

LEGEND -

EXISTING IMPROVEMENTS:
 x 712.0 SPOT GRADE CONTOUR
 -712.0 SPOT GRADE CONTOUR

PROPOSED IMPROVEMENTS:
 [Symbol] DECK OR PATIO
 [Symbol] PROPOSED HOUSE
 [Symbol] BITUMINOUS CONCRETE DRIVEWAY

NOTE: SIZE AND SHAPE OF HOUSE ARE SCHEMATIC AND MAY CHANGE AT TIME OF FINAL HOUSE DESIGN

PROPOSED LANDSCAPING:
 [Symbol] DECIDUOUS TREE
 [Symbol] EVERGREEN TREE
 [Symbol] SHRUBS

PROPOSED UTILITIES:
 [Symbol] STORM DRAINAGE
 [Symbol] FLARED END
 [Symbol] CATCH BASIN
 [Symbol] YARD DRAIN
 [Symbol] COLLECTOR DRAIN
 [Symbol] FOOTING DRAIN
 [Symbol] SANITARY SEWER LINE & SANITARY SEWER MAN HOLE
 [Symbol] SANITARY SEWER LATERAL
 [Symbol] WATER SERVICE LATERAL
 [Symbol] WATER MAIN & HYDRANT
 [Symbol] TELEPHONE, ELECTRIC & CABLE TV SERVICES TO CONNECT TO SERVICES IN THE NEW ROAD
 [Symbol] GAS MAIN
 [Symbol] GAS SERVICE LATERAL

NOTE: FOUNDATION PLANTINGS ARE PROPOSED FOR EACH HOUSE, BUT ARE NOT SHOWN ON THIS PLAN.
 NOTE: CURRENTLY THERE IS NO GAS MAIN IN CLARK STREET IN FRONT OF THE PROPERTY. HOWEVER, THERE ARE PLANS TO BRING A GAS MAIN TO THE PROPERTY.

PROJECT SUMMARY -

EXISTING ZONE: RURAL RESIDENCE (RR)
 PROPOSED ZONE: DESIGNED RESIDENCE ZONE (DRZ)
 PROPOSAL: SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A TOWN OWNED ROAD
 HOMES WILL BE SERVED BY PUBLIC SANITARY SEWER AND WATER

ITEM	REQUIRED / PERMITTED	PROPOSED
LOT AREA	NONE REQUIRED	6.16 ACRES
FRONTAGE	200 FEET (MINIMUM)	692' ±
LOT DEPTH	200 FEET (MINIMUM)	388' ±
FRONT YARD	40 FEET (MINIMUM)	45' ±
REAR YARD	40 FEET (MINIMUM)	42' ±
SIDE YARD	40 FEET (MINIMUM)	54' ±
STORIES	2 1/2 (MAXIMUM)	WILL NOT EXCEED 2 1/2 STORIES
HEIGHT	30 FEET (MAXIMUM)	WILL NOT EXCEED 30'
LOT COVERAGE	20% (MAXIMUM)	8.9% ±
IMPERVIOUS COVERAGE	30% (MAXIMUM)	24.1% ±
PARKING (SECTION 6.4.3)	2 1/2 SPACES / DWELLING UNIT	66 SPACES (MINIMUM)
	CALCULATION: 18 D.U. x 2.5 = 45 SPACES 18 x 2 = 36 SPACES REQUIRED	DRIVEWAY SPACES: AT LEAST 2 PER UNIT 18 x 2 = 36 SPACES GARAGE SPACES: 30 SPACES 36 + 30 = 66 SPACES

NET BUILDABLE ACREAGE OF THE PARCEL:
 TOTAL PARCEL AREA = 6.16 ACRES
 MINUS:
 - WETLANDS AND WATERCOURSES = 0 ACRES
 - SLOPES OVER 15% = 0 ACRES
 - UTILITY EASEMENTS = 0 ACRES
 - DETENTION BASIN (EXISTING) = 0 ACRES
 - FLOOD PLAIN ZONES = 0 ACRES
 6.26 - 0.220 = 6.16 ACRES

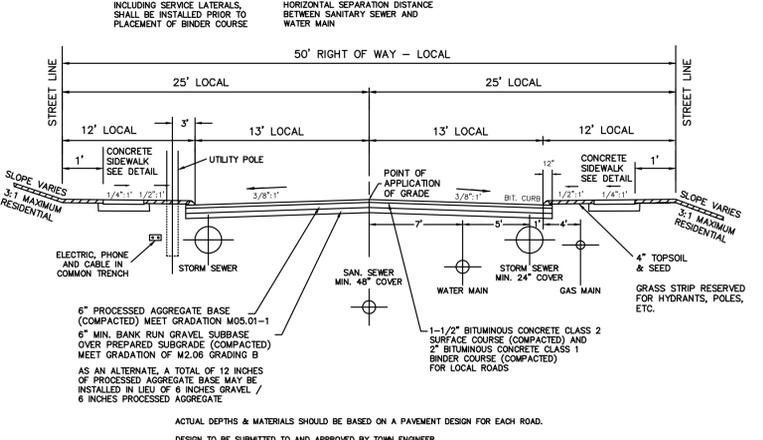
PERMITTED DENSITY: (SECTION 3.3.6)
 PERMITTED: 3 DWELLING UNITS PER ACRE OF BUILDABLE LAND
 CALCULATION: 6.16 ACRES x 3 = 18.48 DWELLING UNITS PERMITTED
 PROPOSED: 18 DWELLING UNITS (NOTE- ALL UNITS ARE DETACHED)

