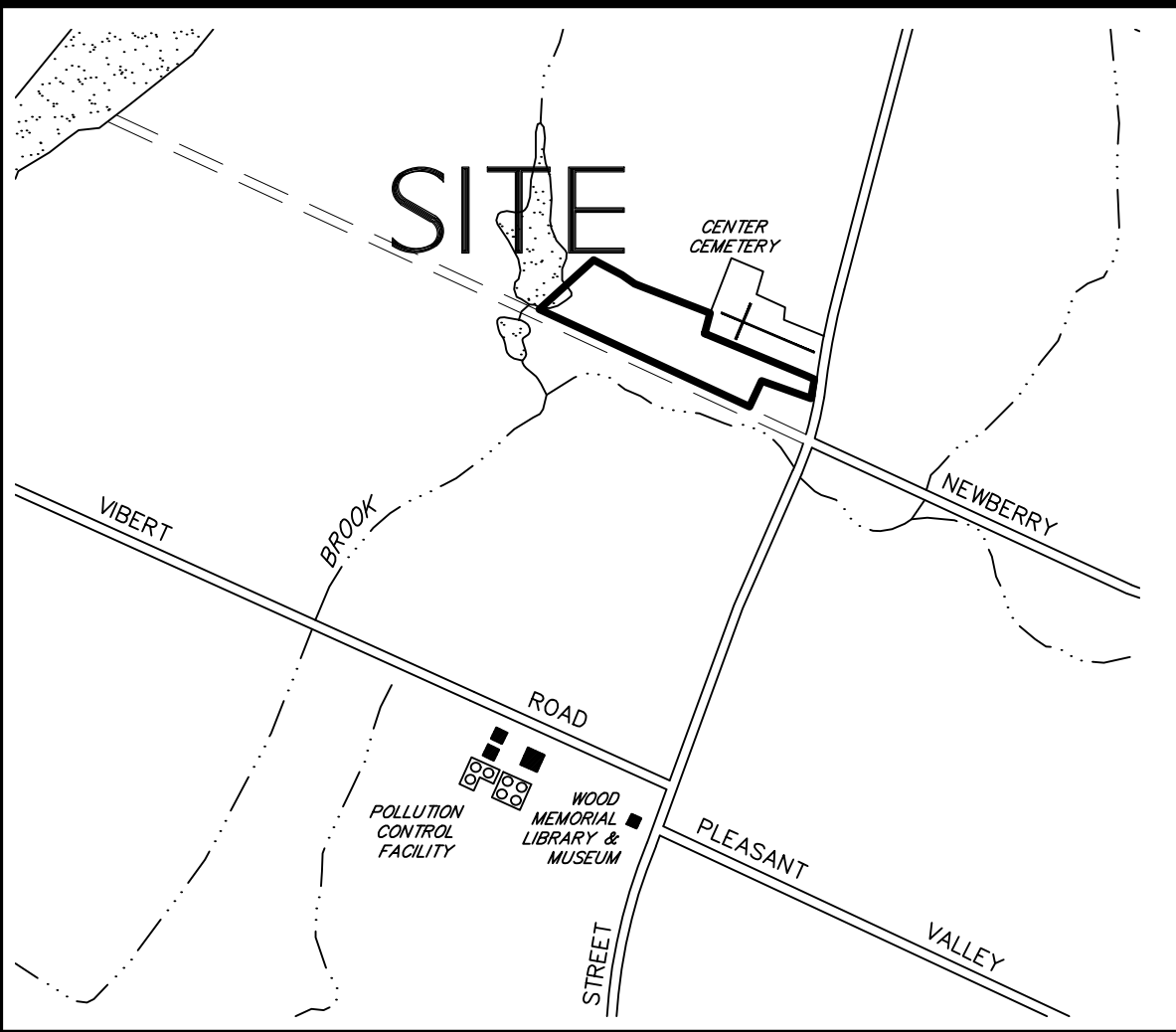


NOTES:
1. PROPERTY IS IN THE A-40 ZONE.
2. PARCEL CONTAINS 387,640 SQUARE FEET OR 8.899 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD 1983. VERTICAL DATUM IS BASED ON NGVD 1927.
4. PROPERTY PARTIALLY FALLS WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 0900300378" TOWN OF SOUTH WINDSOR, CONNECTICUT HARTFORD COUNTY PANEL 378 OF 675 COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9-26-2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. 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.
6. 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.

