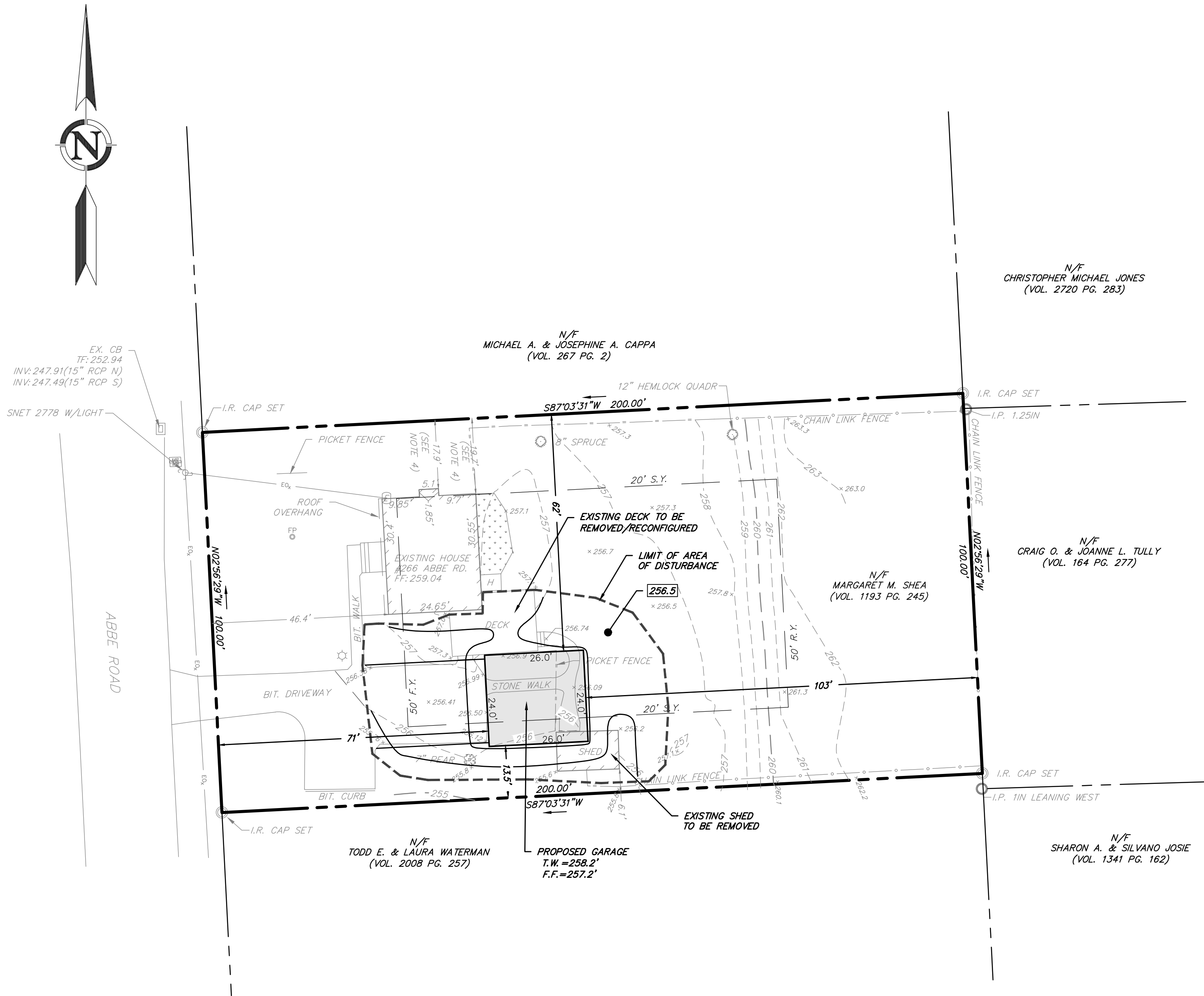


LEGEND	
EXISTING	DESCRIPTION
---	PROPERTY LINE
---	EASEMENT LINE
○	IRON PIPE
○	IRON ROD
□	MONUMENT
ROADS	
---	GUARD RAIL
--- OR ---	SIGN
SITE FEATURES	
---	EDGE OF WATER
---x---x---x---	BARBED WIRE FENCE
---o---o---o---	CHAIN LINK FENCE
---x---x---x---	RAIL FENCE
---o---o---o---	STOCKADE FENCE
---+---+---+---	WIRE FENCE
○	STONE WALL
●	TREE
---	TREE LINE

ZONING TABLE RR ZONE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000	20,000 (**)	20,000
FRONTAGE	175'	100' (**)	100'
FRONT YARD	50'	46.4' (**)	46.4'
REAR YARD	50'	95' (**)	103'
SIDE YARD	20'	6.1' (**)	13.5'
LOT COVERAGE	15%	6.4%±	7.1%±

