

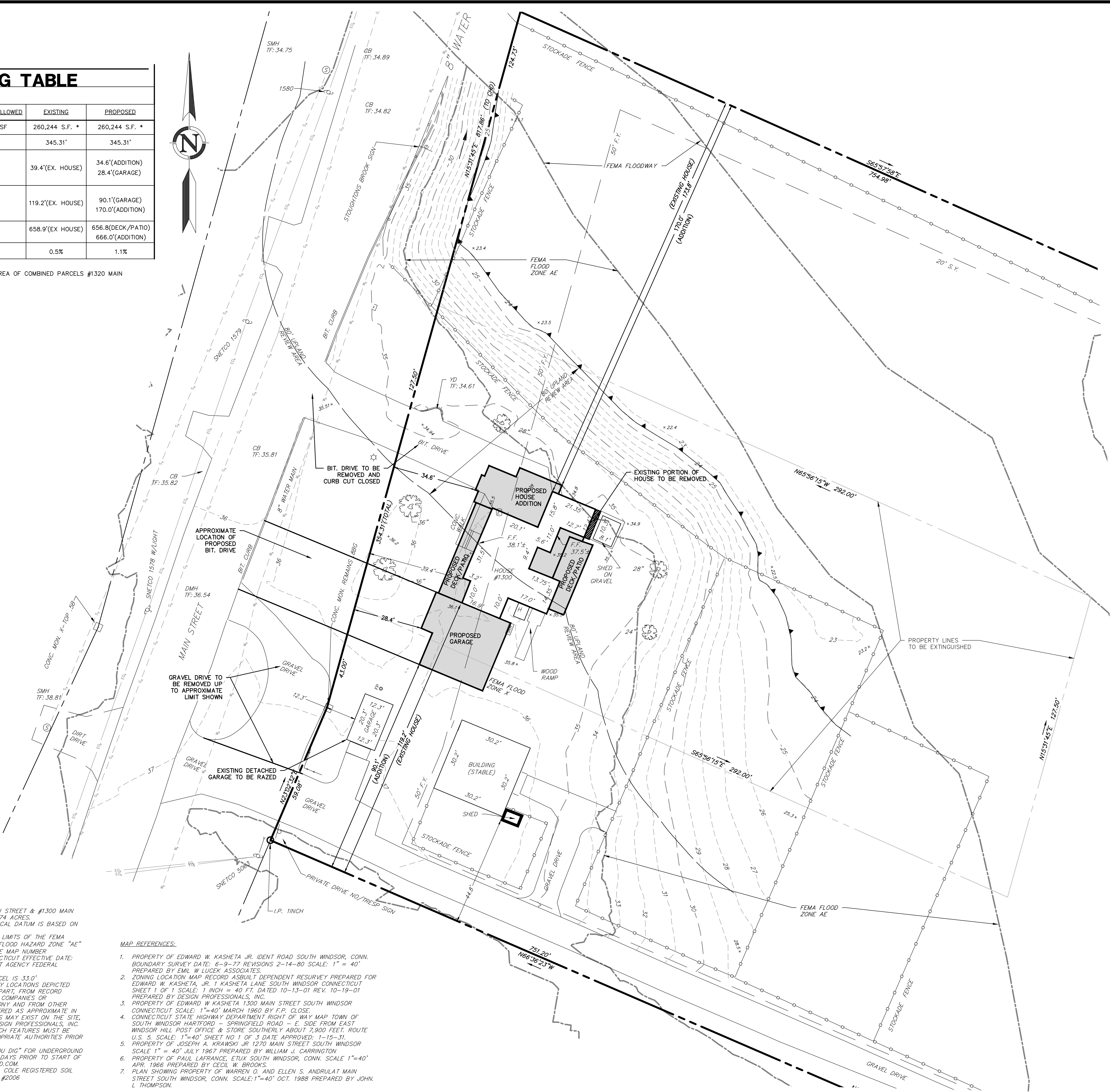
ZONING TABLE			
ZONE: A-40			
ITEM	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	260,244 S.F. *	260,244 S.F. *
LOT FRONTAGE	150'	345.31'	345.31'
FRONT YARD	50'	39.4'(EX. HOUSE)	34.6'(ADDITION) 28.4'(GARAGE)
SIDE YARD	20'	119.2'(EX. HOUSE)	90.1'(GARAGE) 170.0'(ADDITION)
REAR YARD	50'	658.9'(EX. HOUSE)	656.8(DECK/PATIO) 666.0'(ADDITION)
LOT COVERAGE	15%	0.5%	1.1%

