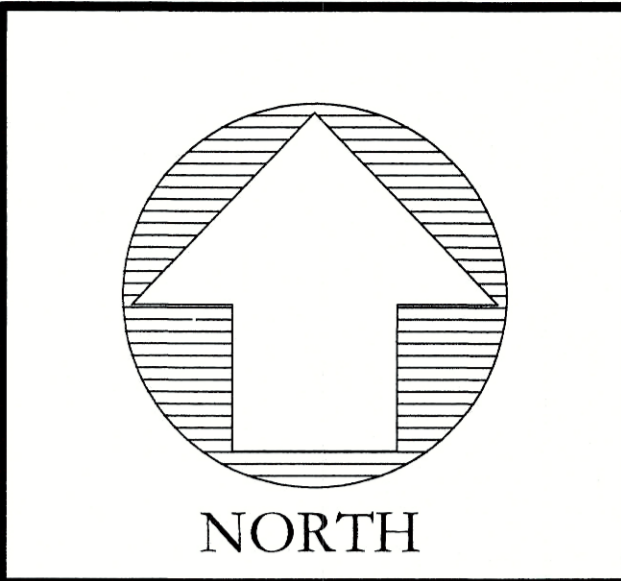


SUMMARY OF VARIANCES:

- △ VARIANCE FOR PARKING SETBACK ALONG REAR PROPERTY LINE - SECTION 2.4.2G
REQUIRED - 10'
PROPOSED - 8'
- △ VARIANCE FOR CARPORT SETBACK ALONG REAR PROPERTY LINE - SECTION 2.4.2G
REQUIRED - 10'
PROPOSED - 8'
- △ VARIANCE FOR DUMPSTER SETBACK ALONG REAR PROPERTY LINE - SECTION 2.4.2G
REQUIRED - 10'
PROPOSED - 8.5'

LEGEND

	= Existing utility pole		= Proposed curb		= Existing contour
	= Existing light pole		= Existing/Proposed well		= Existing spot elevation
	= Proposed Light		= Existing catch basin		= Proposed contour
	= Existing fire hydrant		= Existing drainage manhole		= Proposed spot elevation
	= Proposed fire hydrant		= Existing sanitary manhole		= Deep test location
	= Existing water valve		= Proposed catch basin		= Percolation test location
	= Existing gas valve		= Proposed manhole		= Grade to drain
	= Existing underground pipe		= Existing utility box		= Proposed Riprap
	= Existing treeline		= Proposed sidewalk ramp		= Proposed Drainage Pipe



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HARRY E. COLE & SON
engineering. surveying. planning.

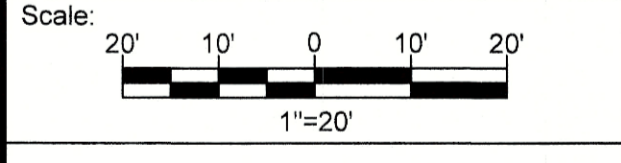
676 South Main Street Tel: (860) 628-4484
P.O. Box 44 Fax: (860) 620-0198
Plantsville, CT 06479 - 0044 www.heccole.com

