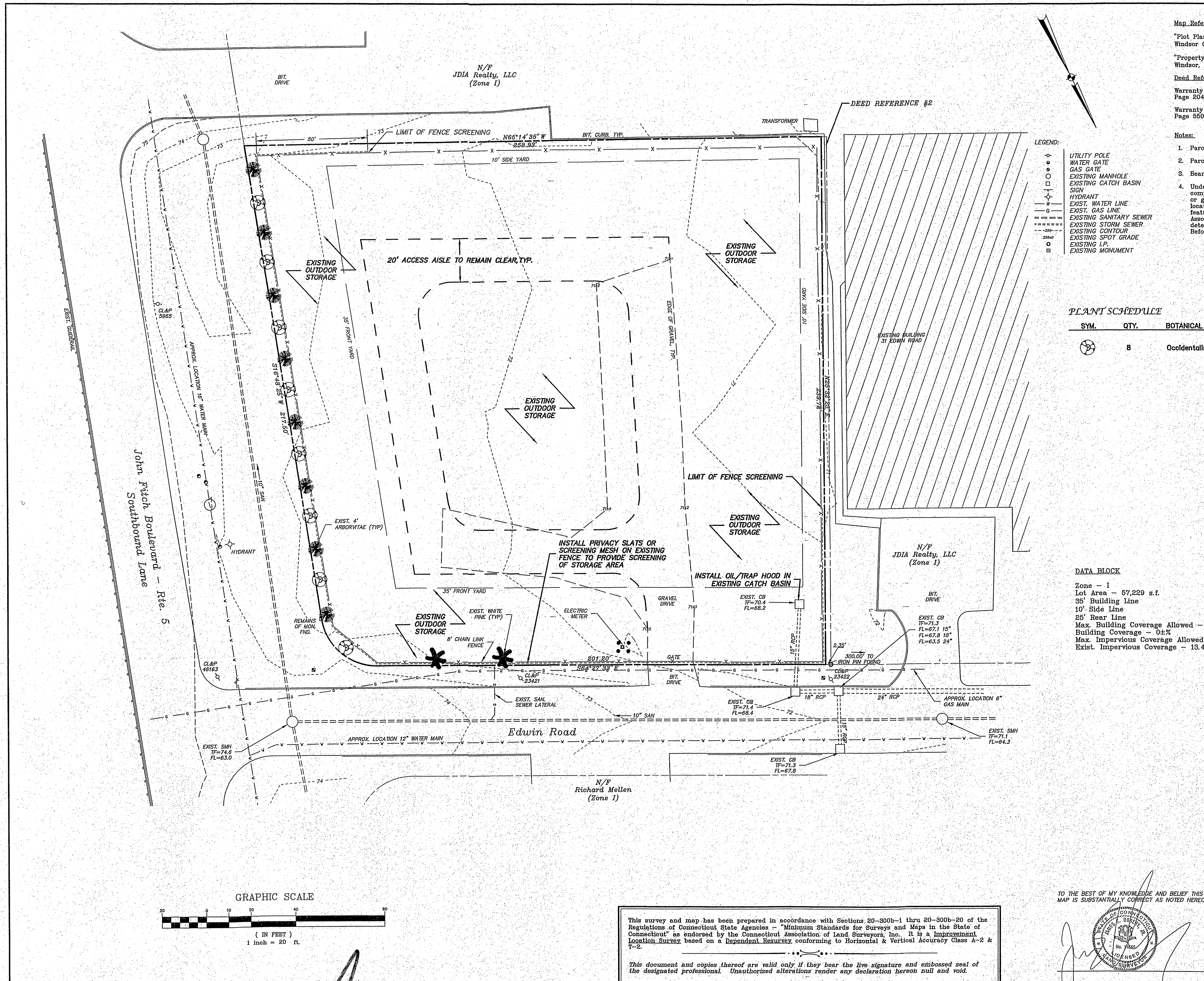




Map Reference:
"Plot Plan Property Of Joseph B. Vinick et al John Fitch Boulevard U.S. Route 5 South Windsor CT date 12-17-68" by Morton S. Fine and Associates;
"Property Survey Prepared For JDIA Realty, LLC Edwin & John Fitch Boulevard South Windsor, Connecticut Date 10-25-08 No. 2006-090" By J.R. Russo & Associates;
Deed Reference:
Warranty Deed from Richard B. Mellen to Louis Treglia January 28, 1981 - Volume 294 Page 204 of the Town Of South Windsor Land Records;
Warranty Deed from Louis Treglia to Barbour & Barbour Associates, Inc. - Volume 415 Page 550 of the Town Of South Windsor Land Records;