\* THIS REPRESENTS THE TOTAL AREA OF COMBINED PARCELS #1320 MAIN STREET & #1300 MAIN STREET.

- NOTES:
1. PROPERTY IS IN THE A-40 ZONE.
  2. TOTAL AREA OF COMBINED PARCELS #1320 MAIN STREET & #1300 MAIN STREET CONTAIN 260,244 SQUARE FEET OR 5.974 ACRES.
  3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
  4. PORTIONS OF THE PROPERTY FALLS WITHIN THE LIMITS OF THE FEMA FLOODWAY OF BANCROFT BROOK AND SPECIAL FLOOD HAZARD ZONE "AE" AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0378F" TOWN OF SOUTH WINDSOR CONNECTICUT EFFECTIVE DATE: 09-26-2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
  5. THE 100 YEAR FLOOD ELEVATION FOR THIS PARCEL IS 33.0'
  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. 1-800-822-4455 OR WWW.CBYD.COM.
  8. WETLAND LINE DEPICTED HEREON AS PER IAN T. COLE REGISTERED SOIL SCIENTIST / PROFESSIONAL WETLAND SCIENTIST #2006

MAP REFERENCES:

1. PROPERTY OF EDWARD W. KASHETA JR. IDENT ROAD SOUTH WINDSOR, CONN. BOUNDARY SURVEY DATE: 6-9-97 REVISIONS 2-14-80 SCALE: 1" = 40' PREPARED BY EMIL W. LUCEK ASSOCIATES.
2. ZONING LOCATION MAP RECORD ASBUILT DEPENDENT RESURVEY PREPARED FOR EDWARD W. KASHETA, JR. 1 KASHETA LANE SOUTH WINDSOR, CONNECTICUT SHEET 1 OF 1 SCALE: 1 INCH = 40 FT. DATED 10-13-01 REV. 10-18-01 PREPARED BY DESIGN PROFESSIONALS, INC.
3. PROPERTY OF EDWARD W. KASHETA 1300 MAIN STREET SOUTH WINDSOR CONNECTICUT SCALE: 1"=40' MARCH 1960 BY F.P. CLOSE.
4. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SOUTH WINDSOR HARTFORD - SPRINGFIELD ROAD - E. SIDE FROM EAST WINDSOR HILL POST OFFICE & STORE SOUTHERLY ABOUT 7,900 FEET, ROUTE U.S. S. SCALE: 1"=40' SHEET NO. 1 OF 3 DATE APPROVED: 1-15-31
5. PROPERTY OF JOSEPH A. KRAWSKI JR 1270 MAIN STREET SOUTH WINDSOR SCALE 1" = 40' JULY 1967 PREPARED BY WILLIAM J. CARRINGTON
6. PROPERTY OF PAUL LAFRANCE, ETUX SOUTH WINDSOR, CONN. SCALE 1"=40' APR. 1966 PREPARED BY GEORGE W. BROOKS
7. PLAN SHOWING PROPERTY OF WARREN O. AND ELLEN S. ANDRULAT MAIN STREET SOUTH WINDSOR, CONN. SCALE: 1"=40' OCT. 1988 PREPARED BY JOHN L. THOMPSON.