ZONING TABLE A-40 ZONE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SF	387,640 SF	387,640 SF
FRONTAGE	150'	150'	150'
FRONT YARD	50'	287.2'	287.2'
REAR YARD	50'	745.1'	704.2'
SIDE YARD	20'	73.4'	10.4' (**)
LOT COVERAGE	15%	0.86%	1.00%

(**) REQUESTED VARIANCE



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

- MAP REFERENCES:
- PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR MICHAEL D. HOOVER & BRIANNA S. DECKER, 965 MAIN STREET, SOUTH WINDSOR, CT 06074. DATE: 03-21-2018 SCALE: 1" = 50' SHEET V-1 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 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 A PROPERTY / TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES AND PROPOSED FLOOD 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.

PROPERTY OWNERS:
BRIANNA S. DECKER &
MICHAEL D. HOOVER
965 MAIN STREET
SOUTH WINDSOR, CT 06074

APPLICANT:
MICHAEL D. HOOVER
965 MAIN STREET
SOUTH WINDSOR, CT 06074
WORK PHONE: 860-474-5051
CELL PHONE: 207-615-3084

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

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

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Michael D. Hoover
965 Main Street
South Windsor, CT 06074
860-474-5051 T-Work
207-615-3084 T-Cell

PROJECT NO.: 1504H
DATE: 6/10/21
DESIGN BY: REM
REVIEW BY: LSC
DATE: 6/10/21

**965 MAIN STREET
ZBA APPLICATION**

**IMPROVEMENT
LOCATION SURVEY
ZBA CONTEXT PLAN**

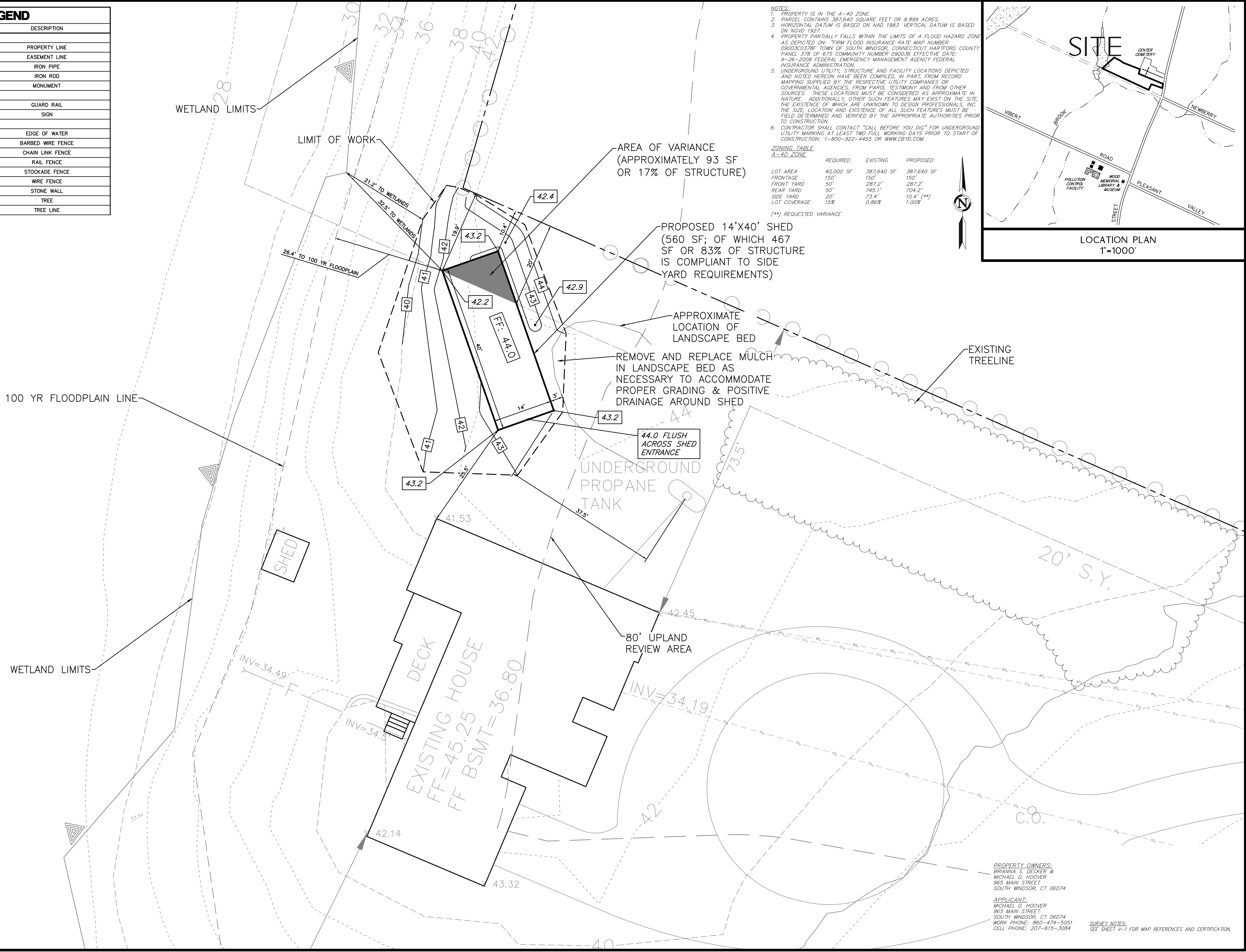
**SHEET
V-1
SHEET 1 OF 3**

REVISIONS

NO.	DATE	BY

SCALE: 0 25' 50' 100'
1" = 50'

