

MAP REFERENCES:

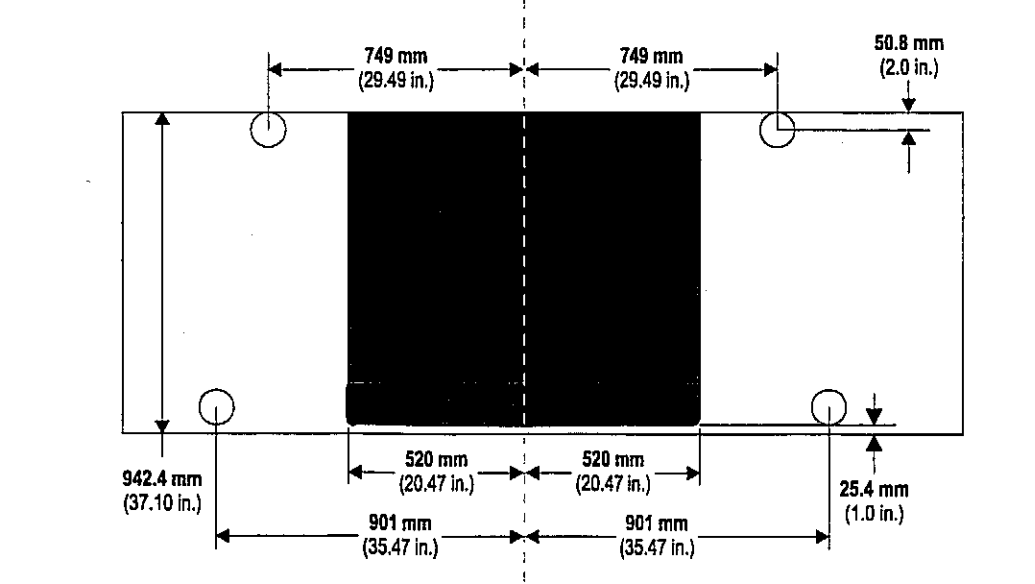
- As-Built Plan (PH#2706.02) Prepared For The Colvest Group, Ltd.; 7 Hazard Avenue, Enfield, Connecticut; Map 45 Lot 10 Zone BR; Scale: 1"=20'; Dated: 12-1-11; Sheet: 1 of 1
- Resubdivision Prepared for The May Department Stores Shopping Center, Inc. North Side Hazard Avenue at I-91 date April 28, 1983 Revised 6-28-83 By Alford & Associates;
- Plan Prepared For Abdo's Big Boy Restaurant North Side Hazard Avenue at I-91 Date 9-30-83 By Alford & Associates;
- The Connecticut Light & Power Company CL&P Easement Abdo's Restaurant Parcel II Enfield 11-18-83 EN-K02FZ-023P;
- Connecticut Department of Transportation Bureau of Highways Right of Way Map Town Of Enfield Hazard Ave. From I-91 Easterly to Middle road Date October 10, 1990 Number 46-14 Sheet 1 of 3;

NOTES:

- The purpose of this survey is to show existing and proposed improvements for the Subject Parcel; Existing improvements shown hereon are based on Ref. Map #1 and verified by field edit on 7/14/22.
- The property owner is G&R Properties, LLC (ELR Vol. 2537, Pg. 98)
- Horizontal Datum is CGS NAD83 and Vertical Datum is NGVD88;
- Parcel lies partly in a Special Flood Hazard Zone (Zone AE) per Flood Insurance Rate Map Hartford County Connecticut Map Number 09003C0227F Effective Date September 26, 2008; (Flood Elevation 114.4);
- Parcel does not lie in Inland Wetlands;
- Parcel lies in Business Regional Zone (BR) See Zoning Data Block hereon;
- Parcel contains 74,191 Square Feet Or 1.70± Acres;
- 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.
- All site work shall be constructed in accordance with the Town of Enfield specifications as outlined in the subdivision regulations.
- Erosion and sediment control measures shall be installed in accordance with the CT DEP "Guidelines for Soil Erosion and Sediment Control", 2000 edition or as amended.
- No stumps shall be buried on site.
- The developer shall hire a Registered Professional Engineer to inspect the site during construction. To insure the work is constructed in accordance with the approved plans, the engineer will be required to certify on an as-built plan that the project was constructed in accordance with the approved plans and all materials were placed in accordance with the site plans and specifications, prior to release of any bonds.
- Contractor to coordinate disconnection and abandonment of existing utility services with operating companies prior to demolition/construction.
- W.P.C.A. shall be notified 24 hours in advance for all inspections required for installation and/or abandonment of sewer system(s). Call (860) 253-6450, if no one is available, leave a message.
- The property owner shall be responsible to inspect and maintain the on-site drainage system. The parking lot shall be inspected bi-annually and cleaned by vac-truck when more than 1/2 full.

