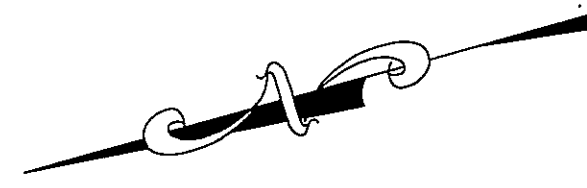
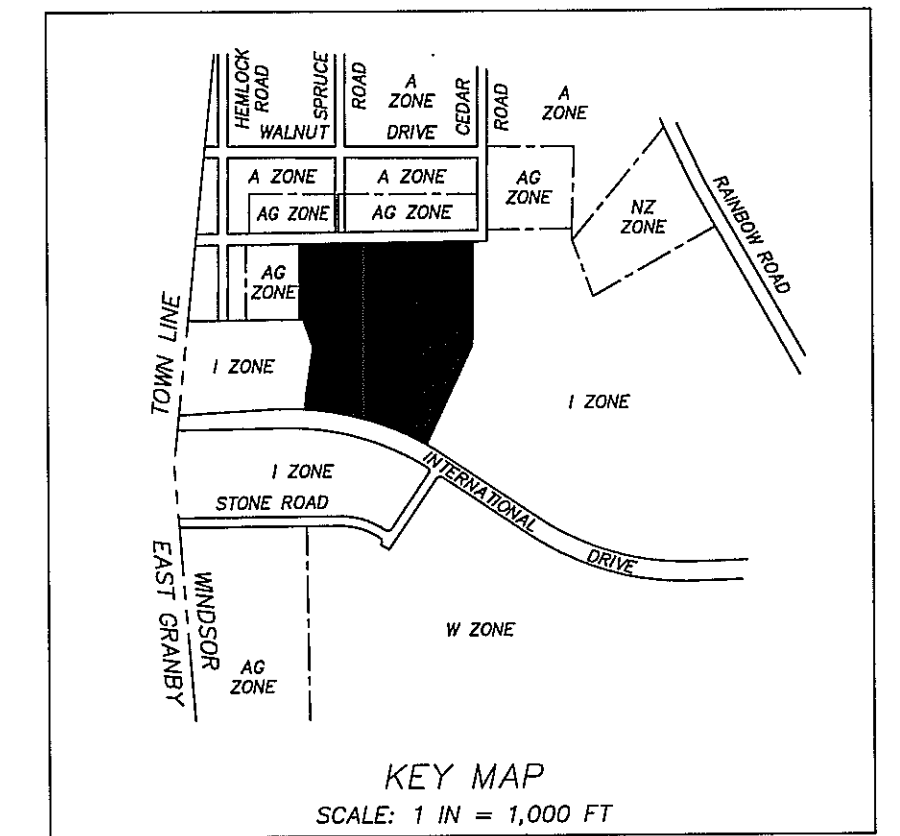


**SURVEY NOTES:**

- TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 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: ZONING LOCATION SURVEY  
 BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY  
 HORIZONTAL CLASS OF ACCURACY: A-2
- REFERENCE MAPS:
  - "SPECIAL USE - OUTDOOR STORAGE PREPARED FOR GRIFFIN INDUSTRIAL, LLC 35 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT JUNE 20, 2018" (REVISED 9-10-18) BY BARRESI ASSOCIATES LLC
  - "REVISION OF A SITE PLAN PREPARED FOR GRIFFIN INDUSTRIAL, LLC 35 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT JUNE 20, 2018" BY BARRESI ASSOCIATES LLC
  - "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR GRIFFIN INDUSTRIAL REALTY, INC. 35 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT SCALE: 1 IN = 50 FT APRIL 1, 2016" BY BARRESI ASSOCIATES LLC
  - "RESUBDIVISION PLAN PREPARED FOR GRIFFIN LAND 25 & 35 INTERNATIONAL DRIVE WINDSOR, CONN. SCALE: 1 IN. = 50 FT. DATE: 3-22-99" REVISED 4-19-99 BY ALFORD ASSOCIATES, INC.
  - "LOT COMBINATION PLAN PROPERTY OF WA II, LLC 44, 48, 52, 56, 60, 64, 68, 72, 76 & 80 LARCH DRIVE WINDSOR, CONNECTICUT SCALE: 1 IN = 50 FT JANUARY 18, 2015" BY BARRESI ASSOCIATES LLC
- EXISTING BUILDING LOCATED AS SHOWN.
- TOPOGRAPHY TAKEN FROM FIELD SURVEY BY BARRESI ASSOCIATES LLC.
- TERMINATION DRAINAGE EASEMENT: VOLUME 1842, PAGE 1260 (WINDSOR LAND RECORDS)



