

Notes:

Assessor's Lot - 132
 Block - 011
 Lot - 008

Zone R10S

Lot Area - 33,120 S.F.

Contour Interval - 2Ft.

The Property is not impacted by wetlands, streams, floodplains, rock outcroppings, etc. The tie lines are shown and will not be affected by the project.

There is no need for changes to existing parking, loading, etc.

Sightline - To the East 600' +/-
 To the West 900' +/-
 Posted Speed - 35 MPH
 There is no need for change, no additional vehicles will be added to the project.

There will be no changes to the lighting on site.

There are no landscaping changes as the result of the project.

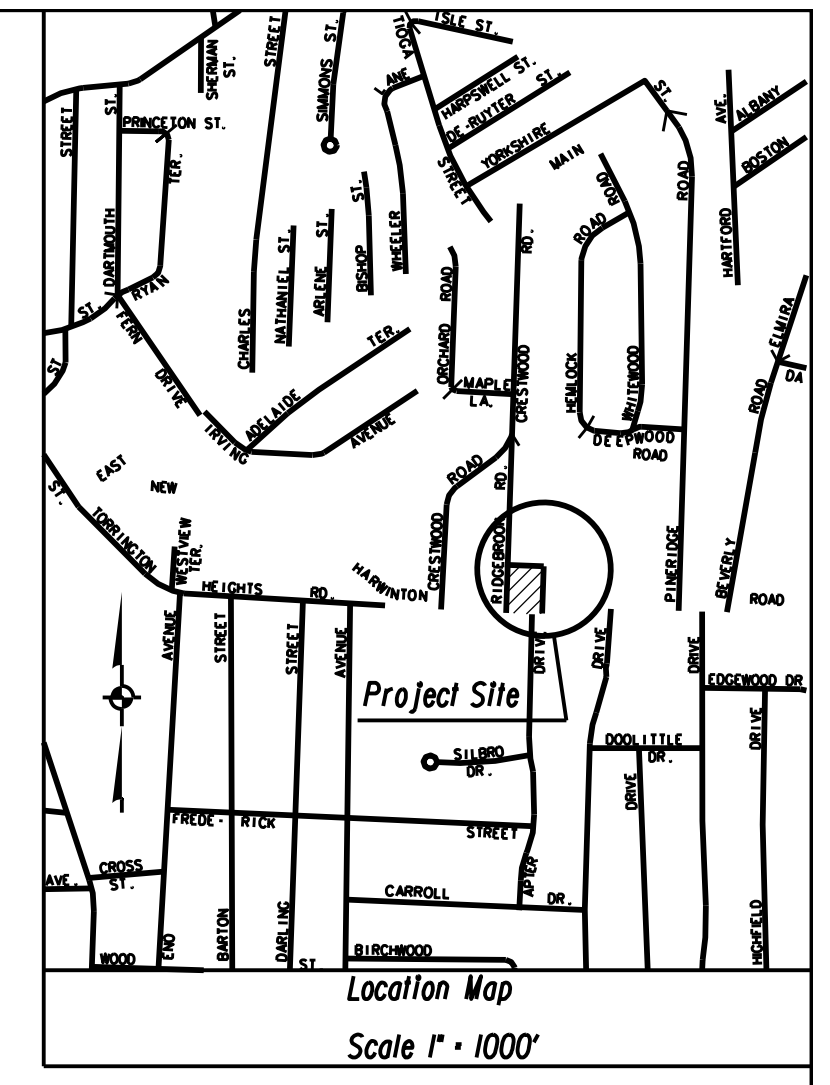
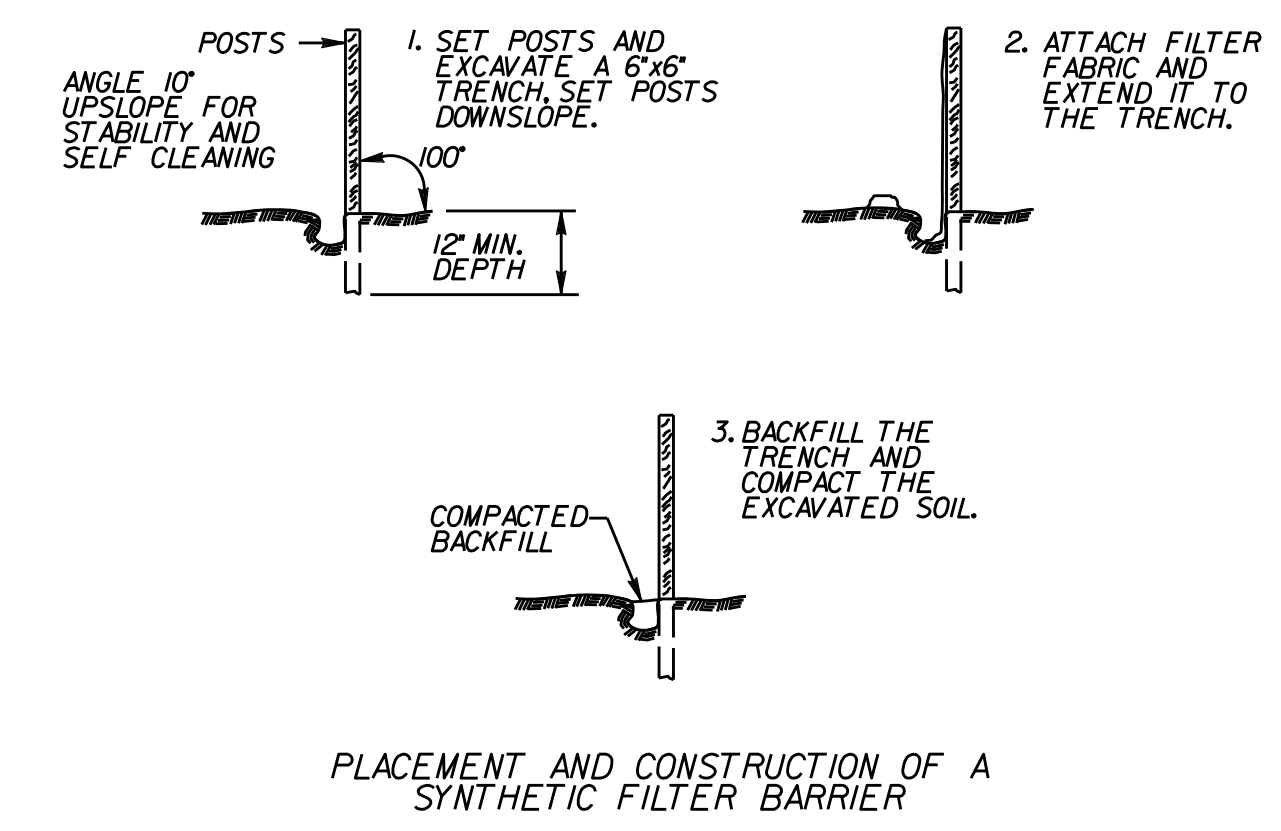
There will be no changes to existing utility service connections.

