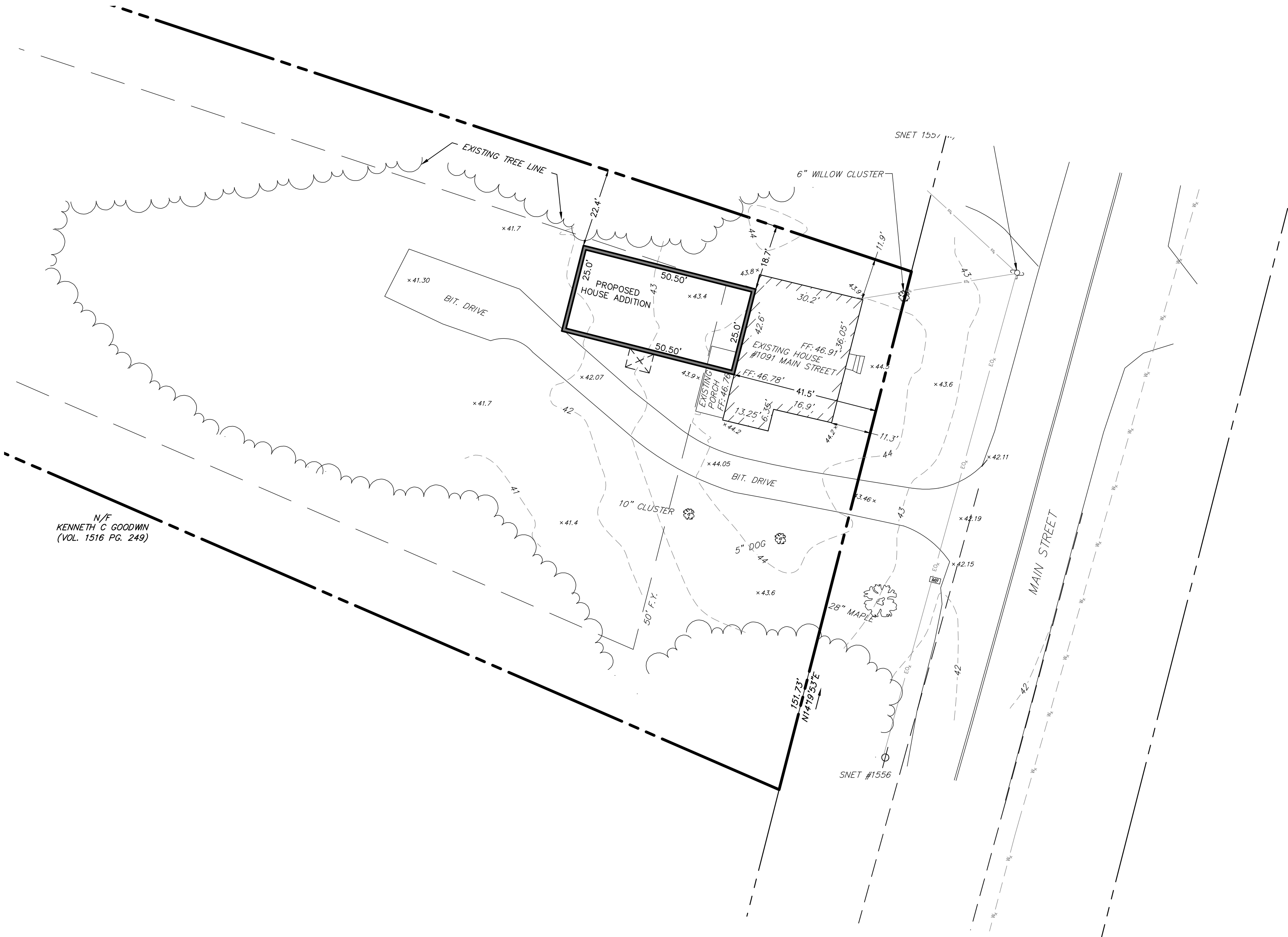


LEGEND	
EXISTING	DESCRIPTION
COMMUNICATION	
---	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
---	APPROX. UNDERGROUND COMMUNICATION LINES
DOMESTIC WATER	
---	APPROX. WATER MAIN
---	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
---	APPROX. GAS MAIN
---	APPROX. GAS SERVICE LINE
POWER	
---	ELECTRICAL LINES, OVERHEAD
---	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
PROPERTY	
---	PROPERTY LINE
---	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
---	GUARD RAIL
---	SIGN
SITE FEATURES	
---	EDGE OF WATER
---	BARBED WIRE FENCE
---	CHAIN LINK FENCE
---	RAIL FENCE
---	STOCKADE FENCE
---	WIRE FENCE
---	STONE WALL
	TREE
	TREE LINE
SANITARY SEWER	
---	APPROX. SANITARY SEWER MAIN
---	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
STORM SEWER	
---	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
---	CONTOUR
	SPOT ELEVATION
WETLANDS	
---	WETLANDS LINE



- NOTES:
1. PROPERTY IS IN THE A-40 ZONE.
 2. PARCEL CONTAINS 75,249 SQUARE FEET OR 1.727 ACRES.
 3. PROPERTY SUBJECT TO A SPECIAL EXCEPTION GRANTED ON APRIL 9, 1991 BY THE SOUTH WINDSOR PLANNING AND ZONING COMMISSION TO ALLOW THE HOUSE AT 1091 MAIN STREET TO BE CONVERTED TO A TWO FAMILY HOME. SEE VOLUME 612 PAGE 4.
 4. THE EXISTING HOUSE DOES NOT CONFORM TO CURRENT TOWN ZONING REQUIREMENTS WITH REGARD TO THE SIDE YARD AND FRONT YARD SETBACK REQUIREMENTS.
 5. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