N/F WA II, LLC

**SITE DEVELOPMENT NOTES:**

- PROPERTY INFORMATION  
 OWNER: GRIFFIN INDUSTRIAL REALTY, INC.  
 204 WEST NEWBERRY ROAD  
 BLOOMFIELD, CT 06002  
 LOCATION: 35 INTERNATIONAL DRIVE - MAP 7 / BLOCK 140 / LOT 35  
 AREA: 782,939 SQ. FT. = 17.974 ACRES  
 ZONE: I  
 BUILDING USE: STORAGE
- APPLICANT: GRIFFIN INDUSTRIAL, LLC  
 204 WEST NEWBERRY ROAD  
 BLOOMFIELD, CT 06002
- THE ZONING REGULATIONS OF THE TOWN OF WINDSOR PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL REQUIREMENTS THEREOF.
- IMPERVIOUS COVERAGE  
 EXISTING: 212,494 SQ. FT. = 27.1 %  
 PROPOSED: 131,682 SQ. FT. = 16.8 %  
 TOTAL: 344,176 SQ. FT. = 43.9 %
- TOPOGRAPHY TAKEN FROM FIELD SURVEY BY BARRESI ASSOCIATES LLC.
- EXISTING UTILITY LOCATIONS TAKEN IN PART FROM FIELD SURVEY, SURVEY AND/OR PLANS BY OTHERS AND UTILITY COMPANY RECORDS. OTHER UTILITIES MAY EXIST.
- CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHY AND UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THIS PLAN.
- CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO EXCAVATION NEAR PUBLIC UTILITIES.
- ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF WINDSOR STANDARDS AND CONNECTICUT DOT FORM 816.
- THE DEVELOPER SHALL CONTACT THE ENGINEERING DEPARTMENT AT 860-285-1804 TWO WORKING DAYS PRIOR TO STARTING ANY WORK ON THE SITE IN ORDER TO DISCUSS ANY SPECIAL CONDITIONS AND/OR REQUIRED INSPECTIONS.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND, UNLESS NOTED. CONSTRUCTION AND INSTALLATION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH INDIVIDUAL UTILITY REQUIREMENTS. CONTRACTOR SHALL PROVIDE COORDINATION AS REQUIRED.
- THE REMOVAL OF TREES OR OTHER VEGETATION OR REGRADING OF SOIL SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE GRADING AND EROSION CONTROL PLAN IS NOT PERMITTED WITHOUT PRIOR APPROVAL OF THE TOWN ENGINEERING STAFF.
- ANY ADDITIONAL SEDIMENTATION/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE STAFF DURING ANY CONSTRUCTION PROCESS SHALL BE IMPLEMENTED BY THE GENERAL CONTRACTOR. IN ADDITION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/ MAINTENANCE OF ALL SEDIMENTATION/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF STAFF.
- THE DEVELOPER SHALL PRACTICE EFFECTIVE DUST CONTROL PER THE SOIL CONSERVATION SERVICE HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
- ANY EXCESS MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF. ALL EXCESS MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO BRINGING PAVEMENT BASE ONTO SITE.
- LOAM AND SEED ALL DISTURBED AREAS WHICH ARE NOT PAVED, MULCHED OR PLANTED PER THE SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.
- THE CONTRACTOR SHALL SUBMIT A COPY OF REGISTRATION UNDER THE CT DEP GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- OTHER PERMITS REQUIRED:
  - TOWN OF WINDSOR INLAND WETLANDS AND WATERCOURSES COMMISSION: LETTER FROM INLAND WETLANDS AGENT. (NO REGULATED ACTIVITY PROPOSED, NO PERMIT REQUIRED)
  - EROSION AND SEDIMENTATION CONTROL PERMIT FROM TOWN OF WINDSOR ENGINEERING DEPARTMENT
  - STORM WATER MANAGEMENT PERMIT FROM TOWN OF WINDSOR ENGINEERING DEPARTMENT
  - REGISTRATION OF DISCHARGE OF STORM WATER AND DEWATERING WASTE WATERS FROM CONSTRUCTION ACTIVITIES FROM STATE OF CONNECTICUT D.E.P.
  - APPLICANT SHALL CHECK WITH THE CT-DEP NATURAL DIVERSITY DATA BASE AND PROVIDE COPY OF CT-DEEP RESPONSE LETTER TO COMPLY WITH CONNECTICUT GENERAL STATUTES 28-310.

