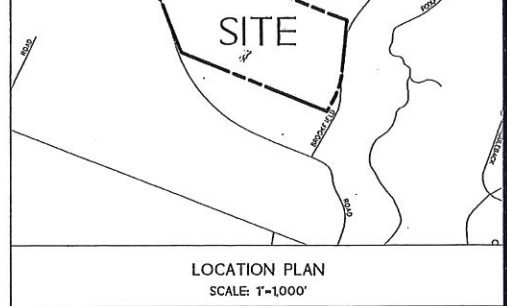
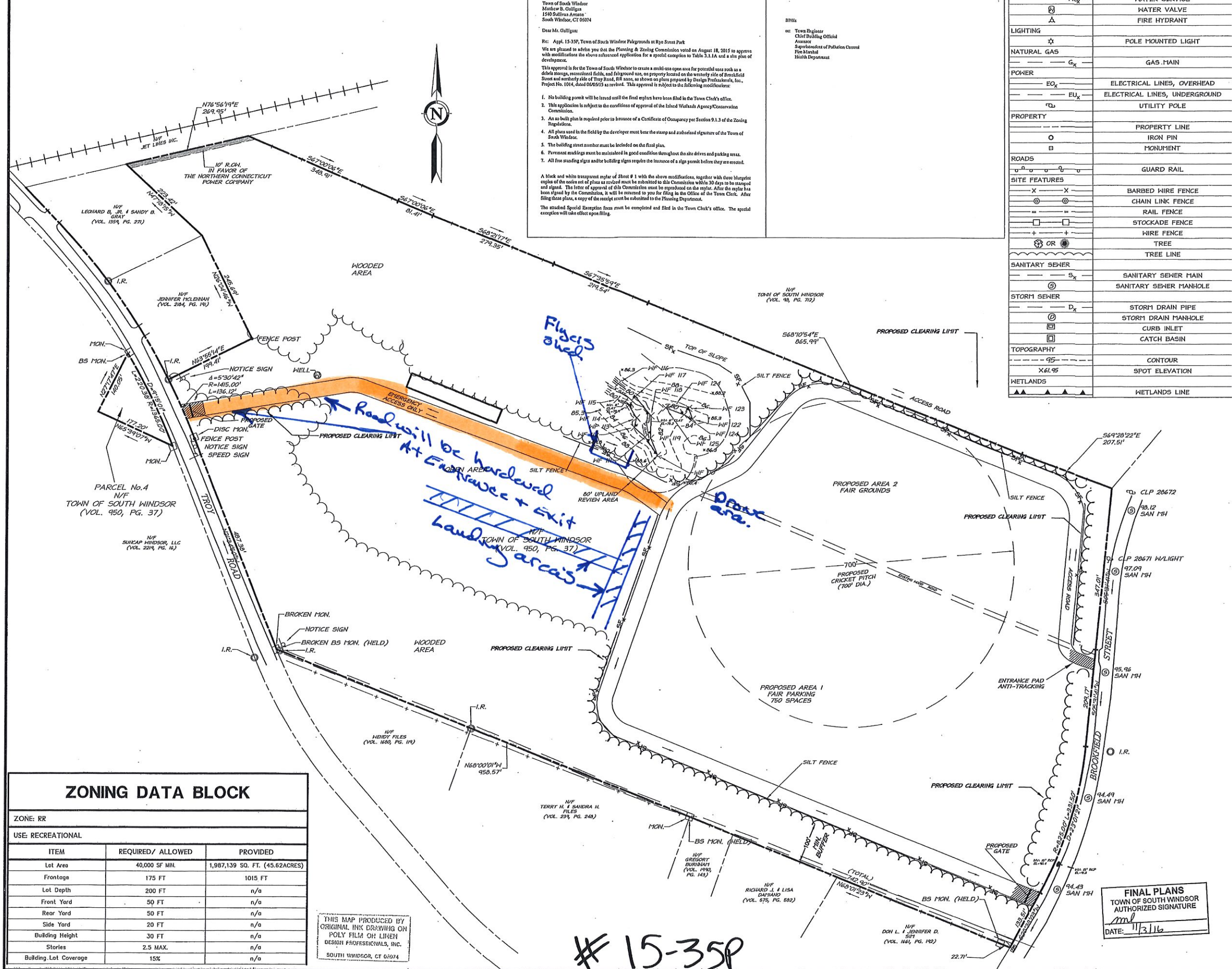


