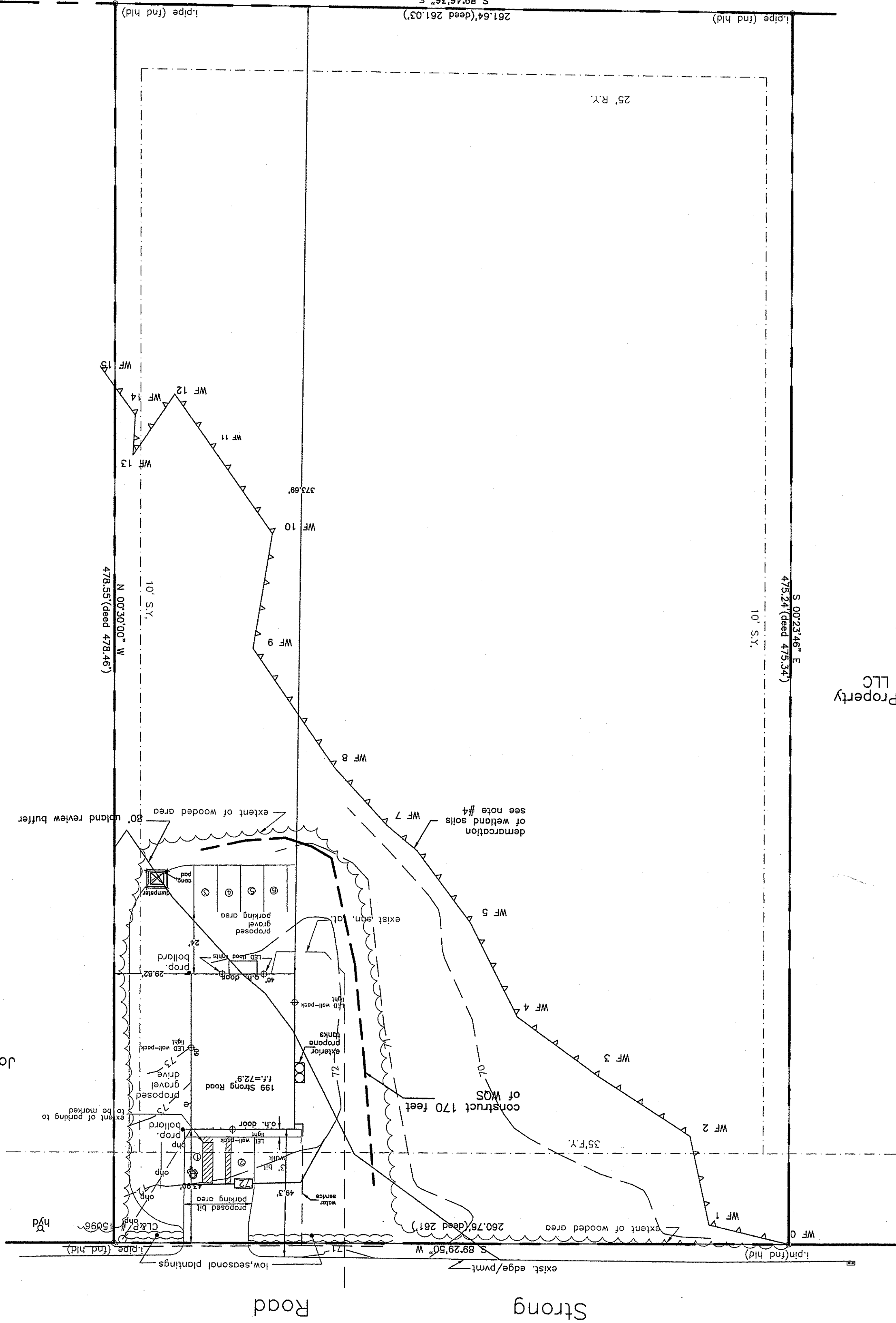


HOWARD P. MARTEL
12882
U.C. No.

