CHESTNUT RIDGE

OPEN SPACE SUBDIVISION / SPECIAL EXCEPTION

534 BARBER HILL ROAD ~ SOUTH WINDSOR ~ CT

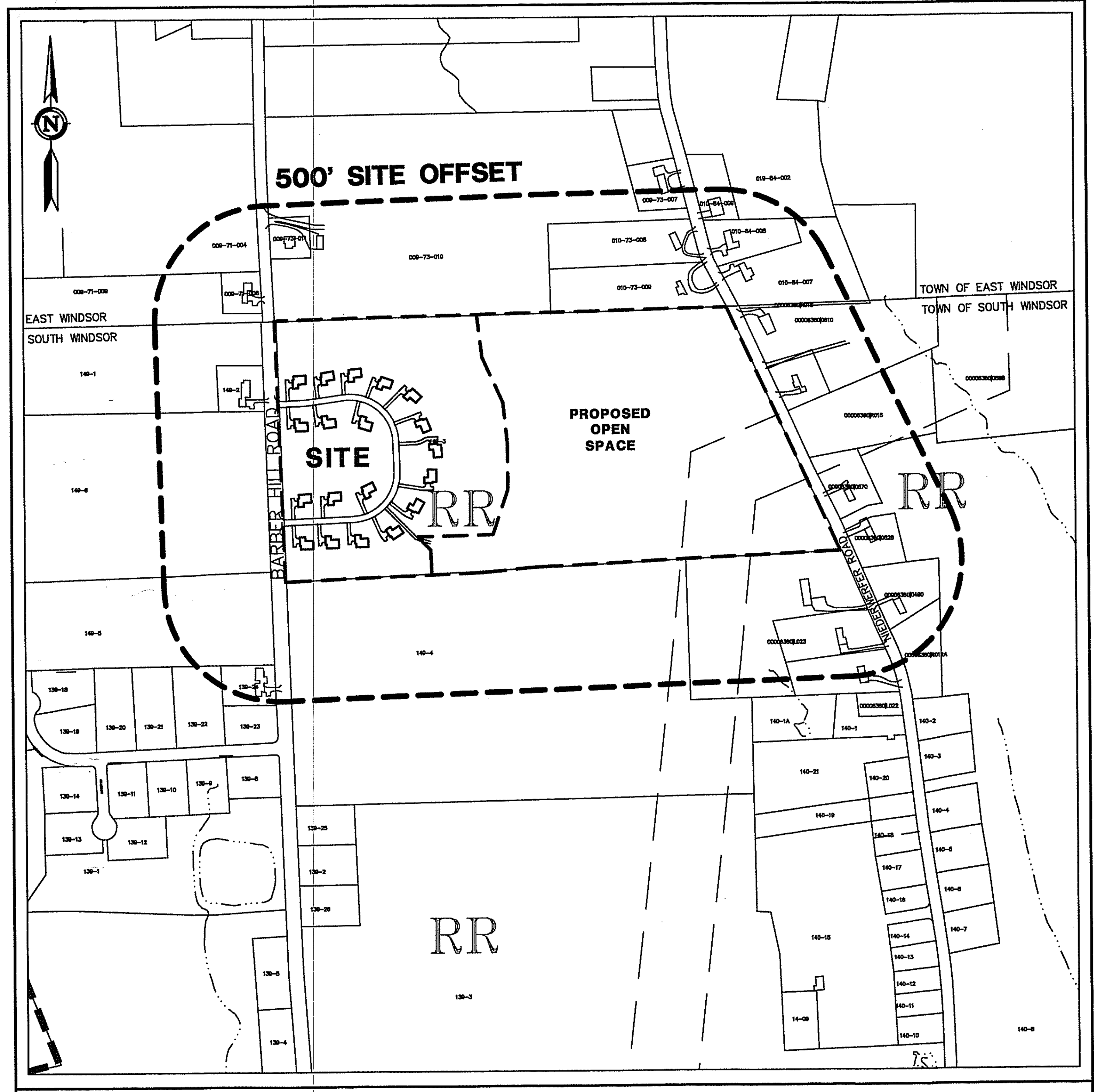
GIS #07800534

N/F 500' ABUTTERS
SOUTH WINDSOR

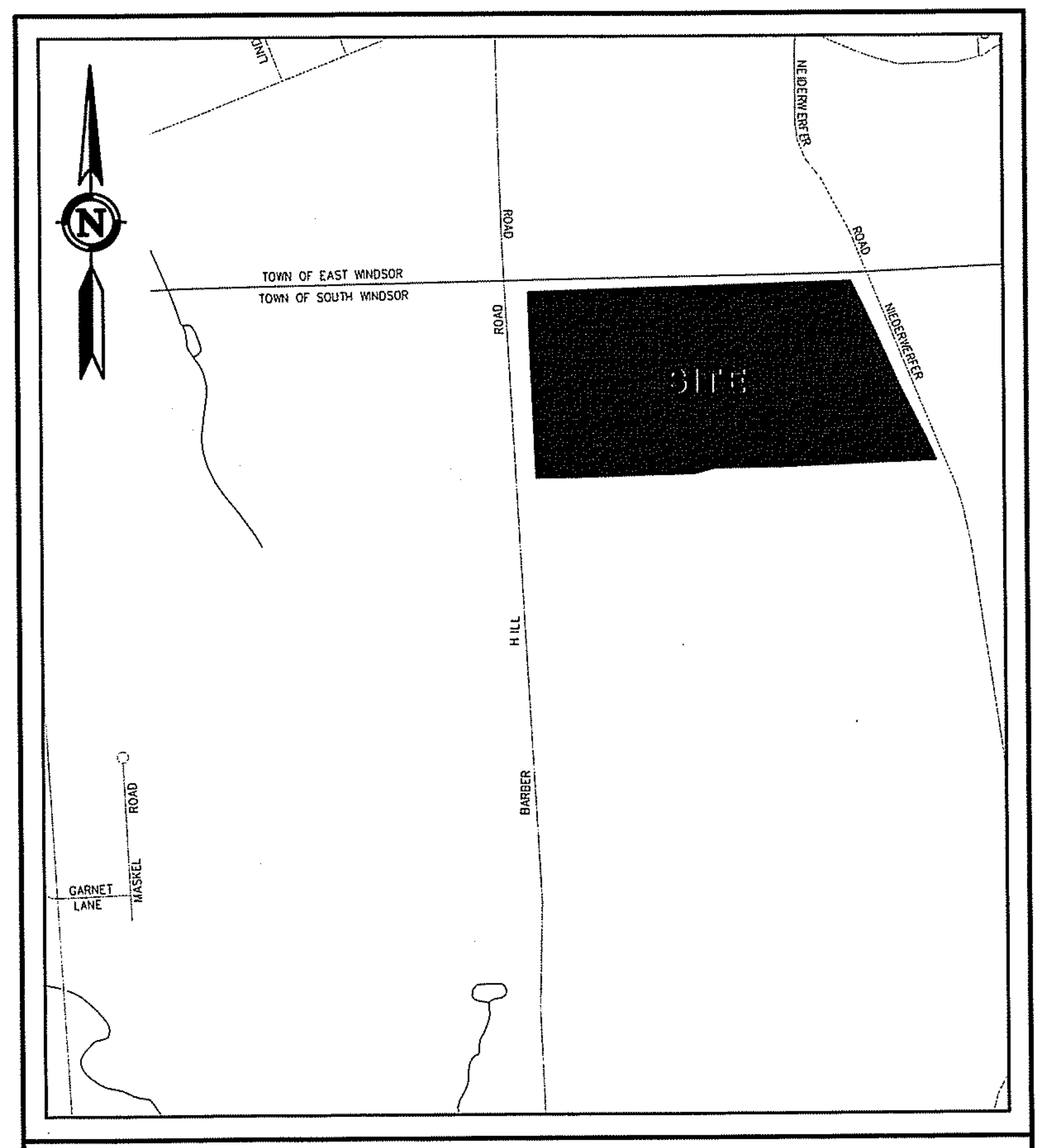
STREET ADDRESS	OWNER	PARCEL ID
476 BARBER HILL ROAD	CONN STATE OF	7800476
476 NIEDERWERDER ROAD	SOUTH WINDSOR TOWN OF	63600476
485 NIEDERWERFER ROAD	SCOTT ANDREW & NICOLE GRACE	63600485
495 NIEDERWERFER ROAD	RAMSDELL EDWARD A & AMANNDA	63600495
11 VINTAGE LANE	MEADE JASON D	92370011
471 BARBER HILL ROAD	CASSONE KIMBERLY A &	7800471
528 NIEDERWERFER ROAD	BRITO MICHAEL M	63600528
354 NIEDERWERFER ROAD	BURKE PAULINE L/U	63600354
582 NIEDERWERFER ROAD	CONN LIGHT & POWER CO	63600582
537 BARBER HILL ROAD	DZEN PROPERTIES LLC	7800537
503 BARBER HILL ROAD	GEDRIM THERESA	7800503
577 BARBER HILL ROAD	HAMM JUDITH R & JEFFREY J	7800577
610 NIEDERWERFER ROAD	COOKSLEY DAVID C	63600610
588 NIEDERWERFER ROAD	SARRIS ALEXANDER E	63600588
490 NIEDERWERFER ROAD	CASINGHINO PETER R & SALLY F	63600490
475 NEIDERWERFER ROAD	LOPES ANTONIO D & MAXINE D	63600475
579 BARBER HILL ROAD	DZEN PROPERTIES LLC	7800579
612 NIEDERWERFER ROAD	COULTER MARK	63600612
570 NIEDERWERFER ROAD	PAIXAO FERNANDO S & NUNO F	63600570

