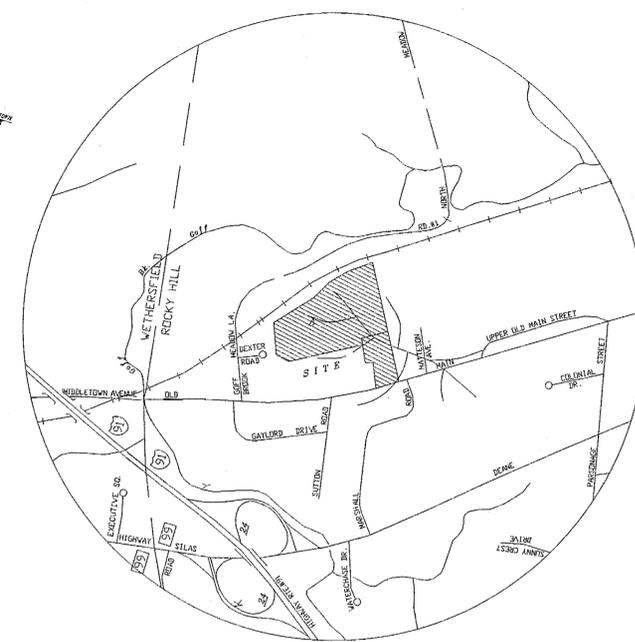
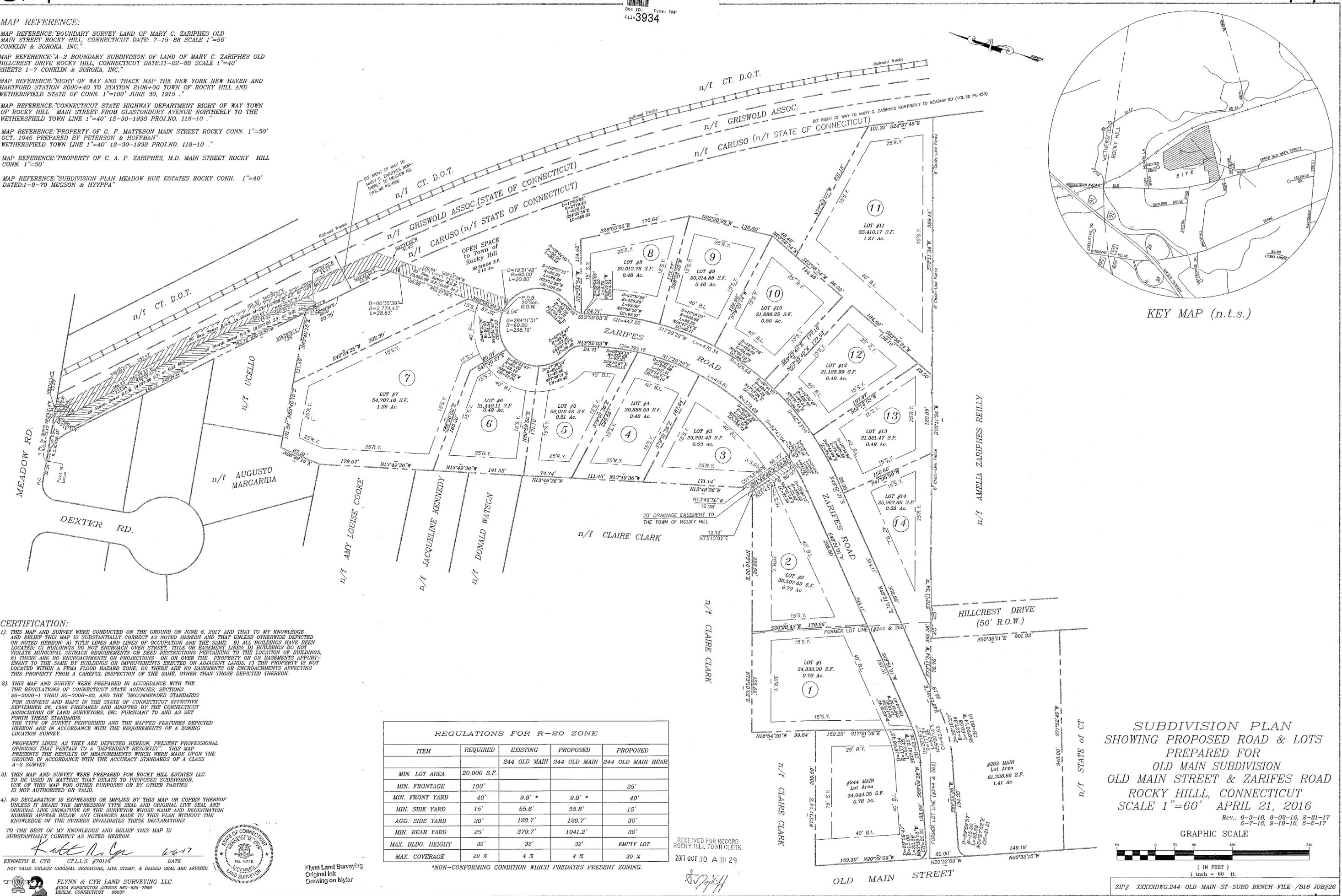


