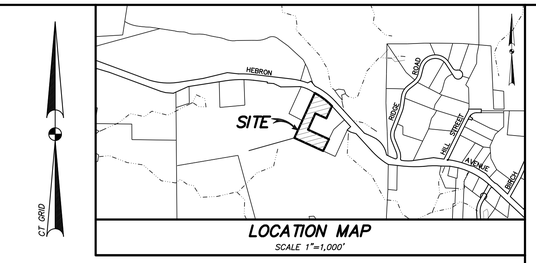
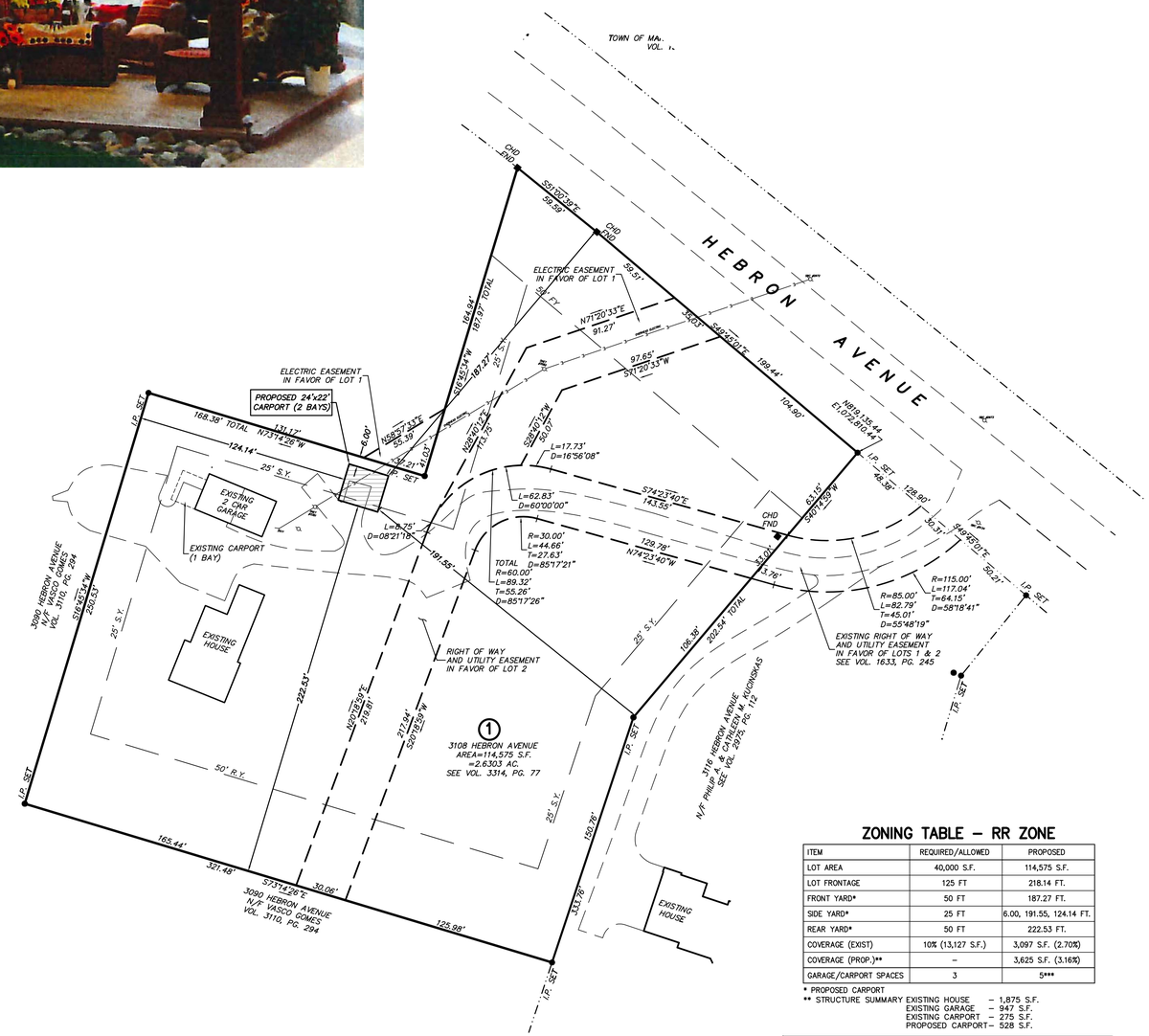