LEGEND	
EXISTING	DESCRIPTION
BORINGS	
	BORING / TEST PIT LOCATION
COMMUNICATION	
	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
	APPROX. WATER MAIN
	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
	GAS VALVE
	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
POWER	
	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
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
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CATCH BASIN
TOPOGRAPHY	
	CONTOUR
	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

SURVEY NOTES:

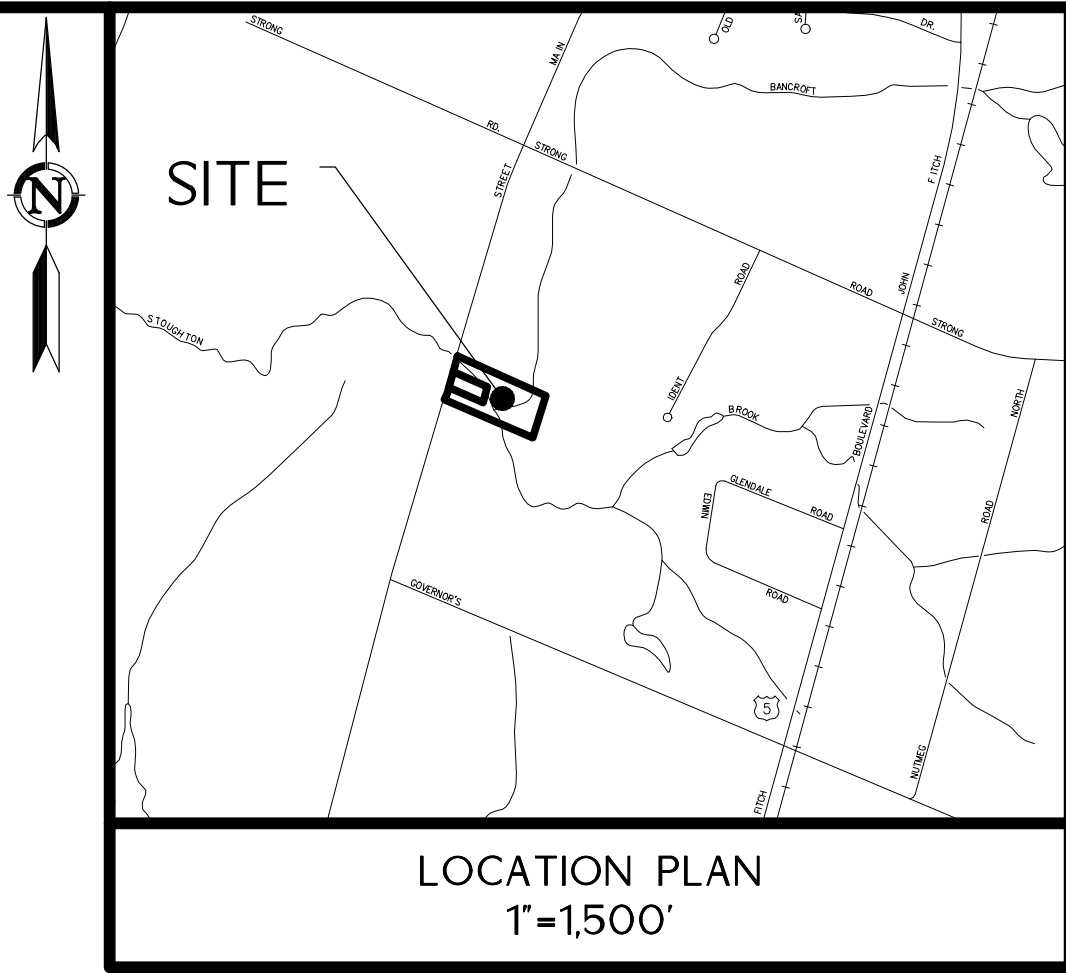
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A RESURVEY BASED ON MAP REFERENCE #1.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

BARRY D. CLARKE, L.S.