MAP REFERENCE:

- MAP REFERENCE: "BOUNDARY SURVEY LAND OF MARY C. ZARIPHE'S OLD MAIN STREET ROCKY HILL, CONNECTICUT DATE: 7-15-88 SCALE 1"=50' CONKLIN & SOROKA, INC."
- MAP REFERENCE: "A-2 BOUNDARY SUBDIVISION OF LAND OF MARY C. ZARIPHE'S OLD HILLCREST DRIVE ROCKY HILL, CONNECTICUT DATE: 11-22-88 SCALE 1"=40' SHEETS 1-7 CONKLIN & SOROKA, INC."
- MAP REFERENCE: "RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN AND HARTFORD STATION 2000+40 TO STATION 2106+00 TOWN OF ROCKY HILL AND WETHERSFIELD STATE OF CONN. 1"=100' JUNE 30, 1915"
- MAP REFERENCE: "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY TOWN OF ROCKY HILL MAIN STREET FROM GLASTONBURY AVENUE NORTHERLY TO THE WETHERSFIELD TOWN LINE 1"=40' 12-30-1938 PROJ.NO. 118-10"
- MAP REFERENCE: "PROPERTY OF G. F. MATTESON MAIN STREET ROCKY CONN. 1"=50' OCT. 1945 PREPARED BY PETERSON & HOFFMAN WETHERSFIELD TOWN LINE 1"=40' 12-30-1938 PROJ.NO. 118-10"
- MAP REFERENCE: "PROPERTY OF C. A. P. ZARIPHE'S, M.D. MAIN STREET ROCKY HILL CONN. 1"=50'
- MAP REFERENCE: "SUBDIVISION PLAN MEADOW RUE ESTATES ROCKY CONN. 1"=40' DATED: 1-9-70 MEGSON & HYYPPA"



KEY MAP (n.t.s.)

CERTIFICATION:

- THIS MAP AND SURVEY WERE CONDUCTED ON THE GROUND ON JUNE 6, 2017 AND THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON: A) TITLE LINES AND LINES OF OCCUPATION ARE THE SAME; B) ALL BUILDINGS HAVE BEEN LOCATED; C) BUILDINGS DO NOT ENCRoACH OVER STREET, TITLE OR EASEMENT LINES; D) BUILDINGS DO NOT VIOLATE MUNICIPAL SETBACK REQUIREMENTS OR DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS; E) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS; F) THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE; G) THERE ARE NO ENCROACHMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME, OTHER THAN THOSE DEPICTED THEREON.
- 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 SEPTEMBER 26, 1996 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 ZONING LOCATION 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 SURVEY.
- THIS MAP AND SURVEY WERE PREPARED FOR ROCKY HILL ESTATES LLC. TO BE USED IN MATTERS THAT RELATE TO PROPOSED SUBDIVISION. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE 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 6/6/17
 KENNETH R. CYR CT.L.L.S. #70116 DATE
 NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



Flynn Land Surveying
 Original Ink
 Drawing on Mylar

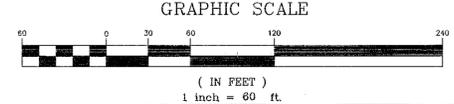
REGULATIONS FOR R-20 ZONE				
ITEM	REQUIRED	EXISTING	PROPOSED	PROPOSED
MIN. LOT AREA	20,000 S.F.	244 OLD MAIN	244 OLD MAIN	244 OLD MAIN REAR
MIN. FRONTAGE	100'			25'
MIN. FRONT YARD	40'	9.8' *	9.8' *	40'
MIN. SIDE YARD	15'	55.8'	55.8'	15'
AGG. SIDE YARD	30'	128.7'	128.7'	30'
MIN. REAR YARD	25'	279.7'	1041.2'	30'
MAX. BLDG. HEIGHT	35'	32'	32'	EMPTY LOT
MAX. COVERAGE	20 %	4 %	4 %	20 %

RECEIVED FOR RECORD
 ROCKY HILL TOWN CLERK
 2017 OCT 30 A 11:29

*NON-CONFORMING CONDITION WHICH PREDATES PRESENT ZONING.

SUBDIVISION PLAN
 SHOWING PROPOSED ROAD & LOTS
 PREPARED FOR
 OLD MAIN SUBDIVISION
 OLD MAIN STREET & ZARIFES ROAD
 ROCKY HILL, CONNECTICUT
 SCALE 1"=60' APRIL 21, 2016

Rev.: 6-3-16, 8-02-16, 2-21-17
 6-7-16, 9-19-16, 6-8-17



ZIP# XXXXXDWG.244-OLD-MAIN-ST-SUBD BENCH-FILE-/B18 JOB#26