

SURVEY NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3000-20 AND "THE MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 26, 1996.
2. THE TYPE OF SURVEY IS A "ZONING LOCATION SURVEY".
3. THE SURVEY DETERMINATION CATEGORY IS A "RESURVEY".
4. THE SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. MAP REFERENCE: "RESUBDIVISION PLAN BLOOMFIELD RIDGE FILLEY STREET MAP 300 / LOT 9, BLOOMFIELD, CONNECTICUT SHT 4 OF 16, SCALE 1" = 40' PREPARED BY DESIGN PROFESSIONALS, INC. ON 5/16/2005".
6. ALL MONUMENTATION FOUND IS DEPICTED HEREON.
7. PROPERTY IS IN R-30 ZONE.
8. HORIZONTAL AND VERTICAL DATUM ARE ASSUMED.
9. AREA OF PROPERTY = 17,532 SQUARE FEET = 0.4025 ACRES

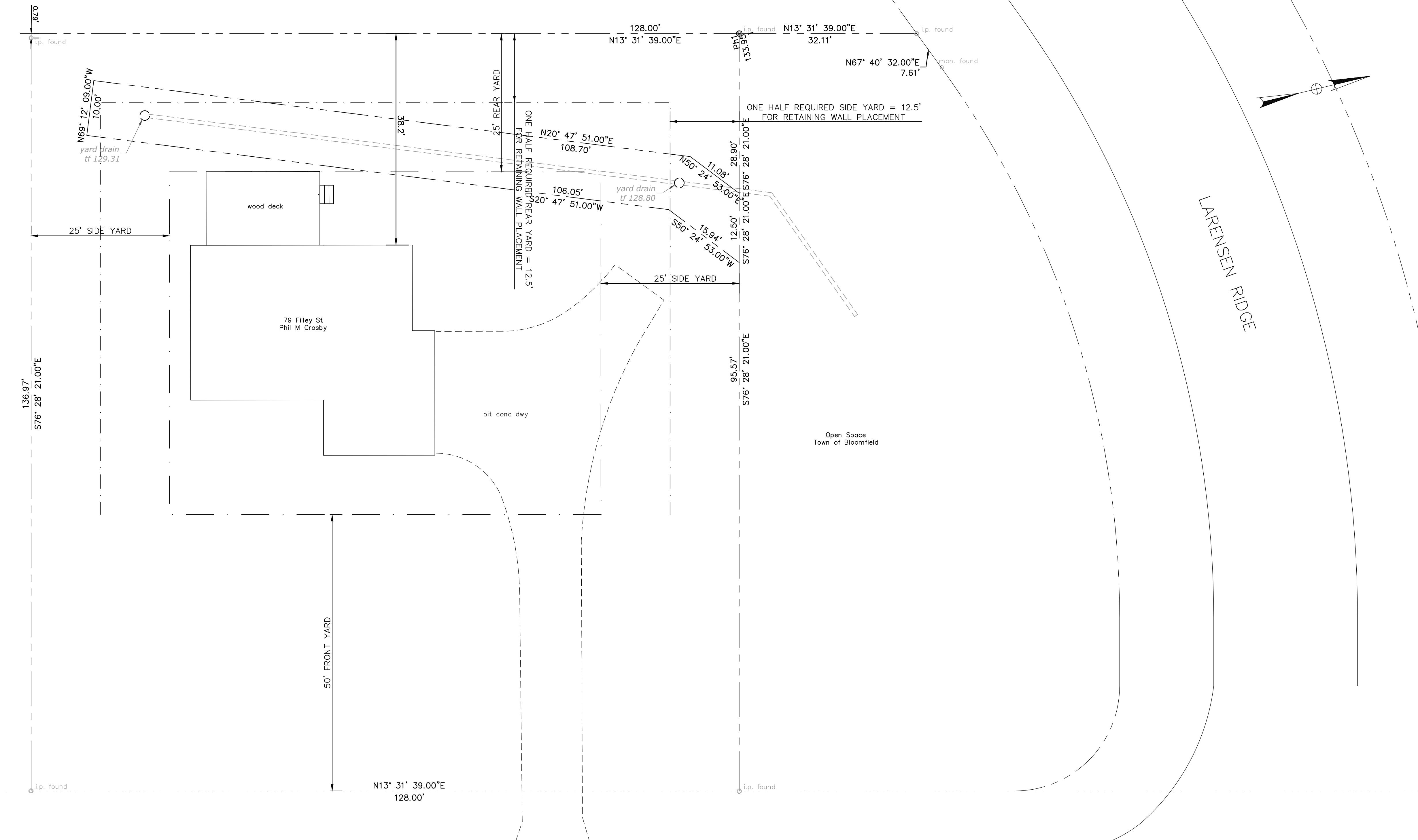
1 Lorenzen Ridge
n/f Arnel HinesSCALE IN FEET
0 10 20
SCALE 1" = 10'

BULK REQUIREMENTS

DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM HEIGHT	MAXIMUM STORIES	MAXIMUM BUILDING COVERAGE
R-30	30,000 SF	150 Ft	50 Ft	25 Ft	25 Ft	35 Ft	2	20 %

SAID PARCEL IS SUBJECT TO THE FOLLOWING:

1. DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS DATED NOVEMBER 5, 2008 AND RECORDED IN VOLUME 1510 AT PAGE 291 OF THE BLOOMFIELD LAND RECORDS
2. ELECTRIC DISTRIBUTION EASEMENTS IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED SEPTEMBER 25, 2007 AND RECORDED OCTOBER 10, 2007 IN VOLUME 1448 AT PAGE 172 AND PAGE 175 OF THE BLOOMFIELD LAND RECORDS.
3. SUBJECT TO SUBDIVISION DRAINAGE RIGHTS IN FAVOR OF LOT 2052 AND LOT 2053 AND REAR WESTERLY AND NORTHERLY BOUNDARY OF LOT 2051 AS DEPICTED ON THE ASBUILT FOR LOT 2951, 79 FILLEY STREET JULY 2, 2015, AND REVISED JULY 22, 2015.

77 Filley St
n/f William Afokwa Abrokwa

BERNARD J. CERMOLA, L.S. #18825

THIS SURVEY WAS CONDUCTED ON THE GROUND
IN SEPTEMBER 2024 AND TO MY KNOWLEDGE
AND BELIEF IS SUBSTANTIALLY CORRECT.

PROPOSED RETAINING WALL
79 FILLEY STREET
BLOOMFIELD, CONNECTICUT
ZONING SURVEY

CARDINAL

ENGINEERING ASSOCIATES

180 RESEARCH PKWY MIDDLEBURY, CT 06450 | 203-228-1969

457 BANTAM RD | LITCHFIELD, CT 06759 | 860-527-9106

SURVEY

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DATE: APR. 15, 2025
SCALE AS NOTED
DESIGNED BY: AND
DRAWN BY: AND
CHECKED BY: BC
APPROVED BY: JAC1. SEAL / SIGNATURE BY L.S., DWG TITLE, ZONING SURVEY
NO. 5/20/2025 AND
REVISION