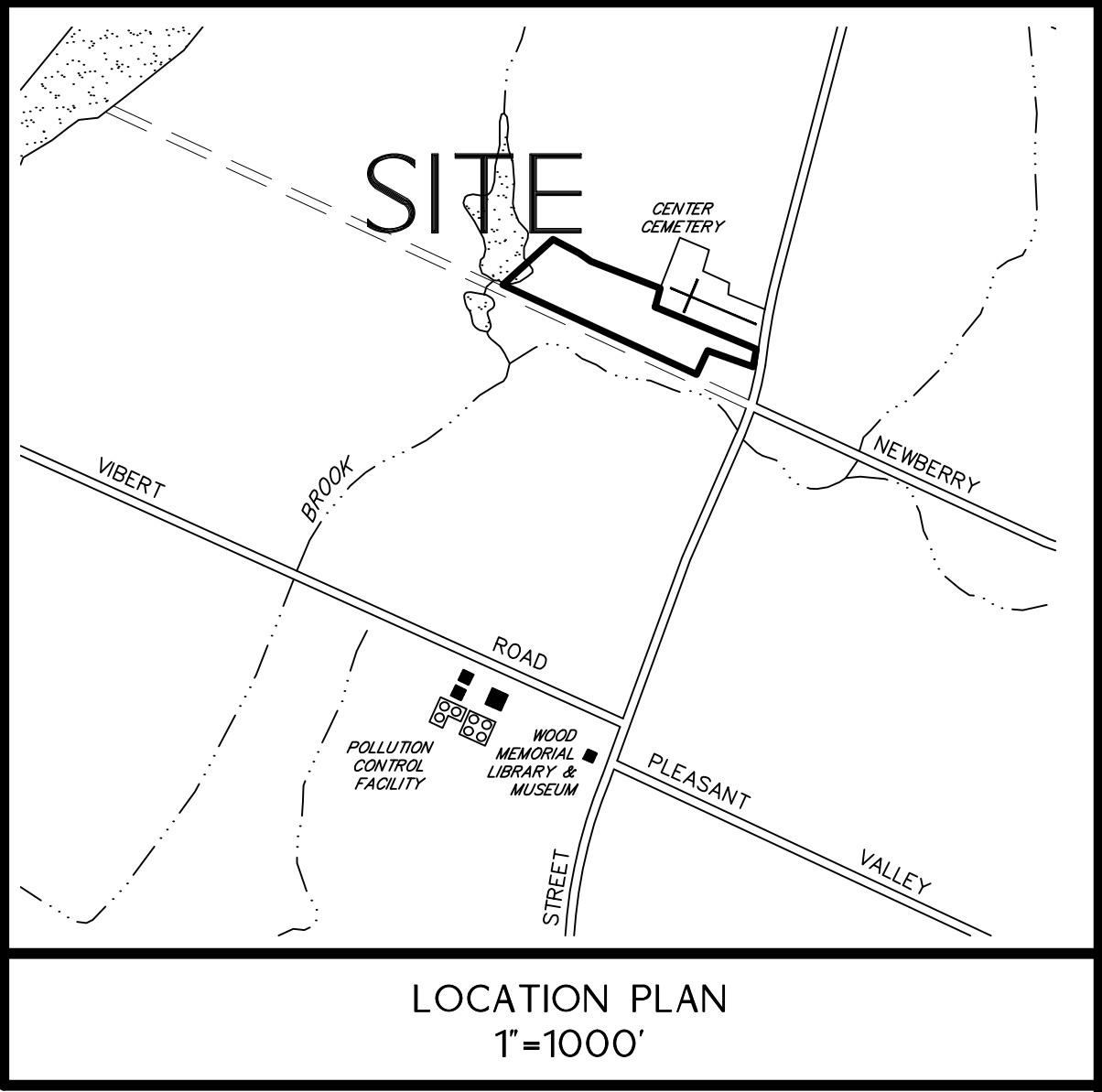
LEGEND	
EXISTING	DESCRIPTION
PROPERTY _____ _____ _____	PROPERTY LINE
_____	EASEMENT LINE
○	IRON PIPE
○	IRON ROD
□	MONUMENT
ROADS _____ _____ _____	GUARD RAIL
_____ OR _____	SIGN
SITE FEATURES _____ _____ _____	EDGE OF WATER
—X—X—X—X—	BARBED WIRE FENCE
—○—○—○—○—	CHAIN LINK FENCE
—●—●—●—●—	RAIL FENCE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



- NOTES:
1. PROPERTY IS IN THE 4-40 ZONE.
2. PARCEL CONTAINS 387,640 SQUARE FEET OR 8.899 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD 1983. VERTICAL DATUM IS BASED ON NAVD 1929.
4. PROPERTY IS PARTIALLY FALLS WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 090030378B TOWN OF SOUTH WINDSOR, CONNECTICUT HARTFORD COUNTY PANEL 378 OF 675 COMMUNITY NUMBER 090036 EFFECTIVE DATE: 09-01-2006" FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD INFORMATION SUPPLIED BY THE MAINTENANCE DEPARTMENTS OF OTHER 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 PRESENCE OF WHICH WILL BE LEFT UP TO DESIGN PROFESSIONALS. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
6. ALL CONTRACT SHALL CALL "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.

