

LEGEND

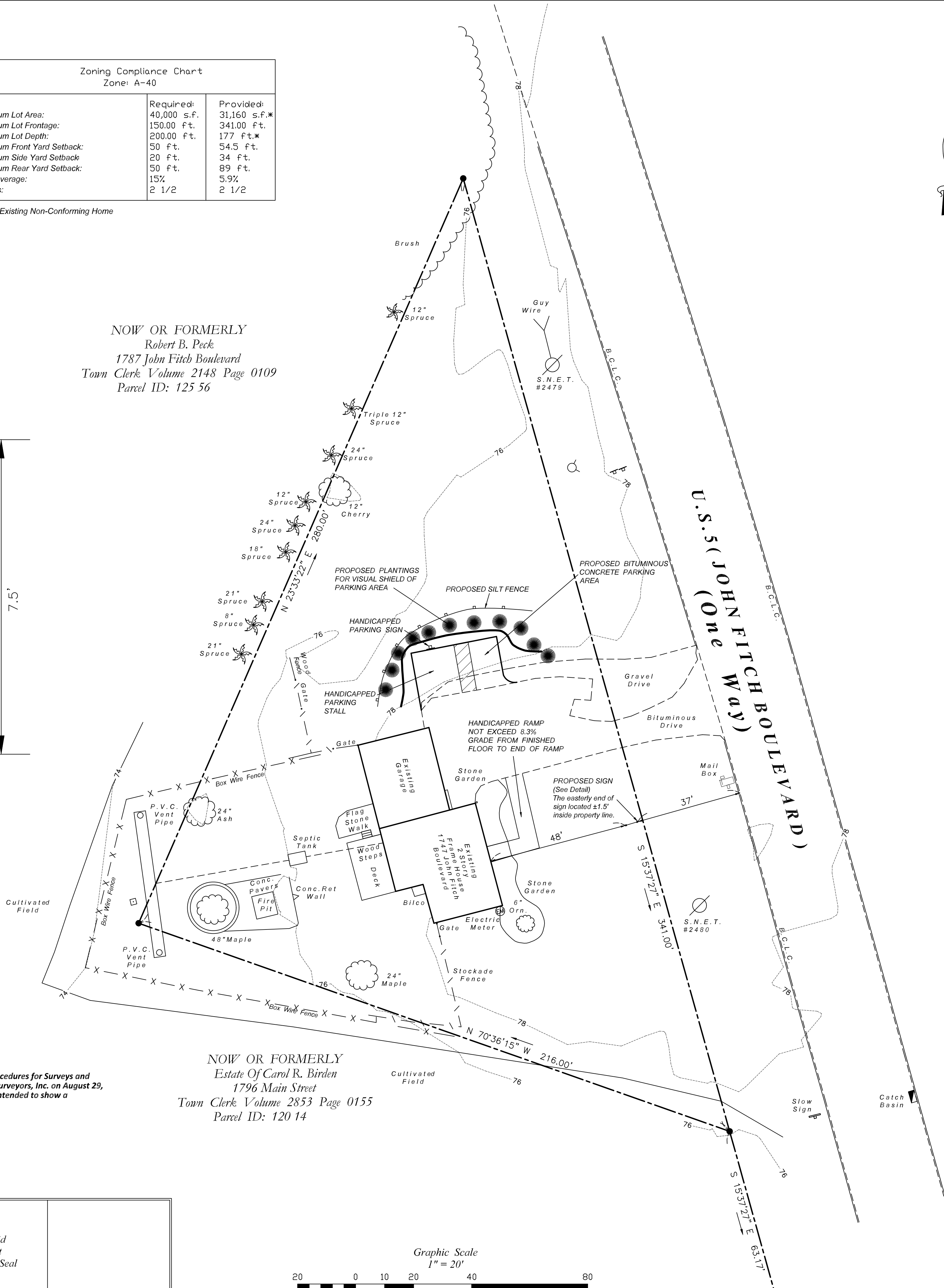
These standard symbols may be found in the drawing.

