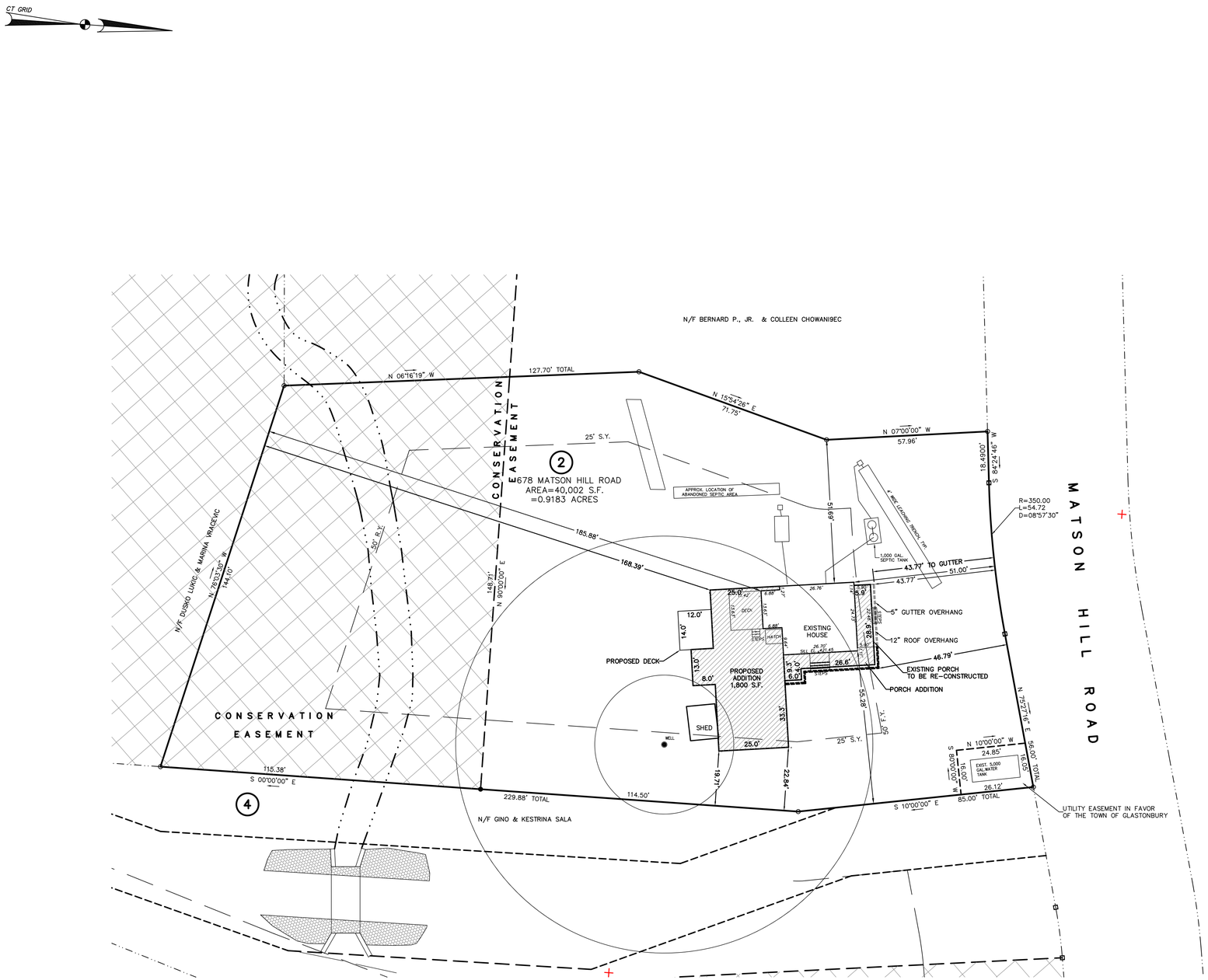
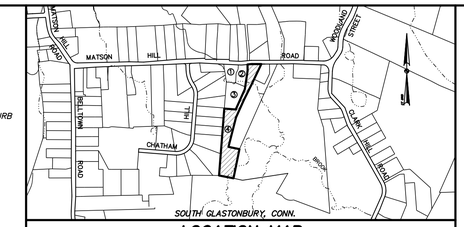



## ABBREVIATIONS

| | |
|---|---|
| CONC. | CONCRETE |
| BIT. | BITUMINOUS |
| WLK. | WALK |
| VOL. | VOLUME |
| PG. | PAGE |
| N/F | NOW OR FORMERLY |
| BCLC | BITUMINOUS CONCRETE LIP CURB |
| GC | GRANITE CURB |
| T.F. | TOP OF FRAME |
| T.G. | TOP OF GRATE |
| INV. | INVERT |
| F.L. | FLOW LINE |
| SMH | SANITARY MANHOLE |
| C.B. | CATCH BASIN |
| A.K.A. | ALSO KNOWN AS |
| F.Y. | FRONT YARD |
| S.Y. | SIDE YARD |
| R.Y. | REAR YARD |
| RET. | RETAINING |
| EXIST. | EXISTING |
| HYD. | HYDRANT |
| W.G. | WATER GATE |
| HELCO | HARTFORD ELECTRIC LIGHT COMPANY |
| CL&P | CONNECTICUT LIGHT & POWER |
| WL | WETLANDS |
| TOP FND. | TOP FOUNDATION ELEVATION |
| BSMT. FLR. | BASEMENT FLOOR ELEVATION |
| GAR. FLR. | GARAGE FLOOR ELEVATION |
| PLA | PRIMARY LEACHING AREA |
| RLA | RESERVE LEACHING AREA |