<u>ZONING TABLE</u>			
<u>A-40 ZONE</u>			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SF	387,640 SF	387,640 SF
FRONTAGE	150'	150'	150'
FRONT YARD	50'	287.2'	287.2'
REAR YARD	50'	745.1'	704.2'
SIDE YARD	20'	73.4'	10.4' (**)
LOT COVERAGE	15%	0.86%	1.00%

(**) REQUESTED VARIANCE



<b>SHEET</b> <div style="font-size: 2em; font-weight: bold; margin: 0;">V-2</div>		<b>IMPROVEMENT</b> <b>LOCATION SURVEY</b> <b>ZBA SITE PLAN</b>		NO.    DATE    REVISIONS    BY
		 SCALE: 1" = 10'    5'    10'    20'		

**965 MAIN STREET**

**ZBA APPLICATION**

**965 MAIN STREET**

**SOUTH WINDSOR, CONNECTICUT**

**GIS NO. 34900965**

**PREPARED FOR:**

Michael D. Hoover

965 Main Street

South Windsor, CT 06074

860-474-5051 T-Work

207-615-3084 T-Cell

PROJECT NO.	DATE	REV	DESCRIPTION
1504H	6/10/21		

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**P.O. BOX 187**

**SOUTH WINDSOR, CT 06074**

**860-291-8737**

**860-291-8737**

**www.designprofessionals.com**

* This plan is a final plan and is based on the best of the available information and is not intended to be used for any other purpose.

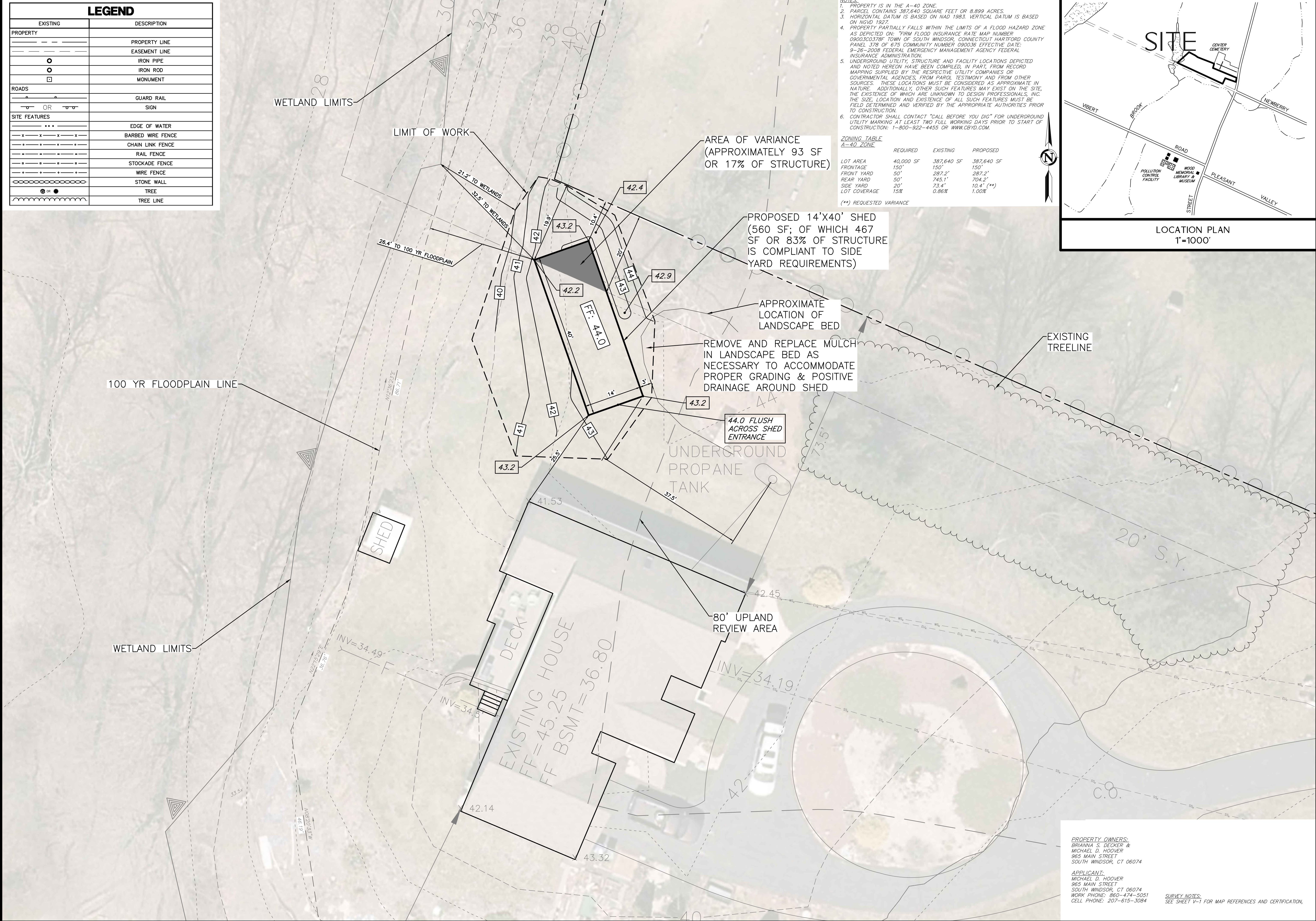
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* This plan is not to be used for any other purpose without the written consent of the designer.

