

NOTES:

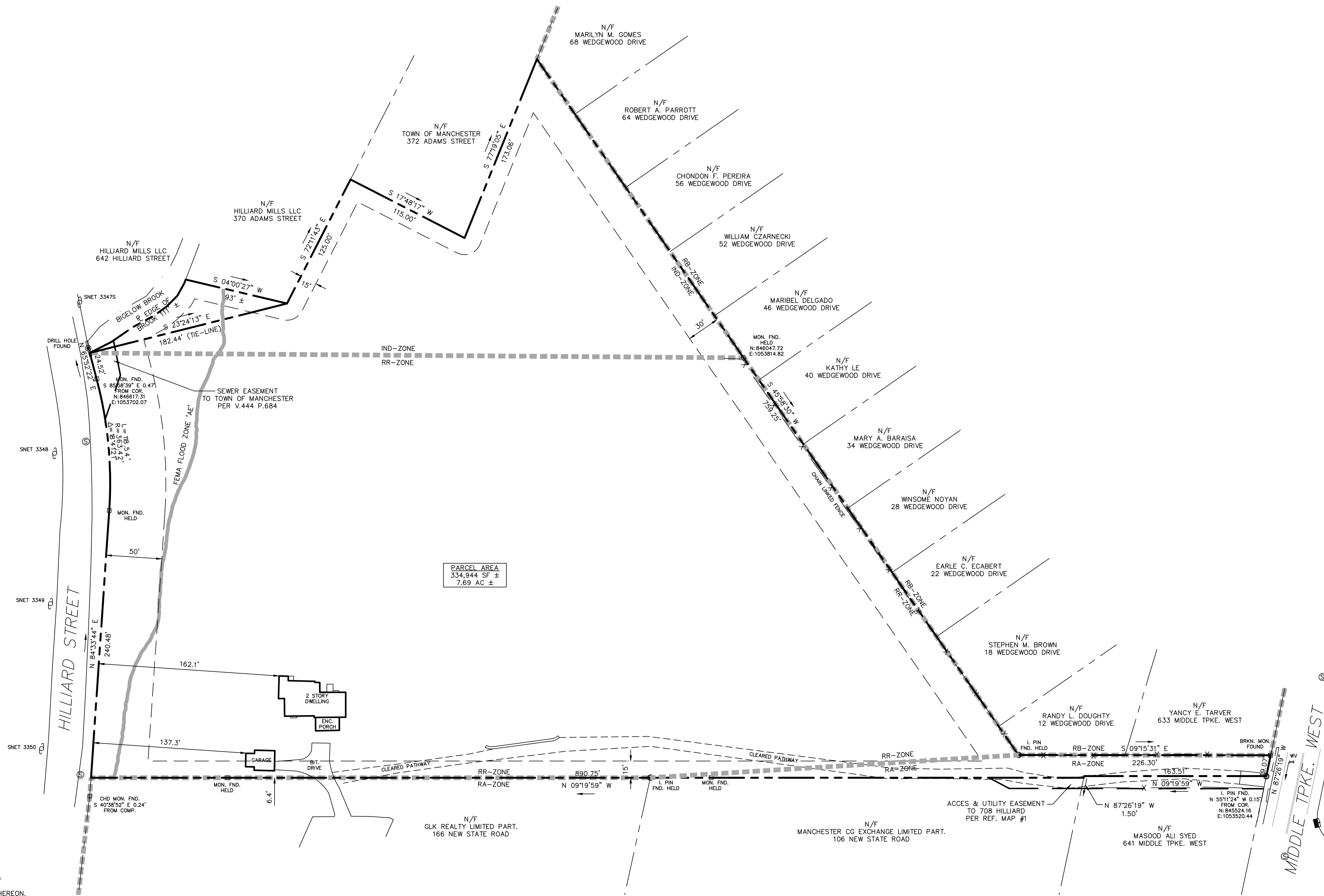
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. BEARINGS ON THIS MAP ARE BASED ON THE HORIZONTAL DATUM: TOWN OF MANCHESTER CONTROL NETWORK (NAD 83).
6. ELEVATIONS ON THIS MAP ARE BASED ON VERTICAL DATUM: TOWN OF MANCHESTER CONTROL NETWORK (NAVD 88).
7. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
8. THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING ZONING BOUNDARIES.
9. TOWN CONTROL POINTS UTILIZED IN THIS SURVEY 770 - N:848940.087 E:1053627.383 E:99.58 AND 772 - N:845532.187 E:1053234.682 E:118.55.
10. A PORTION OF THE SUBJECT PROPERTY IS IN A FLOOD ZONE AE AS DEPICTED AS PER FEMA FLOOD MAP 0903030391F DATED 9/26/08.