PROJECT NAME:
PROPOSED SITE IMPROVEMENTS

969 Hopmeadow Street
Simsbury, Connecticut

PREPARED FOR:
FREEDOM PROPERTY, LLC

Sheet Description:
VARIANCE PLAN



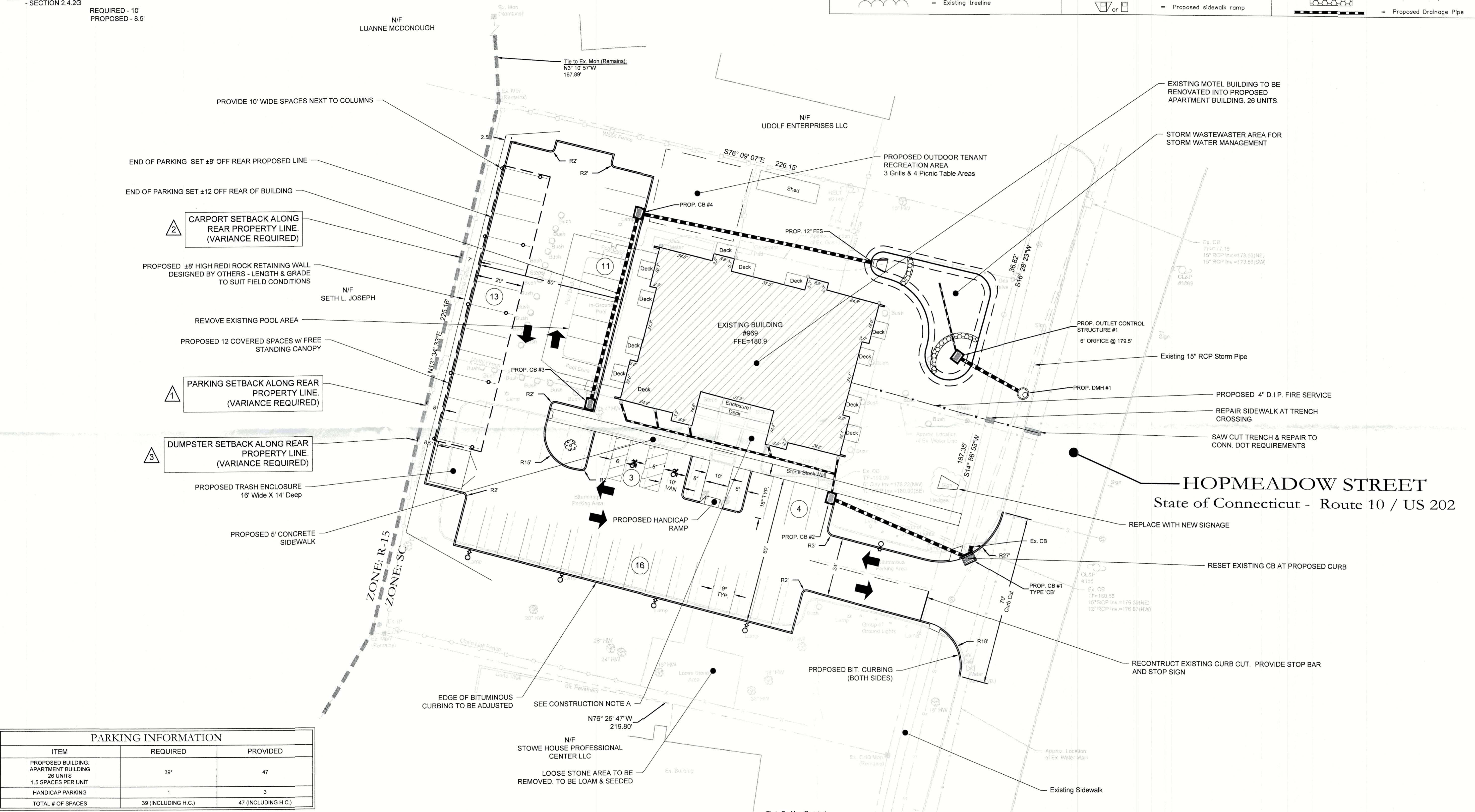
Date: July 2, 2021

Project # 2125 F.B. #
Drawn By: JML Approved By: BNB

Revisions:

Date:	Descriptions:

Sheet #:
C1



PARKING INFORMATION

ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: APARTMENT BUILDING 26 UNITS 1.5 SPACES PER UNIT	39*	47
HANDICAP PARKING	1	3
TOTAL # OF SPACES	39 (INCLUDING H.C.)	47 (INCLUDING H.C.)

ZONING INFORMATION

ITEM	REQUIRED	PROVIDED
CURRENT ZONE	SC-1	SC-1
PROPOSED ZONE	SC-1	SC-1
PROPOSED USE	Motor or Motel Hotel	Residential Apartment Building
LOT AREA	No Minimum	1.13 Acres
LOT WIDTH	N/A	187.35 ft
FRONT YARD SETBACK	50 ft	48.4 ft
SIDE YARD SETBACK	40 ft	40.8 ft
REAR YARD SETBACK	50 ft	72 ft
MAX. BUILDING HEIGHT	40 ft	<40 ft
MAX. IMPERVIOUS COVERAGE	40 %	<40%

*Waiver for Parking Spaces Required. Existing Required - 2 Spaces Per Unit. Requested waiver - 1.5 Spaces Per Unit.



Barton N. Bovee P.E.
Reg. No. #13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO