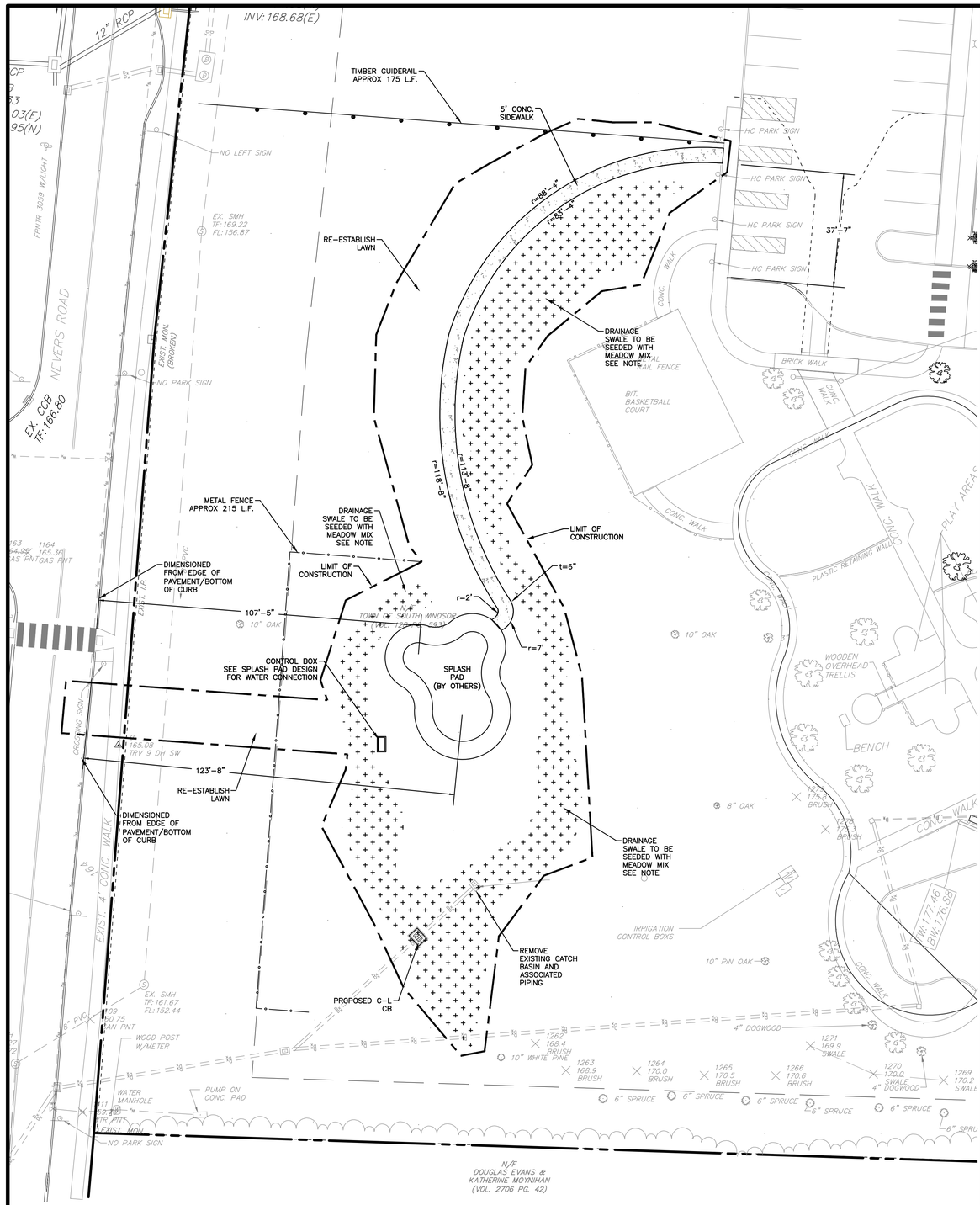
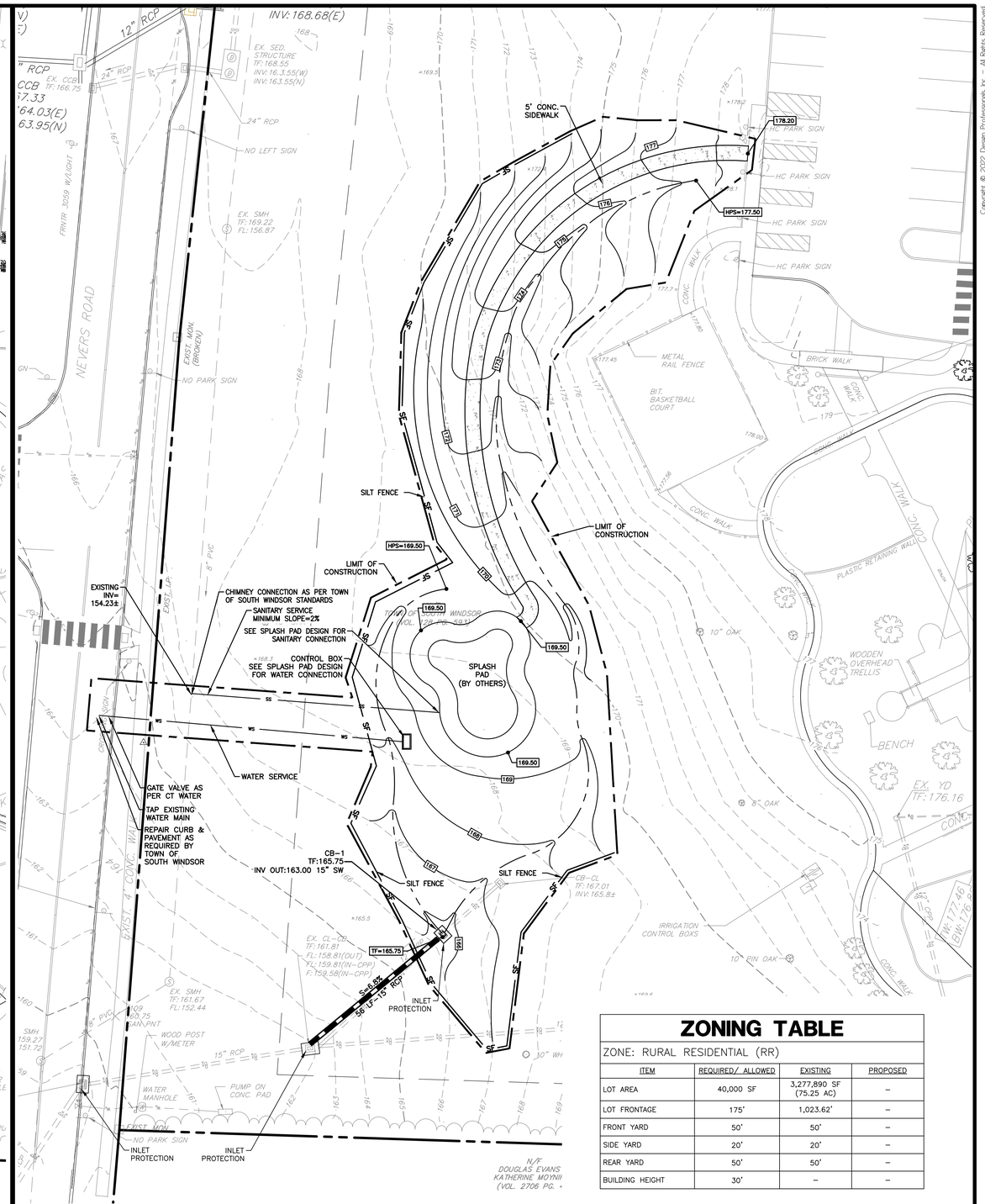


SITE & LANDSCAPE PLAN



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 & SURVEY, SOUTH WINDSOR, CONNECTICUT" DATED 12/22/2022 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: RURAL RESIDENTIAL (RR)

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	3,277,890 SF (75.25 AC)	–
LOT FRONTAGE	175'	1,023.62'	–
FRONT YARD	50'	50'	–
SIDE YARD	20'	20'	–
REAR YARD	50'	50'	–
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: 2/24/23
DRAWN BY: JIL
DESIGN BY: JIL
REVIEWED BY: SPC

SPLASH PAD
150 NEVERS ROAD
SOUTH WINDSOR, CONNECTICUT 06074

REVISIONS

NO	DATE		BY
1	2/17/2023	REVISIONS AS PER J. CALDWELL T.S.W.	JIL
2	2/27/2023	REVISION TO VENDOR'S LAYOUT	JIL

SITE PLAN

SCALE: 1" = 20'
0 10' 20' 40'

SHEET
C-SP1
SHEET 1 OF 4

File: C:\jobs\1876\1876C\Engineering\AutoCAD\1876C Site Plan (J).dwg Layout: 02 C-SP1 Plotted: 2/27/2023 8:21 AM Last Saved: 2/24/2023 4:41 PM Last Saved By: jucoy