

KEY PLAN
SCALE: 1 INCH = 200 FEET

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED FOR AN IMPROVEMENT LOCATION SURVEY.
- REFERENCE PLANS -
a) "RESURVEY PREPARED FOR: BLOOMFIELD RIDGE, FILLEY STREET MAP 300/ LOT 9 BLOOMFIELD, CONNECTICUT WETLAND PERMIT APPLICATION PLANS RESUBDIVISION PLAN SHEETS 4 & 5/16 DATE: 5/16/05 REVISION DATES TO 7-26-07", PREPARED BY DESIGN PROFESSIONALS, INC., CIVIL ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS, GIS, GPS, SOUTH WINDSOR, CONNECTICUT
b) "RESURVEY PREPARED FOR: STERLING RIDGE, FILLEY STREET MAP 300/ LOT 9 BLOOMFIELD, CONNECTICUT WETLAND PERMIT APPLICATION PLANS TOPOGRAPHIC PLAN SHEETS 8 & 9/16 DATE: 5/16/05 REVISION DATES TO 6-14-06", PREPARED BY DESIGN PROFESSIONALS, INC., CIVIL ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS, GIS, GPS, SOUTH WINDSOR, CONNECTICUT
c) "AS-BUILT PLAN/PROFILE PREPARED FOR BLOOMFIELD RIDGE, ALFRED CIRCLE BLOOMFIELD, CONNECTICUT SHEETS 1, 2 & 3 OF 3 DATE: FEBRUARY 20, 2012 SCALE: 1 IN. = 40 FT.", PREPARED BY ALFORD ASSOCIATES, INC., CIVIL ENGINEERS, WINDSOR, CONNECTICUT
- HORIZONTAL DATUM IS BASED ON NAD '83. VERTICAL DATUM IS BASED ON NAVD '88.
- THE DEVELOPER IS T & M BUILDING CO., INC., C/O BOB STANHOPE, 110 BROOK STREET, TORRINGTON, CT 06790, TEL. # 860-489-9229
- THERE ARE NO ZONING VIOLATIONS WITH RESPECT TO THE LOCATION OF THE EXISTING FOUNDATION, AS SHOWN.

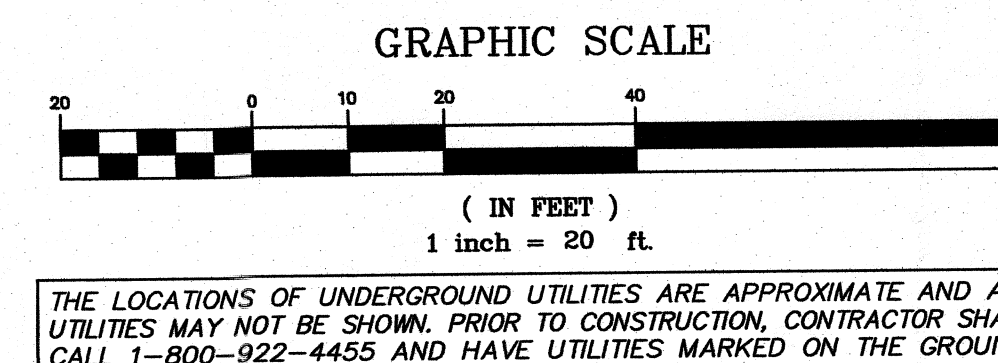
ZONING DATA: R-30 (RESIDENTIAL) - OPEN SPACE SUBDIVISION

	REQUIREMENTS	EXISTING
MINIMUM LOT AREA	17,500 SQ. FT.	17,532 SQ. FT.
MINIMUM LOT WIDTH:		
AT STREET	75 FEET	128'
MINIMUM FRONT YARD	40 FEET	60.9'
MINIMUM SIDE YARD	20 FEET	28.5'
MINIMUM REAR YARD	25 FEET	37.9'
MAXIMUM BUILDING COVERAGE	20%	7.8%
MAXIMUM BUILDING HEIGHT	2.5 STORIES/ 35 FEET	2.5 STORIES AND DOES NOT EXCEED 35'

LEGEND:

- EXISTING IMPROVEMENTS:
- ☆ LIGHT POLE
 - ⊕ ELECTRIC MAN HOLE
 - ⊕ WATER GATE
 - ⊕ SANITARY SEWER MAN HOLE
 - EXISTING IRON PIN
 - CONCRETE MONUMENT
 - 126 --- CONTOUR
 - 130.9 + SPOT GRADE

RECEIVED
JUL 23 2015
ENGINEERING DEPT.
BLOOMFIELD, CT



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

		TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.	
		L.S. NO. 9344	
		Alford ASSOCIATES, INC.	
7-22-15		WILSON M. ALFORD, JR., P.E. & L.S. 860-688-7288	
DATE		REVISION	
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.			
PREPARED FOR T & M BUILDING CO., INC. IMPROVEMENT LOCATION SURVEY BLOOMFIELD RIDGE SUBDIVISION LOT 2051 - 78 FILLEY STREET BLOOMFIELD, CONNECTICUT		SCALE: 1 IN. = 20 FT. DATE: JULY 2, 2014	