16766  
LIC. NO.



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

PREPARED FOR:  
**Mr. Donald Kasheta**  
1305 Main Street  
South Windsor, CT 06074

PROJECT NO:  
4832  
DESIGN BY:  
3/17/22  
DRAWN BY:  
3/17/22  
CHECKED BY:  
BDC

**KASHETA RESIDENCE**  
**ZBA PLAN**  
#1300 & #1320 MAIN STREET  
SOUTH WINDSOR, CONNECTICUT

NO. DATE

REVISIONS

BY

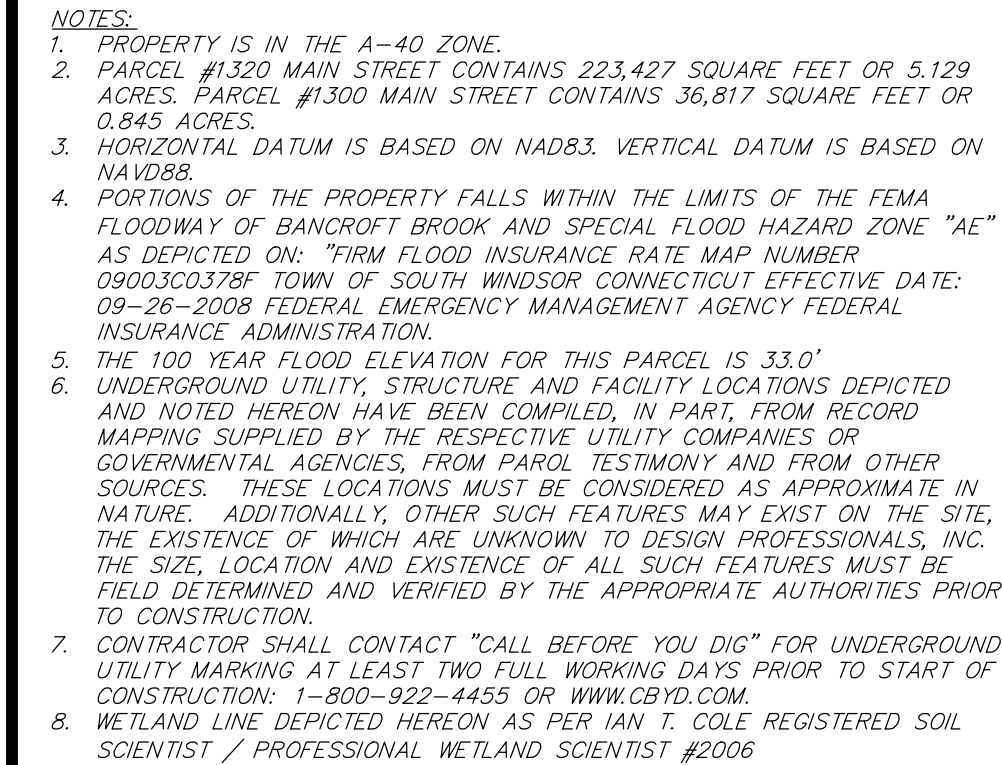
IMPROVEMENT  
LOCATION SURVEY  
ZBA PLAN

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

SHEET  
**ZBA-1**

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This plan is a field sketch. It does not show the results of a survey, and it is not intended to be used as a basis for a survey. It is intended to be used as a guide only. The design professionals are not responsible for the accuracy of the information shown on this plan. The design professionals are not responsible for the accuracy of the information shown on this plan. The design professionals are not responsible for the accuracy of the information shown on this plan.



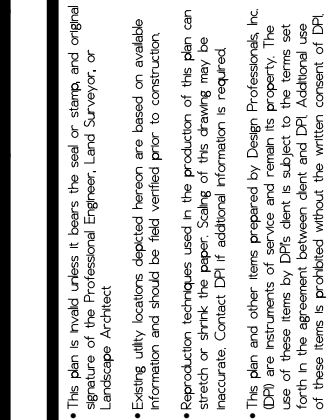
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3. PROPERTY OF EDWARD W. KASHETA 1300 MAIN STREET SOUTH WINDSOR, CONNECTICUT SCALE: 1"=40' PREPARED BY JAMES J. LAFRANCE, JR. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SOUTH WINDSOR HARTFORD - SPRINGFIELD ROAD - E. SIDE FROM EAST WINDSOR HILL POST OFFICE & STORE SOUTHERLY ABOUT 7,900 FEET. ROUTE U.S. 5. SCALE: 1"=40' SHEET NO. 1 OF 3 DATE APPROVED: 10-15-31.
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SURVEY NOTES:

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BARRY D. CLARKE, L.S.