**ZONING COMPLIANCE TABLE**

ZONE: I	REQUIRED	PROVIDED
MIN. LOT AREA (AC.)	2	17.974
MAX. BUILDING COVERAGE (%)	33-1/3	12.6
MAX. LOT COVERAGE (%)	50	44.6
MAX. BUILDING HEIGHT (FT.)	60	34.2
MAX. NUMBER OF STORIES	4	1
MIN. LOT WIDTH (FT.)	180	668.88
MIN. FRONT YARD (FT.)	50	153
MIN. REAR YARD (FT.)	35	554
MIN. SIDE YARD (FT.)	35	55
DEPTH OF REQUIRED BUFFERS (FT.)		
LANDSCAPE BUFFER TO AG ZONE	50	101
LOADING AREA BUFFER TO A & AG ZONE	150	101
PARKING SPACES	197	197
LOADING SPACES	4	31
MAX. HEIGHT OF OUTDOOR LIGHTING FIXTURES (FT.)	24	N/A

**PARKING CALCULATIONS**

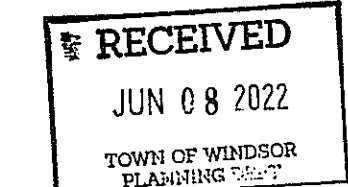
- A SPECIAL USE APPLICATION FOR SECTION 8.1.6L FOR A REDUCTION IN PARKING WAS GRANTED ON SEPTEMBER 9, 1997.
- THE APPROVAL WAS FOR THE REQUIRED PARKING OF THE WAREHOUSE PORTION OF THE BUILDING BE REDUCED TO 1 SPACE PER 800 SQ. FT.
- PARKING CALCULATIONS:  
 FLOOR AREAS:  
 TOTAL FLOOR AREA = 98,418 SF  
 WAREHOUSE = 63,750 SF  
 OFFICE = 11,250 SF  
 OTHER = 23,418 SF

PARKING REQUIRED:  
 WAREHOUSE = 63,750/800 = 79.7 = 80  
 OFFICE = 11,250/300 = 37.5 = 38  
 OTHER = 23,418/300 = 78.1 = 79  
 TOTAL = 195.3 = 197

PARKING PROVIDED:  
 HANDICAP SPACES CONSTRUCTED = 6  
 REGULAR SPACES CONSTRUCTED = 93  
 SPACES IN RESERVE = 98  
 TOTAL SPACES PROVIDED = 197

**DRAWING INDEX**

- Sheet 1 COVER SHEET
- Sheet 2 LAYOUT PLAN



**TOWN OF WINDSOR**  
 Planning Department  
 275 Board Street • Windsor, Connecticut 06095 • www.townofwindsor.com

September 19, 2018

Griffin Industrial, LLC  
 Attn: Tim Lescalet  
 204 West Newberry Road  
 Bloomfield, CT 06002

Subject: Special Use - 35 International Drive, Outdoor Storage, Zoning Regulations Section 8.6B.1, Zone, Griffin Industrial, LLC