There are no changes to existing trash receptacle(s) location.

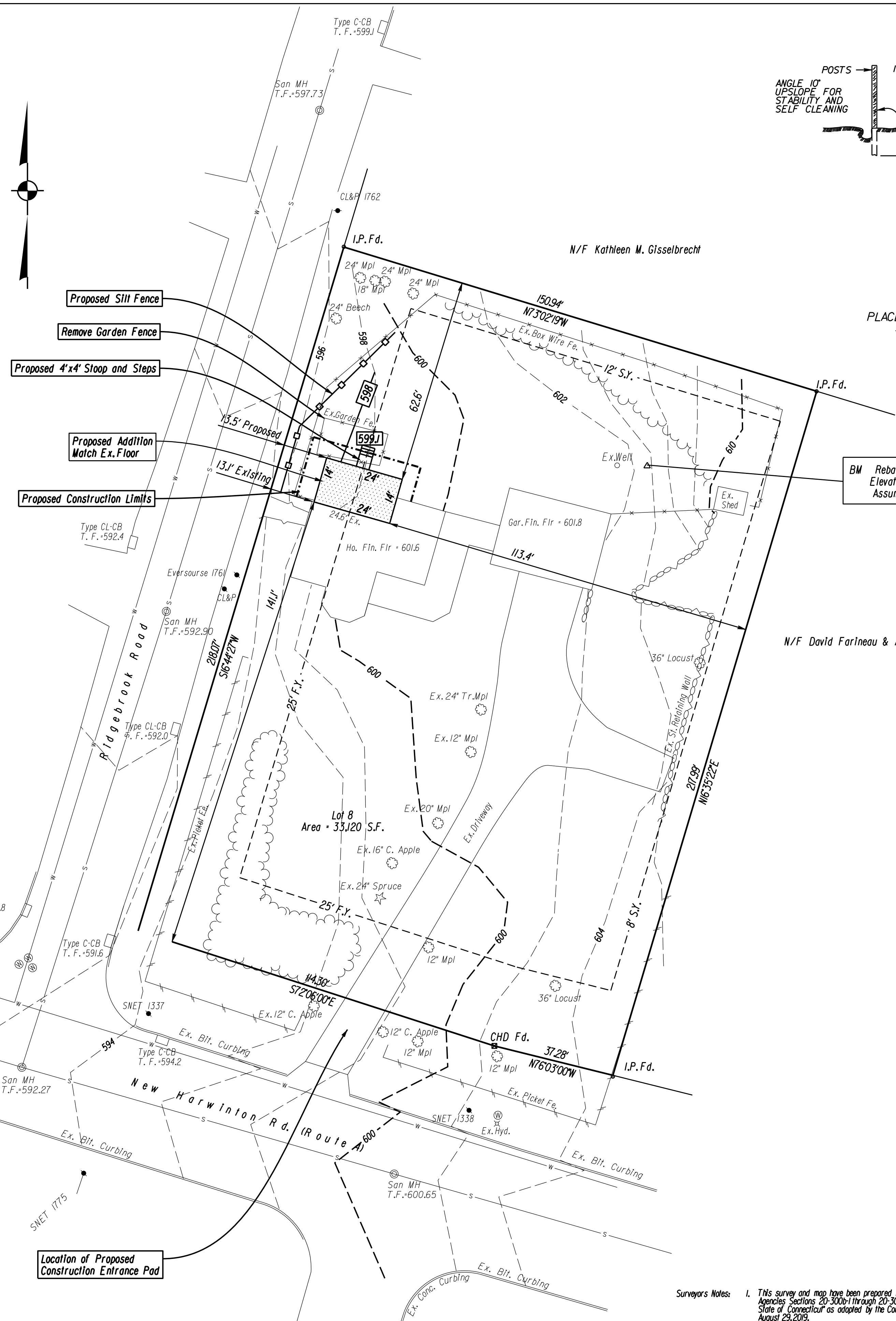
