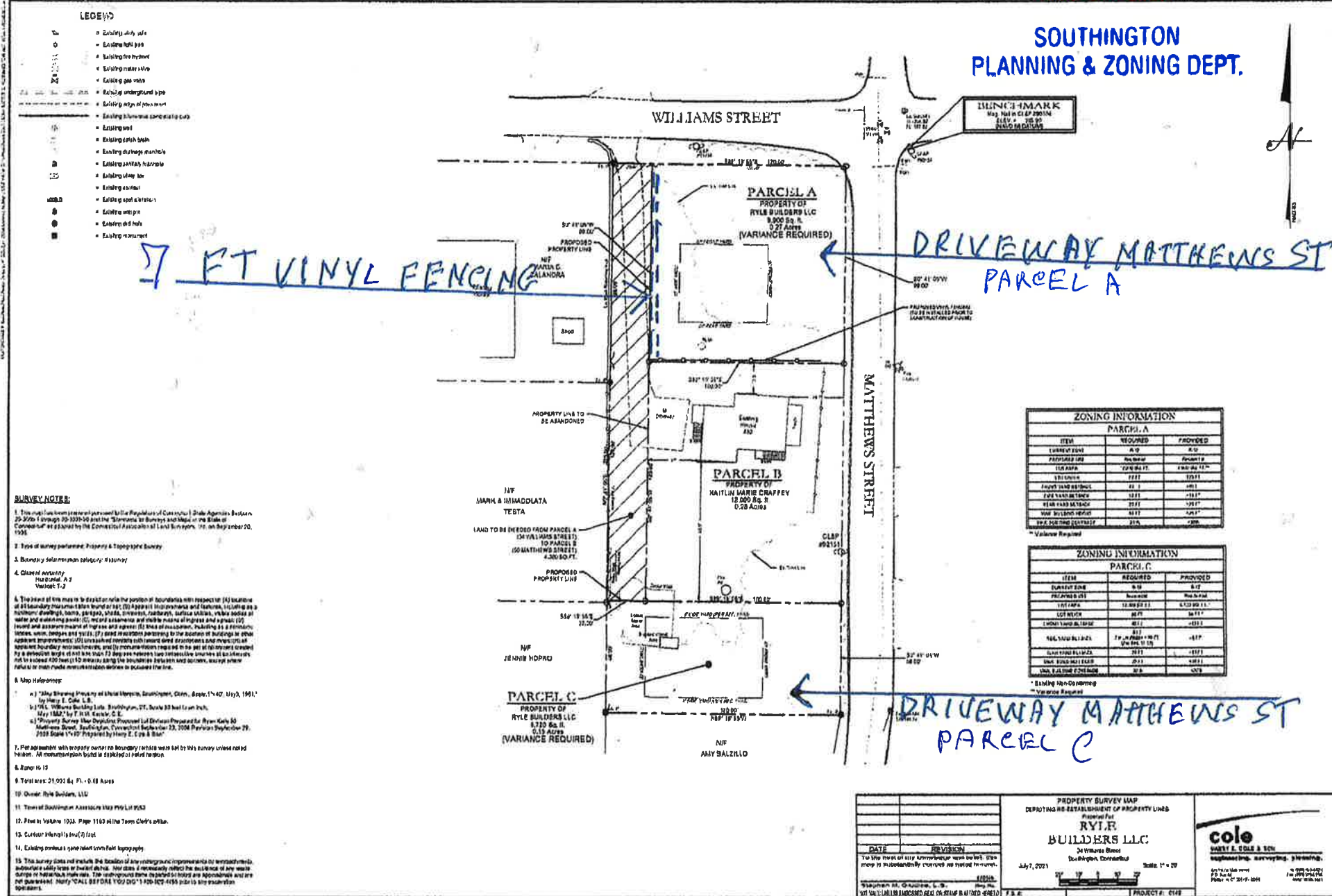


JUL 12 2021

SOUTHINGTON PLANNING & ZONING DEPT.