 6. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0378F" EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL 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. LAND CONVEYANCE MAP RESURVEY ORIGINAL SURVEY/COMPILATION PLAN PREPARED FOR JOHN W. GOODWIN 1075 MAIN STREET SOUTH WINDSOR, CONNECTICUT DATE: SEPT. 8, 1997 SHEET 1 OF 1 SCALE: 1" = 40' PREPARED BY DESIGN PROFESSIONALS, INC.
2. INDEPENDENT RESURVEY PROPERTY SURVEY PREPARED FOR DIANE URSIN AT 1101 MAIN STREET SOUTH WINDSOR, CONNECTICUT SCALE: 1 INCH = 40 FT. DATE: 3-10-93 PREPARED BY DESIGN PROFESSIONALS, INC.

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 AN IMPROVEMENT LOCATION SURVEY PROPOSED AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS AN INDEPENDENT RESURVEY BASED ON MAPS REFERENCED HEREON.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS 1-2 STANDARDS.

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

LAWRENCE R. GEISSLER, JR., L.S. 12327 LIC. NO.



LOCATION PLAN
1"=1000'

ZONING TABLE
A-40 ZONE

	REQUIRED	EXISTING HOUSE	PROPOSED ADDITION
LOT AREA	40,000 SF	75,249 SF	75,249 SF
FRONTAGE	150'	151.73'	151.73'
FRONT YARD	50'	11.3' *	41.5' **
REAR YARD	50'	558.2' *	507.9' *
SIDE YARD	20'	11.9' *	18.7' **
LOT COVERAGE	15%	0.86%	1.00%

(*) EXISTING HOUSE IS NON-CONFORMING
(**) REQUESTED VARIANCE

PROPERTY OWNER/APPLICANT:

EDWARD SUNDERLAND
SUNDERLAND PERIOD HOMES
PO BOX 362
EAST WINDSOR HILL, CT 06074
TEL. 860-528-6608

21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
TEL. 860-291-4757
www.designprofessionalsinc.com

design professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

PREPARED FOR:
MR. EDWARD SUNDERLAND
SUNDERLAND PERIOD HOMES
PO BOX 362
SOUTH WINDSOR, CT 06074

PROJECT NO:
3780
DESIGN BY:
12/28/21
DRAWN BY:
CHECKED BY:
LEG

IMPROVEMENT
LOCATION SURVEY
ZBA PLAN

NO. DATE
1 3/16/22
ADDITIONAL NOTES ADDED/REVISED

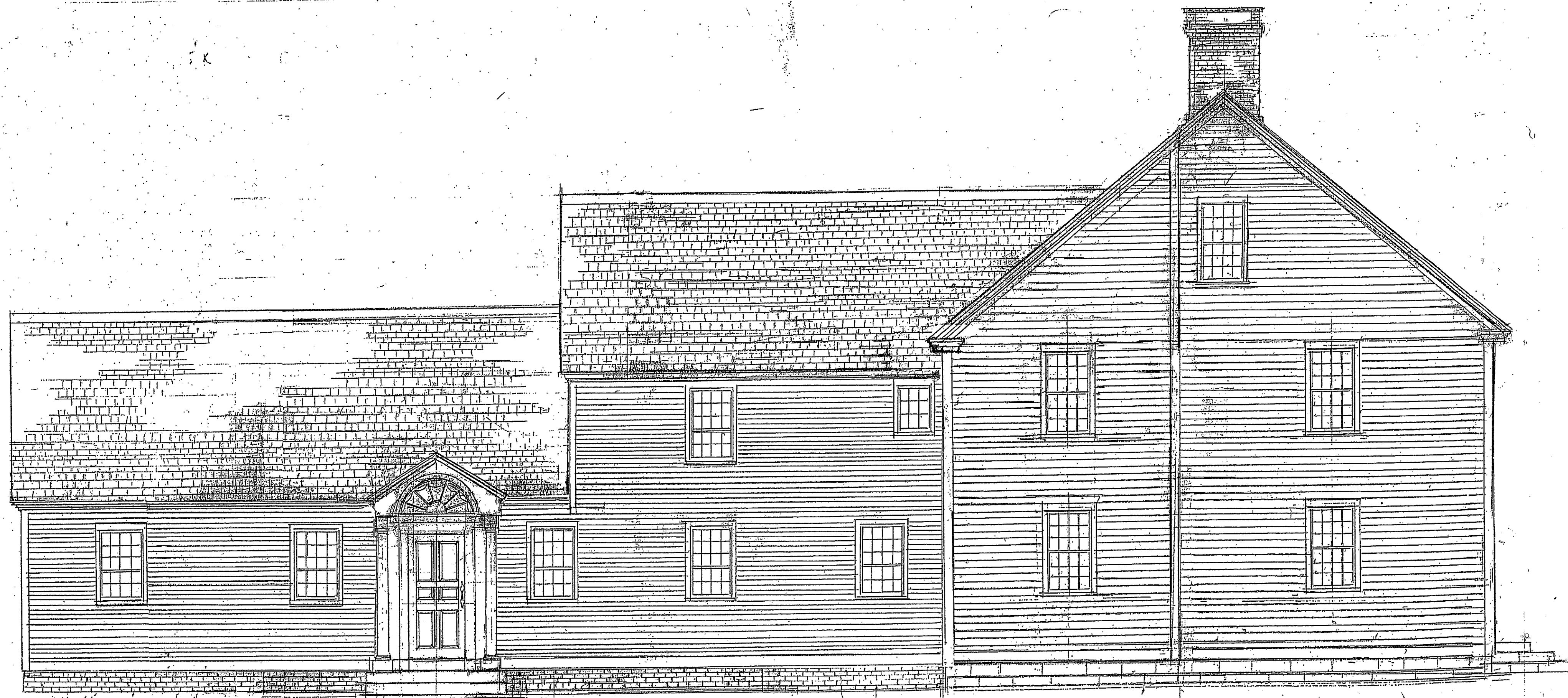
BY:
MHA

REVISIONS

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

