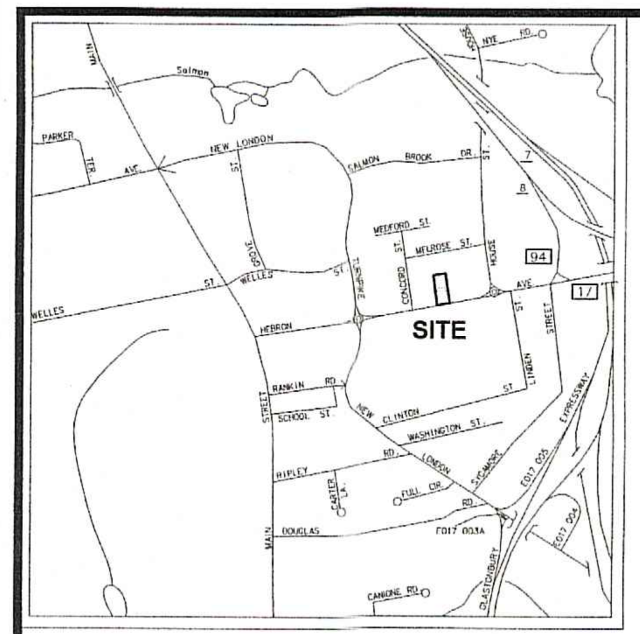
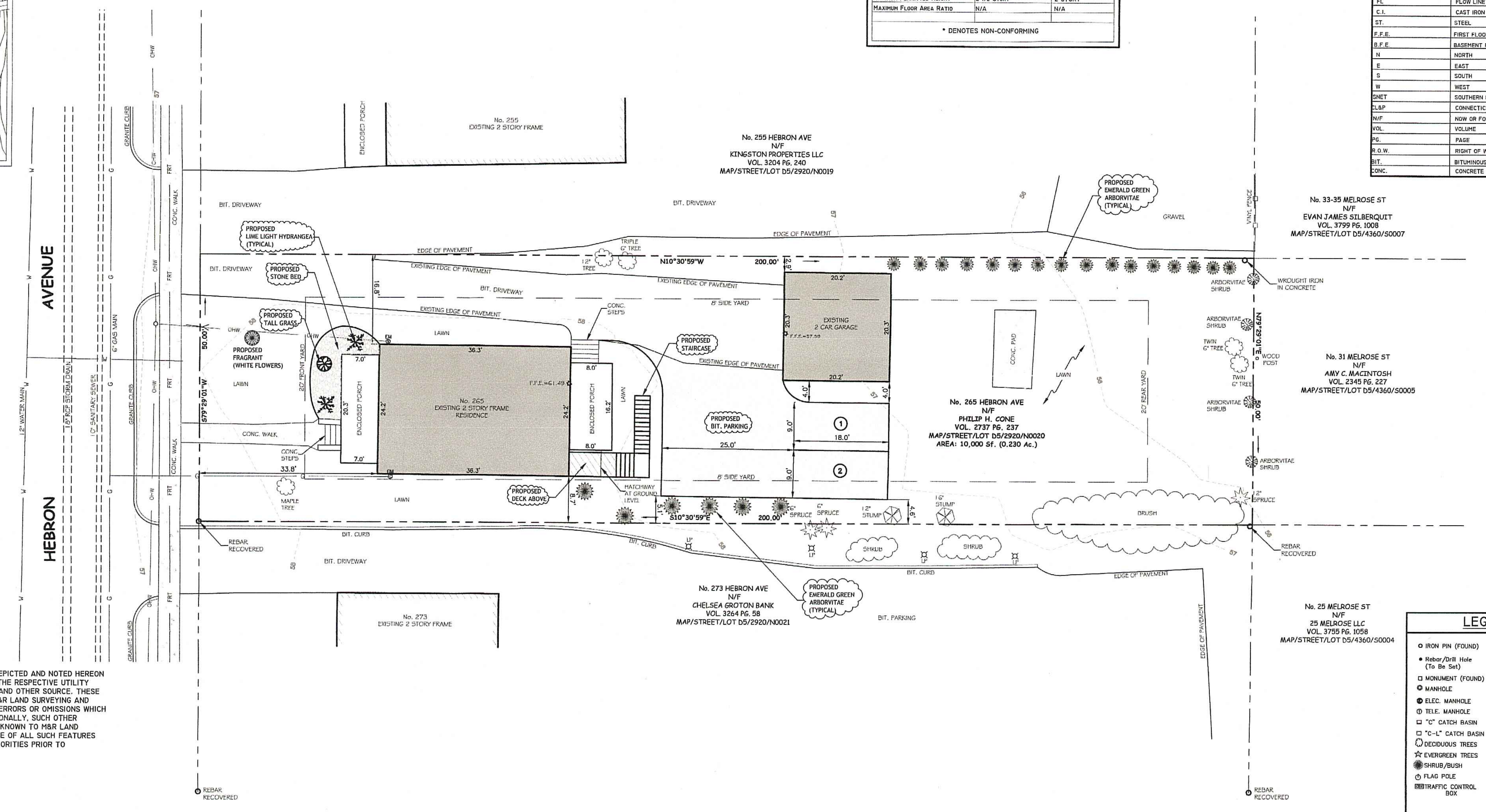


LOCATION MAP:
SCALE: 1"=1000'



UTILITY NOTE:

THE UNDERGROUND UTILITIES STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, LIMITED FIELD LOCATIONS AND OTHER SOURCE. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE AND M&R LAND SURVEYING AND ENGINEERING LLC DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, SUCH OTHER FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO M&R LAND SURVEYING AND ENGINEERING LLC. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG AT 1800-922-4455.

