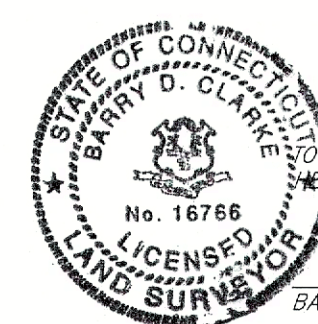


ZONING TABLE			
#440 BUCKLAND ROAD			
ZONE: GD ZONE			
ITEM	AS APPROVED	EXISTING	PROPOSED
LOT AREA	2 AC. MIN.	840,792 SF (19,301 AC)	825,083 SF (18,941 AC)
LOT DEPTH	200'	1100'±	NO CHANGE
FRONT YARD	50'	367.8'	NO CHANGE
SIDE YARD	10'	62.4'	NO CHANGE
REAR YARD	10'	65.4'	NO CHANGE
BUILDING HEIGHT	2 STORIES/30'	2 STORIES/24'	NO CHANGE
IMPERVIOUS COVERAGE	40%	23.7%±	24%±
DENSITY	10 UNITS/NBA(1)	9.4 UNITS/NBA	9.8 UNITS/NBA
ALLOWABLE UNITS/PROVIDED LOT WIDTH	99 MAX/114.5 MAX 200 FT.	94 UNITS/516.6 FT	NO CHANGE
BUFFER	25'	25'	NO CHANGE

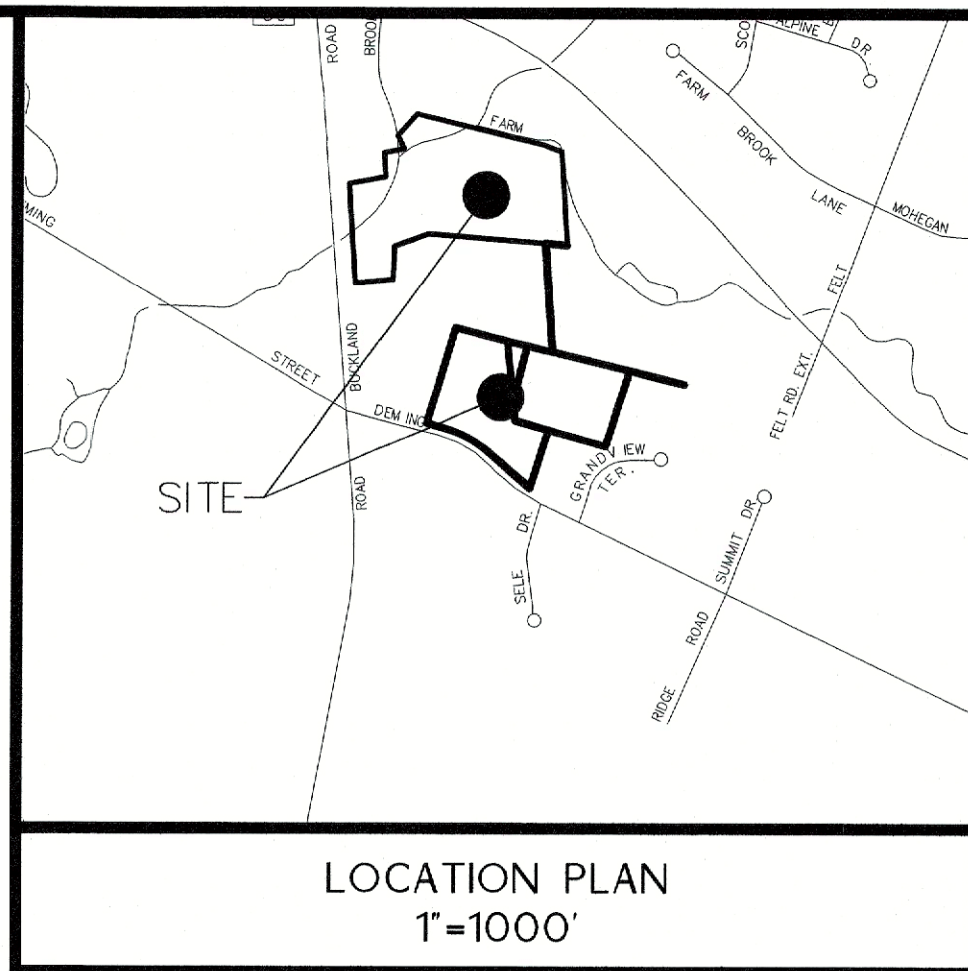
- NOTES:
- HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
 - PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 0900020383F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 383 OF 675 COMMUNITY NUMBER 090036 EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION."
 - 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.
 - 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:
- ALTA/ACSM SURVEY SHP IV/LCB SOUTH WINDSOR, LLC 200 DEMING STREET SOUTH WINDSOR, CONNECTICUT DATE 7/12/13 REVISED 7-25-13 SHEET VI-1 SHEET 1 OF 1 SCALE 1" = 30' PREPARED FOR: SHP IV/LCB SOUTH WINDSOR LLC PREPARED BY DESIGN PROFESSIONALS, INC.
 - 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.
 - 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 20-308a-1 THRU 20-308a-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 ZONING LOCATION SURVEY AND IS INTENDED TO ENABLE DETERMINATION OF ZONING COMPLIANCE.
 - THIS IS A INDEPENDENT RESURVEY BASED ON MAP REFERENCE #1.
 - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.



18766
LIC. NO.



PROJECT NO. 4946
DATE 03/27/23
DESIGN BY: MIA
CHECKED BY: RBG

**SITE PLAN
MODIFICATION**

240 DEMING STREET & 440 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

**ZONING
LOCATION SURVEY**

V-1

BY: [REDACTED]

REVISIONS

NO. DATE

DESIGN PROFESSIONALS

21 JEFFREY DRIVE
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
WWW.DESIGNPROFESSIONALS.COM

CIVIL ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS