

LEGEND	
EXISTING	DESCRIPTION
COMMUNICATION	
C _x	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
C _x	UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
Δ	HORIZONTAL CONTROL POINT
⊕	BENCHMARK
DOMESTIC WATER	
W _x	WATER MAIN
WS _x	WATER SERVICE
⊕	WATER VALVE
⊕	WATER METER
Δ	FIRE HYDRANT
LIGHTING	
☆	POLE MOUNTED LIGHT
Δ	GROUND MOUNTED LIGHT
NATURAL GAS	
G _x	GAS MAIN
GS _x	GAS SERVICE LINE
POWER	
EO _x	ELECTRICAL LINES, OVERHEAD
EU _x	ELECTRICAL LINES, UNDERGROUND
⊕	UTILITY POLE
PROPERTY	
○	PROPERTY LINE
○	IRON PIPE
○	IRON ROD
□	MONUMENT
ROADS	
—	GUARD RAIL
— OR —	SIGN
SITE FEATURES	
---	EDGE OF WATER
---	CHAIN LINK FENCE
---	STOCKADE FENCE
○	TREE
○	TREE LINE
SANITARY SEWER	
S _x	SANITARY SEWER MAIN
SS _x	SANITARY SEWER SERVICE LINE
⊕	SANITARY SEWER MANHOLE
STORM SEWER	
D _x	STORM DRAIN PIPE
⊕	STORM DRAIN MANHOLE
⊕	CURB INLET
⊕	CATCH BASIN
TOPOGRAPHY	
95	CONTOUR
×61.95	SPOT ELEVATION
WETLANDS	
▲	WETLANDS LINE

DATA BLOCK	
ZONE: INDUSTRIAL (I)	
USE: AUTOMOTIVE REPAIR GARAGE & SALES	
ITEM	EXISTING
Lot Area	35,988 S.F. (0.82 ACRES)
Building Height	<40 FT.
Stories	2
Building Lot Coverage	11.53%
Impervious Coverage	71.23%**
Frontage	75 FT.*
Depth	480 FT.
Front Yard	28.09 FT.*
Rear Yard	313.50 FT.
Side Yard	4.20 FT.*
Parking Spaces	17 SPACES
Interior Landscaping	10.71%

* EXISTING NON-CONFORMING
**VARIANCE: CERTIFIED #P462498120 SEPTEMBER 25, 2000
APPL #2476-00 ROUTE 5 MOTOR CARS, INC. - A VARIANCE
TO SECTION 10.2 TO ALLOW 72% COVERAGE (65% ALLOWED).