PROJECT NO.:	4832
DATE:	2/9/2022
DESIGN BY:	
DRAWN BY:	MHA
CHECKED BY:	BDC

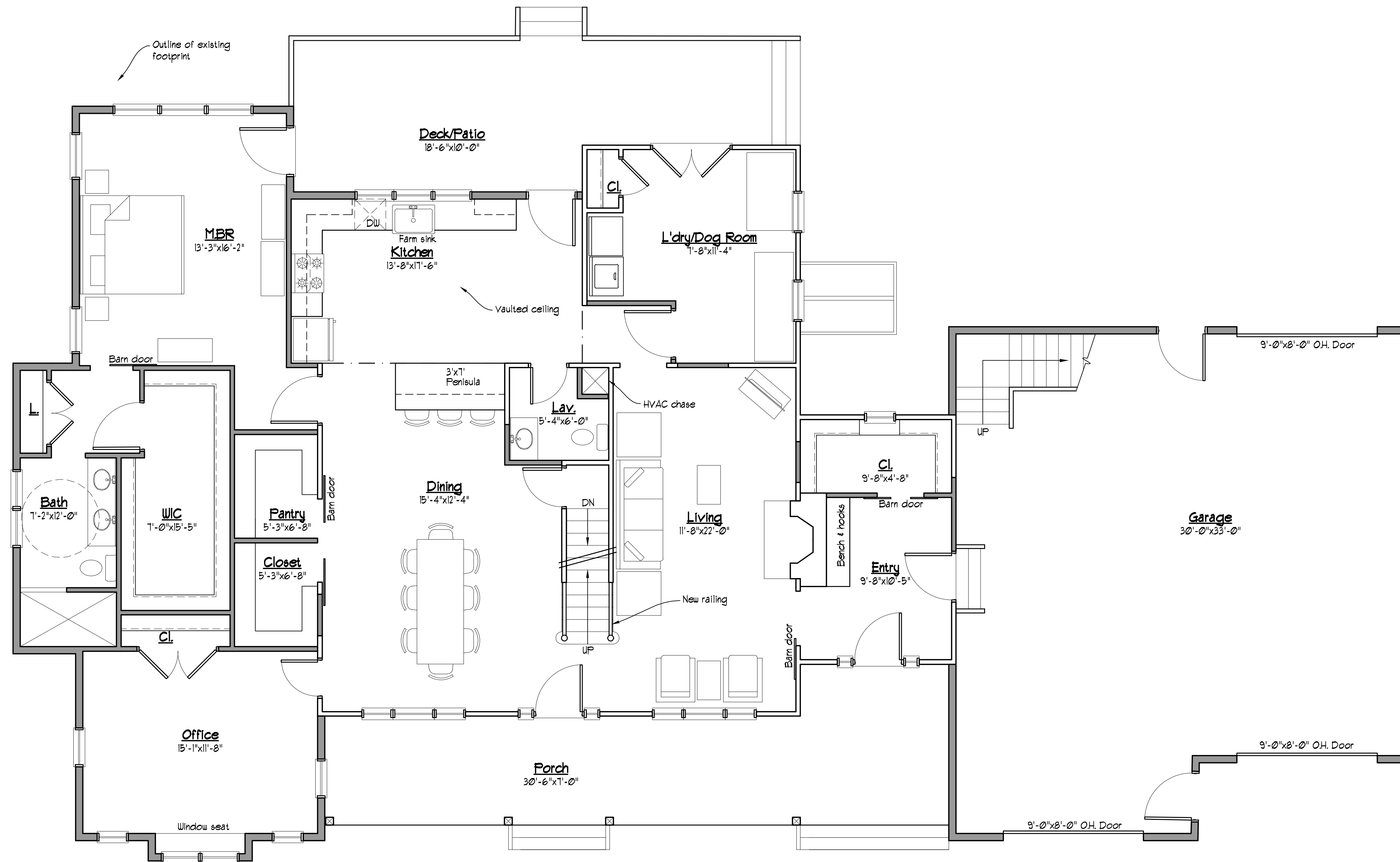
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0 20' 40'

