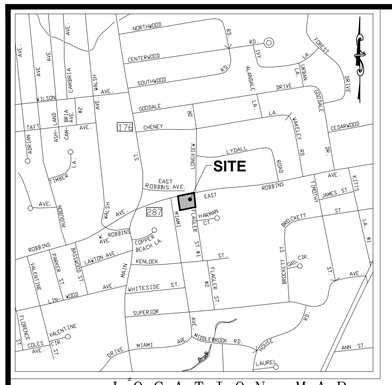
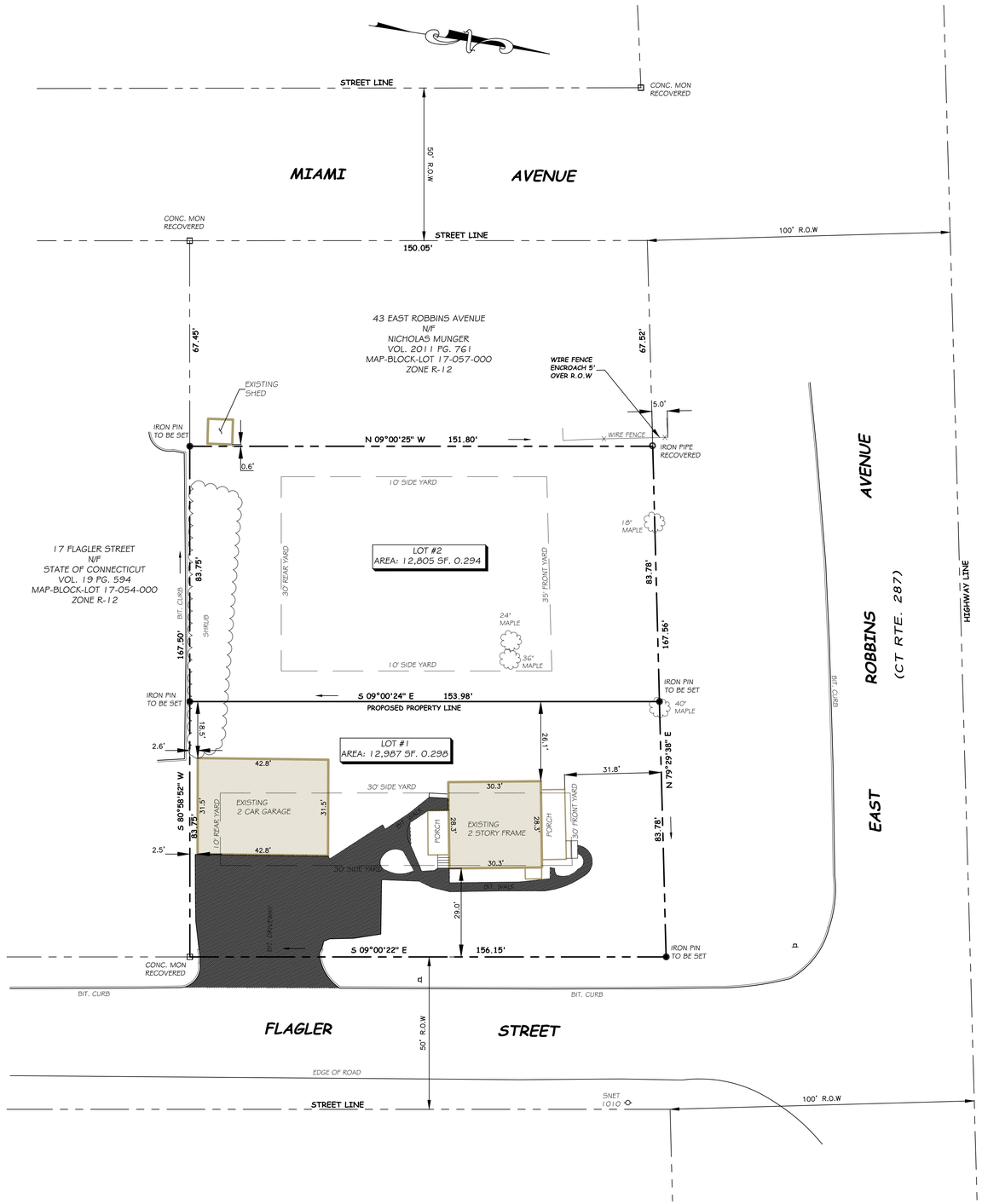