PROPERTY OWNER:
TREGLIA LOUIS
P.O. BOX 161
SOUTH WINDSOR, CT 06074

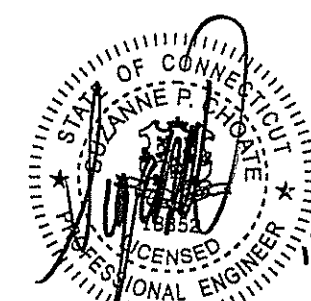
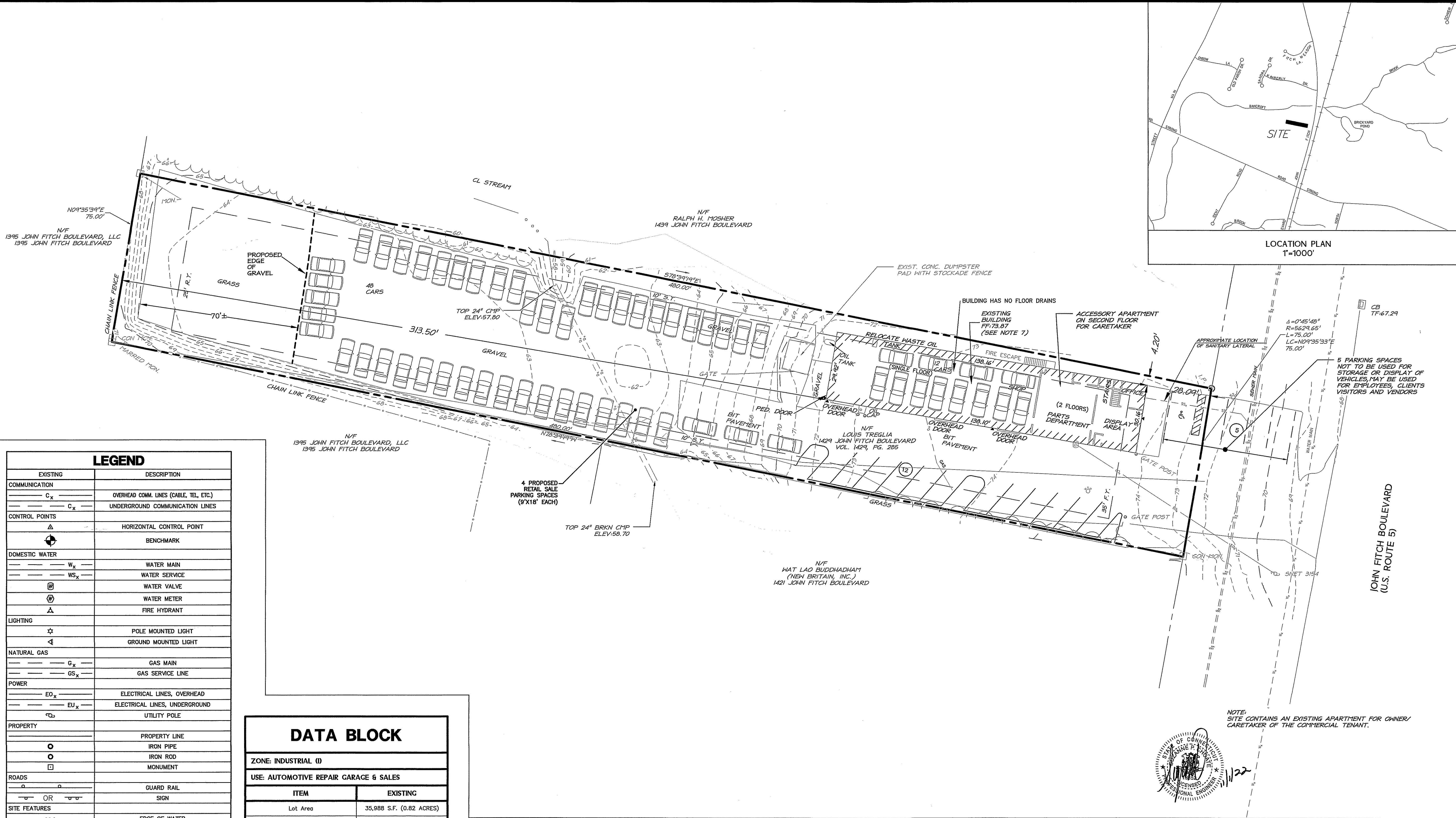
APPLICANT:
JAD TERRO
1295 ELM STREET APT #18
WEST SPRINGFIELD, MA 01089

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "DATA ACCUMULATION PLAN & WETLANDS SURVEY, SOUTH WINDSOR, CONNECTICUT" DATED 8/17/2016 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

RECEIVED
NOV 02 2022
SOUTH WINDSOR PLANNING DEPT.

App'l. 22-40P



NOTE:
SITE CONTAINS AN EXISTING APARTMENT FOR OWNER/
CARETAKER OF THE COMMERCIAL TENANT.

MAP REFERENCES:

1. PROPERTY SURVEY PLOT PLAN RESURVEY PREPARED FOR MR. LOUIS TREGLIA 1429 JOHN FITCH BOULEVARD SOUTH WINDSOR, CONNECTICUT SCALE 1"=20' DATED: 8/8/00 BY DESIGN PROFESSIONALS, INC.

