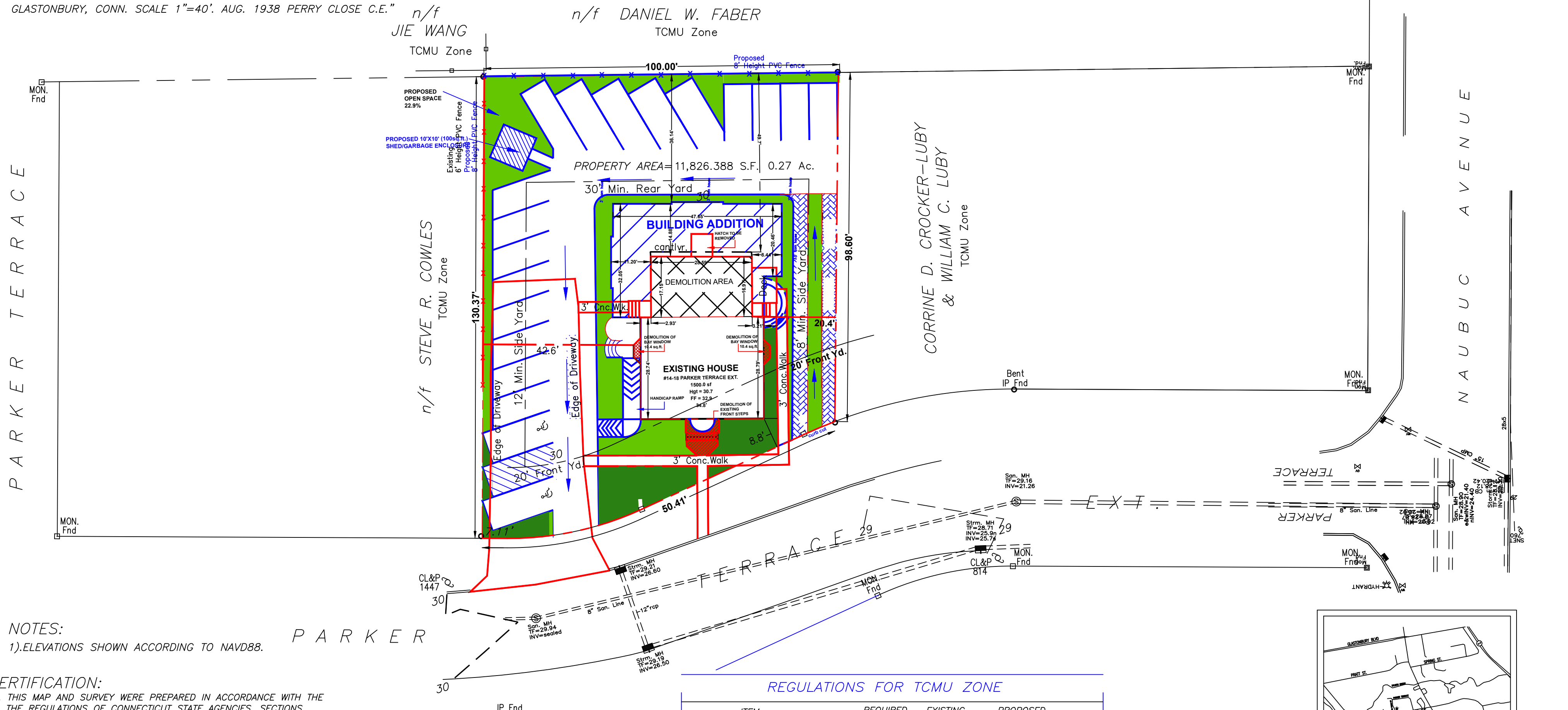


MAP REFERENCES:

- 1). "WILLIAMS PARK, PROPERTY OF PHOENIX STATE BANK AND TRUST CO. GLASTONBURY, CONN. SCALE 1"=40'. AUG. 1937 PERRY CLOSE C.E."
- 2). "WILLIAMS PARK, PROPERTY OF RIVERSIDE REALTY CO. INCORPORATED GLASTONBURY, CONN. SCALE 1"=40'. AUG. 1938 PERRY CLOSE C.E."



