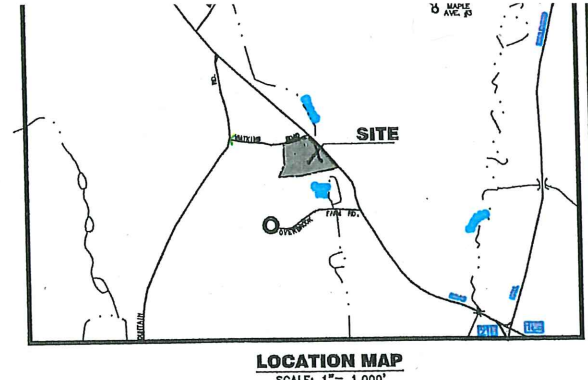
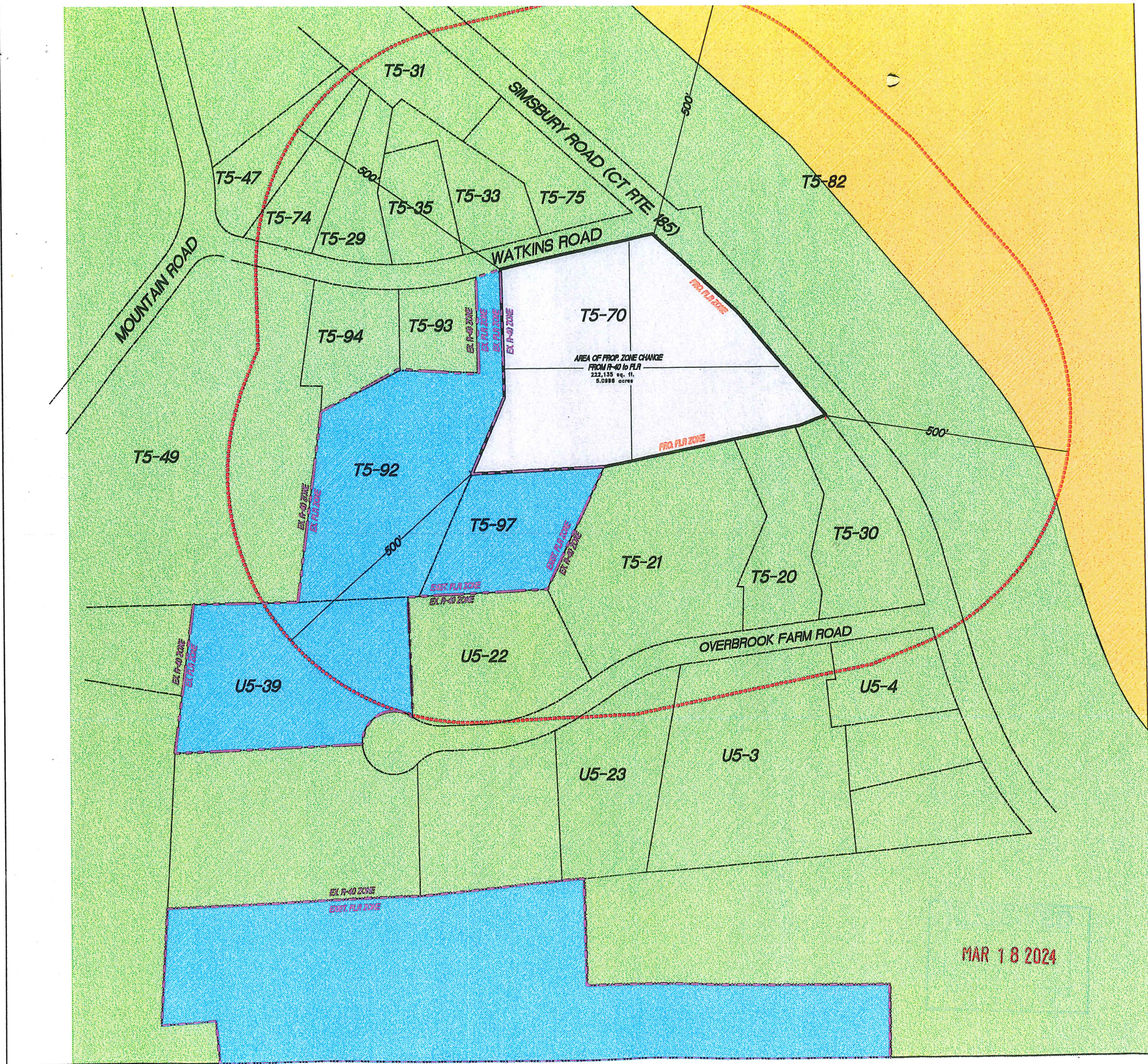




