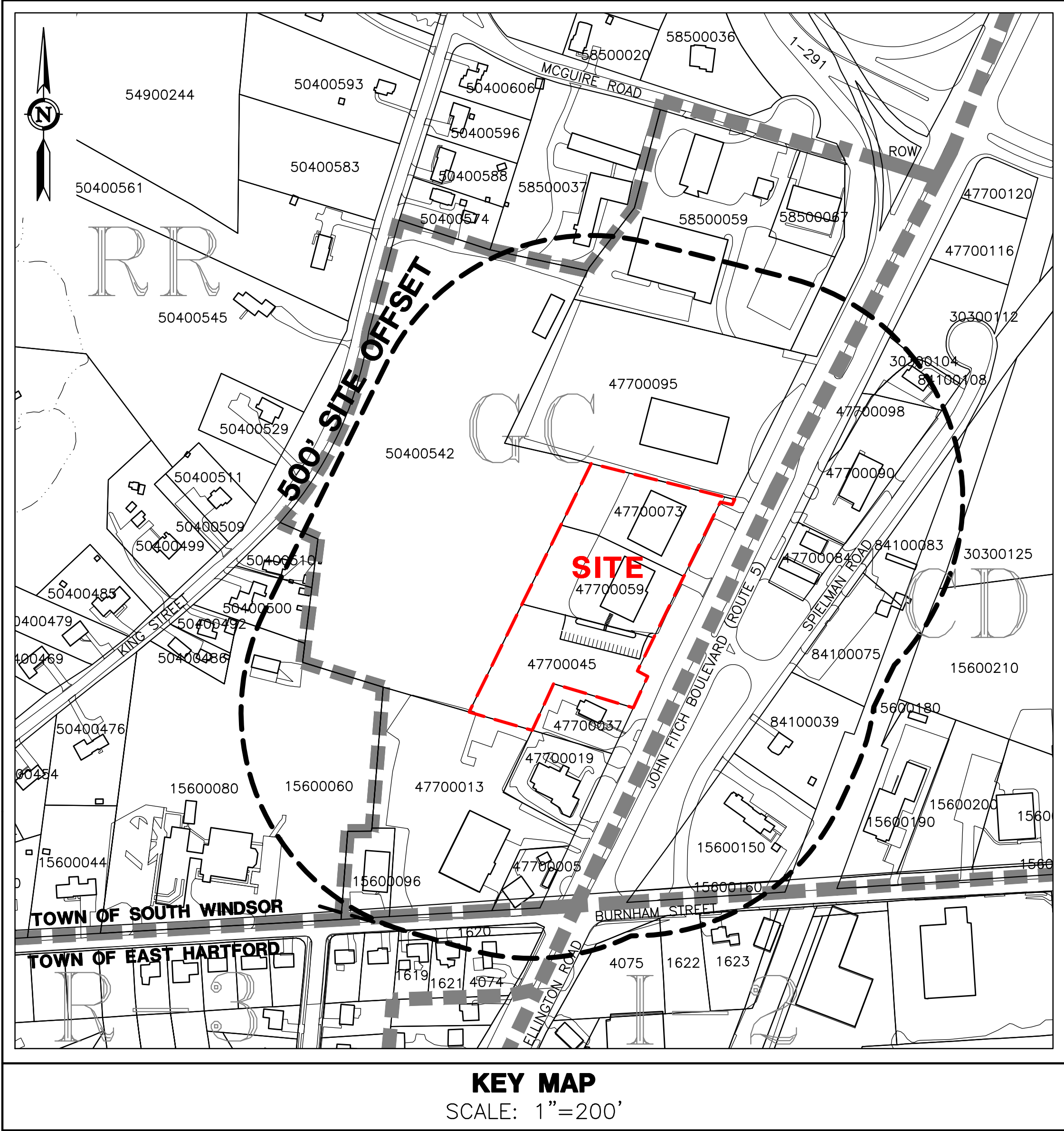
PRIME WELLNESS HYBRID RETAIL ESTABLISHMENT PARKING

SITE PLAN OF DEVELOPMENT

45, 59, & 73 JOHN FITCH BOULEVARD ~ SOUTH WINDSOR ~ CT
~ FACILITY ALSO KNOWN AS 75 JOHN FITCH BOULEVARD ~
GIS Nos. 47700045, 47700059, 47700073

N/F SOUTH WINDSOR 500' ABUTTERS		
STREET ADDRESS	OWNER	PARCEL ID
60 BURNHAM STREET	TRUTH BAPTIST CHURCH OF -	15600060
80 BURNHAM STREET	CURRENT RESIDENT	15600080
96 BURNHAM STREET	SZUKI GEORGE H & CYNTHIA V	15600096
150 BURNHAM STREET	KIDS-5 LLC	15600150
160 BURNHAM STREET	CONN STATE OF	15600160
210 BURNHAM STREET	CURRENT RESIDENT	15600210
104 ELLINGTON ROAD	CURRENT RESIDENT	30300104
112 ELLINGTON ROAD	CURRENT RESIDENT	30300112
125 ELLINGTON ROAD	ARG STWINCT001 LLC	30300125
5 JOHN FITCH BLVD	ALLIANCE ENERGY CORP	47700005
13 JOHN FITCH BLVD	CARON DAVID	47700013
19 JOHN FITCH BLVD	19 JOHN FITCH BOULEVARD II LLC	47700019
37 JOHN FITCH BLVD	CIL REALTY INCORPORATED	47700037
84 JOHN FITCH BLVD	TONYS TURTLE GAS LLC	47700084
90 JOHN FITCH BLVD	GILL JASON	47700090
95 JOHN FITCH BLVD	MCGUIRE ROAD ASSOCIATES LLC	47700095
98 JOHN FITCH BLVD	CONN STATE OF	47700098
500 KING STREET	CALABRESE MARK	50400500
510 KING STREET	UCCELLO ROBERT A & JESSICA	50400510
542 KING STREET	MCGUIRE ROAD ASSOCIATES LLC	50400542
37 MCGUIRE ROAD	SUNDERLAND EDWARD T III	58500037
59 MCGUIRE ROAD	MCGUIRE ROAD ASSOCIATES LLC	58500059
39 SPIELMAN ROAD	DUNTZ KATHY L	84100039
75 SPIELMAN ROAD	TONUCCI RICHARD L & BERNICE A	84100075
83 SPIELMAN ROAD	TONUCCI RICHARD L & BERNICE A	84100083
108 SPIELMAN ROAD	LATORRE EDA	84100108

N/F EAST HARTFORD 500' ABUTTERS		
STREET ADDRESS	OWNER	PARCEL ID
101 BURNHAM STREET	ARORA JAWAHAR LAL & REKHA	1619
105 BURNHAM STREET	TOWN OF EAST HARTFORD	1620
107 BURNHAM STREET	CHAN ERNESTO CALVERT & LOUISE P	1621
149 BURNHAM STREET	P & Z ELLINGTON ROAD REALTY LLC	1622
157 BURNHAM STREET	P & Z ELLINGTON ROAD REALTY LLC	1623
400 ELLINGTON ROAD	MUMFORD CHARLES R SR	4074
405 ELLINGTON ROAD	P & Z ELLINGTON ROAD REALTY LLC	4075



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**PRELIMINARY
NOT FOR CONSTRUCTION**

THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

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.
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LANDSCAPE ARCHITECT
& LAND SURVEYOR:**

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**CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
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PROJECT NO. 3364H
DATE 3/7/2022
BY [Signature]
CHECKED BY [Signature]

PREPARED FOR
Prime Wellness of
Connecticut, LLC
75 John Fitch Boulevard
South Windsor, CT 06074
860-331-8918 T

PRIME WELLNESS HYBRID RETAIL
ESTABLISHMENT PARKING
45, 59, & 73 JOHN FITCH BLVD.
FACILITY ALSO KNOWN AS 75 JOHN FITCH BLVD.
SOUTH WINDSOR, CONNECTICUT

COVER SHEET
SHEET
C-T1
SHEET 1 OF 9

ZONING TABLE			
ZONE: GENERAL COMMERCIAL ZONE (GC) 73 JOHN FITCH BOULEVARD (INCLUDING 75 JOHN FITCH BOULEVARD HYBRID RETAIL FACILITY)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF (0.689 AC)	1.132 AC	1.132 AC
LOT FRONTAGE	100'	196.99'	196.99'
LOT DEPTH	150'	295.45'	295.45'
FRONT YARD	50'	68.3'	68.3'
SIDE YARD	10'	20.6'	20.6'
REAR YARD	15'	148.2'	148.2'
BUILDING HEIGHT	40'/2 STORIES	16'/1 STORY	16'/1 STORY
PARKING	SEE BELOW (1)	48 (1)	68 (1)
INTERIOR LANDSCAPING	10%	4.2%± (2)	4.2%± (2)
LOT COVERAGE	30%	15.96%	15.96%
IMPERVIOUS COVERAGE	65%	73.65% (3)	73.65% (3)