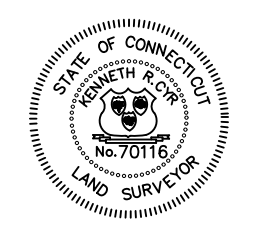
NOTES:  
1). ELEVATIONS SHOWN ACCORDING TO NAVD88.

CERTIFICATION:

- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS: THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.  
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR CORRINE CROCKER-LUBY. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Kenneth R. Cyr* 1-20-22  
PETER D. FLYNN CT.L.L.S. #8792 DATE  
KENNETH R. CYR CT.L.L.S. #70116



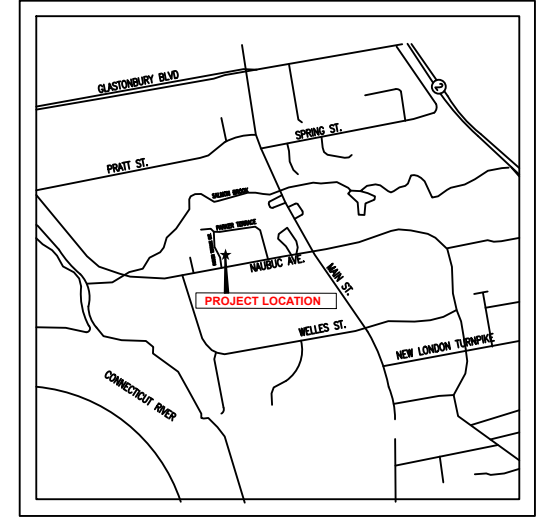
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.  
FLYNN & CYR LAND SURVEYING, LLC  
1204 FARMINGTON AVE. 860-928-7886  
BERLIN, CONNECTICUT 06037

REGULATIONS FOR TCMU ZONE

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	11,826 S.F.	11,826 S.F.
MIN. LOT FRONTAGE	75'	106.22'	106.22'
MIN. FRONT YARD	20'	8.8' *	8.8' **
MIN. SIDE YARD/TOTAL	8'/20'	18.5'/61.1'	13.8'/48.4'
MIN. REAR YARD	30'	49.7'	36.1'
MAX. BLDG. HEIGHT	2.5 STY/35.5'	2 STY/30.7'	2.5 STY/35.5'
MAX. BLDG. COVERAGE/FOOTPRINT	25%	12.7%/1500S.F.	22.9%/2,708 S.F.
REQUIRED OPEN SPACE Ø	12.7%	61.6%	22.9%
DEMOLITION PLAN - S.F. / %	-	-	1,028.0 S.F./34.5%
MAXIMUM FLOOR AREA	5,000.0 S.F.	2,980 S.F.	5,500.0 S.F.
PARKING	-	-	19 ***

- Ø AT LEAST EQUAL TO PRINCIPAL BUILDING'S FOOTPRINT.
- \* NON-CONFORMING BUT PRE-EXISTING CONDITION.
- \*\* RETAINING NON-CONFORMING BUT PRE-EXISTING CONDITION.
- \*\*\* PARKING REQUIREMENTS (1 PARKING SPACE/APARTMENT), (1 PARKING SPACE/3 SEATS IN VENUE)

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.  
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.



VICINITY MAP  
NOT TO SCALE

BOUNDARY SURVEY  
SHOWING EXISTING CONDITIONS  
PREPARED FOR  
CORRINE CROCKER-LUBY  
#14-18 PARKER TERRACE EXT.  
GLASTONBURY, CONNECTICUT  
SCALE 1"=20' JAN. 17, 2022  
REV. 1-20-22  
GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.