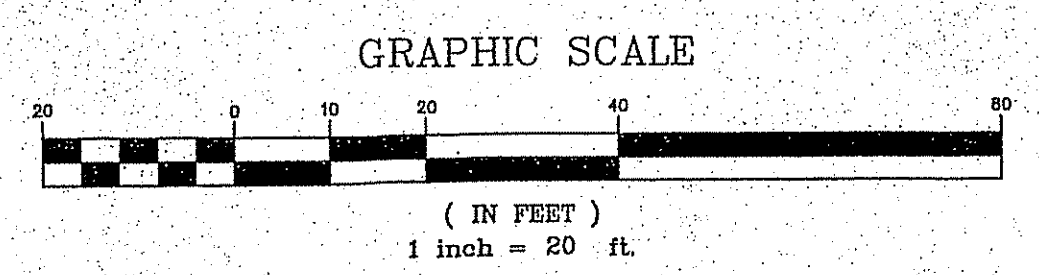
- Notes:**
1. Parcel is not located in a flood hazard zone Community Panel No. 090027 0001 B.
 2. Parcel is not located in inland wetlands.
 3. Bearings and elevations are based on the reference maps.
 4. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parole 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 J.R. Russo & Associates. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-922-4455.

- LEGEND:**
- UTILITY POLE
 - WATER GATE
 - GAS GATE
 - EXISTING MANHOLE
 - EXISTING CATCH BASIN
 - SIGN
 - HYDRANT
 - EXIST. WATER LINE
 - EXIST. GAS LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING CONTOUR
 - EXISTING SPOT GRADE
 - EXISTING L.P.
 - EXISTING MONUMENT

PLANT SCHEDULE

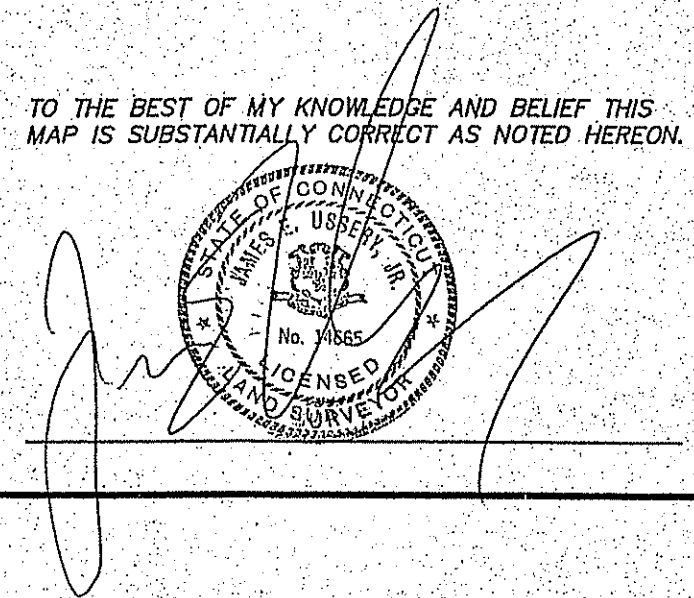
SYM.	QTY.	BOTANICAL & COMMON NAME	SIZE
	8	Ocidentalis 'Smaragd' (Emerald Green Arborvitae)	4'-5' B&B

DATA BLOCK
Zone - I
Lot Area - 57,229 s.f.
35' Building Line
10' Side Line
25' Rear Line
Max. Building Coverage Allowed - 50% Exist.
Building Coverage - 0±%
Max. Impervious Coverage Allowed - 65%
Exist. Impervious Coverage - 13.4±%



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 **Improvement Location Survey** based on a **Dependent Resurvey** conforming to Horizontal & Vertical Accuracy Class A-2 & 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.



REV. 6-8-12 TOWN PLANNERS COMMENTS

Existing Conditions Plan

Storage Lot
15 Edwin Road
Owner/Applicant
Louis Treglia
P.O. Box 161
South Windsor, Connecticut
860-528-5942
Map 71 Lot 16-4 Zone: I

J.R. RUSSO & ASSOCIATES, LLC
Land Surveyors & Professional Engineers

1 SHOHAM ROAD
EAST WINDSOR, CONNECTICUT 06098
(860) 623-0569
FAX: (860) 623-2485

BY	SCALE	DATE	SHEET	CHECKED	NO.
TAC	1"=20'	5-7-12	2 of 2	JEU	2009-090

PZCApproved 5/27/14
APPL. 14-30P