LIST OF PROPERTY OWNERS WITHIN 500' OF SUBJECT PARCEL

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
U5-3	10 OVERBROOK FARM RD	BOLTON CYRIL	10 OVERBROOK FARM RD	BLOOMFIELD	CT	06002-0000
T5-29	8 WATKINS RD	BAIN MARK IAN TR	8 WATKINS RD	BLOOMFIELD	CT	06002-0000
T5-35	14 WATKINS RD	BOTTICELLO BRUCE J	14 WATKINS RD	BLOOMFIELD	CT	06002-0000
T5-31	399 SIMSBURY RD	COLEY MARK A	399 SIMSBURY RD	BLOOMFIELD	CT	06002-0000
T5-93	15 WATKINS RD	MORGAN JOHN BALF	15 WATKINS RD	BLOOMFIELD	CT	06002-0000
U5-4	377 SIMSBURY RD	GREGOR LESLIE ANN	377 SIMSBURY RD	BLOOMFIELD	CT	06002-0000
T5-33	18 WATKINS RD	DUNCAN JAMES W	18 WATKINS RD	BLOOMFIELD	CT	06002-0000
T5-47	1030 MOUNTAIN RD	CAPPADONA PAUL	1030 MOUNTAIN RD	BLOOMFIELD	CT	06002-0000
T5-94	9 WATKINS RD	FABLE EVAN G	9 WATKINS RD	BLOOMFIELD	CT	06002-0000
T5-30	381 SIMSBURY RD	SELIGMAN STEVEN L &	381 SIMSBURY RD	BLOOMFIELD	CT	06002-0000
T5-22	5 OVERBROOK FARM RD	SELIGMAN STEVEN L &	381 SIMSBURY RD	BLOOMFIELD	CT	06002-0000
T5-21	9 OVERBROOK FARM RD	CAMPBELL SUZETTE M	9 OVERBROOK FARM RD	BLOOMFIELD	CT	06002-0000
T5-70	391 SIMSBURY RD	SHEPHERD SUSAN	391 SIMSBURY RD	BLOOMFIELD	CT	06002-0000
T5-75	395 SIMSBURY RD	SILVESTER MICHAEL J SR (TR)	22 WATER STREET	TORRINGTON	CT	06790-0000
T5-92	17 WATKINS RD	REHOBOTH COURT LLC	22 WATER STREET	TORRINGTON	CT	06790-0000
U5-39	19 OVERBROOK FARM RD	REHOBOTH COURT LLC	22 WATER STREET	TORRINGTON	CT	06790-0000
T5-97	21R WATKINS RD	REHOBOTH COURT LLC	22 WATER STREET	TORRINGTON	CT	06790-0000
U5-23	12 OVERBROOK FARM RD	STONE JONATHAN E TRUST	12 OVERBROOK FARM RD	BLOOMFIELD	CT	06002-0000
U5-22	11 OVERBROOK FARM RD	HWANG DAVID K	11 OVERBROOK FARM RD	BLOOMFIELD	CT	06002-0000
T5-82	376 SIMSBURY RD	TSCC INVESTOR LLC	40 WOODLAND STREET	HARTFORD	CT	06105-0000
T5-74	4 WATKINS RD	PABON MIGUELA	4 WATKINS RD	BLOOMFIELD	CT	06002-0000
T5-49	1000 MOUNTAIN RD	CORP OF THE PRESIDING BISHOP	1000 MOUNTAIN RD	BLOOMFIELD	CT	06002-0000

