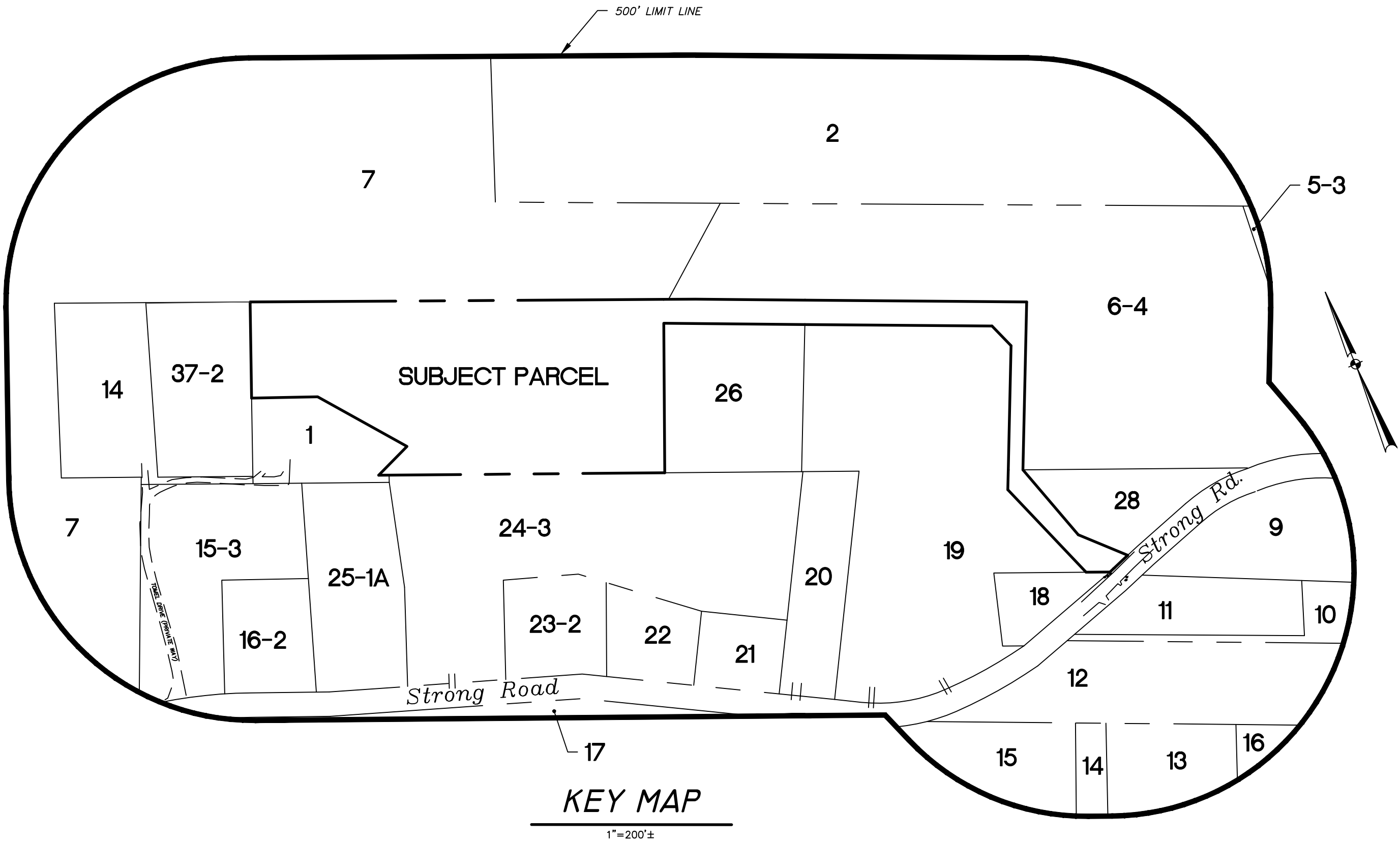


Special Exception/Interior Lot

586 Strong Road
South Windsor, Connecticut



Names & Addresses

Map	Lot	Address
74	16	Town of South Windsor 1540 Sullivan Avenue South Windsor, CT 06074
85	14	James T. Poulin 430 Strong Road South Windsor, CT 06074
	15-3	NRK Properties LLC 438 Strong Road South Windsor, CT 06074
	16-2	Scott Guerrette 442 Strong Road South Windsor, CT 06074
	37-2	James T. Poulin 432 Strong Road South Windsor, CT 06074
86	1	Lynda Tomel Busto 434 Strong Road South Windsor, CT 06074
	2	South Windsor Land Conser. Trust Inc. P.O. Box 415 East Windsor Hill, CT 06028
	5-3	Rocky G. Veilleux 646 Strong Road South Windsor, CT 06074
	6-4	Sheryl Smith 630 Strong Road South Windsor, CT 06074
	9	David J. Bell 621 Strong Road South Windsor, CT 06074
	10	Deborah & Karl C. Denfeld 643 Strong Road South Windsor, CT 06074

Names & Addresses

Map	Lot	Address
86	11	Philip Blamire 595 Strong Road South Windsor, CT 06074
	12	Mario & Rosa DiLoreto 61 Candlewood Road Glastonbury, CT 06033
	13&14	John J. Sazinski 574 Strong Road South Windsor, CT 06074