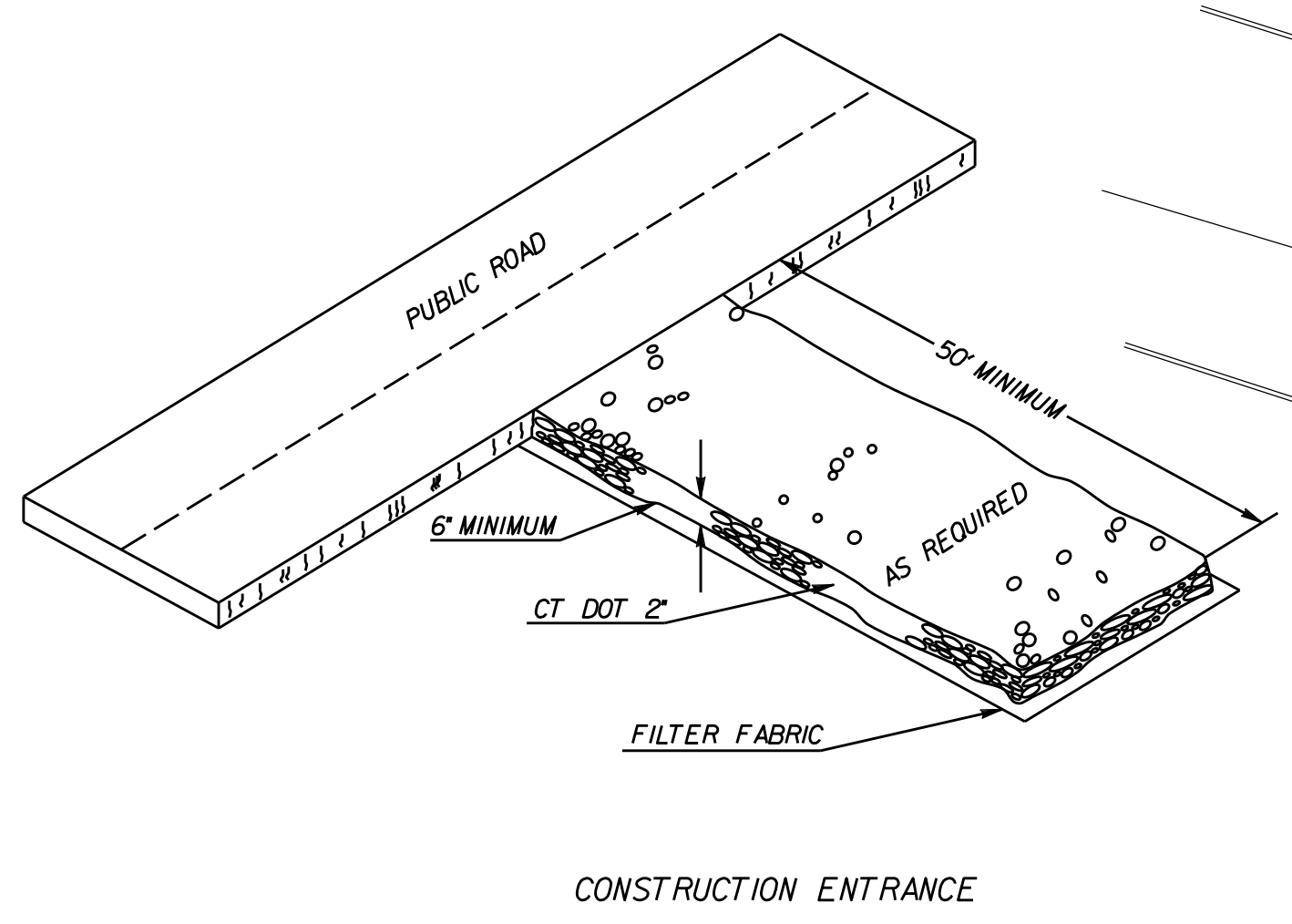
There are no existing signs and none are proposed.

