ZONING TABLE					
ZONE: CD (I-291 CORRIDOR DEVELOPMENT): 200 BURNHAM STREET					
<u>ITEM</u>	REQUIRED/ ALLOWED	EXISTING	PROPOSED		
LOT AREA	5 ACRES	1 ACRE	1.587 ACRE		
FRONTAGE	150 FT.	160 FT.	327.6 FT.		
FRONT YARD	50 FT.	NA	58.3 FT.		
REAR YARD	20 FT.	NA	20.6 FT.		
SIDE YARD	20 FT.	NA	21.0 FT.		
IMPERVIOUS COVERAGE	65% MAX.		37%±		
PARKING	36	32	29 Plus 7 Reserve		

ZONING TABLE					
ZONE: CD (I-291 CORRIDOR DEVELOPMENT): 210 & 230 BURNHAM STREET					
<u>ITEM</u>	REQUIRED/ ALLOWED	EXISTING	PROPOSED		
LOT AREA	5 ACRES	4.543 ACRE	3.957 ACRE		
FRONTAGE	150 FT.	338.8 FT.	171.2 FT.		
FRONT YARD	50 FT.	42.1 FT.	42.1 FT.		
REAR YARD	20 FT.	362 FT.	362 FT.		
SIDE YARD	20 FT.	16.5 FT.	16.5 FT.		
IMPERVIOUS COVERAGE	65% MAX.		25%±		
PARKING	39	18	30 Plus 9 Reserve		

#220 BURNHAM STREET = 7,975 S.F. OFFICE 36 PARKING SACES REQUIRED #230 BURNHAM STREET = 20,715 S.F. 3,000 S.F. OFFICE = 13.5 SPACES

17,715 S.F. INDUSTRIAL/MANUFACTURING = 25.3 SPACES

BUILDING BIT. PAVEMENT **ENCROACHMENT** (41± S.F.) WIM CORE PORTFOLIO OWNER LLC LAWN/GRADING -(VOL. 2606 PG. 146) ENCRÓACHMENT [7] GRAN. MON. DH BIT. PAVEMENT #210 BURNHAM STREET N/F MEYER GAGE CO. INC. (VOL. 469 PG. 426) #210 & #230 BÜRNHAM STREET AREA = 197,920 S.F.4.543 AC. AREA AFTER LOT LINE MODIFICATION 172,354 S.F. 3.957 ACRES SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL **RESERVE** PARKING WIM CORE PORTFOLIO OWNER LLC (VOL. 2606 PG. 146) NO DUMPING SIGN _O_ NO DUMPING SIGN-EXISTING DEED LINE -BETWEEN #210 & #230 BURNHAM STREET · (SEE NOTE #3) BIT. PAVEMENT EXISTING RECOPROCAL CROSS TRAVEL, DRAINAGE, STATE OF CONNECTIĆUT AND PARKING EASEMENT (VOL. 2069 PG. 62) — PROPOSED LOT LINE N/F 190 BURNHAM LLC ' #200 BURNHAM STREET| (VOL. 2374 PG. 191) —CLP 21911 BURNHAM STREET MEYER GÁGE CO. INC. (VOL. 146 PG. 110) EXISTING BUILDING FF: 60.67 BURNHAM STREET EXISTING BUILDING FF: 60.50 MEYER GAGE CO INC PORTION OF (VOL. 848 PG. 292) LOT LINE TO *BE REMOVED* AREA = 43,582 S.F.- PROPOSED LOT LINE 1.00 ACRE 6 SPACES TO AREA AFTER LOT *BE REMOVED* LINE MODIFICATION 69.148 S.F. 1.587 ACRES 50' FRONT YARD *─CAM SIGN* CLP 21910 🗘 CONC. MON. DH LEANS __1.R. 5/8 BIT. PAVEMENT ENCROACHMENT (35± S.F.) S86°24'45"W STATE OF CONNECTICUT BIT. PAVEMENT **586°24'45"W** STOP SIGN SNET 4029 W/LIGHT SNET 4028 W/LIGHT BURNHAM STREET *∆=8°29′30"* R=929.22' L=137.72'LC=S82°10′11″W 137.59° HEREON.



LOCATION PLAN 1"=1000'

NOTES:

1. PROPERTY IS IN THE CD ZONE.

2. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON

- 3. THE EXISTING BUILDING IS NON-CONFORMING TO CURRENT TOWN OF SOUTH WINDSOR ZONING REQUIREMENTS IN REGARD TO SIDE YARD SETBACK
- REQUIREMENTS. 4. THE EXISTING BUILDING IS NON-CONFORMING TO CURRENT TOWN OF SOUTH WINDSOR ZONING REQUIREMENTS IN REGARD TO FRONT YARD SETBACK
- REQUIREMENTS. 5. THE TWO PROPERTIES CURRENTLY COMBINED HAVE 50 PARKING SPACES. 6. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0386F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 386 OF 675 COMMUNITY NUMBER 090036 EFFECTIVE DATE:
- INSURANCE ADMINISTRATION. 7. 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.
- 8. 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. COMPILATION PLAN PREPARED FOR DST REALTY, INC. ELLINGTON ROAD SOUTH WINDSOR, CONNECTICUT DATE: 4-5-99 SCALE 1 INCH = 60 FT. PREPARED BY DESIGN PROFESSIONALS, INC.
- 2. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR DST REALTY INC. DATE: 8/5/2015, REV. 10/12/15 SCALE 1" = 60' SHEETS VA-1 TO VA-3 PRÉPARED BY DESIGN PROFESSIONALS, INC.
- 3. PROPERTY OF ALBERT B. MEYER BURNHAM STREET SOUTH WINDSOR, CONN. SCALE: 1"=40' DATE: APRIL 26, 1973 SHEET NO. 1 OF 1. PREPARED BY GRISWOLD & FUSS, INC.
- 4. PROPERTY MAPPED FOR ALBERT MEYER BURHAM STREET SOUTH WINDSOR, CT DATE NOV. 1984 SCALE 1" = 40' SHEET NO. 1 OF 2 PREPARED BY FUSS
- 5. MEYER GAGE COMPANY, INC. PARKING LOT AS BUILT PLAN 200 BURHAM STREET, SOUTH WINDSOR, CT SCALE 1"=20' DATE 6/23/10 SHEET NO 1 OF 1 PREPARED BY CONNECTICUT PROPERTY ENGINEERING.

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 SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A RESURVEY.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

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

LAWRENCE R. GEISSLER, JR., L.S.

SHEET