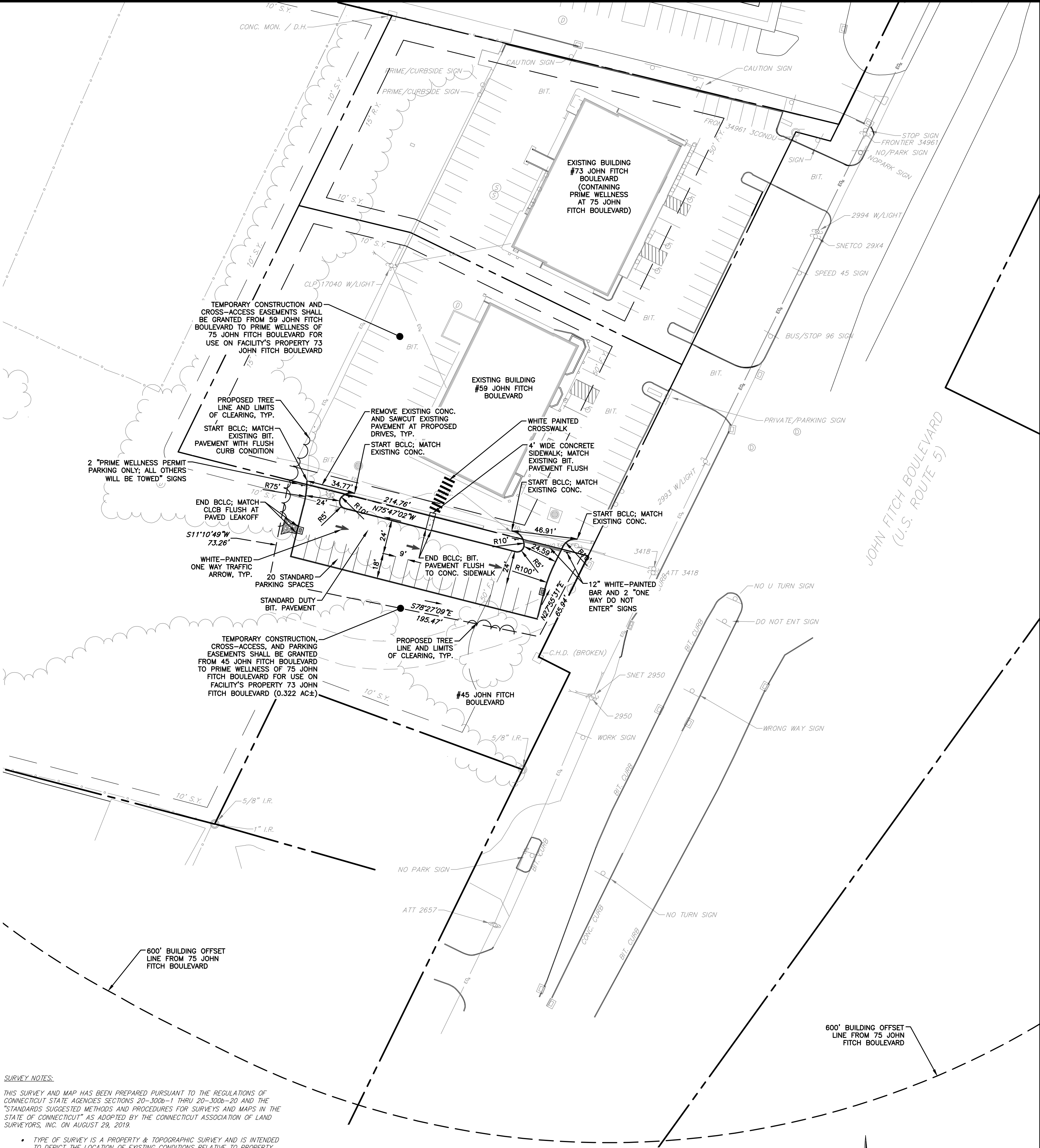
NOTES:
(1) PROPOSED PARKING REQUIREMENTS ARE AS FOLLOWS:
EXISTING BUILDING GROSS FLOOR AREA TO REMAIN=7,868 SF
RETAIL (INCLUDING PRIME WELLNESS HYBRID FACILITY)=5,900 SF
● 1SP/200 SF=29.5 SPACES
RESTAURANT=1,312 SF ● 1 SP/50 SF=26.24 SPACES
STORAGE=656 SF ● 1 SP/1,250 SF=0.52 SPACES

TOTAL REQUIRED PARKING SPACES=56.26 SPACES=57 SPACES

EXISTING SITE LAYOUT PROVIDES 48 SPACES, INCLUDING 3 ACCESSIBLE SPACES. THE DEFICIENCY OF 9 SPACES IS BEING ACCOMMODATED BY THE PROPOSED PARKING LOT AT 45 JOHN FITCH BOULEVARD, AS PERMITTED BY SECTION 6.4.7A OF THE SOUTH WINDSOR ZONING REGULATIONS. THE PROPOSED 20 SPACES WILL BRING THE TOTAL OF SPACES SERVING THE 73 JOHN FITCH BOULEVARD PROPERTY UP TO 68 SPACES. THE EXISTING 3 ACCESSIBLE SPACES STILL MEET THE MINIMUM REQUIRED NUMBER OF ACCESSIBLE SPACES.
(2) INTERIOR LANDSCAPING IS PROVIDED AT AN EXISTING NON-CONFORMING RATE.
(3) IMPERVIOUS COVERAGE IS AN EXISTING NON-CONFORMANCE.

ZONING TABLE			
ZONE: GENERAL COMMERCIAL ZONE (GC) 45 JOHN FITCH BOULEVARD			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF (0.689 AC)	1.393 AC	1.393 AC
LOT FRONTAGE	100'	156.18'	156.18'
LOT DEPTH	150'	300'	300'
FRONT YARD	50'	N/A	N/A
SIDE YARD	10'	N/A	N/A
REAR YARD	15'	N/A	N/A
BUILDING HEIGHT	40'/2 STORIES	N/A	N/A
PARKING	SEE BELOW (1)	N/A	20 (1)
INTERIOR LANDSCAPING	10%	N/A	19.1%
LOT COVERAGE	30%	N/A	N/A
IMPERVIOUS COVERAGE	65%	0.0%	13.76%

NOTES:
(1) PER SECTION 6.4.7A OF THE SOUTH WINDSOR ZONING REGULATIONS, 20 STANDARD PARKING SPACES ARE BEING PROVIDED AT 45 JOHN FITCH BOULEVARD FOR USE BY THE 75 JOHN FITCH BOULEVARD RETAIL ESTABLISHMENT AT 73 JOHN FITCH BOULEVARD. THE PARKING SPACES ARE APPROXIMATELY 300' FROM THE SUBJECT FACILITY. SEE THE ZONING TABLE FOR 73 JOHN FITCH BOULEVARD FOR ADDITIONAL INFORMATION REGARDING PARKING REQUIREMENT CALCULATIONS.



SURVEY NOTES:
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308b-1 THRU 20-308b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

• TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.

• THIS IS A RESURVEY BASED ON MAP REFERENCE #1.

• HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

12327
LIC. NO.

PROPERTY OWNERS:
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APPLICANT:
PRIME WELLNESS OF CONNECTICUT LLC
75 JOHN FITCH BOULEVARD
SOUTH WINDSOR, CT 06074

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 45 & 95 JOHN FITCH BOULEVARD & 542 KING STREET, SOUTH WINDSOR, CONNECTICUT" DATED 07/02/2021 PREPARED BY DESIGN PROFESSIONALS, INC.
2. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 59 & 73 JOHN FITCH BOULEVARD, SOUTH WINDSOR, CONNECTICUT" DATED 02/10/2022 PREPARED BY DESIGN PROFESSIONALS, INC.

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. REFER TO NOTES SHEET FOR CONSTRUCTION NOTES REGARDING SITE LAYOUT.

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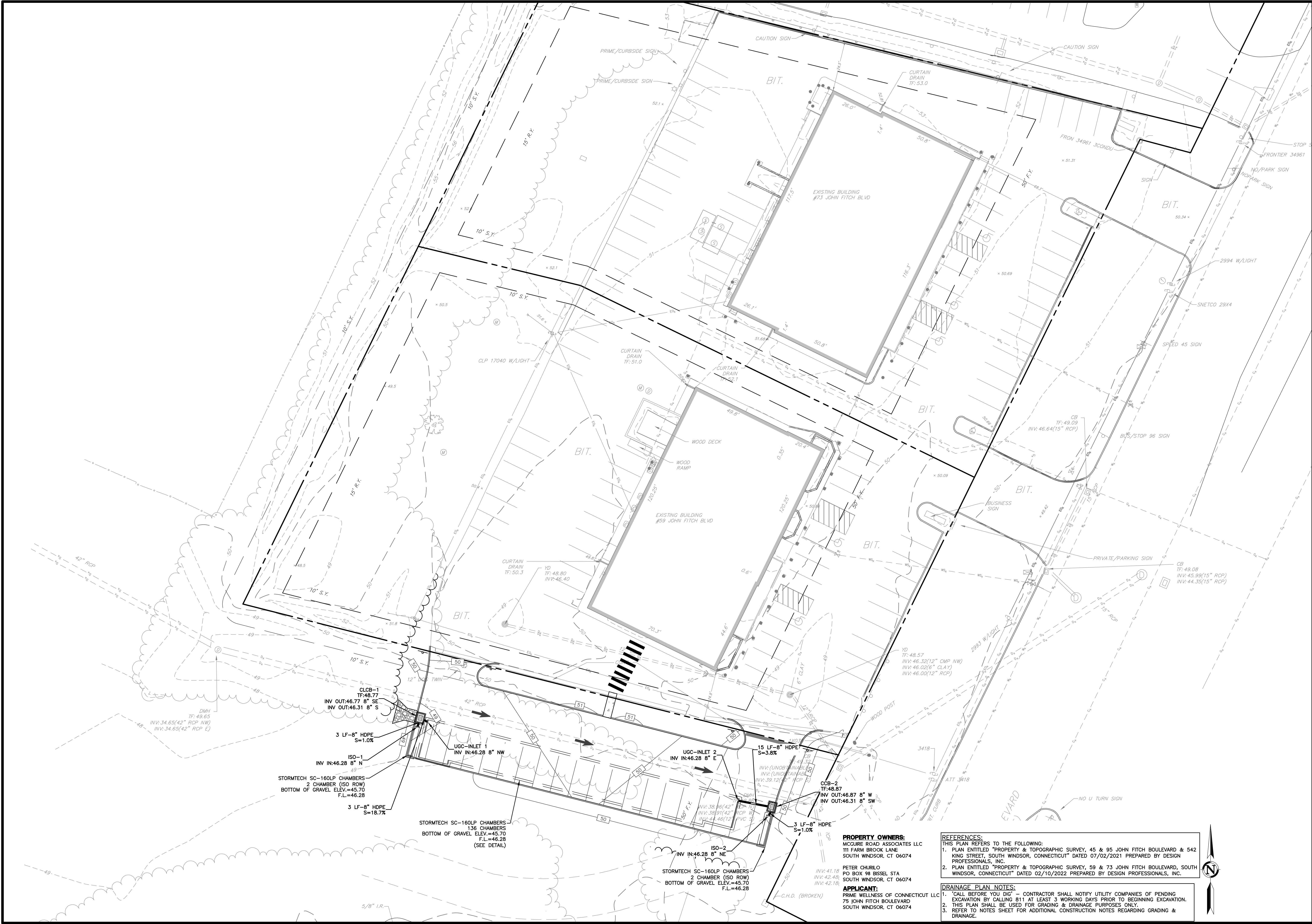
PROJECT NO.
3364-H
DATE
3/7/2022
DESIGN BY
JRM
CHECKED BY
DHL