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

- Notes:
- This map was prepared pursuant to the Regulations of Connecticut State Agencies and Maps, revised 10-26-2018 and adopted by the Connecticut Association of Surveyors, Inc. Pursuant to these regulations, the Standard of Horizontal Accuracy is Class A-2. The Survey Type is a Limited Property Boundary Survey and the Boundary is Class A-2. The Survey is dependent on the deeds and the monumentation found in the field.
 - Noth is assumed.
 - The wetland/demarcation was determined by Environmental Planning Services and field located by North Star Surveying & Engineering LLC.
 - Elevations are taken from the South Windsor sanitary Sewer as-built drawings.
 - The only site work/construction is the paving of the parking area located north of the existing building.
 - No work is to be done in the wetland area.
 - The property is in the 1 Zone.
 - The closest intersection is 280' west of the site.
 - A sign 15' x 3' is to be placed on the front face of the building.
 - The sight line east from the proposed drive = 560' to John Fitch Blvd.

n/f
Brian Haller

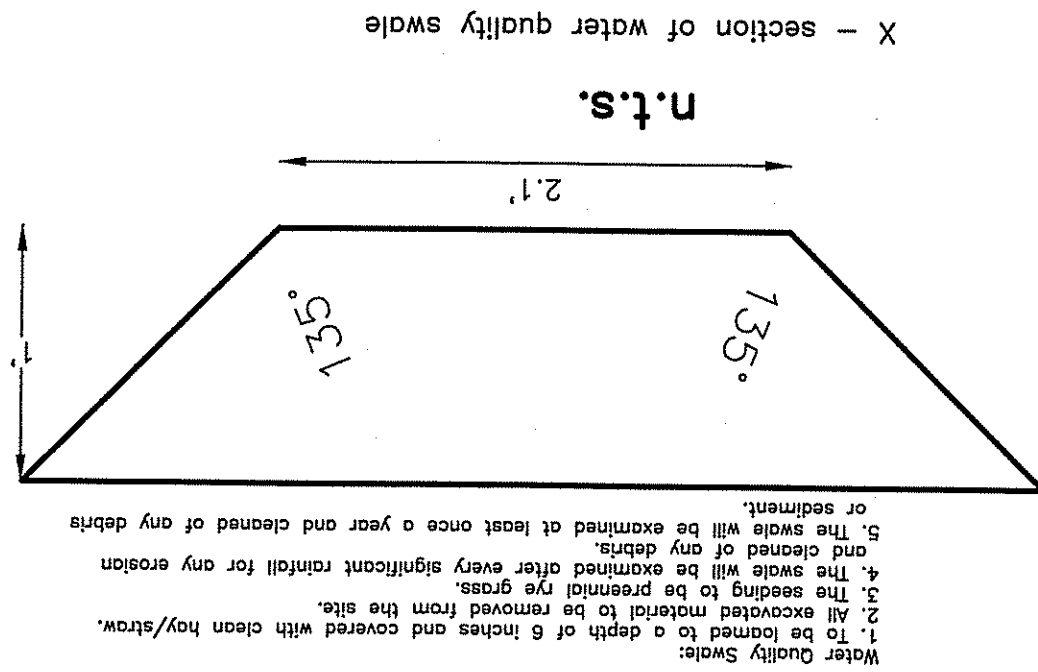


n/f
Mitchell Property
Group LLC

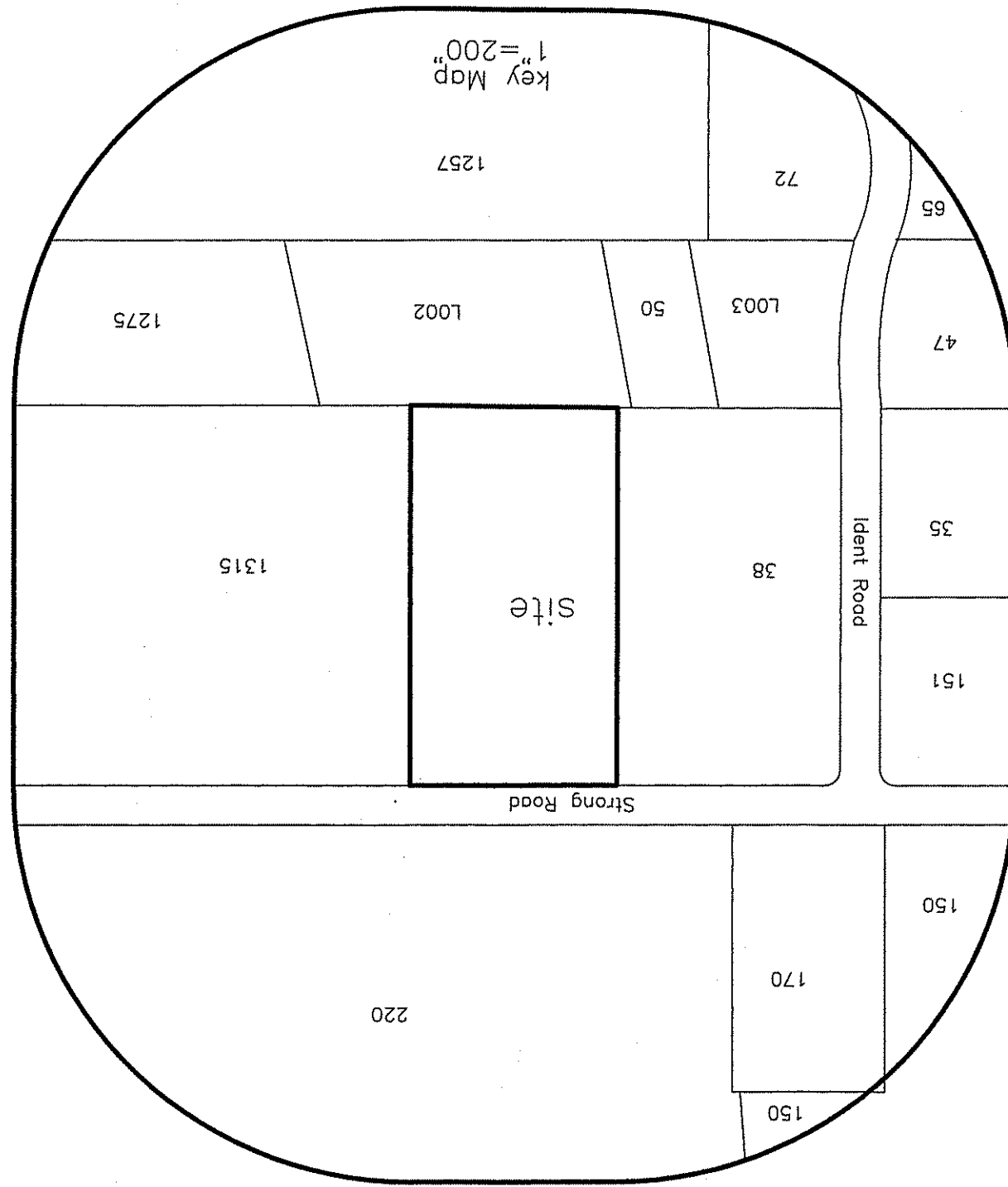
Area	Required	Existing	Proposed
Area	30,000 sq.ft.	124,562 sq.ft.	-
Frontage	100 ft.	260' +	-
Depth	35 ft.	43.9'	-
Rear Yard	25 ft.	37.3'	-
Side Yard	10 ft.	29.8'	-
Stories	2	1	-
Impervious Coverage	65%	3.8%	-
Lot Coverage	50%	1.9%	-
Height	40 ft.	14.7'	14.7'

Zoning Location Survey
Dependent Resurvey
prepared for:
Elite Tire LLC
199 Strong Road
South Windsor, Connecticut

