

- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY AND A DEPENDANT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, AND TOPOGRAPHIC ACCURACY CLASS T-2.
  - BEARINGS REFER TO THE CONNECTICUT COORDINATE SYSTEM BASED UPON A CGS DATUM.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - IMPROVEMENT LOCATION SURVEY MODIFICATION TO SITE PLAN PREPARED FOR BOLLES MOTORS 84 WEST STREET - RTE 83 ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 06-15-2018. REVISED 08/28/2018.
    - AS-BUILT SURVEY OF 'ELLINGTON AGWAY' ELLINGTON, CONN." BY ALFRED E. SCHINDLER. DATE: 10/23/84. REVISED 2/28/88.
    - "PROPERTY SURVEY PARCEL OF LAND TO BE CONVEYED BY VALLEY FARMS ELLINGTON, CONNECTICUT" BY SCHINDLER SURVEYS. DATE: 7/25/97.
    - "MAP OF PARCELS OF LAND TO BE CONVEYED TO THE TOWN OF ELLINGTON ELLINGTON, CONNECTICUT" BY SCHINDLER SURVEYS. DATE: 9/12/95.
    - "MAP NO ES 106 SANITARY SEWER EASEMENT ELLINGTON SEWER PROJECT LAND OF FRED W. SPIELMAN AND LAND OF MOSER FARMS DAIRY, INCORPORATED LOWER BUTCHER ROAD AND ROUTE #83 ELLINGTON, CONNECTICUT" BY KIELTYKA, WOODIS & PIKE. DATE: 3-9-1979.
    - "PERIMETER SURVEY PROPERTY OF VALLEY FARMS 6 LOWER BUTCHER ROAD ELLINGTON, CONNECTICUT" BY LANDMARK SURVEYS, LLC. DATE: 12/9/2013.
  - 74 & 80 WEST ROAD ARE LOCATED IN THE COMMERCIAL ZONE "C" AND ARE DESIGNATED AS 028-002-0000 & 028-003-0000 RESPECTIVELY.
  - THESE PARCELS ARE LOCATED IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING) PER FIRM FLOOD INSURANCE RATE MAP, TOWN OF ELLINGTON, CONNECTICUT TOLLAND COUNTY PANEL 15 OF 15. COMMUNITY PANEL NUMBER 090158 0015 B. 3/15/1982.
  - THE LIMIT OF INLAND WETLANDS WERE FIELD DELINEATED BY RICHARD ZULICK C.S.S IN NOVEMBER OF 2021.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND / OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
  - ON DECEMBER 6, 2021 THE ELLINGTON ZONING BOARD OF APPEALS APPROVED APPLICATION V202113 REQUEST FOR VARIANCES OF THE ELLINGTON ZONING REGULATIONS SECTION 4.2.1--LOT AREA, WIDTH & YARD REQUIREMENTS. TO REDUCE THE FRONT YARD SETBACK FROM 100FT TO 64FT FOR GABLE DORMERS ON AN EXISTING BUILDING AND FROM 100FT TO 75FT FOR A PROPOSED GREENHOUSE; SECTION 6.2.5 (A & B) -- LOCATION OF PARKING FACILITIES; TO REDUCE PARKING TO A COMMERCIAL BUILDING FROM 20FT TO 5FT AND TO A SIDE PROPERTY LINE FROM 15FT TO 3FT AT 74 WEST ROAD, APN 028-002-0000 & 80 WEST ROAD.
  - PRIOR TO PROJECT COMPLETION, 80 WEST ROAD SHALL BE CONVEYED TO AND COMBINED WITH 74 WEST ROAD.
  - THE EXISTING WELL AT 80 WEST ROAD SHALL BE USED FOR NON--POTABLE PURPOSES.

ZONING TABLE CURRENT ZONE - COMMERCIAL (C)				
	REQUIRED	EXISTING #74	EXISTING #80	PROPOSED
PARCEL AREA	40,000 Sq.Ft.	165,640 Sq.Ft.	19,560 Sq.Ft.	188,300 Sq.Ft.
LOT WIDTH	200'	132.0'	132.0'	184.3'
FRONT YARD	64' (SEE NOTE B)	67.5'	74.4'	92.7'
SIDE YARD	10'	13.0'	15.0'	119.3' (NORTH)
REAR YARD	50'	149.1'	22.4'	271.1'
BUILDING HEIGHT	38'	26'	--	18'
LOT COVERAGE	60%	33.2%	98.5%	40.1%