* This plan is not to be used for any other purpose without the written consent of the designer.

LEGEND	
EXISTING	DESCRIPTION
PROPERTY	
---	PROPERTY LINE
---	EASEMENT LINE
○	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
-r-r-r-r-	RAIL FENCE
-s-s-s-s-	STOCKADE FENCE
-w-w-w-w-	WIRE FENCE
-o-o-o-o-	STONE WALL
●	TREE
~	TREE LINE

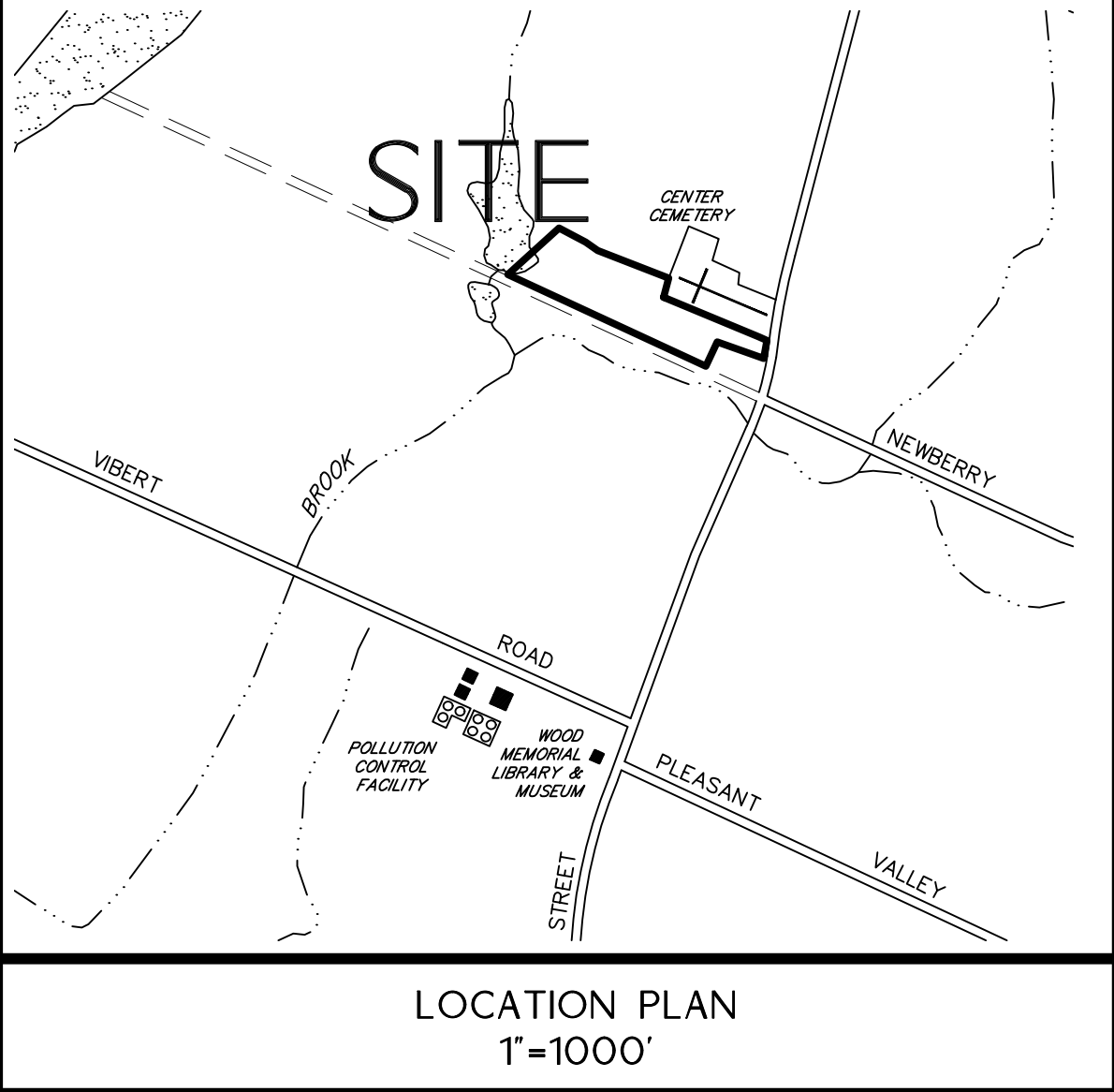


- NOTES:
1. PROPERTY IS IN THE A-40 ZONE.
  2. PARCEL CONTAINS 387,640 SQUARE FEET OR 8.899 ACRES.
  3. HORIZONTAL DATUM IS BASED ON NAD 1983. VERTICAL DATUM IS BASED ON NGVD 1927.
  4. PROPERTY PARTIALLY FALLS WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 0900300378F TOWN OF SOUTH WINDSOR, CONNECTICUT HARTFORD COUNTY PANEL 378 OF 675 COMMUNITY NUMBER 090038 EFFECTIVE DATE: 9-26-2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
  5. 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.
  6. 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.

ZONING TABLE  
A-40 ZONE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SF	387,640 SF	387,640 SF
FRONTAGE	150'	150'	150'
FRONT YARD	50'	287.2'	287.2'
REAR YARD	50'	745.1'	704.2'
SIDE YARD	20'	73.4'	10.4' (**)
LOT COVERAGE	15%	0.86%	1.00%

(**) REQUESTED VARIANCE



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860-474-5051 T-Work  
207-615-3084 T-Cell

PROJECT NO. 1504H  
DATE 6/10/21  
DESIGN BY  
CHECKED BY  
APPROVED BY  
LISC

**965 MAIN STREET  
ZBA APPLICATION**

965 MAIN STREET  
SOUTH WINDSOR, CONNECTICUT  
GIS NO. 54900965

IMPROVEMENT  
LOCATION SURVEY  
ZBA AERIAL PLAN

NO. DATE REVISIONS BY


SCALE: 0 5' 10' 20'  
T = 10'

SHEET  
**V-3**  
SHEET 3 OF 3

PROPERTY OWNERS:  
BRIANNA S. DECKER &  
MICHAEL D. HOOVER  
965 MAIN STREET  
SOUTH WINDSOR, CT 06074

APPLICANT:  
MICHAEL D. HOOVER  
965 MAIN STREET  
SOUTH WINDSOR, CT 06074  
WORK PHONE: 860-474-5051  
CELL PHONE: 207-615-3084

SURVEY NOTES:  
SEE SHEET V-1 FOR MAP REFERENCES AND CERTIFICATION.