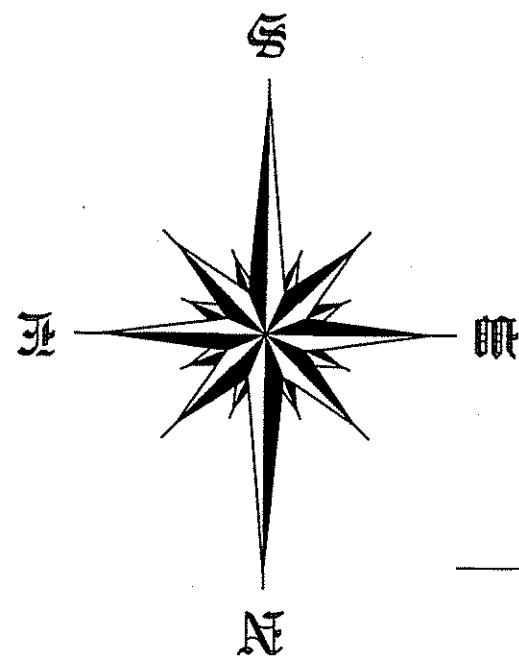
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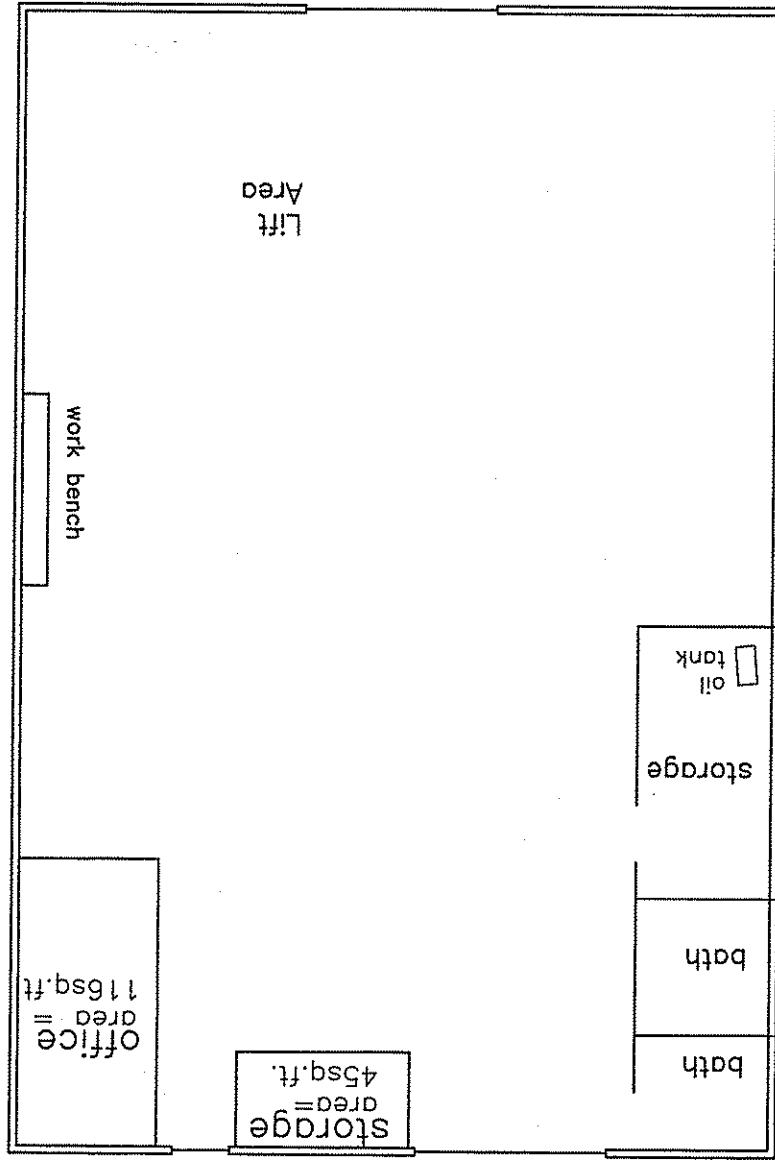
- To be located to a depth of 6 inches and covered with clean hay/straw.
- All existing material to be removed from the site.
- The swale will be excavated after every significant rainfall for any erosion and cleaned of any debris.
- The swale will be excavated at least once a year and cleaned of any debris or sediment.
- Water Quality Swale.



Address	Owner
151	Robert & Pauline Lavallee
220	CMS Ventures LLC
170	JHS Properties LLC
150	Old Dominion Freight Line Inc.
1315	John Fitch Boulevard
1275	Kasheta Farms Inc.
1265	John Fitch partners LLC
35	Mitchell Real Estate LLC
47	Jones & Lee Ann Keefe
65	George Haller
50	George Haller Family LLC
72	Brian Haller
38	Dale & Horrel B. Wilson
58	Mitchell Real Estate LLC



Proposed Floor Plan
1" = 10'



Applicant
Elite Tire LLC
90 Kane Street C-4
West Hartford, CT 06119
860-500-8007
Owner
C&G Properties LLC
125-A Brook Street
West Hartford, CT 06110
860-231-1443

SCALE	SHEET	PROJECT NO.
1" = 30'	APPROVED	1083
DRAWN	DATE	
RPM	03/23/21	
North Star Surveying & Engineering LLC	998 Farmington Avenue	West Hartford, CT 06107
860-233-6312		