Architectural drawings are submitted under separate cover.

Driveways within 100 feet of the site are shown on this drawing.

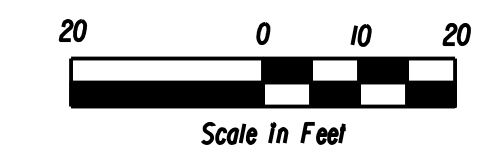


Informational Table	
Existing use of the property.	Residential
Proposed use of the property.	Residential
Zone in which the property is located.	R10S
Size of the property in square feet or acres.	33,120 S.F. or 0.76 Ac.
Gross first floor area of existing structures.	2,418 S.F.
Gross floor area of proposed structures.	363 S.F.
Total impervious surface.	5,497 S.F. or 16.6%
Building height in feet and number of stories.	Ex. House - 24'
Number of parking spaces required.	2
Number of parking spaces provided.	2
Number of loading spaces required.	N/A
Number of loading spaces provided.	N/A



- Map References:**
- Subdivision Map Prepared for Robert L. Bauer, Jr., Ridgebrook Road and Rte. #4, Torrington, Conn. Scale 1" = 20' Rev. Thru Jan. 12, 1989. DiCara Land Surveying Services.
 - "Morningside" Map Showing Subdivision of Property owned by Dorothy W. Cleveland Torrington, Conn. Scale 1" = 20' April, 1973 H. E. Smith Jr. Land Surveyor.

- Surveyors Notes:**
- This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-500b through 20-500c-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
 - Boundary Determination Category - Resurvey
 - Horizontal Accuracy Class - A-2
 - Vertical Accuracy Class - T-2
 - Underground Features have been compiled in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into the plan as a result.



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

Robert C. Green