ZONING DATA BLOCK		
ZONE: RR		
USE: RECREATIONAL		
ITEM	REQUIRED/ ALLOWED	PROVIDED
Lot Area	40,000 SF MIN.	1,987,139 SQ. FT. (45.62 ACRES)
Frontage	175 FT	1015 FT
Lot Depth	200 FT	n/a
Front Yard	50 FT	n/a
Rear Yard	50 FT	n/a
Side Yard	20 FT	n/a
Building Height	30 FT	n/a
Stories	2.5 MAX.	n/a
Building Lot Coverage	15%	n/a

THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM OR LITHEN
DESIGN PROFESSIONALS, INC.
SOUTH WINDSOR, CT 06074

#15-35P



- NOTES:**
1. PROPERTY IS IN THE RR ZONE.
 2. PARCEL CONTAINS 1,987,139 SQ. FEET OR 45.62+/- ACRES.
 3. HORIZONTAL DATUM IS BASED ON NAD 83/2011 DATUM AND VERTICAL DATUM IS BASED ON NAVD 88 DATUM.
 4. THERE IS NO ESTABLISHED R.O.W. ON TROY ROAD AND BROOKFIELD STREET.
 5. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON "FIRM FLOOD INSURANCE RATE MAP TOWN OF SOUTH WINDSOR, CONNECTICUT, HARTFORD COUNTY PANEL 377 OF 675, COMMUNITY PANEL NUMBER 0903030377, EFFECTIVE DATE SEPTEMBER 26, 2008. PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
 6. 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 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 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.
 7. 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.CBDY.COM.

- SEDIMENTATION AND EROSION CONTROL:**
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL FOR SOIL AND WATER CONSERVATION.
 2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, AND SHALL BE MAINTAINED OR REPLACED AS NECESSARY.
 3. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE TOWN OF SOUTH WINDSOR.
 4. CONSTRUCTION ENTRANCE SHALL BE INSPECTED REGULARLY. STONE SHALL BE ADDED OR REPLACED AS REQUIRED, AND CONTRACTOR SHALL BE RESPONSIBLE FOR SHEEPING EXISTING ROADS AS DEEMED NECESSARY.
 5. AREAS TO BE LEFT BARE FOR MORE THAN 15 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH OR DEEDED WITH PERENNIAL RYE-GRASS, UNTIL FINAL GRADING AND STABILIZATION EFFORTS TAKE PLACE. NO TREE STUMPS SHALL BE BURIED ON THE PROPERTY.

- MAP REFERENCES:**
1. RESURVEY PREPARED FOR THE TOWN OF SOUTH WINDSOR OF PROPERTY REFERRED TO AS THE BARTON PROPERTY, TROY ROAD & BROOKFIELD STREET, SOUTH WINDSOR, CONNECTICUT, SCALE: 1"=100', JUNE 13, 1997, SHEET 4 OF 6. PREPARED BY DESIGN PROFESSIONALS, INC.
 2. SUBDIVISION PLAN RESURVEY PREPARED FOR THE TOWN OF SOUTH WINDSOR OF PROPERTY REFERRED TO AS THE BARTON PROPERTY, TROY ROAD & BROOKFIELD STREET, SOUTH WINDSOR, CONNECTICUT, SCALE: 1"=40', SEPTEMBER 17, 1997, SHEET 5 OF 6. PREPARED 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 A TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF IMPROVEMENTS RELATIVE TO PROPERTY LINES.
 - THIS IS A RESURVEY BASED ON MAPS REFERENCED HEREON.
 - HORIZONTAL ACCURACY MEETS CLASS D 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., L.S. 12327
LAWRENCE R. GEISLER, JR., L.S.

WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
POLE MOUNTED LIGHT	POLE MOUNTED LIGHT
NATURAL GAS	NATURAL GAS
POWER	POWER
PROPERTY	PROPERTY
ROADS	ROADS
SITE FEATURES	SITE FEATURES
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
TOPOGRAPHY	TOPOGRAPHY
WETLANDS	WETLANDS