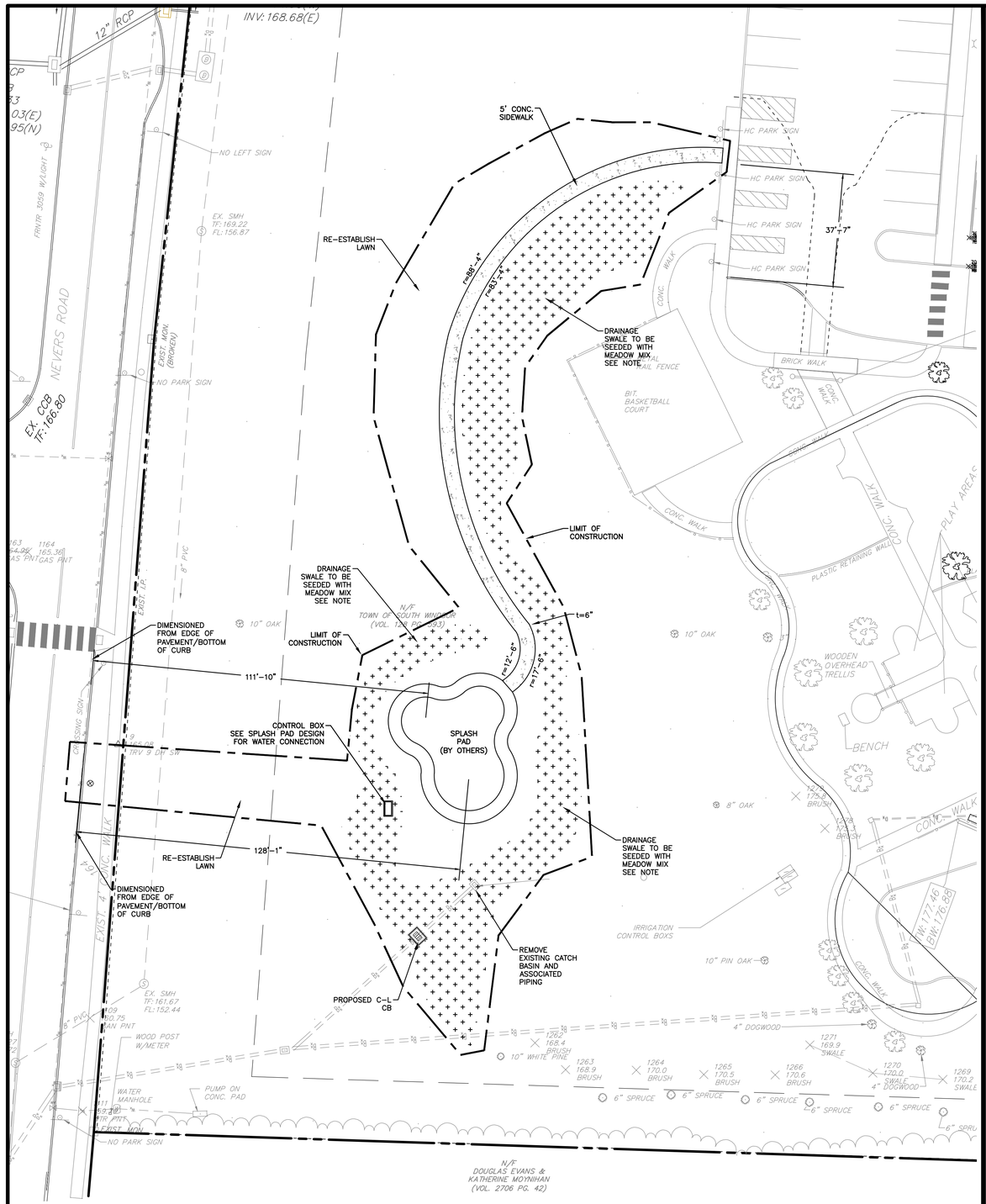
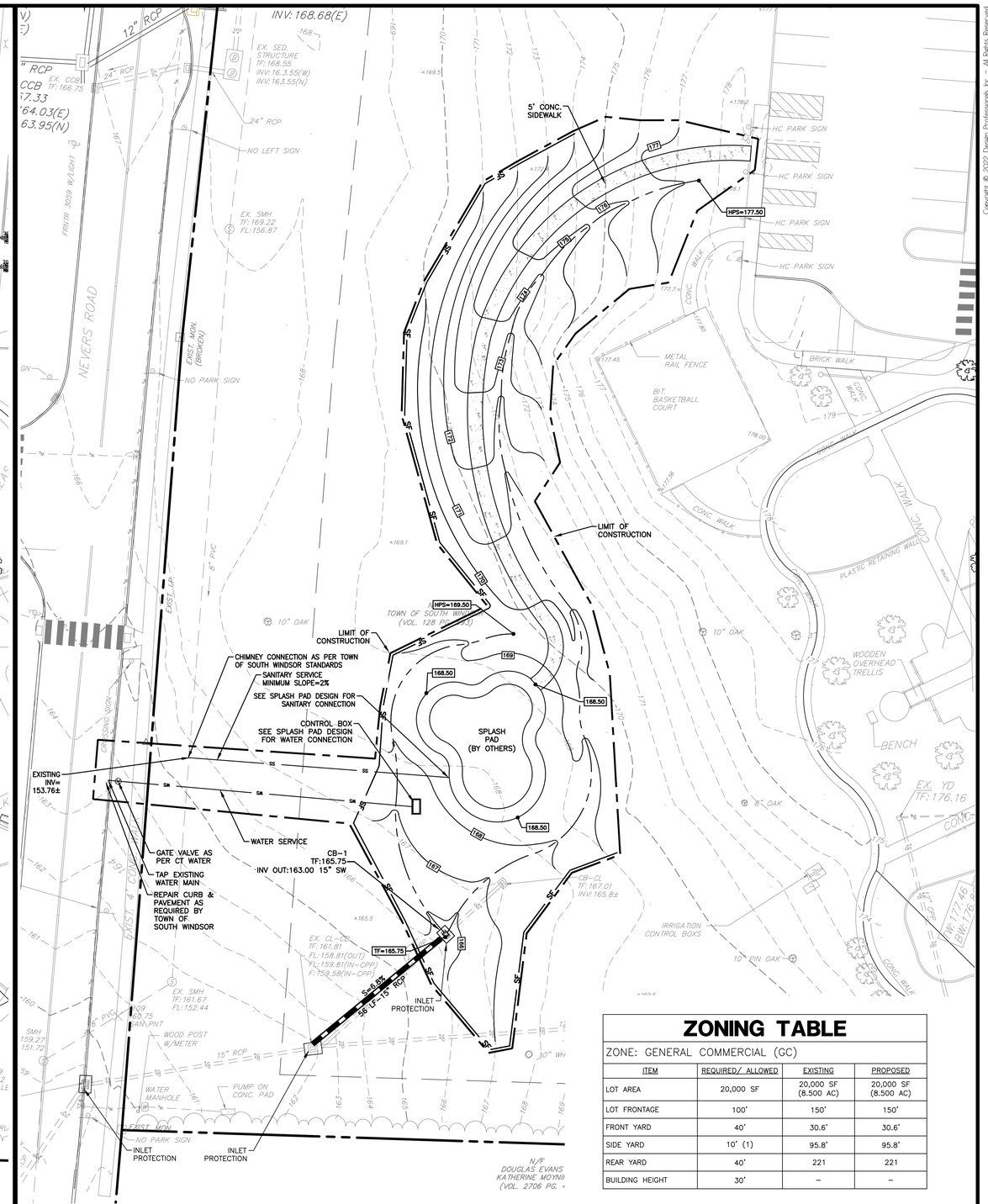