20% OF THE PROPOSED UNITS ARE REQUIRED TO BE "AFFORDABLE"
 CALCULATION: 18 UNITS x 20% = 3.6 OR 4 "AFFORDABLE" UNITS
 PROPOSED NUMBER OF "AFFORDABLE" UNITS = 4

- UNIT TYPES:**
- [A] 2 OR 3 BEDROOMS
1 CAR GARAGE
MAXIMUM SIZE OF LIVING SPACE = 1,400 SQ.FT.
 - [B] 3 BEDROOMS
2 CAR GARAGE
MAXIMUM SIZE OF LIVING SPACE = 1,400 SQ.FT.
 - [C] 3 BEDROOMS
2 CAR GARAGE
MAXIMUM SIZE OF LIVING SPACE = 1,400 SQ.FT.

NOTE: PER SECTION 3.3.4 OF THE ZONING REGULATIONS, THE SIZE OF A DWELLING UNIT SHALL NOT EXCEED 1,400 SQUARE FEET.

TYPICAL ROADWAY SECTION -
 NOT TO SCALE



NOTES -

- WITHIN THE PROPOSED TOWN ROAD, ALL UTILITIES SHALL BE UNDERGROUND. SERVICE BOXES AND TRANSFORMERS MUST BE FLUSH WITH THE GROUND.
- EXCEPT FOR ALONG CLARK STREET, THE GRADING FOR THE PROPOSED DEVELOPMENT WILL BE ENTIRELY ON THE SUBJECT PROPERTY.
- ALL PROPOSED STREET TREES SHALL BE A MINIMUM OF 25 FEET OFF THE EDGE OF THE ROAD.
- WPCA REVIEW AND APPROVAL OF THE SITE PLAN IS REQUIRED.
- RECREATIONAL VEHICLES, BOATS AND SIMILAR TYPES OF VEHICLES SHALL NOT BE PERMITTED TO BE STORED ON THE SUBJECT PROPERTY. THIS SHALL BE STATED IN THE DOCUMENTS FOR THE CONDOMINIUM.

PROJECT SUMMARY - continued

RECREATION / OPEN SPACE: (SECTION 3.3.11)
 REQUIREMENT: THE DEVELOPER SHALL PROVIDE AT LEAST 600 SQUARE FEET OF DEVELOPED RECREATION LAND PER DWELLING UNIT, OR 3500 SQUARE FEET OF UNDEVELOPED RECREATION LAND PER DWELLING UNIT

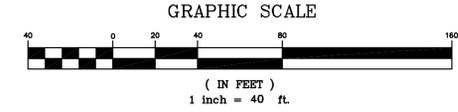
CALCULATION:
 DEVELOPED RECREATION LAND - 600 SQ.FT. x 18 UNITS = 10,800 SQ.FT. = 0.25 ACRES
 OR UNDEVELOPED RECREATION LAND - 3500 SQ.FT. x 18 UNITS = 63,000 SQ.FT. = 1.45 ACRES

PROVIDED:
 THERE IS NO DEVELOPED RECREATION LAND PROPOSED.

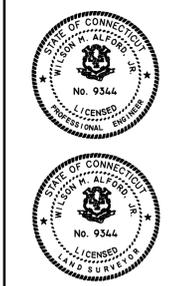
PROPOSED UNDEVELOPED RECREATION LAND = 1.6 ACRES (1.45 ACRES IS REQUIRED)

THIS INCLUDES THE ENTIRE AREA OF OPEN SPACE "A".
 OPEN SPACE "A" WILL BE MAINTAINED AS A MOWED FIELD. THE FIELD CAN BE USED FOR PLAYING FIELDS ETC. THERE WILL ALSO BE A WALKING TRAIL AND A GAZEBO WITH ADJACENT SITTING AREAS.
 OPEN SPACE "A" WILL BE OWNED BY THE "CLARK ESTATES" HOMEOWNERS' ASSOCIATION.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



DATE	REVISION
3-27-14	INCORPORATED TOWN STAFF COMMENTS
3-25-14	INCORPORATED COMMENTS FROM TOWN ENGINEER DATED 3-19-14 AND COMPLETED FROM TOWN PLANNER DATED 3-24-14



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



CIVIL ENGINEERS WINDSOR, CONNECTICUT
 WILSON H. ALFORD, R.P.E. & L.S.

DATE: FEBRUARY 26, 2014

SCALE: 1 IN. = 40 FT.

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT
 CLARK ESTATES
 PREPARED FOR
 MANNARINO BUILDERS, INC.
 GENERAL PLAN OF DEVELOPMENT
 SOUTH WINDSOR, CONNECTICUT
 140± CLARK STREET

Sheet
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