SHEET
V-1

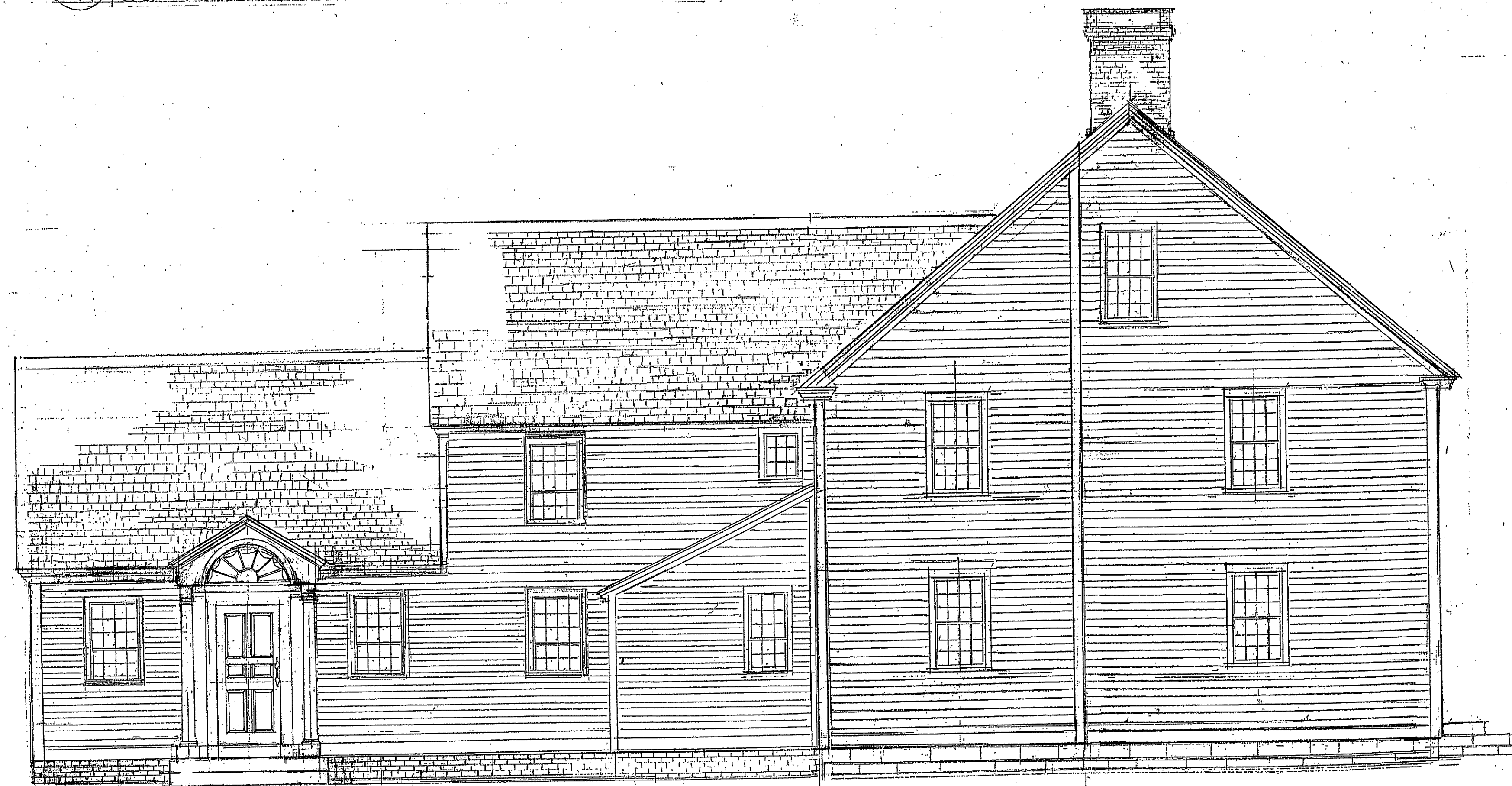
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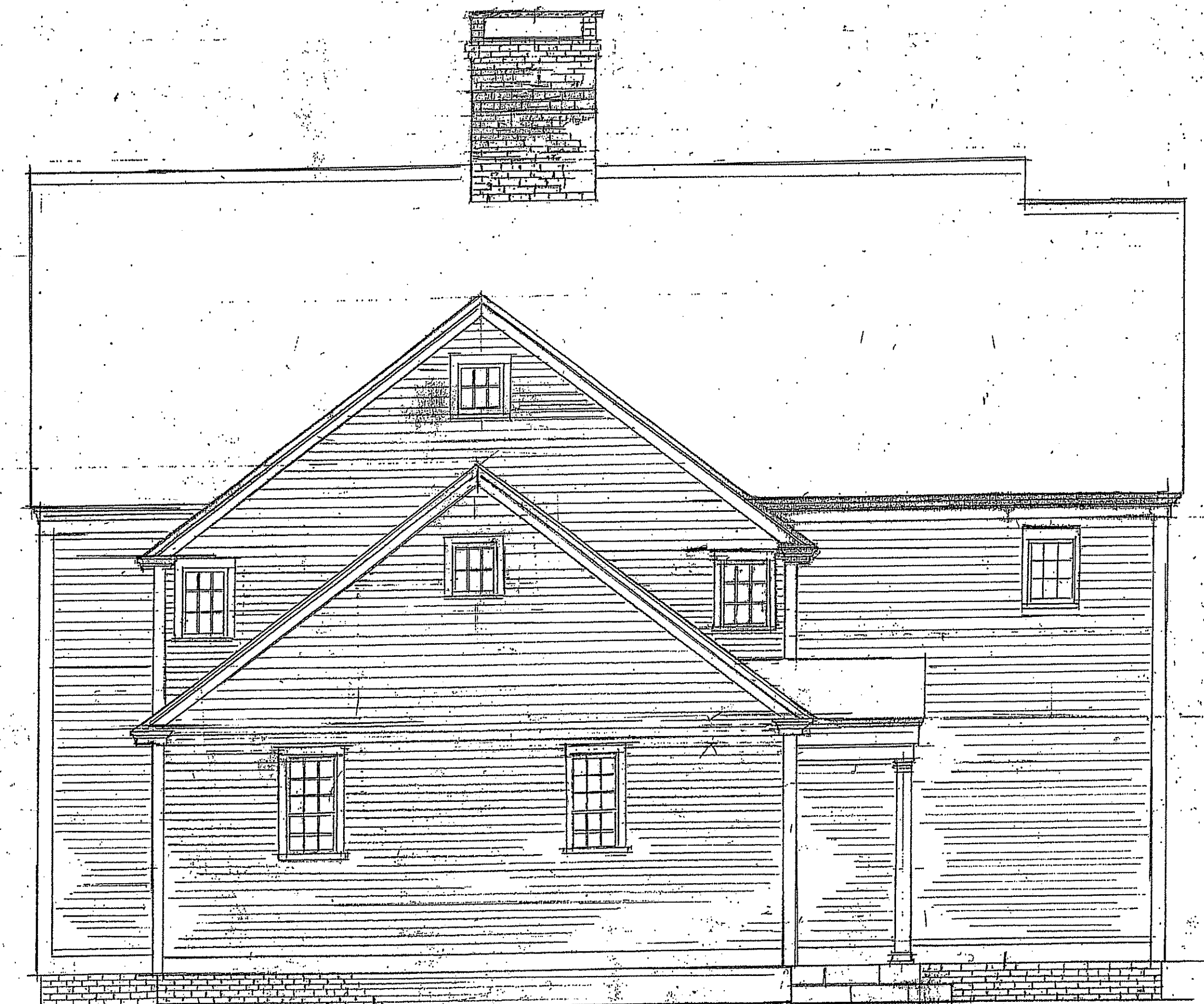
A SOUTH ELEVATION
A.I. SCALE • 1/4" = 1'-0"