SURVEY NOTES:

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND "THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS AMENDED OCTOBER 26,2018.
2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A IMPROVEMENT LOCATION SURVEY. THE PROPERTY LINES DEPICTED HEREON IS AN OPINION BASED UPON A RESURVEY OF MAPS REFERENCE HEREON.
3. THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY.
4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.
THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY.
THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). USING GEOID 18. COORDINATES AND ELEVATIONS WERE DETERMINED FROM GPS OBSERVATIONS MADE ON DECEMBER 1, 2023.
6. THE SUBJECT PARCEL IS LOCATED IN THE TC ZONING DISTRICT.
7. THE SUBJECT PARCEL CURRENT DEED CAN BE FOUND IN VOLUME 2737 PAGE 237 OF THE OF THE GLASTONBURY LAND RECORDS.
8. THE TOTAL PARCEL AREA IS 10,000 SQ. FT. = 0.230 AC.
9. REFERENCE IS MADE TO THE FOLLOWING MAPS:

A. "MAP OF FAIRLAWN PARK PROPERTY OF HENRY D. WHITNEY GLASTONBURY, CT MAY 1908 SCALE 1 IN=50 FT. A.B. ALDERSON C.E., W. HARTFORD."

B. "IMPROVEMENT LOCATION SURVEY HEBRON AVENUE PAVEMENT REHABILITATION GLASTONBURY , CONNECTICUT, DATE 02/05/2021 SCALE 1"=20, SHEET 4 OF 6 GLASTONBURY ENGINEERING."

ZONING INFORMATION		
ZONE TC	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 SF.	10,000 SF.
MINIMUM LOT FRONTAGE	75'	50'*
MINIMUM LOT COVERAGE	20%	16%
MINIMUM PRINCIPAL FRONT	20'	33.8'
REQUIRED BUILDING SIDE	20/8'	24.6'/8.7'
MINIMUM RIDE YARD	20'	129.6'
MAXIMUM PERMITTED HEIGHT	2-1/2 STORY	2 STORY
MAXIMUM FLOOR AREA RATIO	N/A	N/A

* DENOTES NON-CONFORMING

ABBREVIATIONS	DESCRIPTION
WIF	WROUGHT IRON FENCE
CLF	CHAIN LINK FENCE
SAN.	SANITARY
STM.	STORM
CB	CATCH BASIN
TF.	TOP OF FRAME
INV.	INVERT
FL	FLOW LINE
C.I.	CAST IRON
ST.	STEEL
F.F.E.	FIRST FLOOR ELEVATION.
B.F.E.	BASEMENT FLOOR ELEVATION.
N	NORTH
E	EAST
S	SOUTH
W	WEST
SNET	SOUTHERN NEW ENGLAND TELEPHONE COMP.
CL&P	CONNECTICUT LIGHT & POWER
N/F	NOW OR FORMERLY
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
BIT.	BITUMINOUS
CONC.	CONCRETE

LEGEND:

IRON PIN (FOUND) — SIGN
Rebar/Drill Hole (To Be Set) — POST
MONUMENT (FOUND) — LIGHT POLE
MANHOLE — GUY ANCHOR
ELEC. MANHOLE — UTILITY POLE
TELE. MANHOLE — WATER GATE
"C" CATCH BASIN — WATER METER
"C-L" CATCH BASIN — GAS VALVE
DECIDUOUS TREES — GAS METER
EVERGREEN TREES — TRANSFORMER
SHRUB/BUSH — ELEC. METER
FLAG POLE — MAIL BOX
TRAFFIC CONTROL BOX — HAND HOLE
A.C. UNIT
TRAFFIC LIGHT POLE
BOUNDARY LINE
GUARD RAIL
SANITARY
STORM
U/G GAS LINE
U/G ELEC. LINE
WATER LINE
OVERHEAD UTILITIES
U/G TELE. LINE
CHAIN LINK FENCE
TREE LINE
000 EXISTING CONTOUR
PROPOSED SPOT GRADE
PROPOSED CONTOUR
SF — SF PROPOSED SILT-FENCE

PROJECT No.:	2023-084
SURVEYED BY: K.R.	DRAFTED BY: K.R.
CHECKED BY: R.M.	APPROVED BY: R.M.
DATE:	12/06/2023
SCALE:	1"=10'
SHEET	1 OF 1

IMPROVEMENT LOCATION SURVEY
OF
265 HEBRON AVENUE
GLASTONBURY, CONNECTICUT
PREPARED FOR
SCOTT SANTUCCI

DATE	DESCRIPTION

REVISIONS

THE EMBOSSED SEAL OF THE LAND SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

STATE OF CONNECTICUT ROY A. MEGGIE No. 70399 LICENSED LAND SURVEYOR

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

12/6/2023

ROY A. MEGGIE PE., LS #70399

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

M&R Land Surveying & Engineering LLC
59 FARMSTEAD LANE WINDSOR, CT 06095
860-778-4377 / 860-478-8916

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF M&R LAND SURVEYING & ENGINEERING LLC.