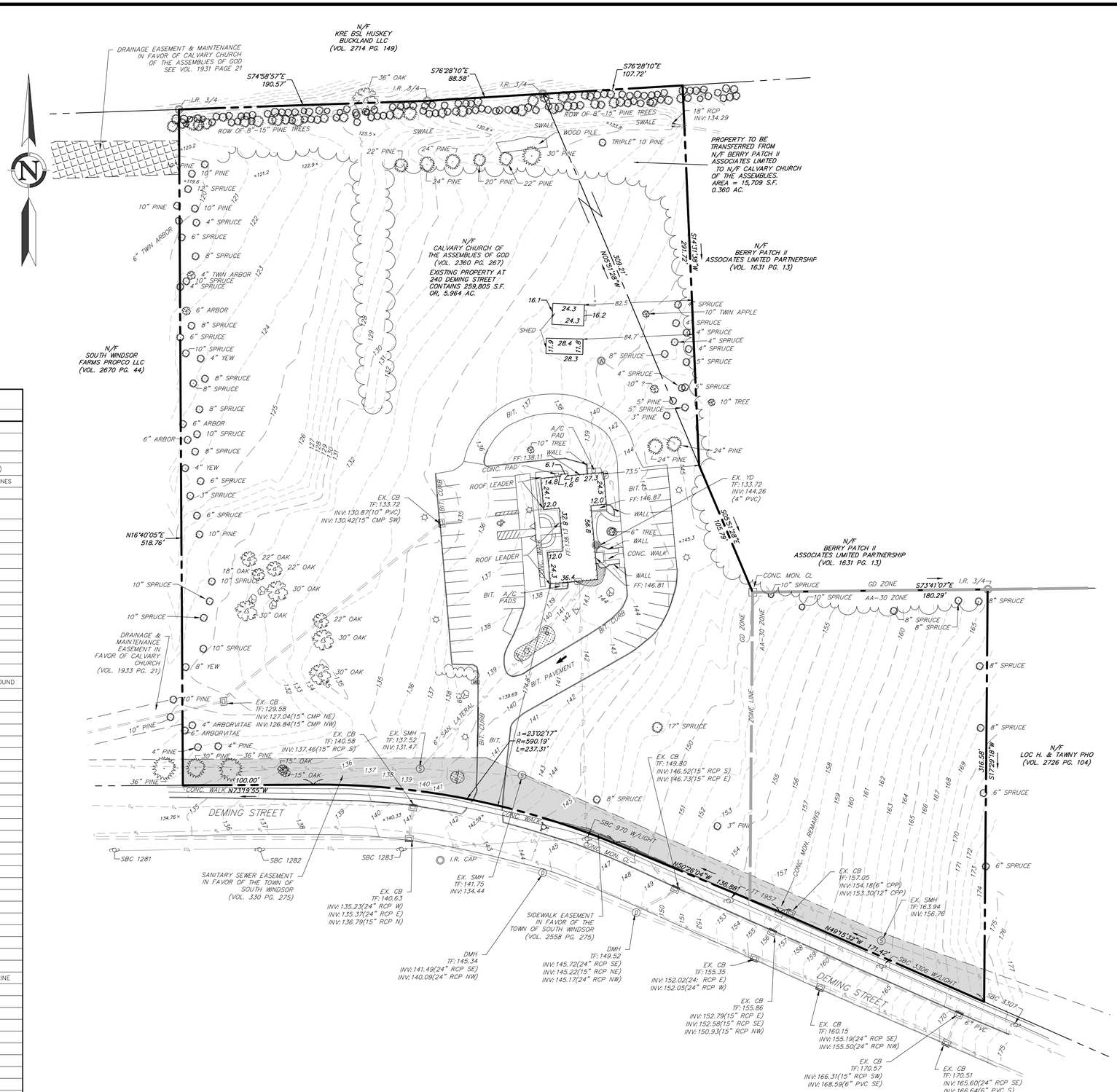


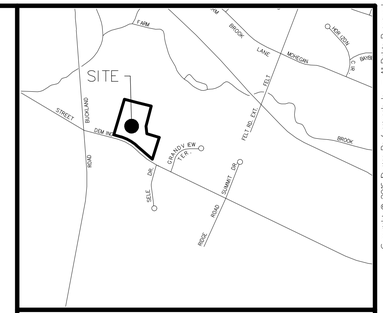


LOCATION PLAN
1"=1000'