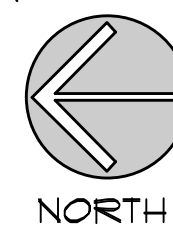
SHEET

**V-1**





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



SQUARE FOOTAGE			
FLOOR	EXISTING	PROPOSED	TOTAL
FIRST FLOOR	1,158 SF.	894 SF.	2,052 SF.
SECOND FLOOR	103 SF.	--	103 SF.
TOTAL	1,261 SF.	894 SF.	2,155 SF.

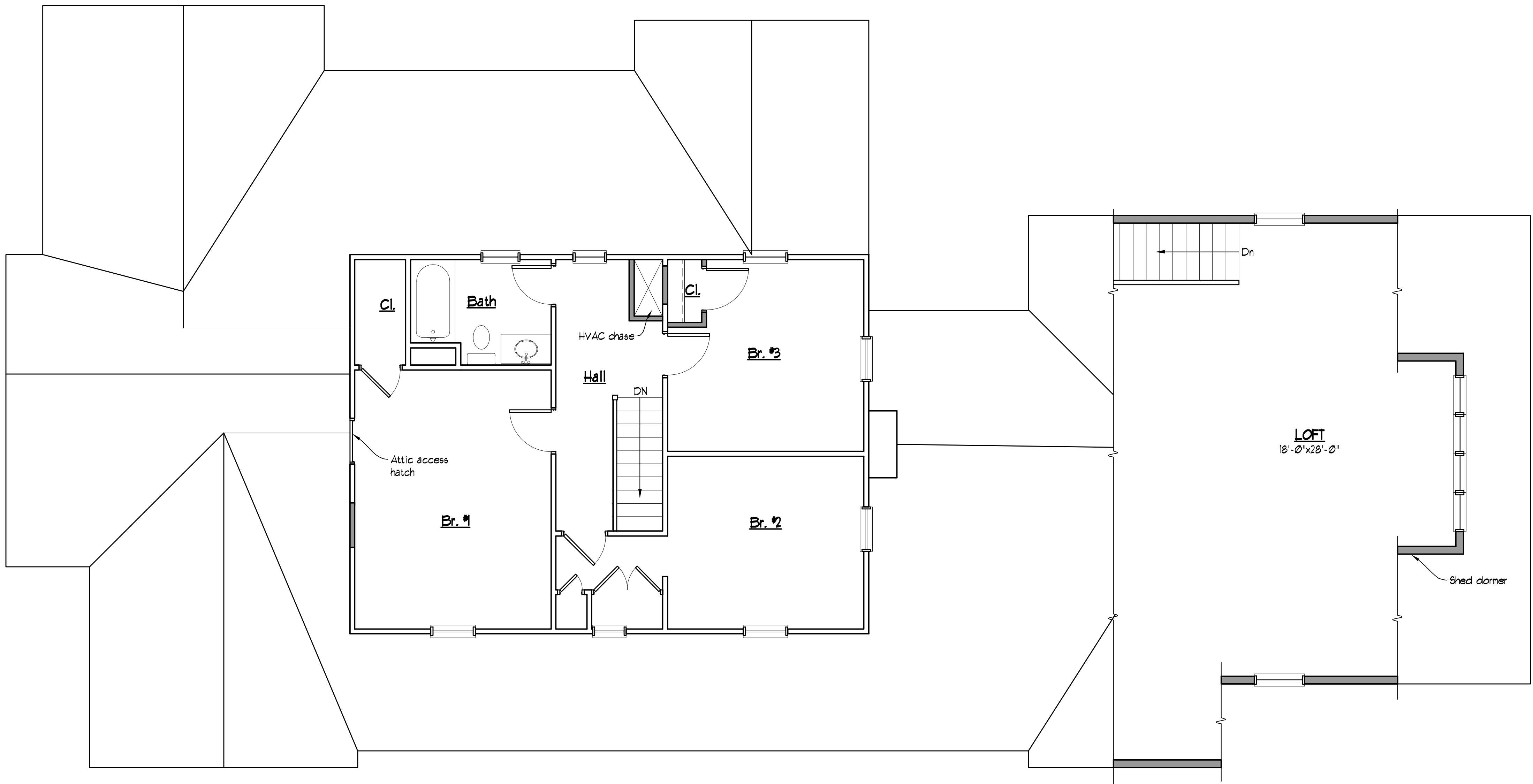
PROPOSED ADDITION  
**Kasheta  
Residence**  
1300 MAIN STREET  
SOUTH WINDSOR, CT