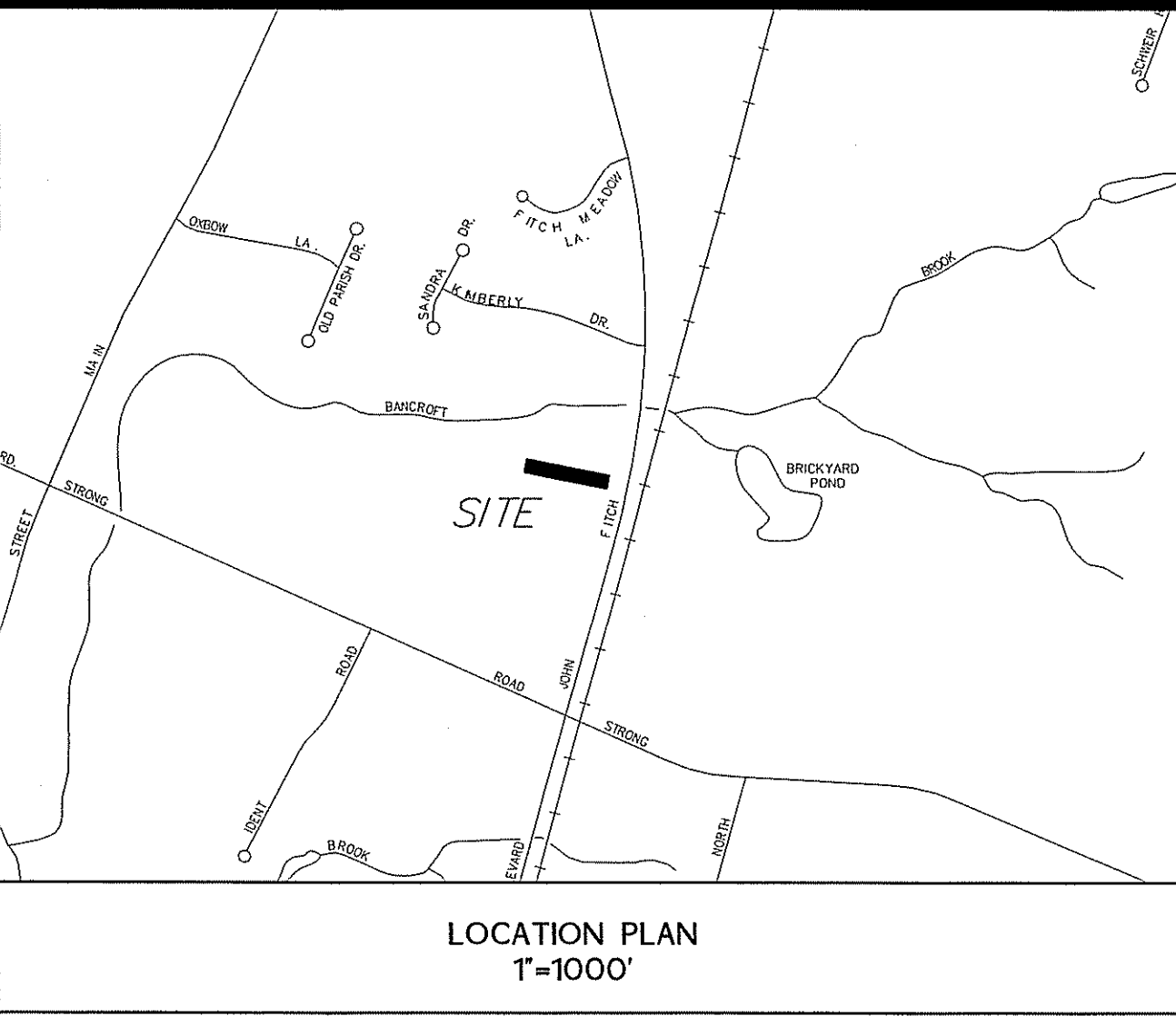
SURVEY NOTES:

1. 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 FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY - RECORD - AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS RELATIVE TO PROPERTY LINES.
 - THIS IS A RESURVEY BASED ON MAP REFERENCE #1.
 - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS AND VERTICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

Lawrence R. Geissler, Jr.
LAWRENCE R. GEISLER, JR., L.S.

12327
LIC. NO.



DESIGN PROFESSIONALS
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

21 HEBBARD DRIVE
PO BOX 167
SOUTH WINDSOR, CT 06074
TEL: 860-241-9327
FAX: 860-241-9327
WWW.DESIGNPROFESSIONALS.COM

PREPARED FOR:
JAD TERRO
1295 Elm Street, Apt #18
West Springfield, MA 01089

PROJECT NO.:
1360.T
DATE: 11/02/22
SCALE: SPC
DRAWN BY: LRG
CHECKED BY: SPC

FANCY RIDES LLC
1429 JOHN FITCH BOULEVARD
SOUTH WINDSOR, CT 06074
MAP 97, BLOCK 13

NO. DATE BY REVISIONS

SITE PLAN
SCALE: 0' 10' 20' 40'
1" = 20'

SHEET
C-SP1
SHEET 1 OF 1