	15	Town of South Windsor 1540 Sullivan Avenue South Windsor, CT 06074
	17	James T. Poulin 430 Strong Road South Windsor, CT 06074
	18	Joseph F. Savinski, Jr. 574 Strong Road South Windsor, CT 06074
	19 & 28	Conaci Family Investment Co. LLC 8 McLaren Road Darien, CT 06820
	20	Yolanda D. Olenick 532 Strong Road South Windsor, CT 06074
	21	Ryan Stottle 518 Strong Road South Windsor, CT 06074
	22	Eric Gilnack 500 Strong Road South Windsor, CT 06074
	23-2	Susan M. Thompson 488 Strong Road South Windsor, CT 06074

Names & Addresses

Map	Lot	Address
86	24-3	Joseph Masiovecchio 478 Strong Road South Windsor, CT 06074
	25-1A	Robert, Daniel & John Devin 460 Strong Road South Windsor, CT 06074
	26	Diamond Homes LLC & Frontview Homes LLC 1131 Tolland Turnpike, Suite 365 Manchester, CT 06042
97	7	Redland Brick P.O. Box 20910 Canton, OH 44701-0910

Owner/Applicant

Danny & Liza LeGare
60 Oak Street
South Windsor, Connecticut 06074
818-524-9023

Owner

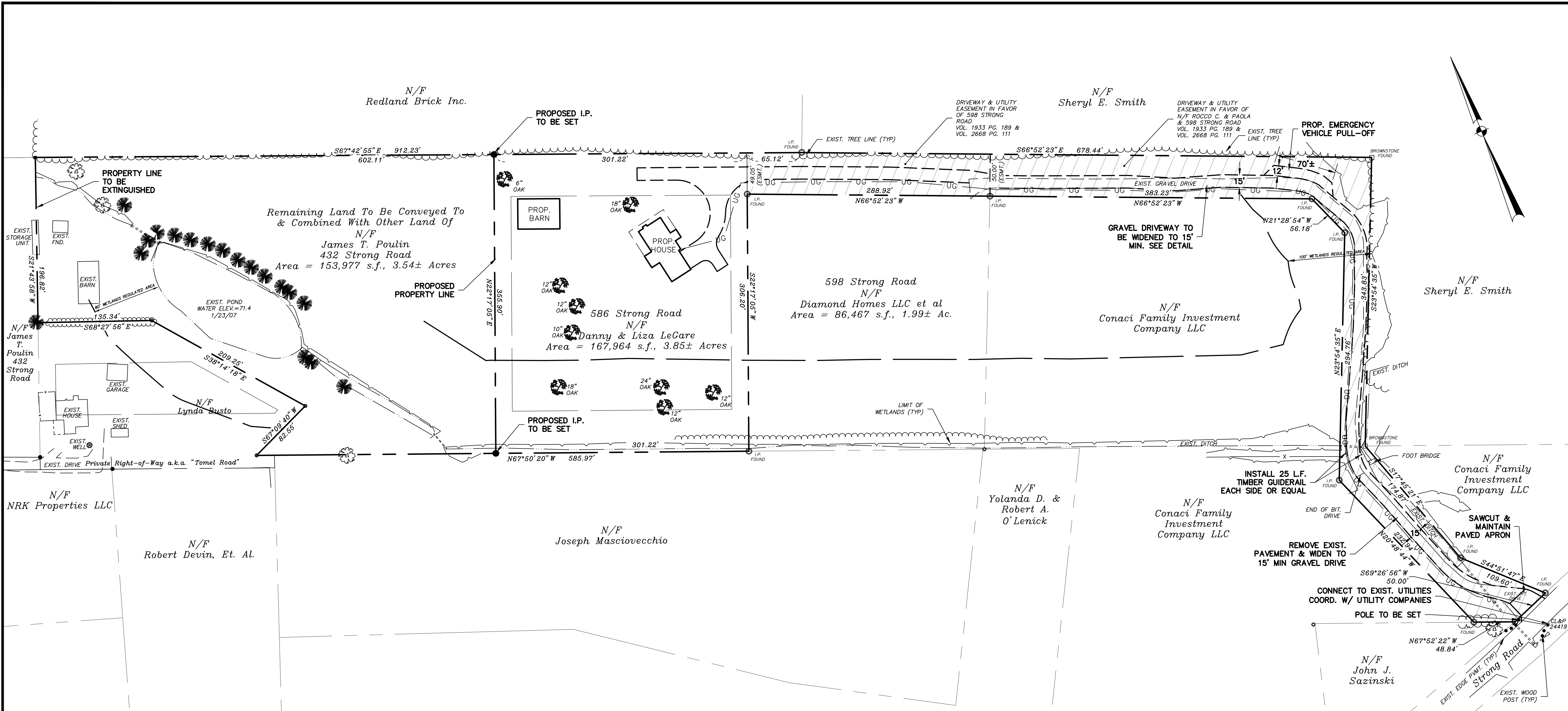
James T. Poulin
430 Strong Road
South Windsor, Connecticut 06074