B EAST ELEVATION
A.I. SCALE • 1/4" = 1'-0"

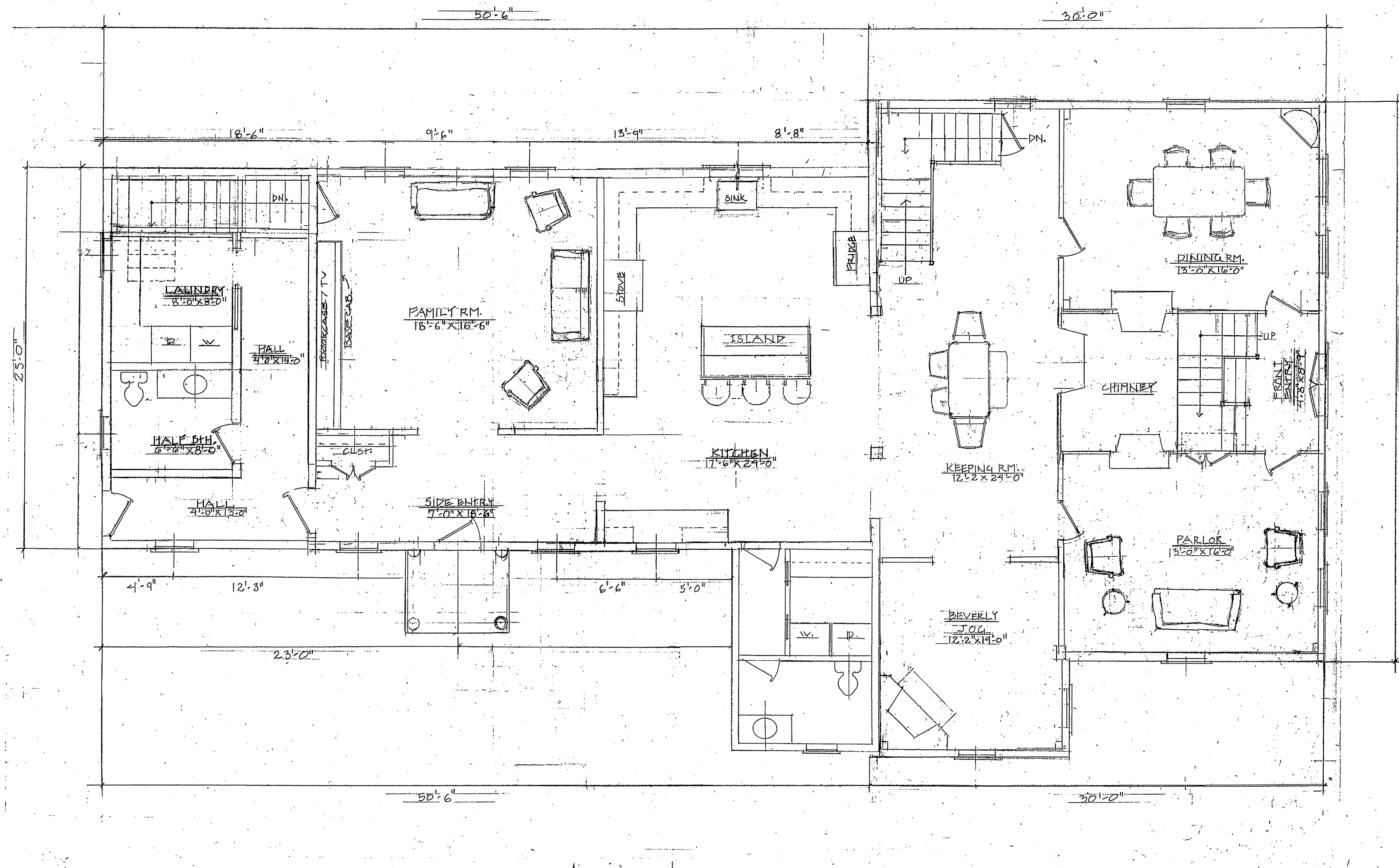


D SOUTH ELEVATION - ALTERNATIVE LENGTH
A.I. SCALE • 1/4" = 1'-0"