N/F 500' ABUTTERS
EAST WINDSOR

STREET ADDRESS	OWNER	PARCEL ID
76 BARBER HILL ROAD	DZEN PROPERTIES LLC	009 71 004
BARBER HILL ROAD	DZEN PROPERTIES LLC	009 71 009
92 BARBER HILL ROAD	MCCONNELL TIMOTHY P & SOPHIE P	009 71 008
87 BARBER HILL ROAD	DZEN LINDA	009 73 011
13 NIEDERWERFER ROAD	RABIDA DONALD B	019 84 002
29 NIEDERWERFER ROAD	FRIEDRICH MARION A	010 84 009
31 NIEDERWERFER ROAD	FILA JOHN S & ELYSE C	010 84 008
26 NIEDERWERFER ROAD	VISEL NICOLE	009 73 007
32 NEIDERWERFER ROAD	MOQUIN TYLER & KARA SURV	010 73 008
35 NIEDERWERFER ROAD	COULTER MARK P	010 84 007
BARBER HILL ROAD	DZEN PROPERTIES LLC	009 73 010
34 NIEDERWERFER ROAD	RABIDA WILLIAM & MAMIE	010 73 009



KEY MAP
SCALE: 1"= 400'



LOCATION MAP
SCALE: 1"=1,000'

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PRELIMINARY
NOT FOR CONSTRUCTION
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

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PROPERTY OWNER:
THERESA GEDRIM
655 NEVERS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR LANE
SOUTH WINDSOR, CT 06074
860-268-2452

CIVIL ENGINEER,
LANDSCAPE ARCHITECT
& LAND SURVEYOR:

Design Professionals INC
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www.designprofessionalsinc.com

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DANIEL H. JAMESON
33459
01/13/2020

APPL. 20-40P

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PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Lane
South Windsor, CT 06074
860-268-2452 – T