LOCATION MAP
SCALE: 1"=1000'



VICINITY MAP
SCALE: 1"=200'

ZONING INFORMATION LOT #1		
ZONE R-12 CORNER LOT	PERMITTED	PROPOSED
USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	12,000 SF	12,987SF
FRONTAGE	80'	83.78'
FRONT YARD	30'	39.6'
SIDE YARD	30'	26.1'
FLOOR AREA		
REAR YARD	10'	84.7'
IMPERVIOUS AREA		
BUILDING COVER		
HEIGHT	2 ½/35'	2 STY

ZONING INFORMATION LOT #2		
ZONE R-12	PERMITTED	PROPOSED
USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	12,000 SF	12,987SF
FRONTAGE	80'	83.78'
FRONT YARD	35'	
SIDE YARD	10'	
FLOOR AREA		
REAR YARD	30	
IMPERVIOUS AREA		
BUILDING COVER		
HEIGHT	2 ½/35'	

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY LINE
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE PIPE
- METAL STREET LIGHT
- METAL POST
- UTILITY POLE
- WG — WATER GATE VALVE
- FIRE HYDRANT
- GV — GAS GATE VALVE
- SIGN
- x 210.02 — SPOTGRADE
- TCB — TRAFFIC CONTROL BOX
- PEDESTRIAN WALK BUTTON
- 10" — DECIDUOUS TREE
- CATCH BASIN
- DRAINAGE MANHOLE
- SQUARE DRAIN
- SANITARY MANHOLE

MAP NOTES:

1. THIS MAP AND SURVEY HAVE 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 ON SEPTEMBER 26, 1996.

2. THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY"

3. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN PROPERTY SURVEY.

4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.

5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). USING GEOID 12A. COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON NOVEMBER 5, 2019.

6. THE SUBJECT PARCEL IS LOCATED IN THE R-12 ZONE.

7. THE ASSESSOR'S MBL FOR THE EXISTING PARCEL IS 17-055-000.

MAP REFERENCES:

1. "MIAMI HEIGHTS NEWINGTON, HARTFORD CO. CONNECTICUT OWNED BY J.H. CARR LAND CO. FORMERLY OWNED BY HARTFORD COUNTY SEPTEMBER 1, 1925 ERNEST W. BRANCH CIVIL ENGINEER 11 ADAMS BUILDING QUINCY, MASS."

2. "MAP PROPERTY OF HENRY C. BOLLES 55 E. ROBBINS AVE. NEWINGTON, CONNECTICUT SCALE 1"=30' APRIL 1953 F.C. EKSEN LAND SURVEYOR."

Approved by the Newington Town Plan and Zoning Commission as Petition #41-19 at the TPZ meeting on_____.

_____ Date _____ Chairman

Pursuant to Section 8-26c of the Connecticut General Statutes all work in connection with this approved Subdivision shall be completed by _____.
(date of approval plus five years).

0 20' 40' 60'

DATE:	NOV. 6, 2019
DATE:	FEB. 9, 2019
SCALE:	1"=20'
SHEET:	1 OF 1
DRAWN BY:	K.R.

LOT DIVISION
OF
55 EAST ROBBINS AVENUE
NEWINGTON, CONNECTICUT
PREPARED FOR
DORNELAS HOME IMPROVEMENT, LLC

STATE OF CONNECTICUT — OSWALD R. BLINT — No. 12048 — REGISTERED LAND SURVEYOR

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

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

Oswald Blint

OSWALD BLINT L.S.

OSWALD BLINT SURVEYING

48 SILAS DEANE HWY. STE. 8
WINDSOR, CT 06095
860.833.6850
Oswaldblintsurveying.com