LOCATION MAP
SCALE 1"=1,000'

SCALE IN FEET
80 40 0 40 80

LEGEND

EXISTING		PROPOSED
I.P. FND	IRON PIN	I.P. TO BE SET
MON. FND	CONCRETE MONUMENT	MON. TO BE SET
	PROPERTY LINE	
	ABUTTING PROPERTY LINES	
	EASEMENT LINE	
	BUILDING LINE	



ZONING TABLE – RR ZONE

ITEM	REQUIRED/ALLOWED	PROPOSED
LOT AREA	40,000 S.F.	114,575 S.F.
LOT FRONTAGE	125 FT	218.14 FT.
FRONT YARD*	50 FT	187.27 FT.
SIDE YARD*	25 FT	6.00, 191.55, 124.14 FT.
REAR YARD*	50 FT	222.53 FT.
COVERAGE (EXIST)	10% (13,127 S.F.)	3,097 S.F. (2.70%)
COVERAGE (PROP.)**	–	3,625 S.F. (3.16%)
GARAGE/CARPORT SPACES	3	5***

* PROPOSED CARPORT
** STRUCTURE SUMMARY EXISTING HOUSE – 1,875 S.F.
EXISTING GARAGE – 947 S.F.
EXISTING CARPORT – 275 S.F.
PROPOSED CARPORT – 528 S.F.

***THE SITE CURRENTLY CONTAINS A TWO CAR ENCLOSED GARAGE AND ONE CARPORT. A VARIANCE IS REQUIRED FROM SECTION 7.1 b. 2. b. 1. TO ALLOW TWO ADDITIONAL CARPORTS (5 GARAGE/CARPORT SPACES TOTAL).

REFERENCE IS MADE TO MAPS TITLED:

"SUBDIVISION PLAN, GRAMEGNA SUBDIVISION, PREPARED FOR JOHN GRAMEGNA, GLASTONBURY, CONNECTICUT, PREPARED BY DUTTON ASSOCIATES, LLC, GLASTONBURY, CONN., SCALE: 1"=40', DATE: 02/03/2010, SHEET 1 OF 4, FILE NAME: A-05-024-S, REVISED THROUGH 8/4/2010: TOWN APPROVALS."

THIS SURVEY HAS 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, INC. ON SEPTEMBER 26, 1996, AS AMENDED..

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY, ZONING LOCATION SURVEY.

THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.

THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION.

NO ZONING VIOLATIONS EXIST WITH REGARD TO THE EXISTING OR PROPOSED HOUSE & GARAGE LOCATION OR SIZES.

THE SITE CURRENTLY CONTAINS A TWO CAR ENCLOSED GARAGE AND ONE CARPORT. A VARIANCE IS REQUIRED FROM SECTION 7.1 b. 2. b. 1. TO ALLOW TWO ADDITIONAL CARPORTS (5 GARAGE/CARPORT SPACES TOTAL).

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

DUTTON ASSOCIATES, LLC
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67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
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EMAIL: JWD@DUTTONASSOCIATESLLC.COM

STATE OF CONNECTICUT JAMES W. DUTTON No. 70074 LICENSED LAND SURVEYOR

JAMES W. DUTTON, L.S. #70074

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ZONING LOCATION SURVEY
3108 HEBRON AVENUE
PREPARED FOR
VASCO GOMES
GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 09/18/2020
SCALE: 1"=40'
SHEET 1 of 1
A-13-031-ZBA
FILE: 130.31-ZBA.DWG