SITE & LANDSCAPE PLAN



GRADING & UTILITY PLAN

PROPERTY OWNER AND APPLICANT:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "DATA ACCUMULATION PLAN & WETLANDS SURVEY, SOUTH WINDSOR, CONNECTICUT" DATED 1/27/2023 PREPARED BY DESIGN PROFESSIONALS, INC.

SITE LAYOUT PLAN NOTES:
1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. REFER TO NOTES SHEET FOR CONSTRUCTION NOTES

ZONING TABLE

ZONE: GENERAL COMMERCIAL (GC)

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	20,000 SF	20,000 SF (8.500 AC)	20,000 SF (8.500 AC)
LOT FRONTAGE	100'	150'	150'
FRONT YARD	40'	30.6'	30.6'
SIDE YARD	10' (1)	95.8'	95.8'
REAR YARD	40'	221	221
BUILDING HEIGHT	30'	–	–

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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PREPARED FOR:
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

PROJECT NO.: 1876.C
DATE: 2/1/23
DESIGN BY: JL
DRAWN BY: JL
REVIEWED BY: SPC

SPLASH PAD
150 NEVERS ROAD
SOUTH WINDSOR, CONNECTICUT 06074

REVISIONS

NO.	DATE		BY

SITE PLAN

SCALE: 1" = 20'

SHEET
C-SP1
SHEET 1 OF 1

File: C:\jobs\1876\1876C-Engineering\AutoCAD\1876C Site Pending Layout: 02 C-SP1 Plotted: 2/2/2023 2:18 PM Last Saved: 2/1/2023 5:52 PM Last Saved By: Juney