DRIVEWAY MATTHEWS ST
PARCEL A

DRIVEWAY MATTHEWS ST
PARCEL C

ZONING INFORMATION
PARCEL A

ITEM	REQUIRED	PROVIDED
CURRENT ZONE	A-2	A-2
PROPOSED USE	Residence	Residence
LOT AREA	12,000 SQ. FT.	4,800 SQ. FT.
SETBACKS	25 FT.	25 FT.
HEIGHT	25 FT.	10 FT.
ADJACENT DISTANCE	10 FT.	10 FT.
MIN. ROAD WIDTH	25 FT.	10 FT.
MAX. BUILDING HEIGHT	10 FT.	10 FT.
MAX. DISTANCE TO ADJACENT	25 FT.	25 FT.

* Values Required

ZONING INFORMATION
PARCEL C

ITEM	REQUIRED	PROVIDED
CURRENT ZONE	A-2	A-2
PROPOSED USE	Residence	Residence
LOT AREA	12,000 SQ. FT.	4,300 SQ. FT.
SETBACKS	25 FT.	25 FT.
HEIGHT	25 FT.	10 FT.
ADJACENT DISTANCE	10 FT.	10 FT.
MIN. ROAD WIDTH	25 FT.	10 FT.
MAX. BUILDING HEIGHT	10 FT.	10 FT.
MAX. DISTANCE TO ADJACENT	25 FT.	25 FT.

* Values Required

<p>PROPERTY SURVEY MAP DEPICTING THE ESTABLISHMENT OF PROPERTY LINES Prepared For RYLER BUILDERS LLC 24 Wilshire Street Southington, Connecticut</p>		<p>cole WALTER E. COLE & SON engineering, surveying, planning, July 7, 2021 Scale: 1" = 50'</p>
<p>DATE</p>	<p>REVISION</p>	
<p>To the best of my knowledge and belief, the map is substantially correct and true to the facts.</p>		
<p>William H. Gaudin, L.S. 131 VALLEY HILL ROAD SOUTHINGTON, CT 06488</p>		

LEGEND

- Existing utility pole
- Existing light pole
- Existing hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing edge of pavement
- Existing structural concrete curb
- Existing well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Existing utility box
- Existing easement
- Existing spot elevation
- Existing structure
- Existing driveway
- Existing easement

SURVEY NOTES:

- This map has been prepared pursuant to the Regulations of Connecticut State Agencies, Section 20-200a through 20-200d and the "Connecticut State Surveyors and the State of Connecticut" as amended by the Connecticut Association of Land Surveyors, Inc. on September 20, 1995.
- Type of survey performed: Property & Topographic Survey
- Boundary determination category: 4 Survey
- Client's existing horizontal A.S. Vertical 7.5
- The intent of this map is to establish the location of boundaries with respect to (a) location of all boundary measurements found on the (b) adjacent boundaries and features, including as a minimum: dwelling, barn, garage, shed, driveway, roadway, surface utility, water bodies, water and existing ponds; (c) metes and bounds and other means of ingress and egress; (d) found and assumed means of ingress and egress; (e) lines of easement, including as a minimum: utility, water, design and utility; (f) any easement pertaining to the location of buildings or other adjacent improvements; (g) unenclosed features with known area dimensions and areas; (h) adjacent boundary measurements; and (i) monumentation to be set at all corners to be set by a distance of 100 feet; (j) to identify any boundary between and between, except where noted to show more accurate location within a distance of 10 feet.
- Map references:
 - July 2019 Property of Mattin Marie Craffey, Southington, Conn., Book 1742, 113, 1911, by Henry E. Cole, L.S.
 - 1915, Wilshire Building Lots, Southington, CT, Book 33, 101 from book, May 1912, by T. H. S. Gaudin, C.E.
 - Property Survey Map Division Proposed Lot Division Prepared for Ryle Builders LLC, Matthews Street, Southington, Connecticut September 22, 2008 Prepared by Stephen Z. 2008 Scale 1" = 40' Prepared by Henry E. Cole, L.S.
- For agreement with property owner or boundary which were set by this survey unless noted herein. All measurements found to be in error.
- Range is 10
- Totals: 21,000 Sq. Ft. - 0.48 Acres
- Owner: Ryle Builders, LLC
- Town of Southington Address: 103 PINE LANE
- File in Volume 1026 Page 1160 in the Town Clerk's office.
- Current Map(s) to be filed
- Existing survey is a plat from fair copy
- This survey does not include the location of any underground improvements or structures; however, utility lines or features which are shown on the map are shown as they are shown on the map. The underground items depicted on this map are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-485-4358 prior to any excavation operations.