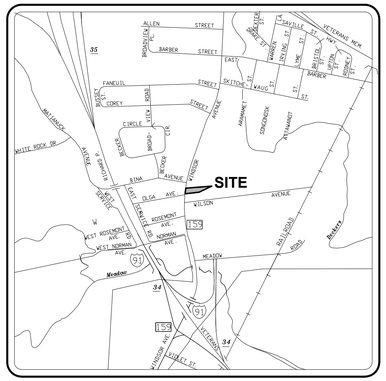
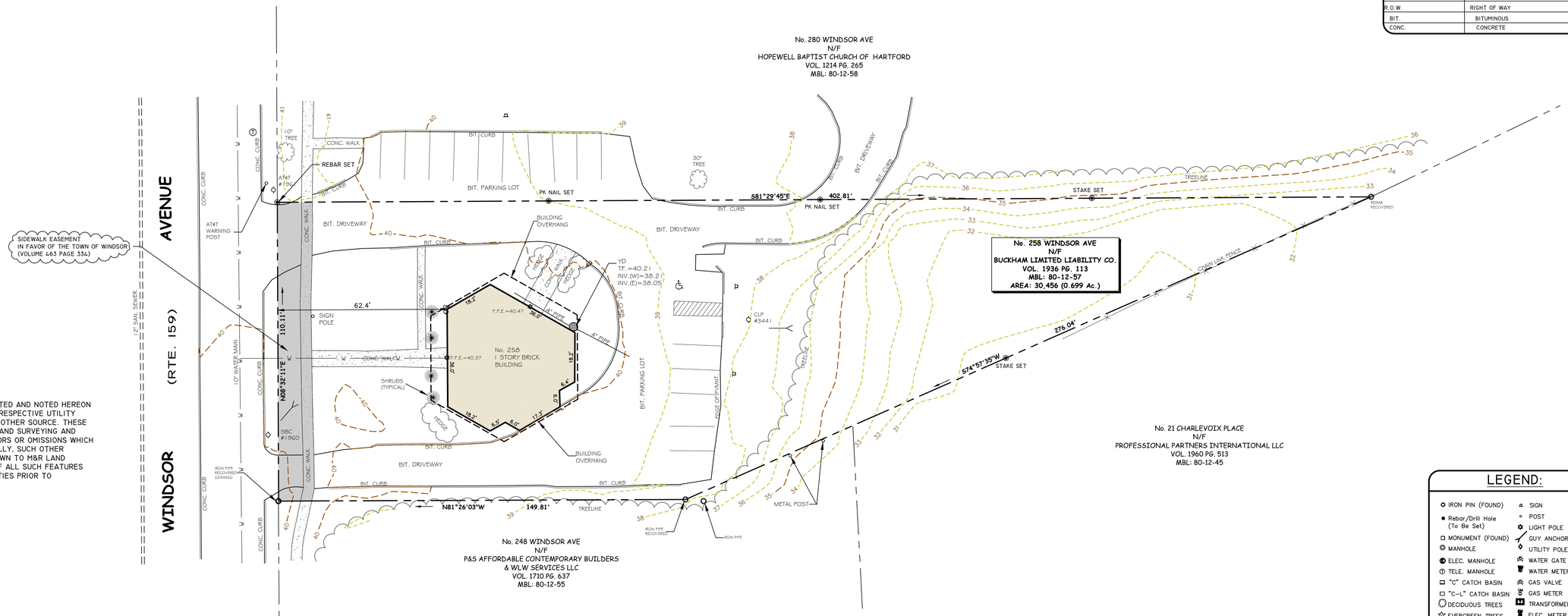


LOCATION MAP:
SCALE: 1"=1000'

ABBREVIATIONS	DESCRIPTION
WIF	WROUGHT IRON FENCE
CLF	CHAIN LINK FENCE
SAN.	SANITARY
STM.	STORM
CB	CATCH BASIN
TF.	TOP OF FRAME
INV.	INVERT
FL	FLOW LINE
C.I.	CAST IRON
ST.	STEEL
F.F.E.	FIRST FLOOR ELEVATION.
B.F.E.	BASEMENT FLOOR ELEVATION.
N	NORTH
E	EAST
S	SOUTH
W	WEST
SNET	SOUTHERN NEW ENGLAND TELEPHONE COMP.
CL&P	CONNECTICUT LIGHT & POWER
N/F	NOW OR FORMERLY
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
BIT.	BITUMINOUS
CONC.	CONCRETE



UTILITY NOTE:

THE UNDERGROUND UTILITIES STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, LIMITED FIELD LOCATIONS AND OTHER SOURCE. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE AND M&R LAND SURVEYING AND ENGINEERING LLC DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, SUCH OTHER FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO M&R LAND SURVEYING AND ENGINEERING LLC. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG AT 1800-922-4455.

SURVEY NOTES:

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND "THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS AMENDED OCTOBER 26,2018.
2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A TOPOGRAPHIC SURVEY. THE PROPERTY LINES DEPICTED HEREON IS AN OPINION BASED UPON A RESURVEY OF MAPS REFERENCE HEREON.
3. THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY.
4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.
   THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY.
   THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). USING GEOID 12B. COORDINATES AND ELEVATIONS WERE DETERMINED FROM GPS OBSERVATIONS MADE ON MAY 18 2024.
6. THE SUBJECT PARCEL IS LOCATED IN THE B2 ZONING DISTRICT.
7. THE SUBJECT PARCEL CURRENT DEED CAN BE FOUND IN VOLUME 1936 PAGE 113 OF THE TOWN OF WINDSOR LAND RECORDS.
8. THE TOTAL PARCEL AREA IS 30,456 SQ. FT. = 0.699 AC.
9. REFERENCE IS MADE TO THE FOLLOWING MAPS:

A. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WINDSOR WINDSOR AVENUE FROM HARTFORD CITY LINE NORTHERLY TO SKITCHEWAUG STREET, SCALE 1"=40', SURVEY BY M.C. BITNER DATE 1-59, PLOTTED BY D.B. COLLINS DATE 3-59, TRACED BY R.T. TOURVILLE DATE 12-59, APPROVED E.J. SULLIVAN DATE 1-60, NUMBER 56A, SHEET 2 OF 2, EDWARD J. SULLIVAN ENGINEER."

B. "PROPERTY SURVEY PROPERTY OF HPE WINDSOR HOPEWELL BAPTIST CHURCH 280-282 WINDSOR AVENUE WINDSOR, CONNECTICUT, SCALE 1"=30' DATE 5/28/99 SHEET 2 OF 9, REVISED 12/16/99, & 8/30/99, JOHN H. MILLER LICENSED LAND SURVEYOR."

LEGEND:

- IRON PIN (FOUND)
- Rebar/Drill Hole (To Be Set)
- MONUMENT (FOUND)
- MANHOLE
- ELEC. MANHOLE
- TELE. MANHOLE
- "C" CATCH BASIN
- "C-L" CATCH BASIN
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB/BUSH
- FLAG POLE
- TRAFFIC CONTROL BOX
- SIGN
- POST
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- WATER GATE
- WATER METER
- GAS VALVE
- GAS METER
- TRANSFORMER
- ELEC. METER
- MAIL BOX
- HAND HOLE
- A.C. UNIT
- TRAFFIC LIGHT POLE
- BOUNDARY LINE
- GUARD RAIL
- SANITARY
- STORM
- U/G GAS LINE
- U/G ELEC. LINE
- WATER LINE
- OVERHEAD UTILITIES
- U/G TELE. LINE
- CHAIN LINK FENCE
- TREE LINE
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SILT-FENCE

PROJECT No.:	2024-032
SURVEYED BY: K.R./R.M.	DRAFTED BY: K.R.
CHECKED BY: R.M.	APPROVED BY: R.M.
DATE:	06/06/2024
SCALE:	1"=20'
	SCALE: 1"=20'
SHEET	1 OF 1

TOPOGRAPHIC SURVEY
OF
258 WINDSOR AVE
WINDSOR, CONNECTICUT
PREPARED FOR
THE COLLECTIVE SPACE LLC

DATE	DESCRIPTION
REVISIONS	

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

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

ROY A. MEGGIE PE., LS #70399

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

M&R Land Surveying & Engineering LLC
59 FARMSTEAD LANE WINDSOR, CT 06095
860-778-4377 / 860-478-8916

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