ISLAND DIMENSIONS AND BOLLARD LOCATIONS

The illustration below shows the dimensions for the minimum island size. NCR recommends that the rear bollards are 102 mm (4.0 in.) in diameter, and positioned in line with the rear of the ATM, front bollards are 102 mm (4.0 in.) in diameter and positioned 25.4 mm (1.0 in.) back from the front of the island. When locating the bollards allow sufficient working space for servicing the air conditioning unit.



LEGEND

- EXISTING UTILITY HANDHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER GATE
- EXISTING HYDRANT
- EXISTING GAS GATE
- EXISTING SIGN
- MAG NAIL (SET)
- EXISTING IRON PIN (FOUND)
- EXISTING MONUMENT (FOUND)
- PROPOSED MONUMENT (TO BE SET)
- EXISTING TREELINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- FIRE LANE SIGN

ZONING DATA BLOCK

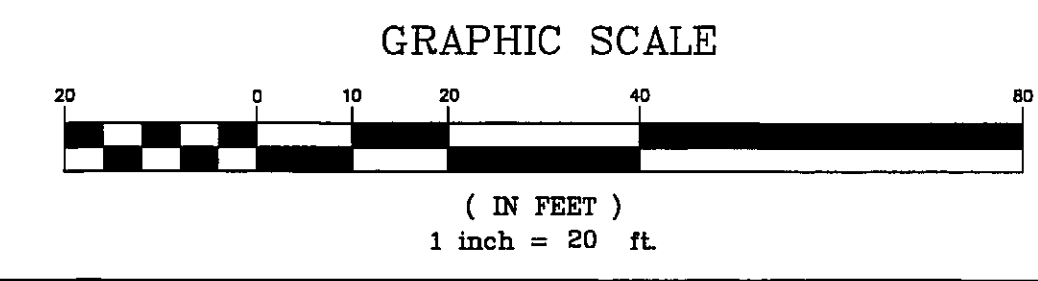
ZONE: BUSINESS REGIONAL (BR)

LOT AND BULK REQUIREMENTS REQUIRED	EXISTING	PROPOSED
LOT AREA	10 AC.	1.7 AC.
FRONTAGE	400 FT.	324 FT.
FRONT YARD	100 FT.	81 FT.
SIDE YARD	30 FT.	52 FT.
FLOOR AREA	80,000 S.F.	6,787 S.F.
REAR YARD	30 FT.	41 FT.
IMPERV. COV.	66%	72.7%
BLDG. COV.	25%	9.1%
HEIGHT	72 FT.	1 STORY

PARKING CALCULATIONS

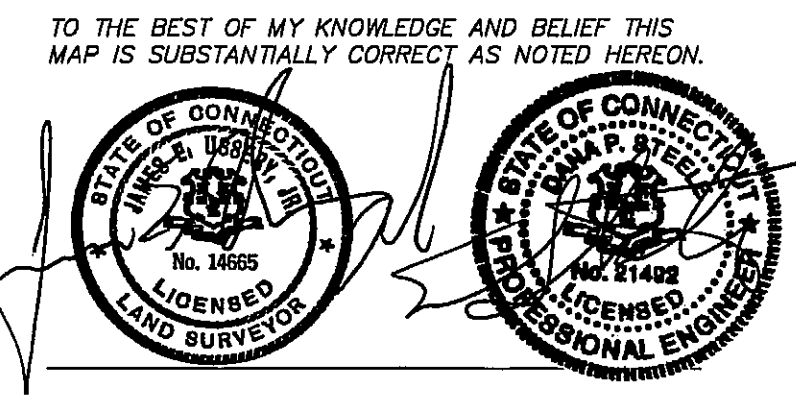
USES	AREA	PARKING REQUIREMENT	UNIT QTY.	COUNT
RESTAURANT (UNIT#1)	2,200 S.F.	1/75 S.F. GROSS AREA	2,200 S.F.	29.3
OUTDOOR DINING		1/4 SEATS	14	3.5
RETAIL SALES (UNIT#2)	3,198 S.F.	1/150 S.F. SALES AREA	2,239 S.F.	14.9
PERSONAL SERVICE (UNIT#3)	1,380 S.F.	1/150 S.F. GROSS AREA	1,069 S.F.	7.1
TOTAL REQUIRED				55

PROVIDED PARKING: 65 SPACES (INCLUDING 3 ACCESSIBLE SPACES)



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 an Improvement Location Survey based on a Resurvey conforming to Horizontal Accuracy 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.



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REVISIONS

BY: LF/TAC	CHK: JEU
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Applicant The Colvest Group Ltd.
Project DRIVE UP ATM
7 Hazard Avenue, Enfield, CT
MAP 45 LOT 10 ZONE BR

Layout Plan

DATE	July 14, 2022
SCALE	1"=20'
JOB NUMBER	2010-062
SHEET	1 of 1