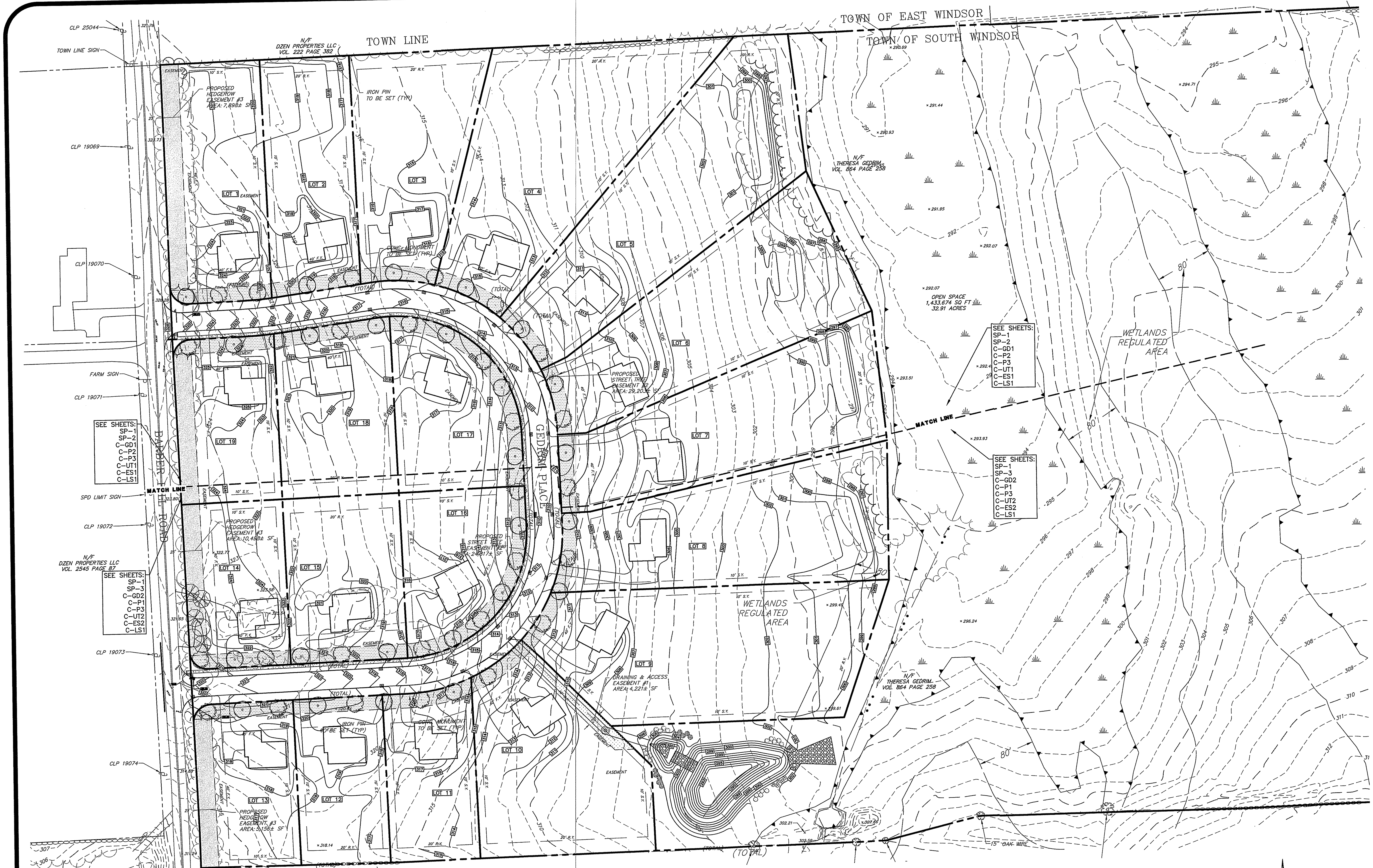
PROJECT NO.:	1704.U
DATE:	1/10/2020
DESIGN BY:	DHJ
DRAWN BY:	REM
CHECKED BY:	BPW

CHESTNUT RIDGE
OPEN SPACE SUBDIVISION
534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

NO.	DATE	REVISIONS	BY

COVER SHEET

SHEET
C-T1
SHEET 1 OF 20


TOWN OF EAST WINDSOR
TOWN OF SOUTH WINDSOR
TOWN LINE
TOWN LINE SIGN
CLP 25044
CLP 19069
CLP 19070
CLP 19071
CLP 19072
CLP 19073
CLP 19074
FARM SIGN
SPD LIMIT SIGN
BARBER HILL ROAD
GEDRIM PLACE
MATCH LINE
N/F DZEN PROPERTIES LLC VOL. 222 PAGE 382
N/F DZEN PROPERTIES LLC VOL. 2545 PAGE 87
N/F THERESA GEDRIM VOL. 864 PAGE 258
PROPOSED HEDGEROW EASEMENT #3 AREA: 7,898± SF
PROPOSED HEDGEROW EASEMENT #3 AREA: 10,492± SF
PROPOSED HEDGEROW EASEMENT #3 AREA: 5,156± SF
PROPOSED STREET TREE EASEMENT #2 AREA: 29,262± SF
DRAINING & ACCESS EASEMENT #1 AREA: 4,221± SF
IRON PIN TO BE SET (TYP)
CONC. MONUMENT TO BE SET (TYP)
OPEN SPACE 1,433,674 SQ FT 32.91 ACRES
WETLANDS REGULATED AREA
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
SEE SHEETS: SP-1 SP-2 C-GD1 C-P2 C-P3 C-UT1 C-ES1 C-LS1
SEE SHEETS: SP-1 SP-3 C-GD2 C-P1 C-P3 C-UT2 C-ES2 C-LS1
15" OAK WIRE
80'

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NO.	DATE	REVISIONS	BY

INDEX PLAN

SCALE: 1" = 60'
0 30' 60' 120'

SHEET
C-T4
SHEET 4 OF 20

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