Prepared By



DRAWING INDEX

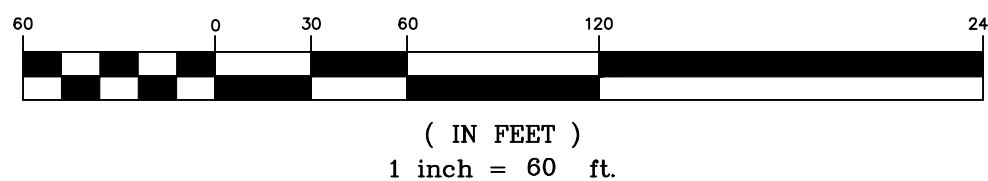
SHEET	TITLE	SHEET NO.	LATEST REVISION
CIVIL			
COVER SHEET		1 of 4	3-06-23
LOT LINE RECONFIGURATION PLAN		2 of 4	3-06-23
SEPTIC SYSTEM PLAN		3 of 4	3-06-23
DETAIL SHEET		4 of 4	3-06-23



LEGEND

- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- PROPOSED UNDERGROUND UTILITIES
- EXISTING STORM SEWER
- EXISTING TREELINE
- LIMIT OF WETLANDS
- PROPERTY LINE
- EXISTING IRON PIN (FOUND)
- EXISTING MONUMENT (FOUND)

GRAPHIC SCALE



Reference Map:

- "Subdivision/Special Permit Rear Lots Strong Road South Windsor, Connecticut Applicant Rock E. Poulin 53 Phelps Street East Hartford, CT 06108 Owners Lynda Tomel Busto 434 Strong Road South Windsor, CT 06074 Rocco C. & Paola Conaci 550 Stron Road South Windsor, CT 06074 Scale: 1"=60' Date: 2-18-07 Rev. 4-20-07" Class A-2 by J.R. Russo & Associates

Notes:

- Parcel is not located in a flood hazard zone, panel no. 090036 0006 D.
- Portion of the parcel is located in inland wetlands as noted on reference map.
- Bearings are based on reference map (NAD 83).
- 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".

EASEMENT TABLE:

GRANTOR	GRANTEE	TYPE OF ESMT.	DATE FILED	VOL/PG
N/F POULIN	N/F CONACI	ACCESS/UTILITY ESMT.	EXISTING	1933/189
N/F POULIN	N/F BEAULIEU	ACCESS/UTILITY ESMT.	EXISTING	2668/111

DATA BLOCK (ZONE RR)

586 STRONG ROAD	REQUIREMENT	EXISTING	PROPOSED
MIN. FRONTAGE (INTERIOR):	25'	50.00'	50.00'
MIN. WIDTH (INTERIOR):	262.5'	585.97'	301.22'
MIN. AREA (INTERIOR):	80,000 S.F.	261,082 S.F.	107,204 S.F.
FRONT YARD:	50'	N/A	202'±
SIDE YARD:	20'	19'±	28'±
REAR YARD:	50'	76'±	53'±
MAX. LOT COVERAGE:	15%	2%±	2.5%±

432 STRONG ROAD	REQUIREMENT	EXISTING	PROPOSED
MIN. FRONTAGE (INTERIOR):	25'	187.08'	N/A
MIN. WIDTH (INTERIOR):	262.5'	187.08'	N/A
MIN. AREA (INTERIOR):	80,000 S.F.	71,130 S.F.	225,107 S.F.
FRONT YARD:	50'	N/A	N/A
SIDE YARD:	20'	N/A	N/A
REAR YARD:	50'	N/A	N/A
MAX. LOT COVERAGE:	15%	N/A	N/A

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 Dependent Resurvey conforming to Horizontal Class A-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.



Property Of
James T. Poulin
430 Strong Road
South Windsor, Connecticut
and
Danny & Liza LeGare

REVISIONS	
BY: JU/TAC	CHK: JEU

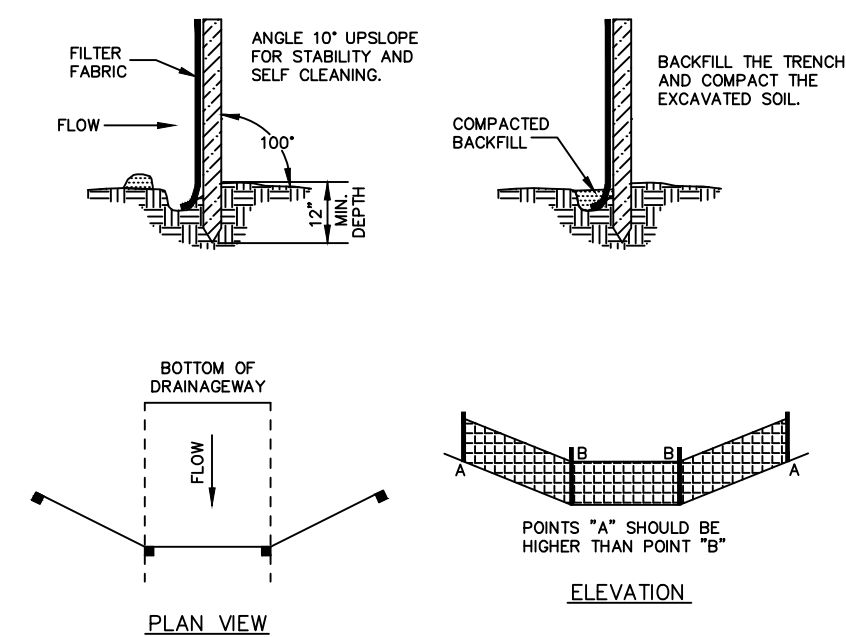
Prepared For
Danny & Liza LeGare
586 Strong Road
South Windsor, Connecticut
Map 86 Lot 26 Zone: RR

Lot Line
Reconfiguration
Plan

DATE
2-10-23
SCALE
1"=60'
JOB NUMBER
2022-104
SHEET
2 of 4

J.R. Russo & Associates, LLC
SURVEYORS-ENGINEERS
SERVING CT & MA
1500 Main Rd East Windsor CT 06038 • CT 860.663.0969 • MA 483.785.1818
www.jrusso.com • rj@jrusso.com

3-6-23 DATA BLOCK ADDED



SOURCE: U.S. DEPARTMENT OF AGRICULTURE,
SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

PLACEMENT & CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

NOT TO SCALE



Property Of
James T. Poulin
430 Strong Road
South Windsor, Connecticut
and
Danny & Liza LeGare

[illegible]

REVISIONS

BY: LF/TAC	CHK: JEU
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Prepared For
Danny & Liza LeCare
586 Strong Road
South Windsor, Connecticut
Map 86 Lot 26 Zone: RR

Detail Sheet

DATE
-10-23

SCALE
1"=20'

JOB NUMBER
2022-104

SHEET
4 of 4