MAP REFERENCES:

1. "PLAN PREPARED FOR RAYMOND F. DAMATO HILLIARD STREET, MANCHESTER, CT." SCALE:1"=40' FEB. 14, 1999 M.L.R. #1102
2. "COMPIATION PLAN PREPARED FOR RAMIL LLC 708 HILLIARD STREET A/K/A/ 635 MIDDLE TURNPIKE WEST AND 76 WEDGEWOOD DRIVE MANCHESTER, CONNECTICUT" SCALE:1"=40' FEB. 2024 M.L.R. #2668
3. "PROPERTY OF HERBERT D. & ELEANOR P. DEVOE HILLIARD STREET MANCHESTER, CONN." SCALE:1"=50' JULY 30, 1956 M.L.R. 5-88
4. "MAP OF WOODRIDGE ADDITION NO. 4 MANCHESTER, CONN. ALEXANDER JARVIS OWNER & DEVELOPER" SCALE:1"=50' NOV. 21, 1949 M.L.R. 4-54
5. "PLAN FOR HFC SUBDIVISION 649 MIDDLE TURNPIKE WEST MANCHESTER CONNECTICUT" SCALE:1"=20' JULY 2000 M.L.R. #1310



LOCATION MAP
NTS



PARCEL AREA
334,944 SF ±
7.69 AC ±

MANCHESTER ZONING TABLE (R-R DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MAX. BUILDING DENSITY	1.3 HOUSES PER AC.	1 HOUSE
MAX. BLDG. HEIGHT	35'	20' ±
MAX. BLDG. AREA	30 %	0.7 %
MIN. LOT AREA	30,000 SF	334,944 SF ±
SETBACKS:		
FRONT YARD	50'	137.1'
SIDE YARD	15'	6.2'
REAR YARD	30'	> 30'
MIN. LOT FRONTAGE	150'	402.61'
MIN. BLDG. LINE	150'	380.10'
MIN. FLOOR AREA	1,100 SF	4,199 SF
MIN. GROUND FLOOR AREA	750 SF	1,889 SF

LEGEND

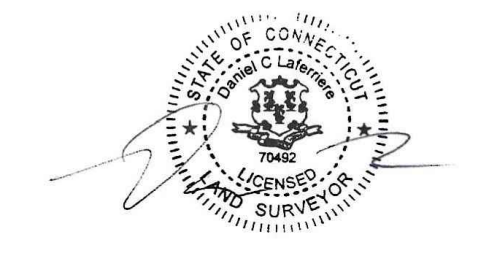
	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	WATER VALVE
	EXISTING FENCE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	MONUMENT
	DRILL HOLE
	IRON PIN
	ZONE BOUNDARY LINE

ZONING LOCATION SURVEY
PREPARED FOR
RAMIL LLC
708 HILLIARD STREET
MANCHESTER, CONNECTICUT
COPYRIGHT © 2024
SCALE: 1" = 50'
AUGUST 9, 2024
REVISED: OCTOBER 16, 2024 - TOWN OF MANCHESTER DATUM
JANUARY 3, 2025 - REVISE RA ZONE LINE
PROJ. NO.: 0903



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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.



DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