BY
DATE
REVISIONS

SITE PLAN

SCALE: 0 20' 40' 80'
1" = 40'

SHEET
C-SP1
SHEET 2 OF 9



PROPERTY OWNERS:
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- DRAINAGE PLAN NOTES:**
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY.
3. REFER TO NOTES SHEET FOR ADDITIONAL CONSTRUCTION NOTES REGARDING GRADING & DRAINAGE.

DRAINAGE PLAN

SHEET 4 OF 9

NO. DATE

REVISIONS

BY

PRIME WELLNESS HYBRID RETAIL ESTABLISHMENT PARKING

45, 59, & 73 JOHN FITCH BLVD. FACILITY ALSO KNOWN AS 75 JOHN FITCH BLVD. SOUTH WINDSOR, CONNECTICUT

PROJECT NO. 3364-H

DATE 3/7/2022

DESIGN BY

REVIEW BY

DATE

BY

DATE

BY

PREPARED FOR

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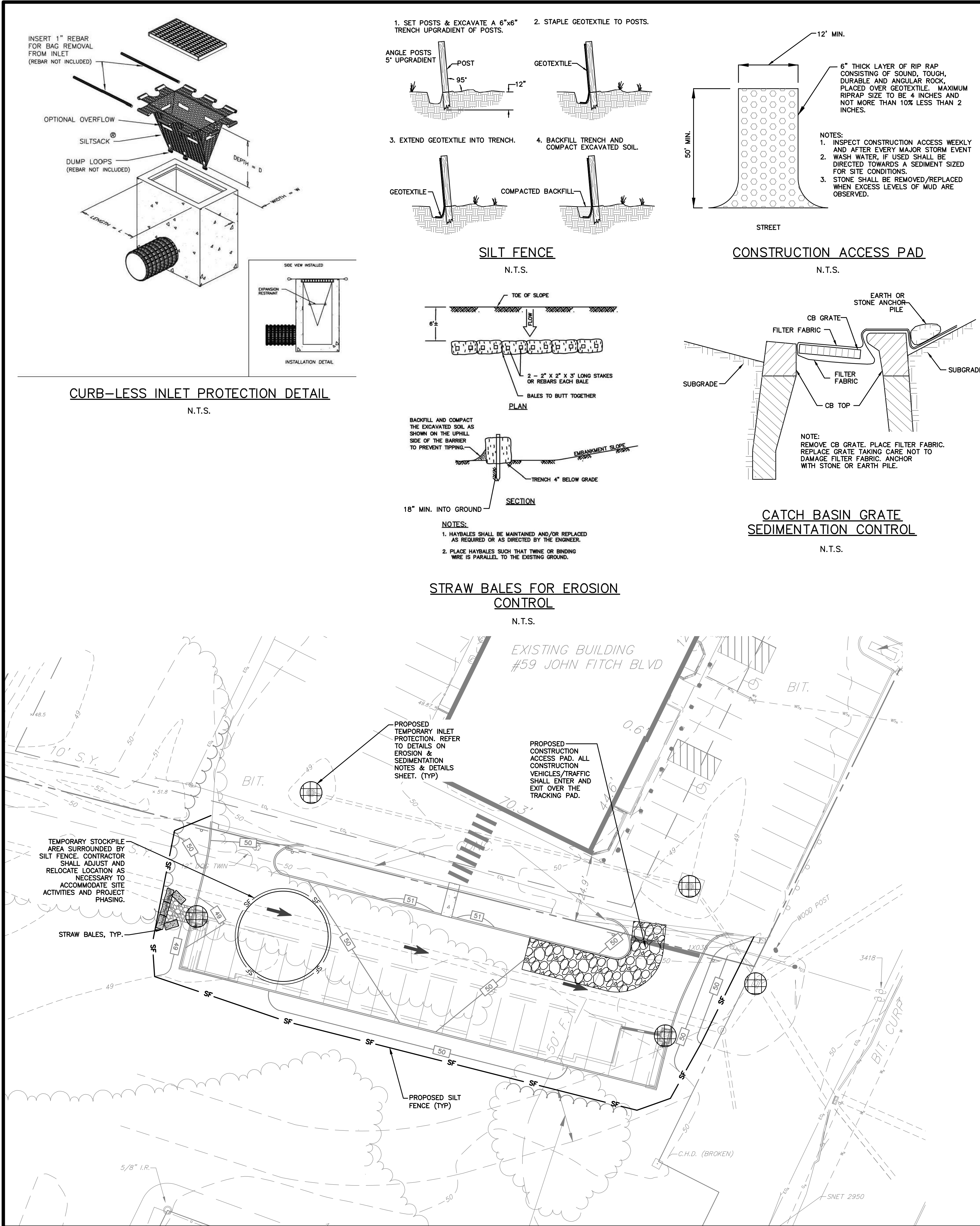
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CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION ACCESS PAD AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ADJUTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
2. STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN LIMITS SHOWN ON PLAN.
3. REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND STOCKPILE. POSSIBLE STOCKPILE LOCATIONS ARE SHOWN ON THE SITE PLANS. HOWEVER, LOCATIONS SHALL BE DETERMINED BY CONTRACTOR WITH APPROVAL BY THE ENGINEER & LOCAL AUTHORITY HAVING JURISDICTION. RING SOIL STOCKPILES WITH A ROW OF SILT FENCE.
4. ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. SEED WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK WITH A TEMPORARY SEED MIXTURE PER SECTION 5-3 "VEGETATIVE SOIL COVER" OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
5. INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH INLET PROTECTION AS SHOWN IN THE DETAILS.
6. INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.
7. MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
8. ALL EROSION CONTROL DEVICES SHALL REMAIN FUNCTIONAL AND IN PLACE THROUGHOUT THE CONSTRUCTION EFFORT UNTIL THE SITE IS FULLY STABILIZED WITH VEGETATION.

STORM DRAINAGE SYSTEM MAINTENANCE AND OPERATION:

THE FOLLOWING MAINTENANCE SHALL BE REQUIRED TO ENSURE EFFICIENT OPERATION OF THE STORM DRAINAGE SYSTEM AND UNDERGROUND BASINS. THE MAINTENANCE SCHEDULE IS INTENDED TO BE A GUIDE. AN INSPECTION OF ALL STORM DRAINAGE COMPONENTS IS REQUIRED FOLLOWING LARGE STORM EVENTS (0.5 INCHES OR GREATER) THAT COULD CAUSE THE DEPOSITION OF EXCESS DEBRIS.

PAVED LEAKOFF: RIPRAP SHALL BE INSPECTED ANNUALLY AND CLEANED OF SILT AND/OR DEBRIS. RIPRAP SHALL BE RE-SHAPED AND REPLENISHED AS REQUIRED.

CATCHBASINS: SHALL BE INSPECTED ANNUALLY AND SUMPS CLEANED WHEN DEPTH OF MATERIAL REACHES TWELVE INCHES.

PAVEMENT SWEEPING: PAVEMENT AREAS SHALL BE SWEEPED AT LEAST TWICE PER YEAR. ONCE IN THE SPRING SHORTLY AFTER THE END OF THE SNOW SEASON, AND IN THE FALL AFTER THE LEAVES HAVE FALLEN. DURING CONSTRUCTION KEEP PAVEMENT FREE OF SEDIMENTS TO REDUCE THE TRANSFER OF SEDIMENTS OFFSITE.

UNDERGROUND DETENTION/INFILTRATION SYSTEM: SHALL BE INSPECTED BI-ANNUALLY. REFER TO MANUFACTURING MAINTENANCE REQUIREMENTS.

WATER QUALITY UNIT: UNIT SHALL BE INSPECTED POST-CONSTRUCTION, PRIOR TO BEING PUT INTO SERVICE. INSPECT EVERY SIX MONTHS FOR THE FIRST YEAR OF OPERATION TO DETERMINE THE OIL AND SEDIMENT ACCUMULATION RATE. IN SUBSEQUENT YEARS, INSPECTIONS CAN BE BASED ON FIRST-YEAR OBSERVATIONS OR LOCAL REQUIREMENTS. CLEANING IS RECOMMENDED ONCE THE SEDIMENT DEPTH REACHES 15% OF STORAGE CAPACITY, (GENERALLY TAKING ONE YEAR OR LONGER). REFER TO MANUFACTURING MAINTENANCE REQUIREMENTS.

EROSION & SEDIMENTATION CONTROL MAINTENANCE AND INSPECTION PROGRAM (WEEKLY CONSTRUCTION REPORTS):

PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLAN, THE CONTRACTOR SHALL MAINTAIN WEEKLY REPORTS ON THE CONDITION OF ALL EROSION CONTROL MEASURES AND MAKE THEM AVAILABLE UPON REQUEST OF OWNER, LOCAL AUTHORITY HAVING JURISDICTION, OR ENGINEER. IN THE EVENT OF A MAJOR RAINSTORM, (0.5 INCHES OR GREATER) REPORTS SHALL BE PREPARED WITHIN 24 HOURS OF SAID EVENT.

EROSION & SEDIMENTATION CONTROL NARRATIVE

1. PRIOR TO THE START OF CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THESE PLANS.
2. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE LOCAL AUTHORITY HAVING JURISDICTION.
3. CONSTRUCTION ACCESS SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADWAYS, (BOTH PUBLIC & COMPLETED PORTIONS OF THE PROJECT) FREE FROM ACCUMULATED DUST AND DIRT. STREETS SHALL BE SWEEPED CLEAN AT ALL TIMES.
5. AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, SHALL BE STABILIZATION WITH FINAL VEGETATION WITHIN 7 DAYS. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH (6 CYDS / 1000 S.F.) OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION TAKES PLACE. WINTER STABILIZATION SHALL INCLUDE MULCH/STRAW OR HAY APPLIED AT THE SAME RATE WITH A TACKIFIER PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
6. ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:

MULCH:	RATE:
STRAW	90# / 1000 S.F.
TEMPORARY SEEDING:	RATE:
PERENNIAL RYEGRASS	1.0# / 1000 S.F.
7. CONTRACTOR SHALL CLEAN CATCHBASIN SUMPS AS REQUIRED DURING CONSTRUCTION.
8. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL MANAGE STORMWATER RUNOFF SO THAT NO DIRECT DISCHARGE OF RUNOFF THAT CONTAINS SUSPENDED PARTICLES, FLOWS INTO RECEIVING WATERS.
9. AT NO TIME DURING THE CONSTRUCTION EFFORT SHALL THERE BE ANY OPEN AND DISTURBED AREA GREATER THAN 5 ACRES WITHOUT SILT FENCE PERIMETER OF SET AREA.
10. AFTER ALL SITE WORK IS COMPLETED, INCLUDING THE SPREADING OF TOPSOIL AND SEEDING, THE CONTRACTOR SHALL CLEAN ANY SILT OR DEBRIS FROM ALL STORM DRAINAGE STRUCTURES AND CULVERTS.
11. AT ALL TIMES DURING THE CONSTRUCTION EFFORT, THE CONTRACTOR SHALL HAVE AVAILABLE THE APPROPRIATE EQUIPMENT FOR WATER APPLICATION FOR THE PURPOSES OF ALLAYING DUST. APPLY WATER, SUITABLE MATERIALS, OR COVERS TO MATERIAL STOCKPILES AND OTHER SURFACES THAT CAN GIVE RISE TO AIRBORNE PARTICULATE MATTER. COVER, WHILE IN MOTION, OPEN-BODIED TRUCKS OR OPEN-BODIED TRAILERS. MINIMIZE THE VOLUME OF WATER SPRAYED FOR CONTROLLING DUST AS TO PREVENT THE RUNOFF OF WATER. NO DISCHARGE OF DUST CONTROL WATER SHALL CONTAIN OR CAUSE A VISIBLE OIL SHEEN, FLOATING SOLIDS, VISIBLE DISCOLORATION, OR FOAMING IN THE RECEIVING STREAM.

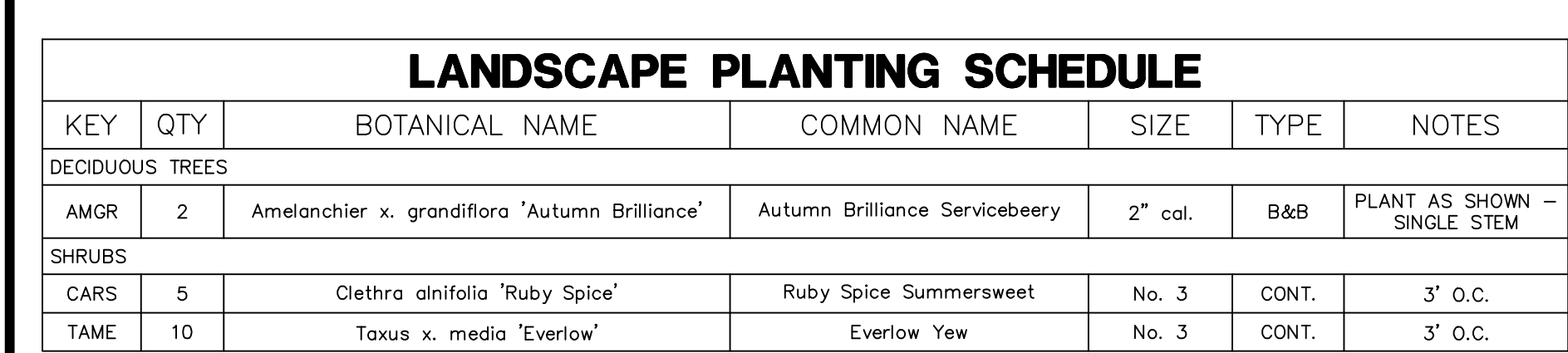
PROPERTY OWNERS:
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SOUTH WINDSOR, CT 06074

PROJECT CONTACT INFO:
PRIME WELLNESS OF CONNECTICUT, LLC
860-331-8918

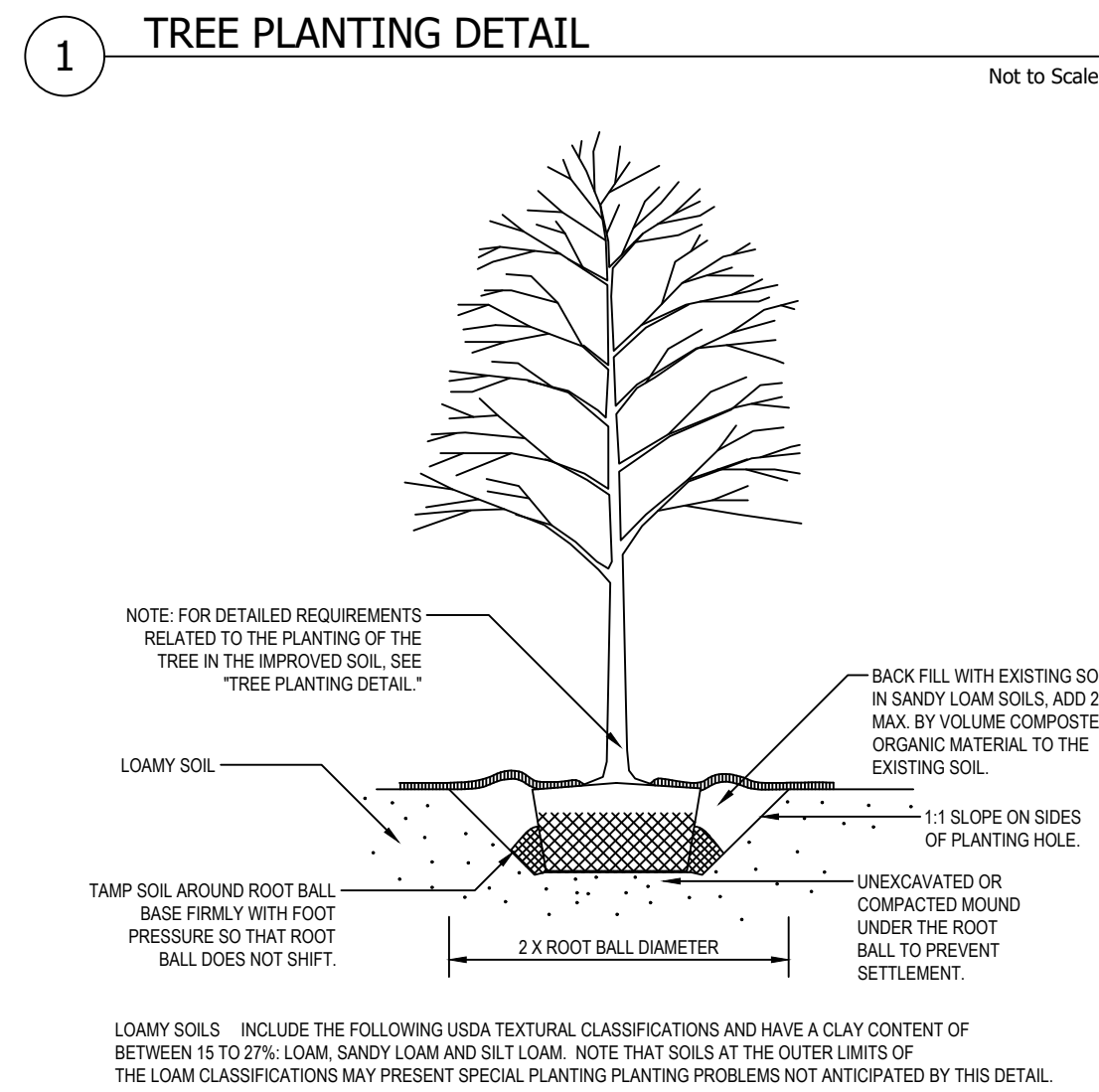
APPLICANT:
PRIME WELLNESS OF CONNECTICUT LLC
75 JOHN FITCH BOULEVARD
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2. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 59 & 73 JOHN FITCH BOULEVARD, SOUTH WINDSOR, CONNECTICUT" DATED 02/10/2022 PREPARED BY DESIGN PROFESSIONALS, INC.