## LOCATION MAP

SCALE: 1"=1,000'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| ● | IRON PIN | ○ |
| ■ | CONCRETE MONUMENT | □ |
| | PROPERTY LINE | |
| | ABUTTING PROPERTY LINES | |
| | EASEMENT LINE | |
| | BUILDING LINE | |
| 100 98 | GROUND CONTOURS PRE-CONSTRUCTION | |
| | BUILDINGS | |
| | ROOF OVERHANG | |
| | STEPS/HATCHWAY | |
| CONC. PAVEMENT | CONCRETE PAVEMENT | |
| BIT. PAVEMENT | BITUMINOUS PAVEMENT | |
| BIT. CURB | BITUMINOUS CURB | |
| | WETLANDS LIMIT | |
| | BUFFER LIMIT | |
| | WATERCOURSE | |
| CB S S S | STORM SEWERS | |
| F F F | FOUNDATION DRAIN | |
| CD CD CD | CURTAIN DRAIN | |
| U U U | UTILITIES (ELEC, TEL, TV) | |
| | SEPTIC TANK | |
| | DISTRIBUTION BOX | |
| | LEACHING TRENCH | |
| WELL | WELL | |

SCALE IN FEET 40' 20' 0' 20' 40'

## ZONING TABLE – RR ZONE

| ITEM | REQUIRED/ALLOWED | EXISTING | PROPOSED |
|---|---|---|---|
| LOT AREA | 40,000 S.F. | 40,002 S.F. | 40,002 S.F. |
| LOT FRONTAGE | 125 FT. | 131.21 FT. | 131.21 FT. |
| FRONT YARD | 50 FT. | 45.18 FT.* | 45.18 FT.** |
| SIDE YARD | 25 FT. | 51.69 FT./55.20 FT. | 51.69 FT./19.71 FT.^ |
| REAR YARD | 50 FT. | 185.88 FT. | 168.39 FT. |
| COVERAGE | 10% (4,000 S.F.) | 886 S.F. (2.21%) | 2,686S.F. (6.71%) |

* NON-CONFORMING, NO ZONING VIOLATIONS
** SPECIAL EXCEPTION REQUIRED FROM SECTION 4.2.6 (FRONT YARD SETBACK)
^ SPECIAL EXCEPTION REQUIRED FROM SECTION 4.2.7 (SIDE YARD SETBACK)

REFERENCE IS MADE TO MAPS TITLED:

"SUBDIVISION PLAN MATSON HILL ROAD SUBDIVISION PREPARED FOR DOUBLE E PROPERTIES GLASTONBURY, CONN. SCALE: 1"=40', DATE: 3-8-12 REVISED THROUGH: 10-21-13 TOWN PLAN & ZONING CONDITIONS OF APPROVAL, SHEETS 1 AND 2 OF 2, PREPARED BY MEGSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS, LLC 81 RANKIN ROAD GLASTONBURY, CONN. 06033."

"TOPOGRAPHIC MAP MATSON HILL ROAD SUBDIVISION PREPARED FOR DOUBLE E PROPERTIES GLASTONBURY, CONN. SCALE: 1"=40', DATE: 3-8-12 REVISED THROUGH: 10-21-13 TOWN PLAN & ZONING CONDITIONS OF APPROVAL, SHEETS 1 AND 2 OF 2, PREPARED BY MEGSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS, LLC 81 RANKIN ROAD GLASTONBURY, CONN. 06033."

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AS AMENDED.

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY, ZONING LOCATION SURVEY.

THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.

THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION AND APPLICATION TO THE ZONING BOARD OF APPEALS

NO ZONING VIOLATIONS EXIST WITH REGARD TO THE EXISTING HOUSE LOCATION OR SIZE. HOUSE DOES NOT CONFORM TO THE REQUIRED FRONT YARD SETBACK BUT PRE-DATES THE REGULATIONS.

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.


**DUTTON ASSOCIATES, LLC**
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JWD@DUTTONASSOCIATESLLC.COM


STATE OF CONNECTICUT JAMES W. DUTTON No. 70074 LICENSED LAND SURVEYOR

JAMES W. DUTTON, L.S. #70074


THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AND IF SUCH OCCURS, THE LICENSED PROFESSIONAL TO THE THE LEGAL CLIENT OF RECORD
© 2019 - DUTTON ASSOCIATES, LLC.


# ZONING LOCATION SURVEY
# PLOT PLAN FOR PROPOSED ADDITION
# 678 MATSON HILL ROAD
## CAROLYN C. BROWN

PREPARED FOR
GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 11-15-2021

SCALE: 1" = 20'

SHEET 1 of 1

A-21-078-P

FILE: 21078.DWG