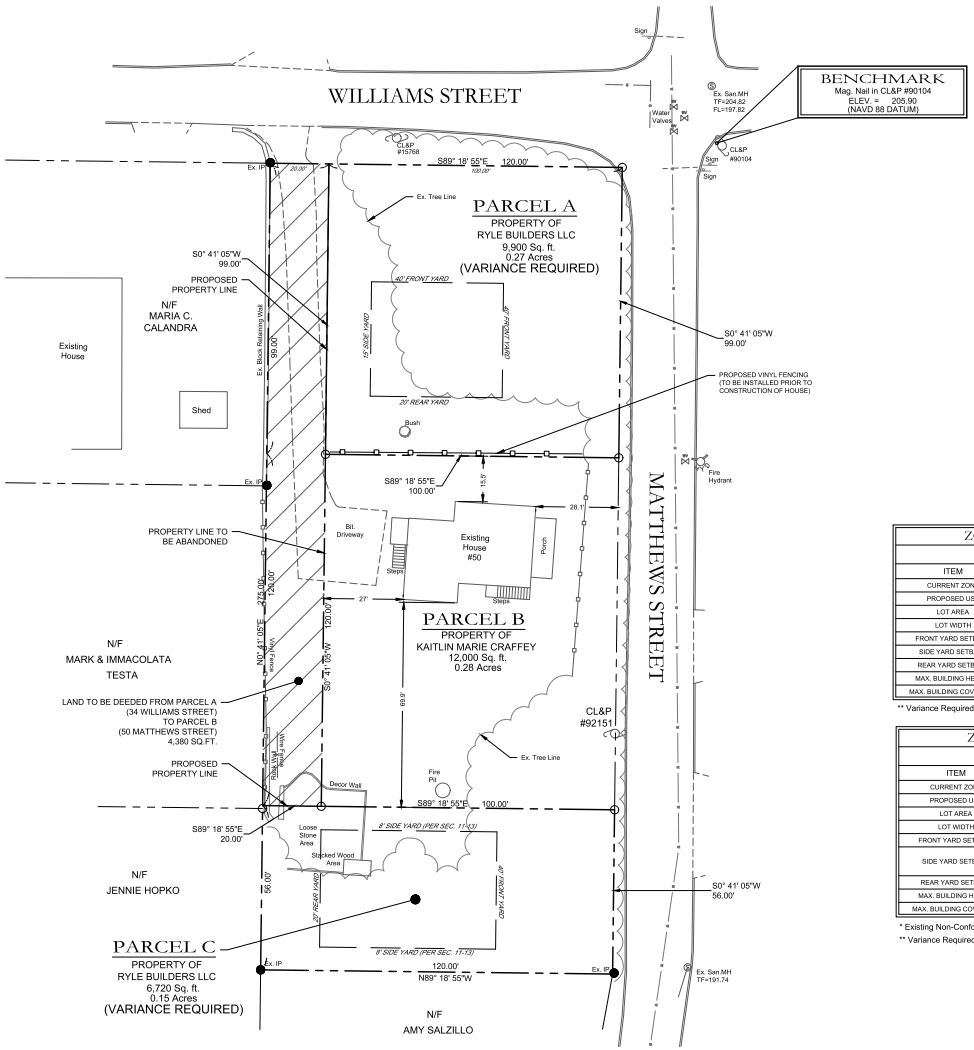
LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument



ZONING INFORMATION
PARCEL A

ITEM	REQUIRED	PROVIDED
CURRENT ZONE	R-12	R-12
PROPOSED USE	Residential	Residential
LOT AREA	12,000 SQ. FT.	9,900 SQ. FT.**
LOT WIDTH	80 FT	120 FT
FRONT YARD SETBACK	40 FT	>40 FT
SIDE YARD SETBACK	15 FT	>15 FT
REAR YARD SETBACK	20 FT	>20 FT
MAX. BUILDING HEIGHT	35 FT	<35 FT
MAX. BUILDING COVERAGE	30 %	<30%

** Variance Required

ZONING INFORMATION
PARCEL C

ITEM	REQUIRED	PROVIDED
CURRENT ZONE	R-12	R-12
PROPOSED USE	Residential	Residential
LOT AREA	12,000 SQ. FT.	6,720 SQ. FT.**
LOT WIDTH	80 FT	56 FT *
FRONT YARD SETBACK	40 FT	>40 FT
SIDE YARD SETBACK	8 FT For Lot Widths < 80 FT (Per Sec. 11-13)	>8 FT*
REAR YARD SETBACK	20 FT	>20 FT
MAX. BUILDING HEIGHT	35 FT	<35 FT
MAX. BUILDING COVERAGE	30 %	<30%

* Existing Non-Conforming
** Variance Required

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 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.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
   Horizontal: A-2
   Vertical: T-2

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:

   a.) "Map Showing Property of Maria Mongillo, Southington, Conn., Scale:1"=40', May3, 1961," by Harry E. Cole, L.S.
   b.) "R.L. Williams Building Lots, Southington, CT, Scale 50 feet to an inch, May 1882," by T.H.M. Kenzie, C.E.
   c.) "Property Survey Map Depicting Proposed Lot Division Prepared for Ryan Kelly 50 Matthews Street, Southington, Connecticut September 23, 2008 Revision September 29, 2008 Scale:1"=40' Prepared by Harry E. Cole & Son"

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-12

9. Total area: 21,000 Sq. Ft. - 0.48 Acres

10. Owner: Ryle Builders, LLC

11. Town of Southington Assessors Map #99 Lot #263

12. Filed in Volume 1035, Page 1193 of the Town Clerk's office.

13. Contour interval is two(2) foot.

14. Existing contours generated from field topography.

15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

DATE	REVISION

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

#70145
Stephen M. Giudice, L.S. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

PROPERTY SURVEY MAP
DEPICTING RE-ESTABLISHMENT OF PROPERTY LINES
Prepared For
RYLE
BUILDERS LLC
34 Williams Street
Southington, Connecticut
July 7, 2021
Scale: 1" = 20'
20' 10' 0 10' 20'

F.B. #: PROJECT #: 0149

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