EROSION & SEDIMENTATION CONTROL PLAN NOTES:
1. CALL BEFORE YOU DIG - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS FOR ADDITIONAL INFORMATION.



1. SEEDING MIXTURE TYPE I (LAWN AREAS):
BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
CHEWINGS RED FESCUE 30% OF MIXTURE
PERENNIAL RYEGRASS 20% OF MIXTURE
APPLICATION RATE: 4.5 LBS. PER 1000 S.F.
2. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.

[illegible]

C-LS1

SHEET 6 OF 9

SHEET

LANDSCAPE PLAN

NO.	DATE	BY	REVISIONS

NO.	DATE	BY	REVISIONS

45, 59, & 73 JOHN FITCH BLVD.

FACILITY ALSO KNOWN AS 75 JOHN FITCH BLVD.

SOUTH WINDSOR, CONNECTICUT

PRIME WELLNESS HYBRID RETAIL ESTABLISHMENT PARKING

75 JOHN FITCH BOULEVARD

SOUTH WINDSOR, CT 06074

860-331-8978 T

PREPARED FOR:

Prime Wellness of Connecticut, LLC

75 John Fitch Boulevard

South Windsor, CT 06074

860-331-8978 T

PROJECT NO.

3354-H

DATE

9/7/2022

DESIGN BY

CJH/STW

REVIEW BY

CJH

PROJECT NO.

3354-H

DATE

9/7/2022

DESIGN BY

CJH/STW

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DESIGN BY

CJH/STW

REVIEW

CONSTRUCTION NOTES:

- At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
- It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
- The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
- The contractor must comply, to the fullest extent, with the latest Occupational Health and Safety (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
- Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
- Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
- The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
- Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
- Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
- The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
- The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.
- Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.
- Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
- Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
- Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
- At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
- Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
- The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.
- The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.
- The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
- Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
- Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.
- The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
- The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also be responsible for all notification, inspection, monitoring or testing as may be required.
- All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.
- The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
- All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
- All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
- The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.
- Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
- The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
- Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
- Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:
 - Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.
 - High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.
 - Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
- Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
- Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
- Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.
- Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.
- Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.
- The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.
- Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
- For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the facade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.
- Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.
- All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
- Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or the authority having jurisdiction.
- All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.
- The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.
- All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
- The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

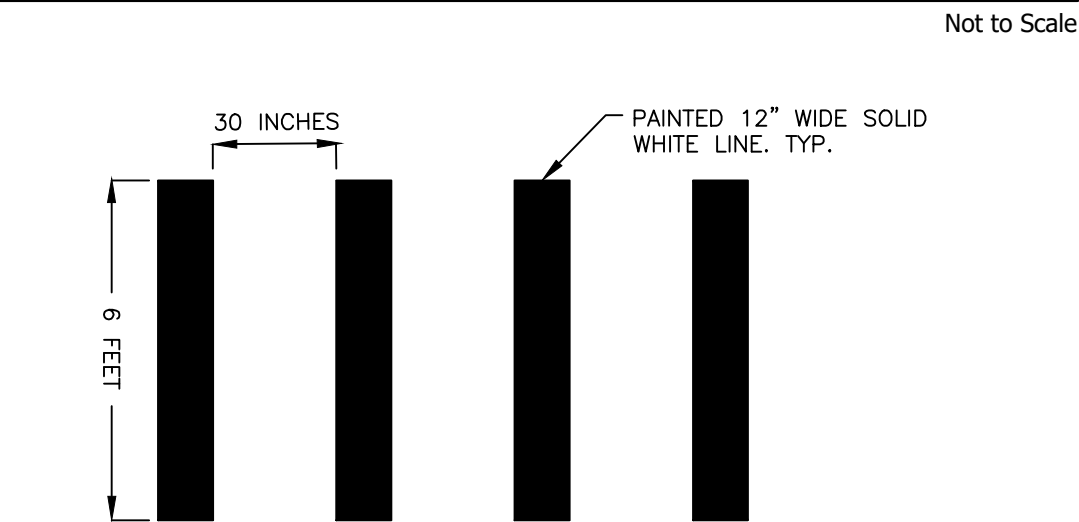
- The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
 - Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).
 - Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.
 - A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.
 - Curb ramps— shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.
 - The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

PROPERTY OWNERS:
MCQUIRE ROAD ASSOCIATES LLC
111 FARM BROOK LANE
SOUTH WINDSOR, CT 06074

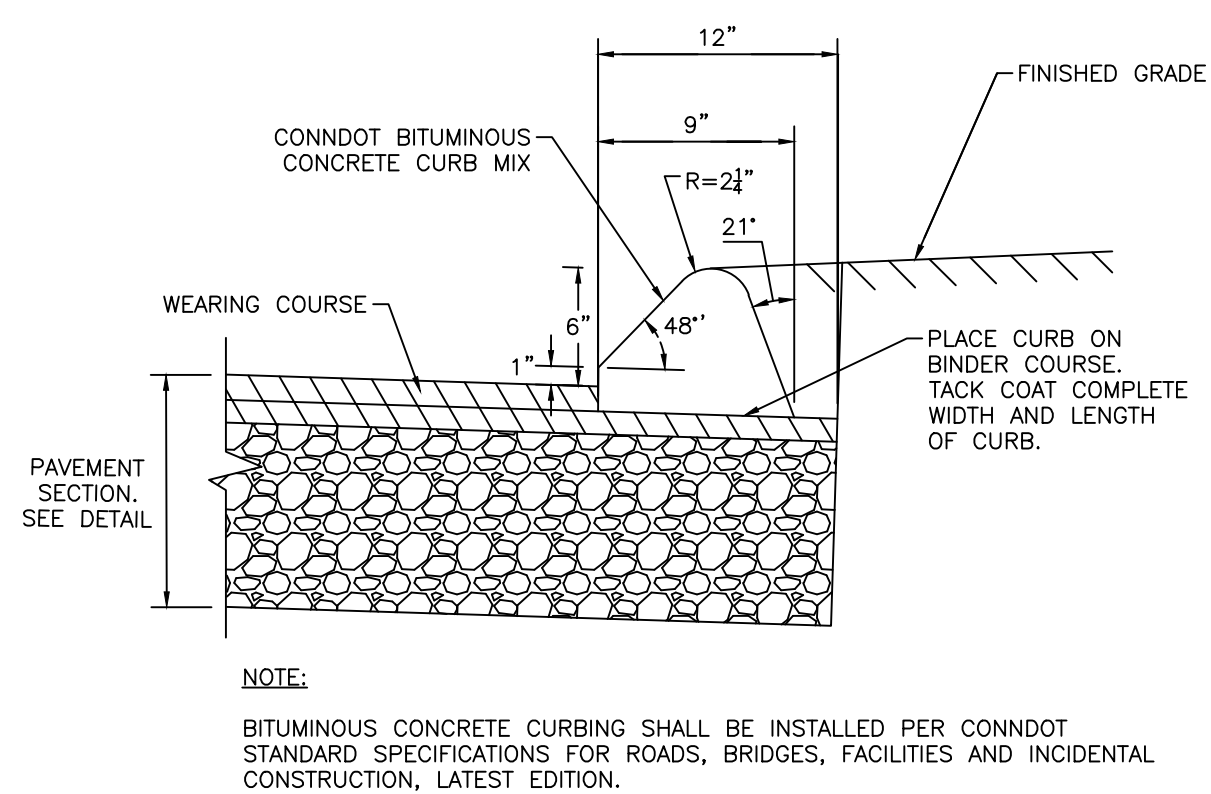
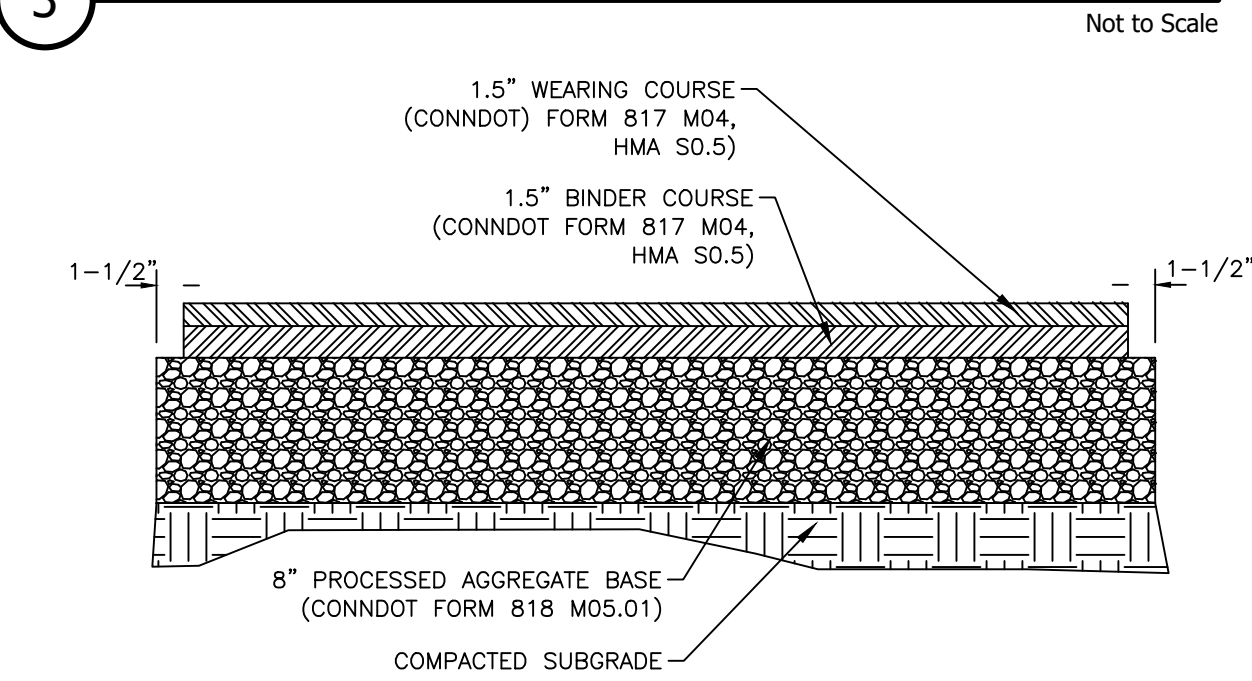
PETER CHURILLO
PO BOX 98 BISSEL STA
SOUTH WINDSOR, CT 06074
APPLICANT:
PRIME WELLNESS OF CONNECTICUT LLC
75 JOHN FITCH BOULEVARD
SOUTH WINDSOR, CT 06074

LEGEND

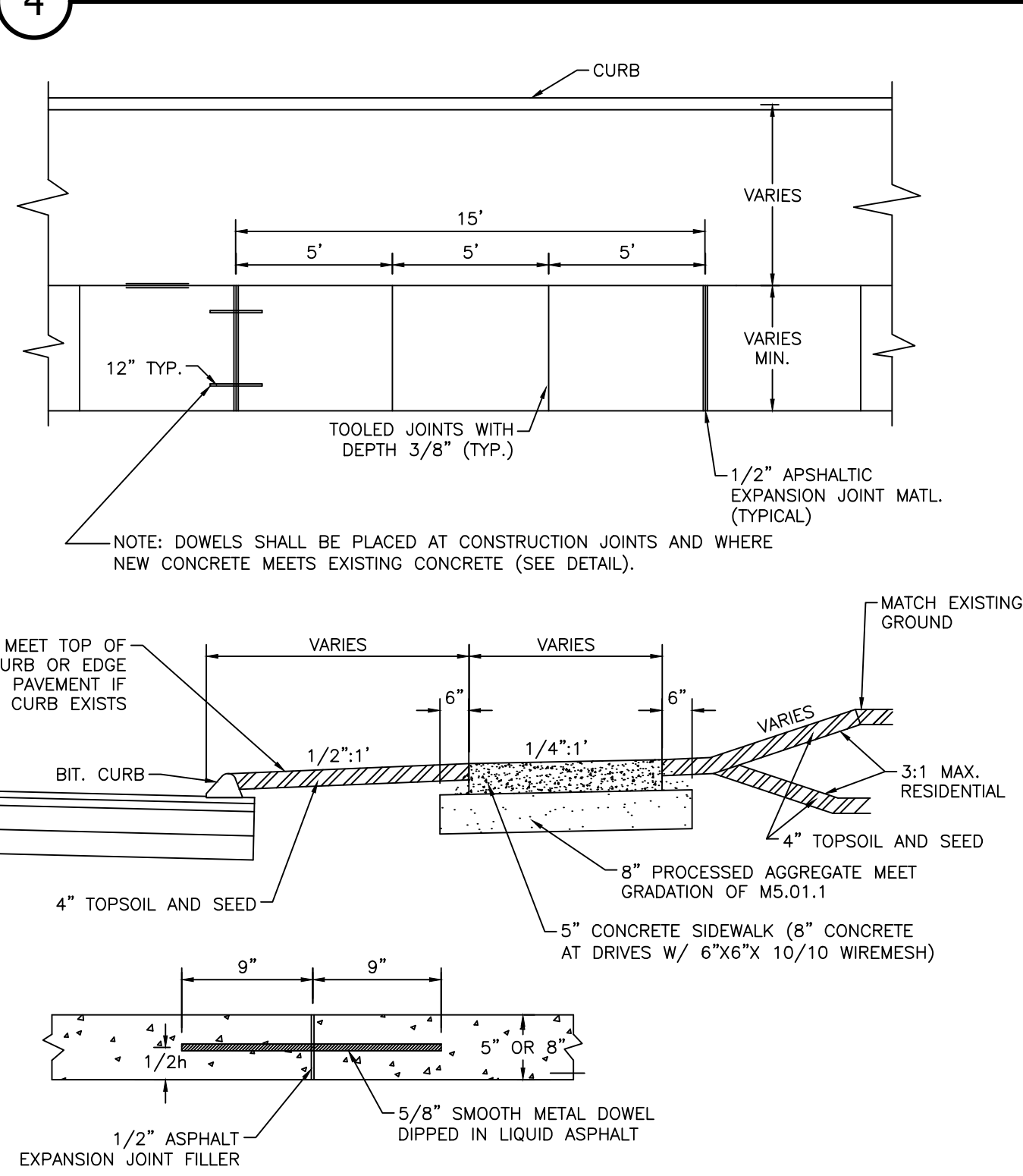
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
	UNDERGROUND COMMUNICATION LINES	C
	DOMESTIC WATER	
	WATER MAIN	W
	WATER SERVICE	WS
	FIRE SERVICE LINE	F
	NON-POTABLE WATER LINE	NPW
	WATER VALVE / FIXTURES	
	FIRE HYDRANT	
	LIQUID FUEL	
	MAIN LIQUID FUEL LINE	LF
	LIQUID FUEL SERVICE	LFS
	LIQUID FUEL LINE, ABANDONED	
	IRRIGATION	
	IRRIGATION LINES	I
	LIGHTING	
	POLE / GROUND MOUNTED LIGHT	
	NATURAL GAS	
	GAS MAIN	G
	GAS SERVICE LINE	GS
	POWER	
	ELECTRICAL LINES, OVERHEAD	EO
	ELECTRICAL LINES, UNDERGROUND	EU
	UTILITY POLE	
	PROPERTY	
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	
	MONUMENT	
	ROADS	
	GUARD RAIL	
	EROSION CONTROL	
	SILT FENCE	SF
	SITE FEATURES	
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
	SANITARY SEWER	
	SANITARY SEWER MAIN	S
	SANITARY SEWER SERVICE LINE	SS
	SANITARY SEWER MANHOLE	
	STORM SEWER	
	STORM DRAIN PIPE	
	ROOF LEADER	RL
	UNDERDRAIN	UD
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
	TOPOGRAPHY	
	CONTOUR	95
	SPOT ELEVATION	95
	OTHER	
	RAMP	R
	LANDSCAPE AREA	LSA

1 TRAFFIC ARROW**2 CROSSWALK**

Not to Scale

**3 BITUMINOUS CONCRETE LIP CURB**

NOTES:
1. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

4 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY**EXPANSION JOINT**

- NOTES:
- ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS "F". MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 817.
 - CONCRETE SURFACE TO BE SCORED AT 5 FOOT INTERVALS.
 - EXPANSION JOINTS SHALL BE INSTALLED EVERY 15 FEET.
 - PROVIDE BROOMED FINISH PERPENDICULAR TO TRAVEL PATH

5 CONCRETE SIDEWALK

Not to Scale

SHEET

C-D1

SHEET 8 OF 9

NOTES, LEGEND, & DETAILS

REVISIONS

BY

PRIME WELLNESS HYBRID RETAIL ESTABLISHMENT PARKING

PROJECT NO.

3364-H

DATE

3/7/2022

DESIGNED BY

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CHECKED BY

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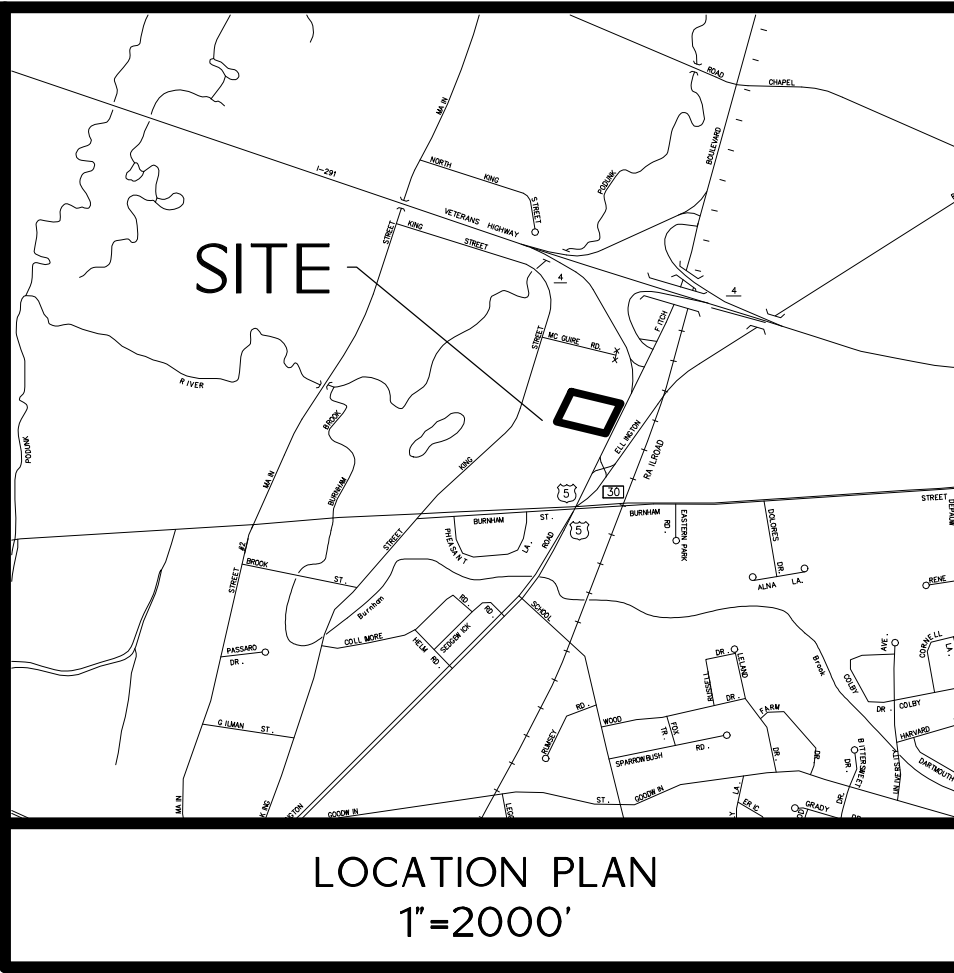
DATE

3/7/2022

DESIGNED BY

RCH

CHECKED BY



design professionals

CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
www.designprofessionalsinc.com

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- The plan is invalid unless it bears the seal or stamp and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect.
- Existing utility locations depicted herein are based on available information and should be field verified prior to construction.
- Reproduction techniques used in the production of this plan on stretch or "inked paper." Scaling of this drawing may be inaccurate. Contact DPL if additional information is required.
- The plan and other items, prepared by Design Professionals, Inc. are instruments of service and remain its property. The use of these items by DPL's client is subject to the terms set forth in the agreement between client and DPL. Additional use of these items is prohibited without the written consent of DPL.

PREPARED FOR:
Hartford Truck
Equipment, Inc.
c/o Mr. Blake Brennan
95 John Fitch Boulevard
South Windsor, CT 06074
860-290-9324

PROJECT NO.:	2482.H
DATE:	07/02/21
DESIGN BY:	---
DRAWN BY:	MHA/BDC
CHECKED BY:	LRC/BDC

HARTFORD TRUCK

45 & 95 JOHN FITCH BOULEVARD &
542 KING STREET
SOUTH WINDSOR, CONNECTICUT

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SCA
1' =[illegible]

SHEET

V-1

VII

NAME _____

LEGEND	
EXISTING	DESCRIPTION
BORINGS	
	BORING / TEST PIT LOCATION
COMMUNICATION	
	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
	APPROX. WATER MAIN
	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
	GAS VALVE
	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
POWER	
	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE

	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
	SIGN
SITE FEATURES	
	EDGE OF WATER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
	TREE
	TREE LINE
SANITARY SEWER	
	APPROX. SANITARY SEWER MAIN
	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
	CONTOUR
	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

MAP REFERENCES:

- RESUBDIVISION PLOT PLAN & TOPOGRAPHIC MAP FOR EDWARD SUNDERLAND MCGUIRE ROAD SOUTH WINDSOR, CONNECTICUT DATE: 12-15-86 REVISIONS 2-27-87 SHEETS 1 & 2 OF 2 PREPARED BY FUSS & ONEILL, INC.
- PLOT PLAN FOR TRUTH BAPTIST CHURCH 60 & 68 BURNHAM STREET & KING STREET SOUTH WINDSOR, CONNECTICUT SCALE: 1" = 40' DECEMBER 11, 1996 SHEET 1 OF 1 PREPARED BY DUBIEL ASSOCIATES.
- PROPERTY OF HARRY K GOFF SOUTH WINDSOR CONNECTICUT SCALE: 1"=50' JAN. 1939 PREPARED BY CECIL W. BROOKS.
- PROPERTY SURVEY PROPERTY SURVEY/RESURVEY PREPARED FOR: MCGUIRE ROAD ASSOCIATES, LLC AT 59 MCGUIRE ROAD & DDB MANAGEMENT, L.L.C. AT 67 MCGUIRE ROAD SOUTH WINDSOR, CONNECTICUT DATE: 10-6-05 REVISED 11-23-05 SCALE 1 INCH= 40 FT DESIGN PROFESSIONALS, INC.
- RIGHT OF WAY SURVEY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF SOUTH WINDSOR JOHN FITCH BOULEVARD FROM THE EAST HARTFORD TOWN LINE NORTHERLY TO NEWBERRY ROAD SCALE 1"=40' DATE JANUARY 1999 NUMBER 132-05

NOTES:

- PROPERTY IS IN THE GC & RR ZONE.
- PARCEL CONTAINS 498,203 SQUARE FEET OR 11.437 ACRES.
- HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
- PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON "TOWN FLOOD INSURANCE RATE MAP NUMBER 09003C0386F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 386 OF 675 COMMUNITY NUMBER 090036 EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
- 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 PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

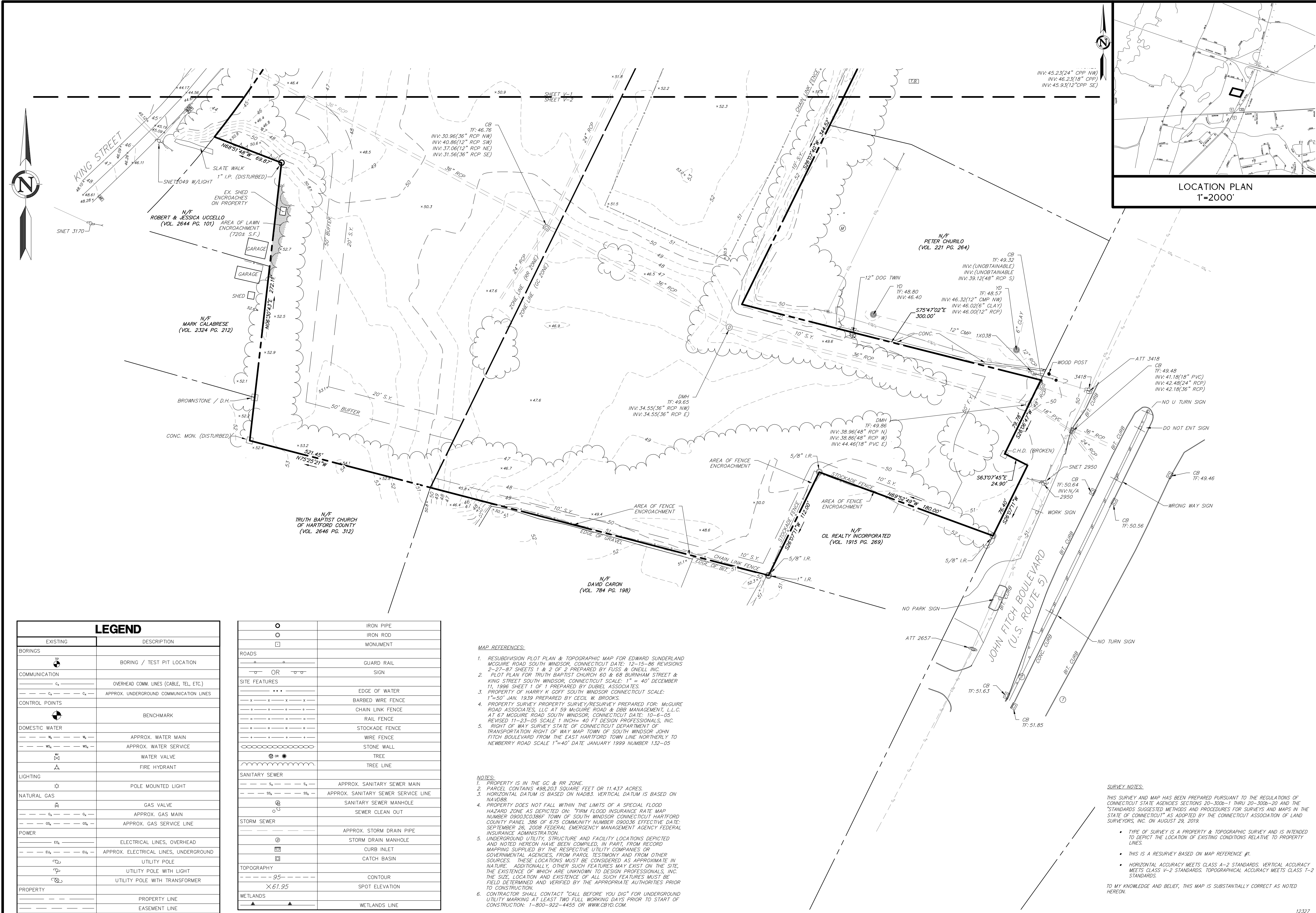
SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-302b-1 THRU 20-302b-30 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
 - THIS IS A RESURVEY BASED ON MAP REFERENCE #1.
 - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS 1-2 STANDARDS.

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

LAWRENCE R. GEISSLER, JR., L.S.

12327
LIC. NO.



21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-290-9324
www.designprofessionalsinc.com

design professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Hartford Truck
Equipment, Inc.
c/o Mr. Blake Brennan
95 John Fitch Boulevard
South Windsor, CT 06074
860-290-9324

PROJECT NO.
2482H
DATE
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DESIGN BY
LRC/BDC
CHECKED BY
LRC/BDC

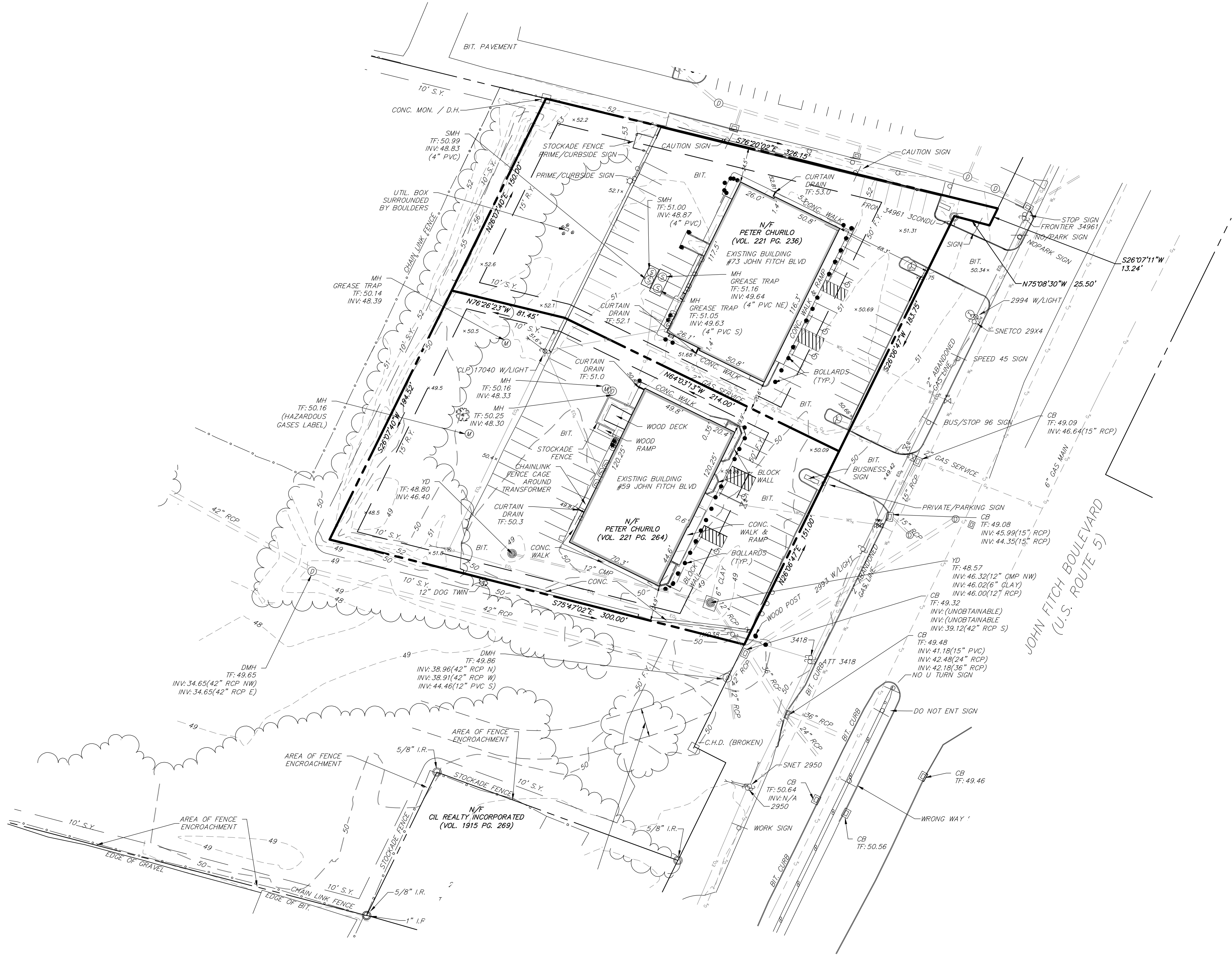
HARTFORD TRUCK

PROPERTY & TOPOGRAPHIC SURVEY

45 & 95 JOHN FITCH BOULEVARD & 542 KING STREET
SOUTH WINDSOR, CONNECTICUT

SCALE: 0 20' 40' 80'
1" = 40'

SHEET
V-2



- NOTES:**
1. PROPERTY IS IN THE GC ZONE.
 2. PARCEL CONTAINS 101,872 SQUARE FEET OR 2.339 ACRES.
 3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
 4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0386F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 386 OF 675 COMMUNITY NUMBER 090036 EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
 5. 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 PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 6. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

- MAP REFERENCES:**
1. RESUBDIVISION PLOT PLAN & TOPOGRAPHIC MAP FOR EDWARD SUNDERLAND MCGUIRE ROAD SOUTH WINDSOR, CONNECTICUT DATE: 12-15-86 REVISIONS 2-27-87 SHEETS 1 & 2 OF 2 PREPARED BY FUS & O'NEILL INC.
 2. PLOT PLAN FOR TRUTH BAPTIST CHURCH 60 & 68 BURNHAM STREET & KING STREET SOUTH WINDSOR, CONNECTICUT SCALE: 1" = 40' DECEMBER 11, 1996 SHEET 1 OF 1 PREPARED BY DUBEL ASSOCIATES.
 3. PROPERTY OF HARRY K GOLF SOUTH WINDSOR CONNECTICUT SCALE: 1"=50' JAN. 1939 PREPARED BY CECIL W. BROOKS.
 4. PROPERTY SURVEY SURVEY/RESURVEY PREPARED FOR: MCGUIRE ROAD ASSOCIATES, LLC AT 59 MCGUIRE ROAD & OBB MANAGEMENT, L.L.C. AT 67 MCGUIRE ROAD SOUTH WINDSOR, CONNECTICUT DATE: 10-6-05 REVISED 11-23-05 SCALE 1 INCH= 40 FT DESIGN PROFESSIONALS, INC.
 5. RIGHT OF WAY SURVEY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF SOUTH WINDSOR JOHN FITCH BOULEVARD FROM THE EAST HARTFORD TOWN LINE NORTHERLY TO NEWBERRY ROAD SCALE 1"=40' DATE JANUARY 1999 NUMBER 132-05
 6. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SOUTH WINDSOR EAST HARTFORD-SPRINGFIELD ROAD FROM THE EAST HARTFORD TOWN LINE NORTHERLY TO NEWBERRY ROAD ROUTE U.S.5 SCALE 1"=40' DATE AUG. 1, 1942
 7. TOWN OF SO. WINDSOR PLAN SHOWING DRAINAGE RIGHT OF WAY ACQUIRED FROM THOMAS H. & AGNES C. BARRY BY THE STATE OF CONNECTICUT HARTFORD-SPRINGFIELD RD. SEC. 4 SCALE 1"=40' NOV. 1939.

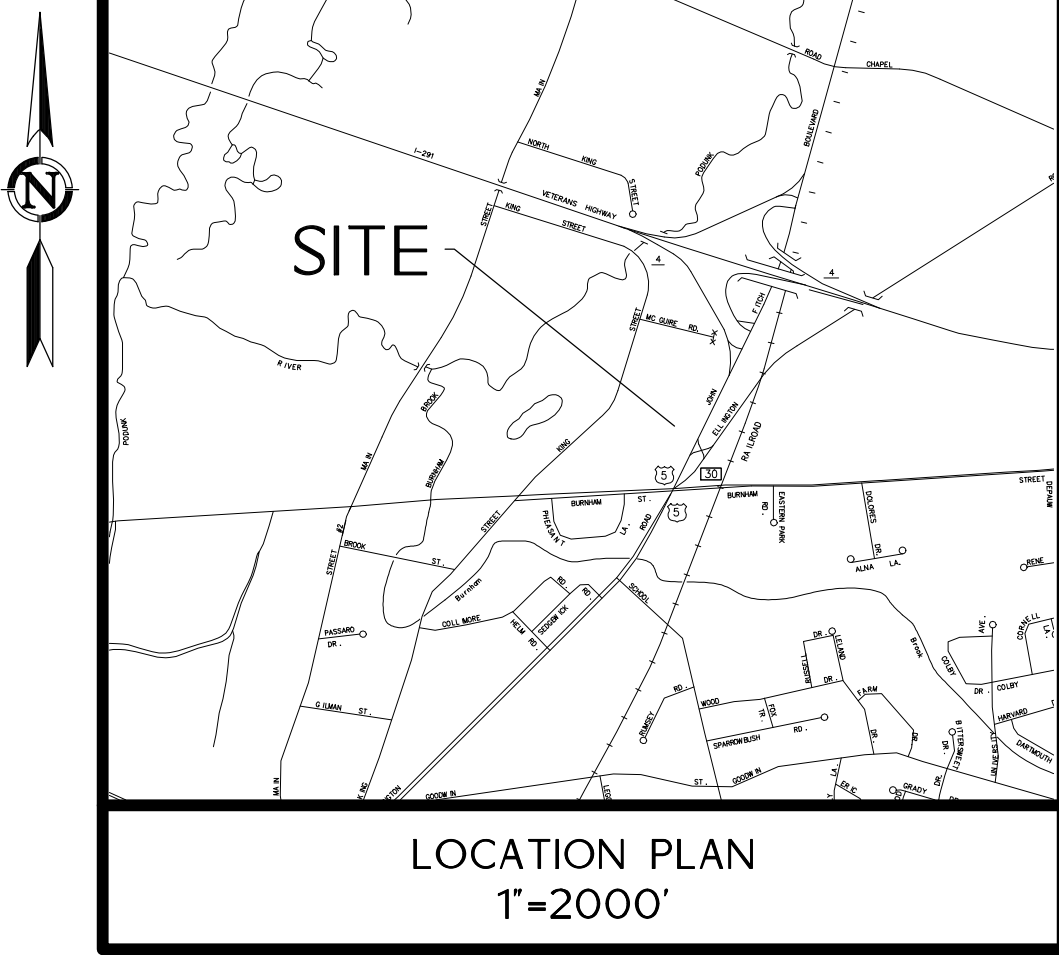
SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A RESURVEY BASED ON MAP REFERENCE #1.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

LAWRENCE R. GEISSLER, JR., L.S. 12327
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860-331-8918

PROJECT NO:
3364H
DATE:
2-10-22
DESIGN BY:
LAWRENCE R. GEISSLER, JR., L.S.
CHECKED BY:
LAWRENCE R. GEISSLER, JR., L.S.
IN CHARGE:
LAWRENCE R. GEISSLER, JR., L.S.

PROPERTY &
TOPOGRAPHIC
SURVEY

SCALE: 0 20' 40'
1" = 40'

SHEET
V-1

PRIME WELLNESS

#59 & #73 JOHN FITCH BOULEVARD
(U.S. ROUTE 5)
SOUTH WINDSOR, CONNECTICUT