Dear Mr. Lescalet:

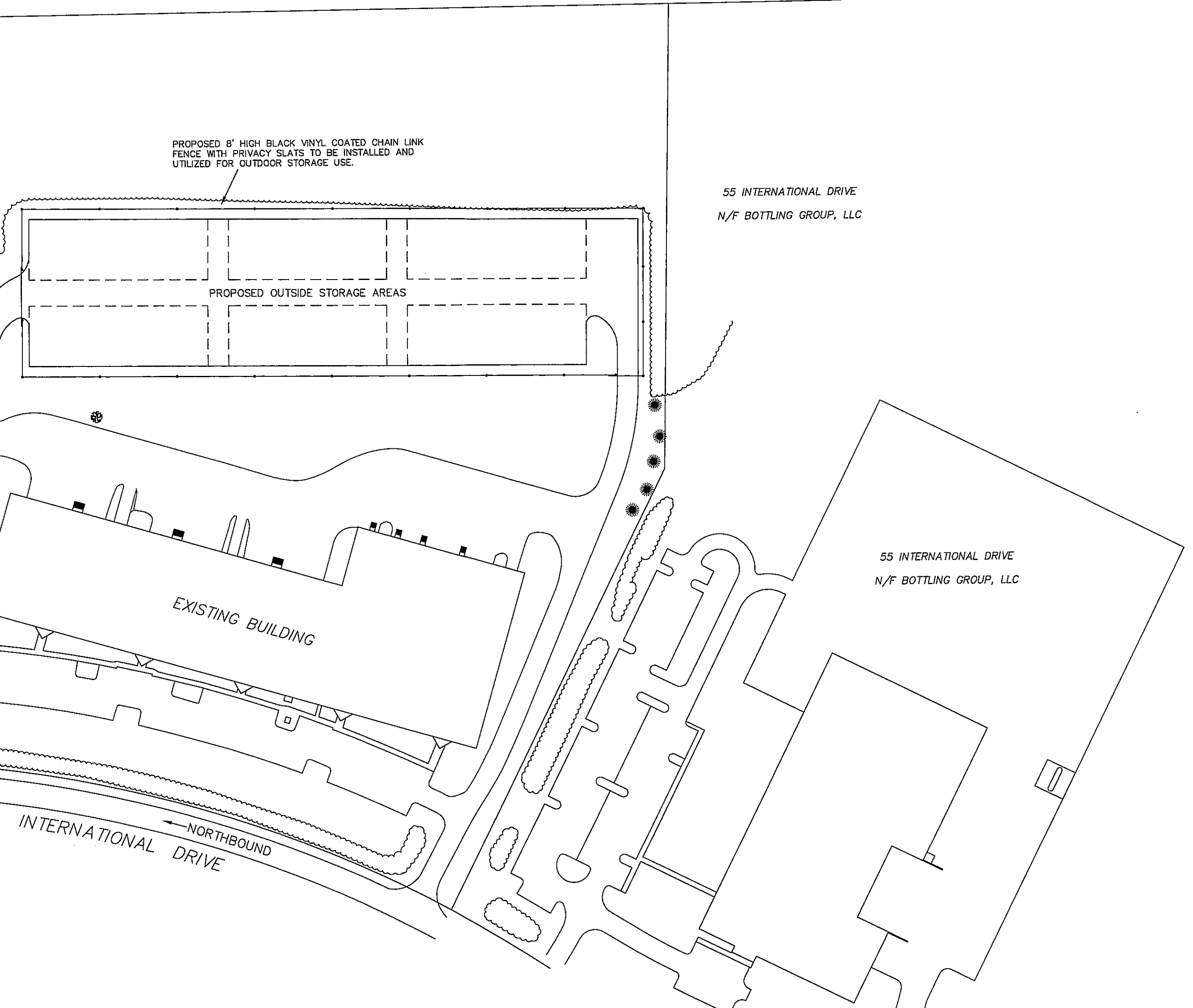
At its meeting on September 11, 2018 the Windsor Town Planning & Zoning Commission took the following action on the subject application:

Approved subject to the following conditions:

One-year time limit

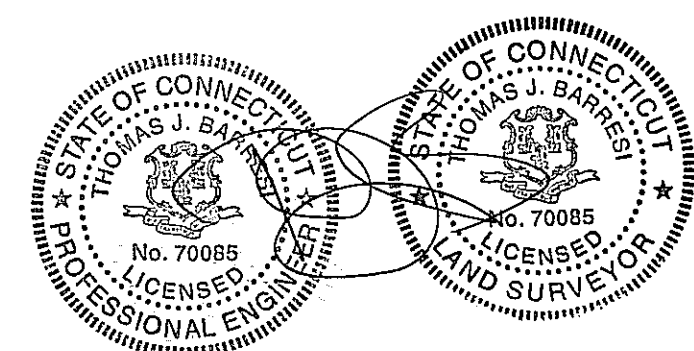
*Marian Medison*  
 Marian Medison  
 Planning Secretary

Sent Via Certified Mail # 7016 1970-0001 0569 0861



**PROPOSED OUTDOOR STORAGE NOTES:**

- THE PROPOSED OUTDOOR STORAGE SHALL CONSIST OF FINISHED PRODUCTS IN WOOD GRATES TO A MAXIMUM HEIGHT OF 10'-0".
- THE STORAGE SHALL BE LOCATED WITHIN THE PERIMETER OF THE CHAIN LINK FENCING IN THE REAR PAVED AREA OF THE PROPERTY.
- ALL PAVED AREAS WITHIN THE FENCED AREA MAY BE USED FOR OUTDOOR STORAGE.
- THE PROPOSED FENCE SHALL BE INSTALLED PER THE TOWN OF WINDSOR ZONING REGULATIONS.
- THE PROPOSED CHAIN LINK FENCE IS TO BE EIGHT (8) FEET HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS.



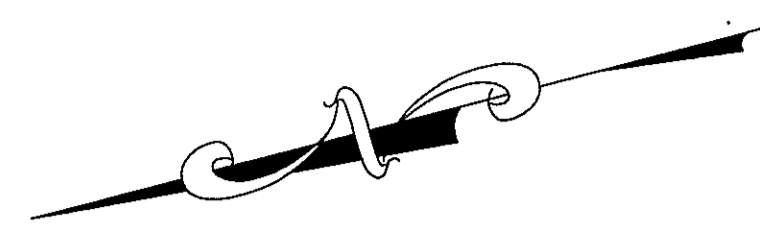
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

**BARRESI ASSOCIATES LLC**

570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095  
 (860) 219-9260 www.barresilic.com

SPECIAL USE - OUTDOOR STORAGE  
 PREPARED FOR  
**GRIFFIN INDUSTRIAL, LLC**  
 35 INTERNATIONAL DRIVE  
 WINDSOR, CONNECTICUT

SCALE: 1 IN = 100 FT  
 DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_  
 JUN 1, 2022



40 LARCH DRIVE  
 N/F RONALD C. &  
 ARTHUR C. COONS  
 ZONE: AG

EXISTING VEGETATION

EXISTING VEGETATION

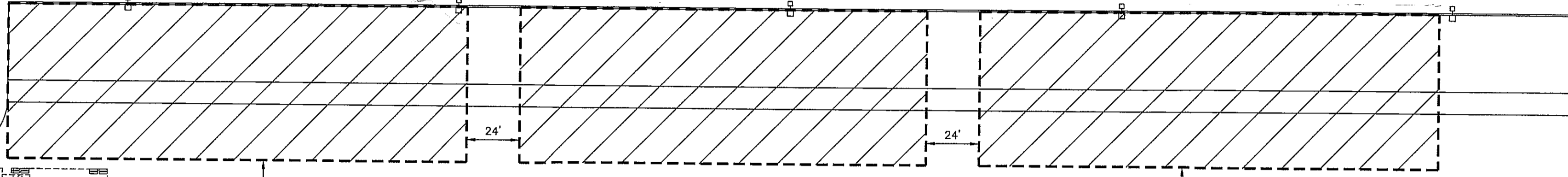
EXISTING VEGETATION

PROPOSED 8' HIGH BLACK VINYL COATED CHAIN LINK FENCE  
 WITH PRIVACY SLATS TO BE INSTALLED WHEN AREA UTILIZED  
 FOR OUTDOOR STORAGE USE.