(\*\*) (EXISTING NON-CONFORMING)

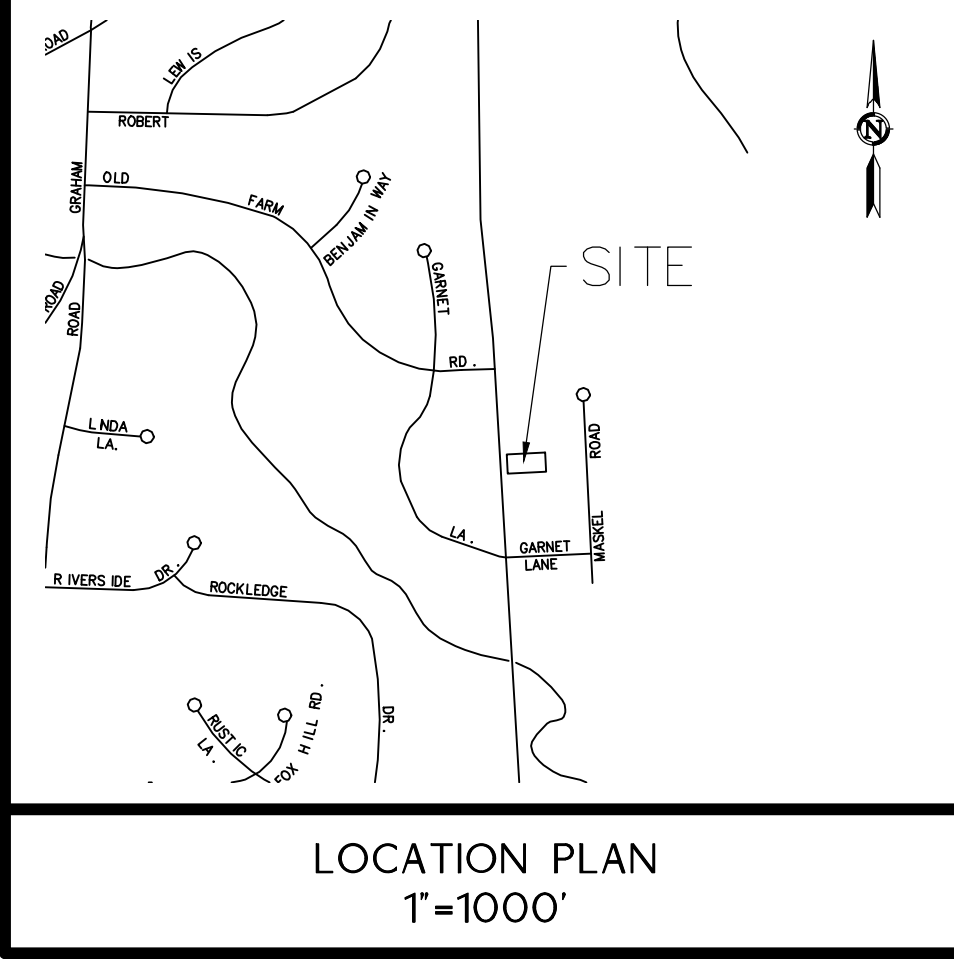


- NOTES:
1. PROPERTY IS IN THE RR ZONE.
  2. PARCEL CONTAINS 20,000 SQUARE FEET OR 0.459 ACRES.
  3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
  4. EXISTING HOUSE IS NON-CONFORMING TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO SIDE YARD AND FRONT YARD.
  5. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0381F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 381 OF 875 COMMUNITY NUMBER 090038 EFFECTIVE DATE: SEPTEMBER 26, 2009 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
  6. 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.
  7. 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.CBID.COM.

- MAP REFERENCES:
1. PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR MARGARET SHEA, 266 ABBE ROAD SOUTH WINDSOR, CT 06074 DATE: 02-02-2021 SCALE: 1" = 20' SHEET V-1 PREPARED BY DESIGN PROFESSIONALS, INC.
  2. MAP OF SECTION ONE OF ABBE ESTATES ON ABBE ROAD SOUTH WINDSOR CONN. SCALE 1" = 50' MAR. 1957 PREPARED BY L.J. BARIBAUT C.E.
- SURVEY NOTES:
1. 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 FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
  - TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING AND PROPOSED CONDITIONS RELATIVE TO PROPERTY LINES.
  - THIS IS A RESURVEY BASED ON MAPS REFERENCED HEREON.
  - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. TOPOGRAPHIC ACCURACY MEETS 1-2 STANDARDS.

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

16766  
BARRY D. CLARKE, L.S. U.C. NO.



IMPROVEMENT LOCATION SURVEY		REVISIONS		BY	
NO.	DATE				

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

SHEET	
16766	U.C. NO.