PARKING REQUIREMENTS:	1 PARKING SPACE PER 200 SF OF NET FLOOR AREA	9300/200 = 47 SPACES
RETAIL TRADE USES:	1 PARKING SPACE PER 2000 SF + 1 PER EMPLOYEE	1200/2000 + 5 EMPLOYEES = 6 SPACES
SMALL VEHICLE REPAIR:	THE GREATER OF 1 PARKING SPACE PER 2,000 SF	10,300/2000 or
WAREHOUSING:	6 EMPLOYEES	= 6 SPACES
	OR 1 SPACE FOR EACH EMPLOYEE	59 SPACES
	TOTAL PARKING REQUIRED	
	PARKING SPACES PROVIDED:	67 SPACES

TEST PIT DATA:  
11/04/2021

B-1:  
0-35" FILL  
35-48" BROWN SAND LOAM, FRIM  
48-60" HARDPAN  
  
B-2:  
0-36" COMPACT FILL  
36-89" HARDPAN

LEGEND	
	PROPERTY BOUNDARY
	CONCRETE MONUMENT
	IRON PIN
	ZONING SETBACK
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING CATCHBASIN
	EXISTING STORM PIPE
	EXISTING SEWER & MANHOLE
	EXISTING WELL
	EXISTING U/G ELECTRIC SERVICE
	EXISTING U/G GAS SERVICE
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	PROPOSED CURBING
	PROPOSED LINE STRIPING
	PROPOSED FENCE
	LIMIT OF WETLANDS
	WETLANDS REGULATED AREA

IMPROVEMENT LOCATION SURVEY  
SITE PLAN OF DEVELOPMENT  
LAND OF  
**74 WEST ROAD, LLC &  
KUP ENTERPRISES, LLC**  
74 & 80 WEST ROAD - ROUTE 83  
ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS					
1/24/2022 PARKING					
BY	SCALE	DATE	SHEET NO.	MAP NO.	
E.R.P.	1"=30'	12-10-2021	2 of 6	10975A	

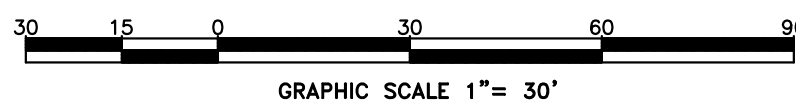
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF,  
THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
ERIC R. PETERSON

L.S. 23430  
REGISTRATION NO.

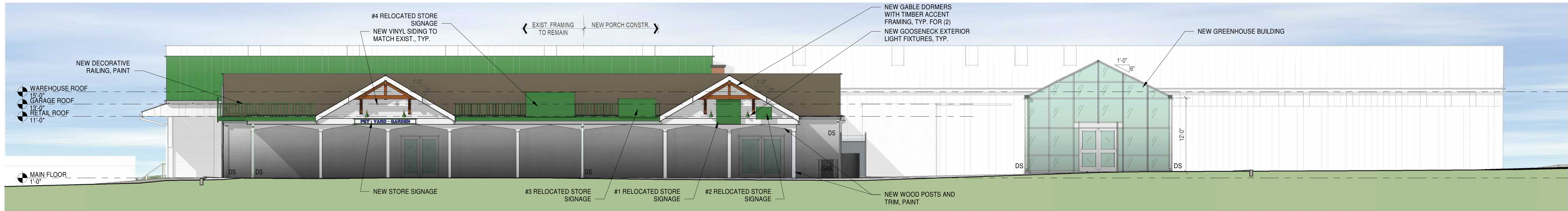
THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED  
IN THE FIELD USING THE CRITERIA REQUIRED BY  
CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571  
AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

*Richard Zulick*  
RICHARD ZULICK C.S.S.



10975A.dwg \\10975A.dwg





1  
A2.1  
**EAST ELEVATION**  
1/8" = 1'-0"



2  
A2.1  
**SOUTH ELEVATION**  
1/8" = 1'-0"



3  
A2.1  
**WEST ELEVATION**  
1/8" = 1'-0"



4  
A2.1  
**NORTH ELEVATION**  
1/8" = 1'-0"

REVISIONS

ELLINGTON AGWAY  
**GREENHOUSE/GARDEN CENTER**  
74 West Road, Ellington, CT

**MOSER  
PILON  
NELSON  
ARCHITECTS**

30 JORDAN LANE  
WETHERSFIELD, CT 06109  
(860) 563-6164

TITLE  
**BUILDING  
ELEVATIONS**

DATE 11/18/2021

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Moser Pilon Nelson Architects

DWG. NO.

**A2.1**





1  
A0.0  
VIEW-3D - from NORTHEAST



2  
A0.0  
VIEW-3D - from SOUTHEAST



3  
A0.0  
VIEW-3D - from NORTHWEST

REVISIONS

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**GREENHOUSE/GARDEN CENTER**  
74 West Road, Ellington, CT

MOSER  
PILON  
NELSON  
ARCHITECTS

38 JORDAN LANE  
WETHERSFIELD, CT 06109  
(860) 563-6164

TITLE  
3D VIEWS

DATE 11/18/2021

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DWG. NO.

**A0.0**