  
**David Goslin  
Architect**  
1906 MAIN STREET P.O. BOX 412  
EAST WINDSOR HILL, CT 06028  
TEL (860) 289-4858

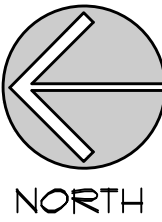
1st Floor Plan

Date March 4, 2022  
Drawn DG

A-1



1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"  
T03 GF.



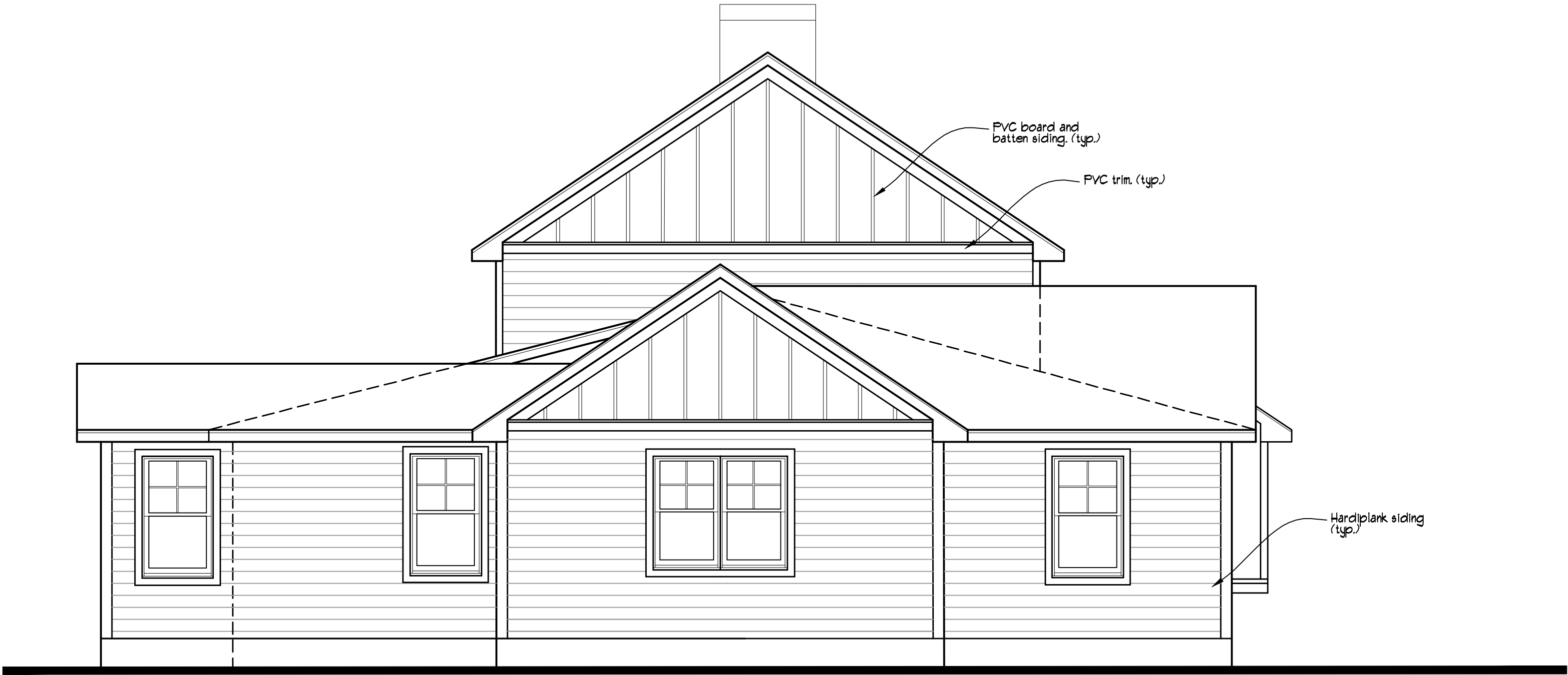
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**David Goslin  
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2nd Floor Plan