**MARGARET SHEA**  
266 ABBE ROAD  
SOUTH WINDSOR, CONNECTICUT

PREPARED FOR:  
**Margaret Shea**  
266 Abbe Road  
South Windsor, CT 06074

PROJECT NO.  
4594  
DATE  
3-10-2021  
DESIGN BY  
MHA  
DRAWN BY  
MHA  
CHECKED BY  
LEG

21 JEFFREY DRIVE  
P.O. BOX 1167  
SOUTH WINDSOR, CT 06074  
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GIS ANALYSTS / LANDSCAPE ARCHITECTS

\*This plan is a field sketch. I have the use of a sketch and report. I am not a Professional Engineer, Land Surveyor, or Landscape Architect.  
\*Existing utility features depicted herein are based on available information and are not guaranteed to be accurate.  
\*Approximate acreage used in the production of the plan was obtained from the Connecticut Department of Environmental Protection. Current data may vary from the information provided.  
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EXISTING	DESCRIPTION
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○	IRON PIPE
○	IRON ROD
□	MONUMENT
ROADS	
—	GUARD RAIL
— OR —	SIGN
SITE FEATURES	
...	EDGE OF WATER
x x x x	BARBED WIRE FENCE
o o o o	CHAIN LINK FENCE
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o o o o	STOCKADE FENCE
+ + + +	WIRE FENCE
o o o o o o	STONE WALL
⊗ OR ⊙	TREE
~~~~~	TREE LINE



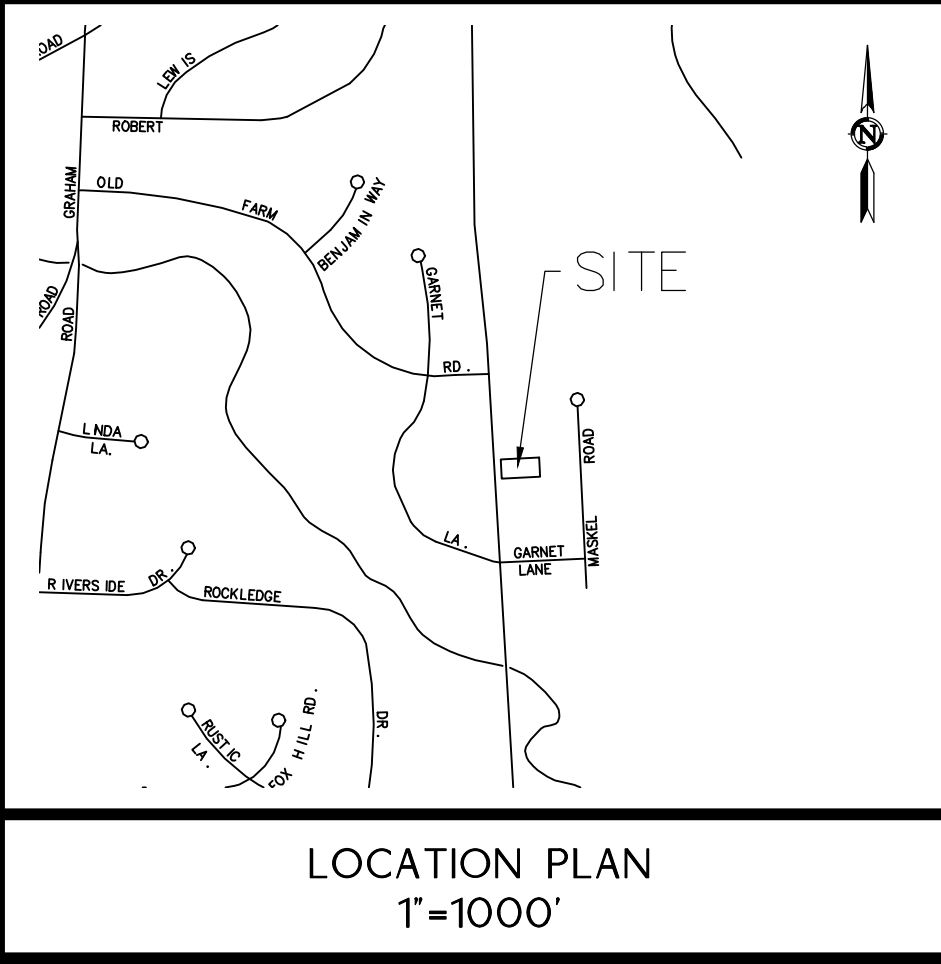
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**MARGARET SHEA**

IMPROVEMENT LOCATION  
SURVEY  
ZBA PLAN

SCALE: 0' 10' 20' 40'  
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SHEET  
**ZA-1**