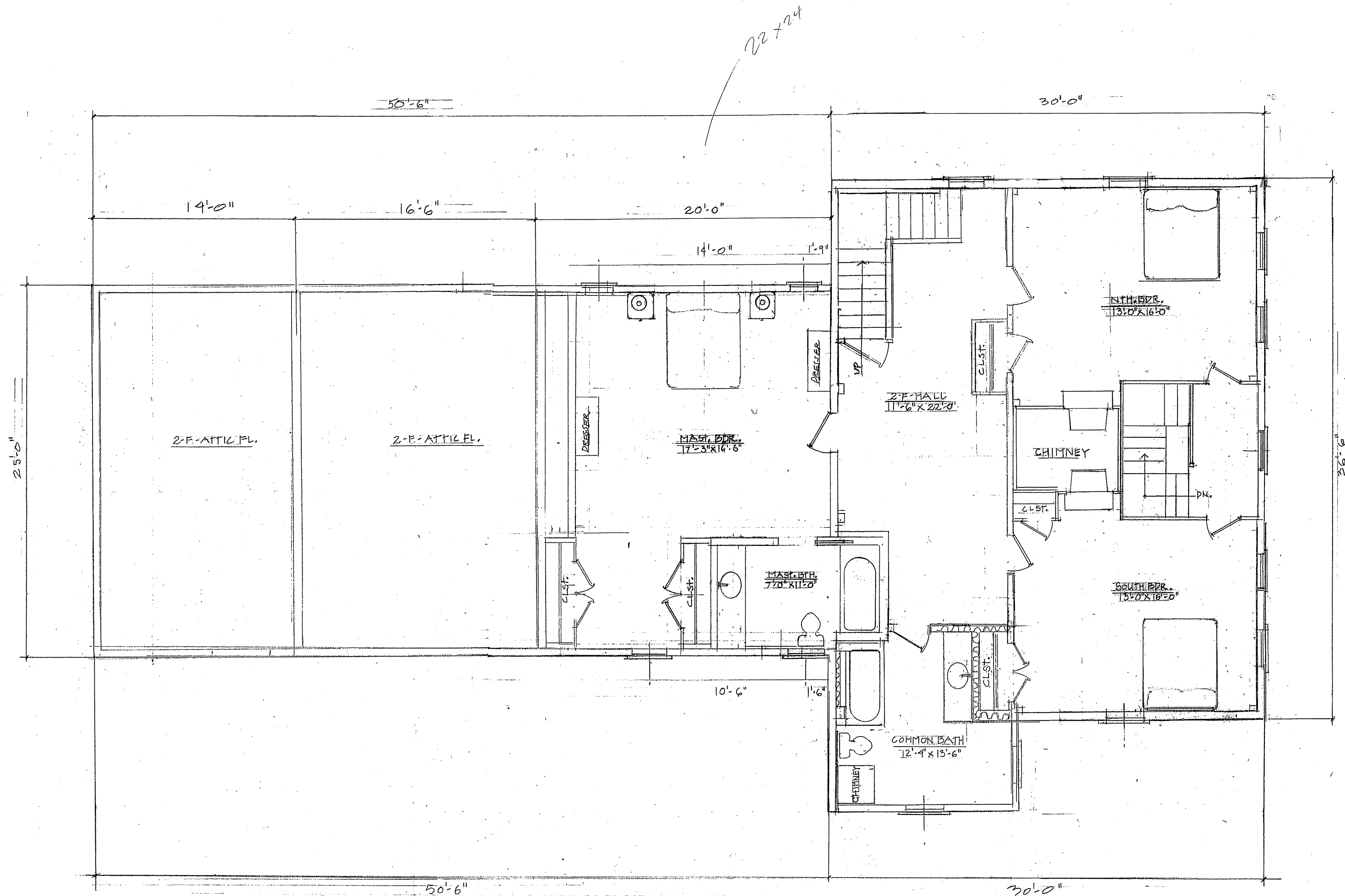
C WEST ELEVATION
A.I. SCALE • 1/4" = 1'-0"

SOUTH • EAST • WEST ELEVATIONS			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: EDWARD SHINDLER	
DATE: 4/21/21		ASAHIEL ALCOCK HOUSE	
BUILT: 1782		DRAWING NUMBER: A.I.	



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN			
SCALE: 1/4" = 1'-0"		APPROVED BY:	
DATE: 4/21/21		DRAWN BY EDWARD SUNDLAND	
ASAHIEL OLCOTT HOUSE			
BUILT: 1782		DRAWING NUMBER A-2	




SECOND FLOOR PLAN.
 SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: EDWARD SUNDENLAND	
DATE: 4/21/21		ASAPHEL OLCOTT HOUSE	
BUILT: 1782		DRAWING NUMBER: A-3	