- ★ Light Pole
- CDNC. Concrete
- BIT. Bituminous
- Ø Utility Pole
- WV Water Valve
- GV Gas Valve
- X Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- I.P.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GMS Granite Merestone
- EX. CDNC. MDN. Existing Concrete Monument
- TBS To Be Set
- Tree line
- CHD CT Highway Department Monument
- Existing Contour Line

Zoning Compliance Chart Zone: A-40		
	Required:	Provided:
Minimum Lot Area:	40,000 s.f.	31,160 s.f.*
Minimum Lot Frontage:	150.00 ft.	341.00 ft.
Minimum Lot Depth:	200.00 ft.	177 ft.*
Minimum Front Yard Setback:	50 ft.	54.5 ft.
Minimum Side Yard Setback:	20 ft.	34 ft.
Minimum Rear Yard Setback:	50 ft.	89 ft.
Lot Coverage:	15%	5.9%
Stories:	2 1/2	2 1/2

* Existing Non-Conforming Home

NOW OR FORMERLY
Robert B. Peck
1787 John Fitch Boulevard
Town Clerk Volume 2148 Page 0109
Parcel ID: 125 56



Business Sign

Note: Sign to have a hooded light so as not to interfere with surrounding properties.
Total Area of sign not to exceed 24 Square Feet. Height of sign not to exceed 7.5 feet.

SURVEY NOTES:

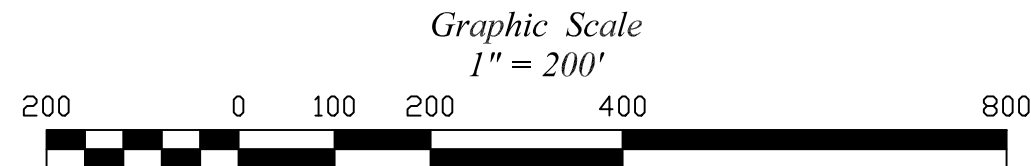
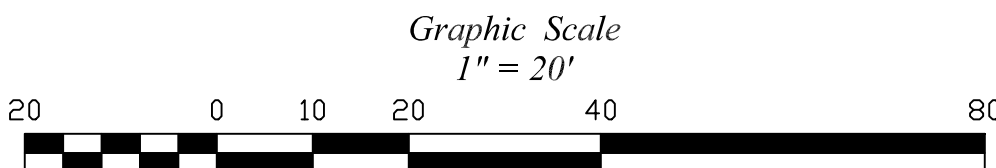
1. This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a PROPERTY SURVEY based on a Resurvey in General Notes. This plan is intended to show a PROPOSED SIGN IN RELATION TO THE PROPERTY LINES.

2. This survey conforms to Class A-2 / T-2.

To the best of my knowledge and belief this map is substantially correct as noted thereon.

Brian D. Florek, L.S. #70135 Date:
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006

Not Valid
Without
Embossed Seal



GENERAL NOTES:

- North orientation is based on a GPS / RTK observation in March 2022 utilizing the Acorn Network.
- Reference is made to the following deed filed in the Town Of South Windsor Clerk's Office, Volume 2511 Page 0302 for the subject property.
- The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained herein.
- Not all underground utilities maybe shown on the plan. Call before you dig (CBYD) is recommended prior to any construction.
- The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.
- Reference is made to the following plans:
 - a) "Estate Of Ellsworth Sperry, #1810 Main Street & U.S. Route 5, South Windsor, Connecticut, Scale: 1"=50', Date: June 1967" Plan surveyed and mapped by Close, Jensen & Miller, Civil Engineers & Surveyors, 49 Pearl Street, Hartford, Conn." Plan filed in the South Windsor Land Records as Map 526A.
 - b) "Connecticut State Highway Department, Right Of Way Map, Towns Of South Windsor, East Hartford---Springfield Road From Newberry Road Northerly To The East Windsor Town Line., Route U.S. 5., Scale: 1"=40', Number 132-06, Sheets 5 thru 7 OF 8" Plan surveyed and mapped by CT D.O.T., Plan on file at CT D.O.T.
 - c) Property Survey, Land Belonging To: Frank Thomson, 1747 John Fitch Boulevard, U.S. Route 5, South Windsor, Connecticut, Scale: 1"=20', Dated: April 3, 2022; Revised Through: October 24, 2022." Plan surveyed and mapped by Florek Surveying, LLC and is filed on the South Windsor Land Records.
- Septic system taken from Town records and is not to be construed as being accurately located.
- Property is in Flood Zone X, areas of minimal flooding as shown on FIRM Map Panel 376 of 675, Map Number 09003C0376F, Effective Date: September 26, 2008.

Applicant:
Lisa Tan 1747 John Fitch Boulevard, 860.459.1823

Name of Business:
Psychic Readings By Lisa, 860.459.1823

PROPERTY SURVEY
LAND BELONGING TO:
FRANK THOMSON
1747 JOHN FITCH BOULEVARD
U.S. ROUTE 5
SOUTH WINDSOR, CONNECTICUT
SCALE: 1" = 20'
DECEMBER 4, 2022
REVISED: MARCH 19, 2023