## LEGEND

| EXISTING | DESCRIPTION |
|---|---|
| BORINGS | |
| TP | BORING / TEST PIT LOCATION |
| COMMUNICATION | |
| $C_A$ | OVERHEAD COMM. LINES (CABLE, TEL, ETC.) |
| $C_U$ | APPROX. UNDERGROUND COMMUNICATION LINES |
| CONTROL POINTS | |
| | BENCHMARK |
| DOMESTIC WATER | |
| $W_L$ | APPROX. WATER MAIN |
| $WS_L$ | APPROX. WATER SERVICE |
| | WATER VALVE |
| | FIRE HYDRANT |
| LIGHTING | |
| | POLE MOUNTED LIGHT |
| NATURAL GAS | |
| | GAS VALVE |
| $G_L$ | APPROX. GAS MAIN |
| $GS_L$ | APPROX. GAS SERVICE LINE |
| POWER | |
| $EO_H$ | ELECTRICAL LINES, OVERHEAD |
| $EU_H$ | APPROX. ELECTRICAL LINES, UNDERGROUND |
| | UTILITY POLE |
| | UTILITY POLE WITH LIGHT |
| | UTILITY POLE WITH TRANSFORMER |
| PROPERTY | |
| | PROPERTY LINE |
| | EASEMENT LINE |
| | IRON PIPE |
| | IRON ROD |
| | MONUMENT |
| ROADS | |
| | GUARD RAIL |
| OR | SIGN |
| SITE FEATURES | |
| | EDGE OF WATER |
| x x x x | BARBED WIRE FENCE |
| | CHAIN LINK FENCE |
| | RAIL FENCE |
| | STOCKADE FENCE |
| + + + + | WIRE FENCE |
| | STONE WALL |
| OR | TREE |
| | TREE LINE |
| SANITARY SEWER | |
| $S_L$ | APPROX. SANITARY SEWER MAIN |
| $SS_L$ | APPROX. SANITARY SEWER SERVICE LINE |
| | SANITARY SEWER MANHOLE |
| C.O. | SEWER CLEAN OUT |
| STORM SEWER | |
| | APPROX. STORM DRAIN PIPE |
| | STORM DRAIN MANHOLE |
| | CURB INLET |
| | CATCH BASIN |
| TOPOGRAPHY | |
| 95 | CONTOUR |
| ×61.95 | SPOT ELEVATION |
| WETLANDS | |
| | WETLANDS LINE |

NOTES:

1. PORTIONS OF THE PROPERTY ARE IN THE GD ZONE AND THE AA-30 ZONE AS DEPICTED ON THE MAP.
2. PROPERTY AT #240 DEMING STREET CONTAINS 259,805 SQUARE FEET OR 5.964 ACRES.
   PROPERTY TO BE TRANSFERRED FROM BERRY PATCH II ASSOCIATES (440 BUCKLAND ROAD) CONTAINS 15,709 SQUARE FEET OR 0.360 ACRES.
   TOTAL AREA OF BOTH COMBINED PROPERTIES IS 275,514 SQUARE FEET OR 6.324 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0383F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 383 OF 675 COMMUNITY NUMBER 090036 EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL 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 DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

MAP REFERENCES:

1. ALTA/ACSM SURVEY SHP IV/LCB SOUTH WINDSOR, LLC 200 DEMING STREET SOUTH WINDSOR, CONNECTICUT DATE 7/12/13 REVISED 7-25-13 SHEET V1-1 SHEET 1 OF 1 SCALE 1" = 30' PREPARED FOR: SHP IV/LCB SOUTH WINDSOR LLC PREPARED BY DESIGN PROFESSIONALS, INC.
2. IMPROVEMENT LOCATION PLAN DEPENDENT RESURVEY PREPARED FOR BARRY PATCH II GRANDVIEW TERRACE & DEMING STREET SHEET 1 OF 2 SCALE: 1 INCH = 40 FT. DATE: 12/13/05 REV. 2-8-07 PREPARED BY DESIGN PROFESSIONALS, INC.
3. IMPROVEMENT LOCATION SURVEY – RECORD PREPARED FOR TERRACE HEIGHTS SUBDIVISION DEMING STREET & GRANDVIEW TERRACE SOUTH WINDSOR, CONNECTICUT SHEET 1 OF 1 DATE: 7/18/06 SCALE: 1 " = 40 FT. PREPARED BY DESIGN PROFESSIONALS, INC.

SURVEY NOTES:

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 SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A INDEPENDENT RESURVEY BASED ON MAP REFERENCE #1.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

PRELIMINARY

12327

LAWRENCE R. GEISSLER, JR., L.S. LIC. NO.

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This drawing is made when, it bears the seal and signature of the Professional Engineer, Land Surveyor or Architect named thereon.

Locating utility locations depicted hereon are based on available information and should be field verified prior to construction.

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PREPARED FOR:
Metro Realty Management Corporation
6 Executive Drive
Suite 100
Farmington, CT 06032

PROJECT NO: 4946
DATE: 04/17/23
DRAWN BY: MMA
CHECKED BY: BDC

# MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |

## PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 0 20' 40' 80'
1" = 40'

SHEET
V-1

File: C:\jobs\4946\Survey\Survey-Base\blocks\drawings to send out\4946 Survey Base SaveAs.dwg Layout: V-1 Plotted: 4/27/2023 12:14 PM Last Saved 4/27/2023 11:57 AM Last Saved By: Matt.Arsenault