Date March 4, 2022  
Drawn DG

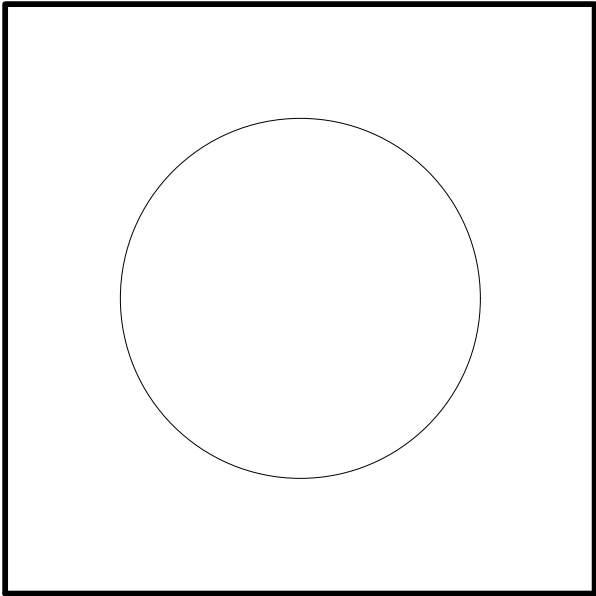
A-2



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION (STREET ELEVATION)**  
SCALE: 1/4"=1'-0"



PROPOSED ADDITION

**Kasheta  
Residence**

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SOUTH WINDSOR, CT

  
**David Goslin  
Architect**

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**Elevations**

Date March 4, 2022  
Drawn DG

**A-3**

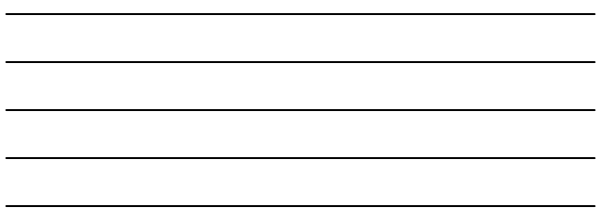
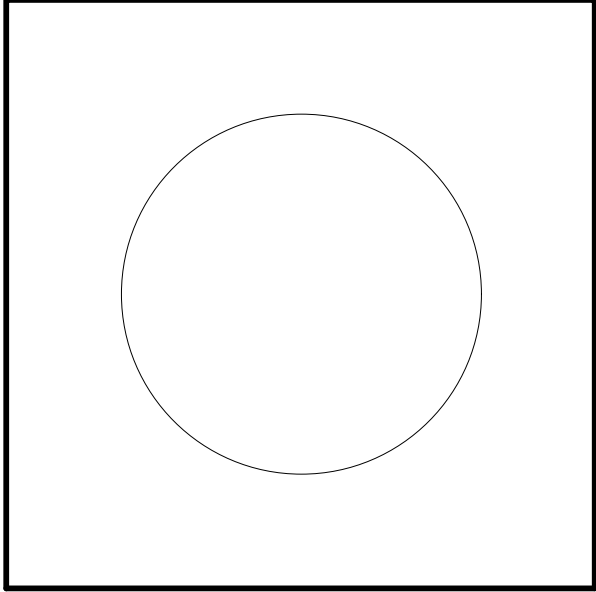


**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"

PVC railing system



PROPOSED ADDITION

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**Elevations**