EXISTING VEGETATION

LAWN

LAWN



PROPOSED OUTSIDE STORAGE AREAS  
 TOTAL AREA = 77,280 SF

54 TRUCK / TRAILER  
 PARKING SPACES

30' BITUMINOUS

DODD

DODD

30'

LAWN

LAWN

PROPOSED 8' HIGH BLACK VINYL COATED CHAIN LINK FENCE  
 WITH PRIVACY SLATS TO BE INSTALLED WHEN AREA UTILIZED  
 FOR OUTDOOR STORAGE USE.

LAWN &  
 RETENTION  
 AREA

LAWN &  
 RETENTION  
 AREA

EXISTING  
 BITUMINOUS  
 PAVEMENT

EDGE OF EXISTING  
 BITUMINOUS  
 PAVEMENT

REFUSE COLLECTION  
 TRUCK APPROACH

EDGE OF EXISTING  
 BITUMINOUS  
 PAVEMENT

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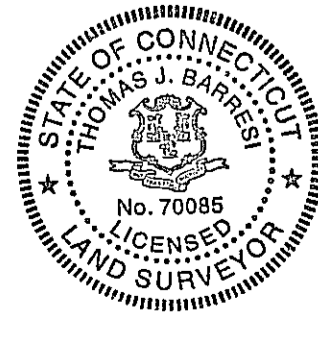
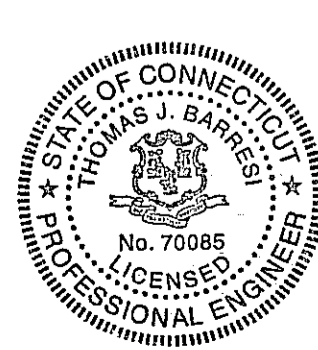
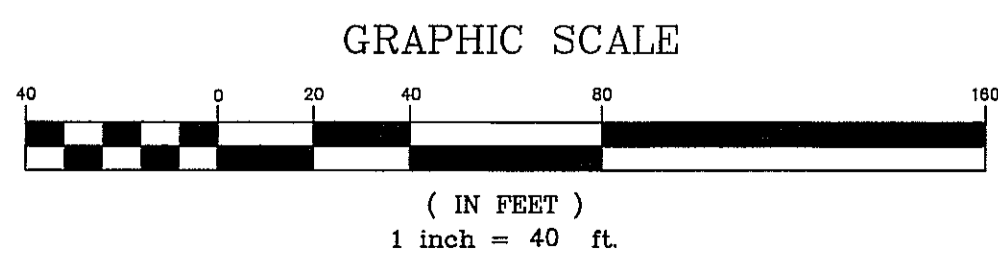
LAWN

25 INTERNATIONAL DRIVE  
 N/F TRADEPORT DEVELOPMENT I LLC  
 ZONE: I

30' WIDE DRAINAGE  
 EASEMENT IN FAVOR OF  
 25 INTERNATIONAL DRIVE  
 (VOL. 1195, PG. 90 W.L.R.)

EXISTING BUILDING

55 INTERNATIONAL DRIVE  
 N/F BOTTLING GROUP, LLC  
 ZONE: I



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

**BARRESI**  
 ASSOCIATES LLC

570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095  
 (860) 219-9260 www.barresilic.com

DATE	REVISION

SPECIAL USE - OUTDOOR STORAGE  
 PREPARED FOR  
**GRIFFIN INDUSTRIAL, LLC**  
 35 INTERNATIONAL DRIVE  
 WINDSOR, CONNECTICUT

SCALE: 1 IN = 40 FT  
 JUNE 1, 2022