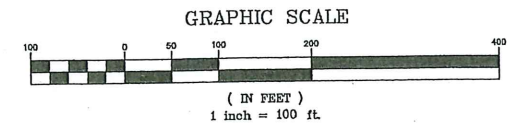
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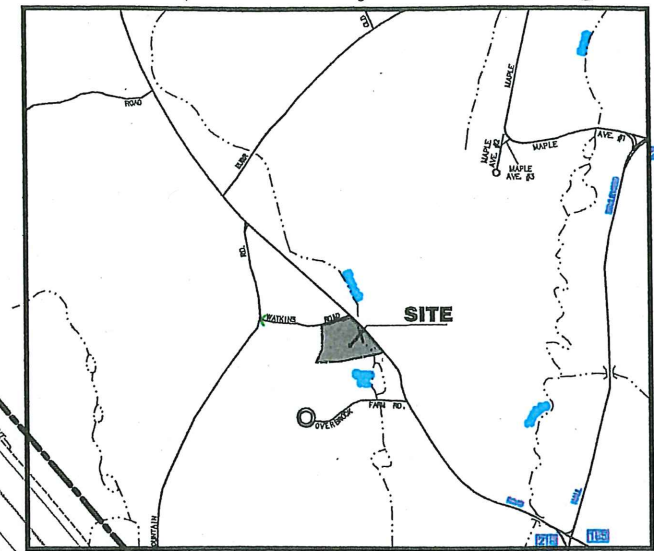
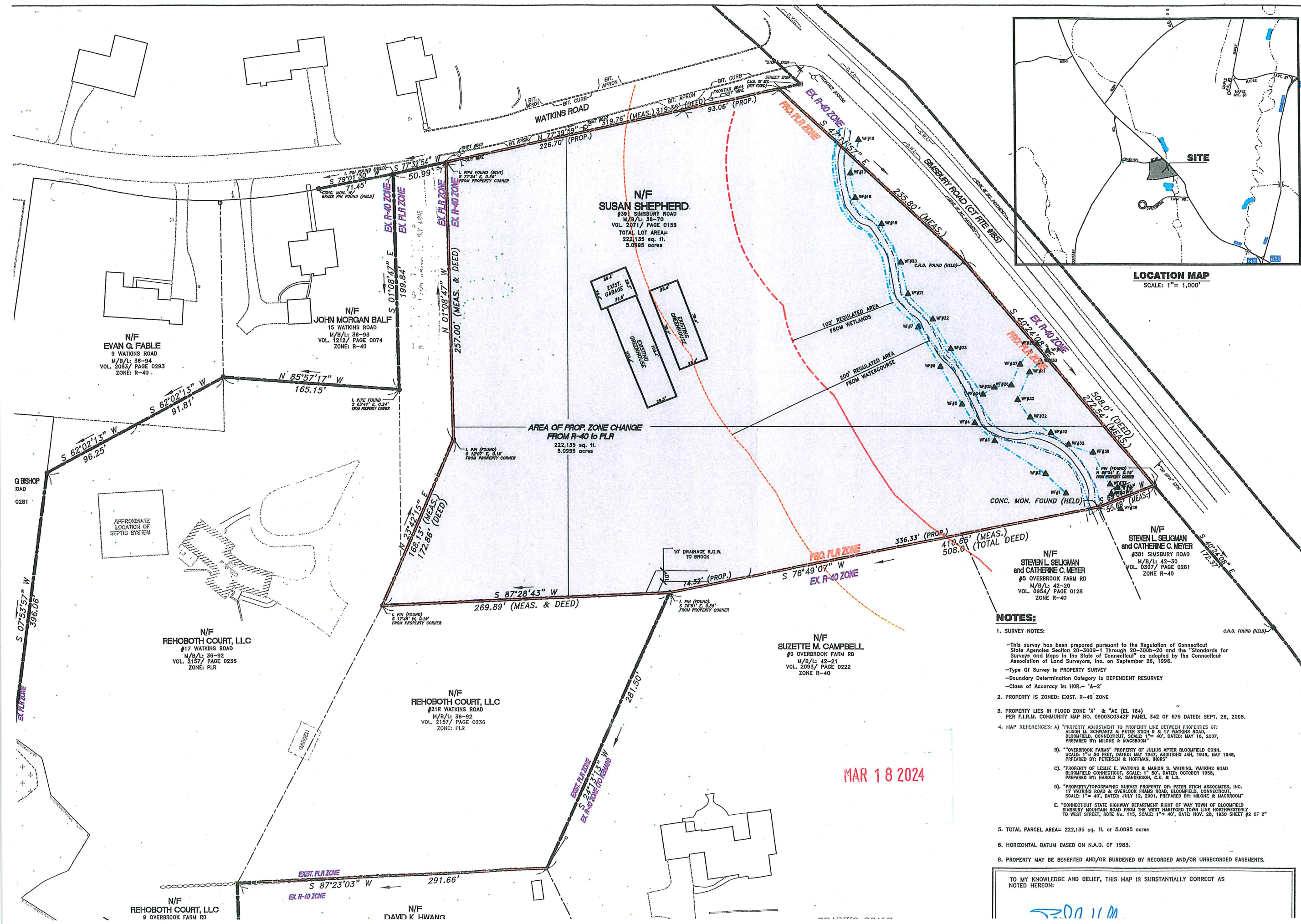
1. SURVEY NOTES:

- This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 28, 1996.
- Type Of Survey is COMPILATION SURVEY
- Boundary Determination Category is RESURVEY OF MAP REF
- Class of Accuracy is HORIZ.-"D".

LEGEND

- EXISTING PLR ZONE
- EXISTING R-40 ZONE
- EXISTING R-30 ZONE
- PROPOSED PLR ZONE
- EXISTING ZONE LINE
- PROPOSED ZONE LINE





CHECKED BY: J.M.P.	SCALE: 1" = 50'
DRAWN BY: J.P.C.	DATE: JAN. 08, 2024
ACAD FILE: 3513-1.dwg	JOB No.: 3424
SHEET: 1	OF: 1
REVISIONS:	03/14/24: Rev. ZC Area

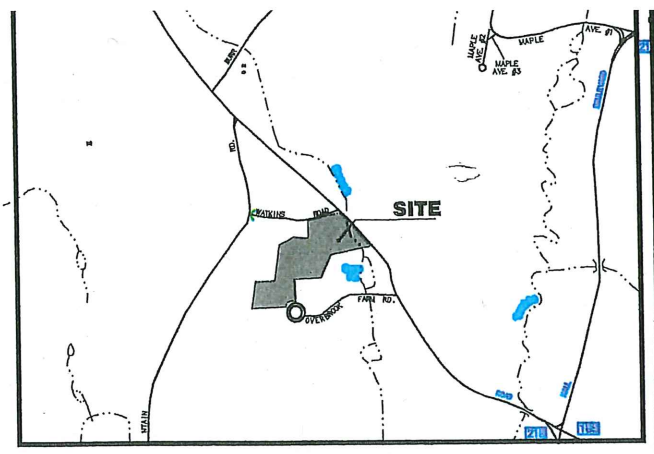
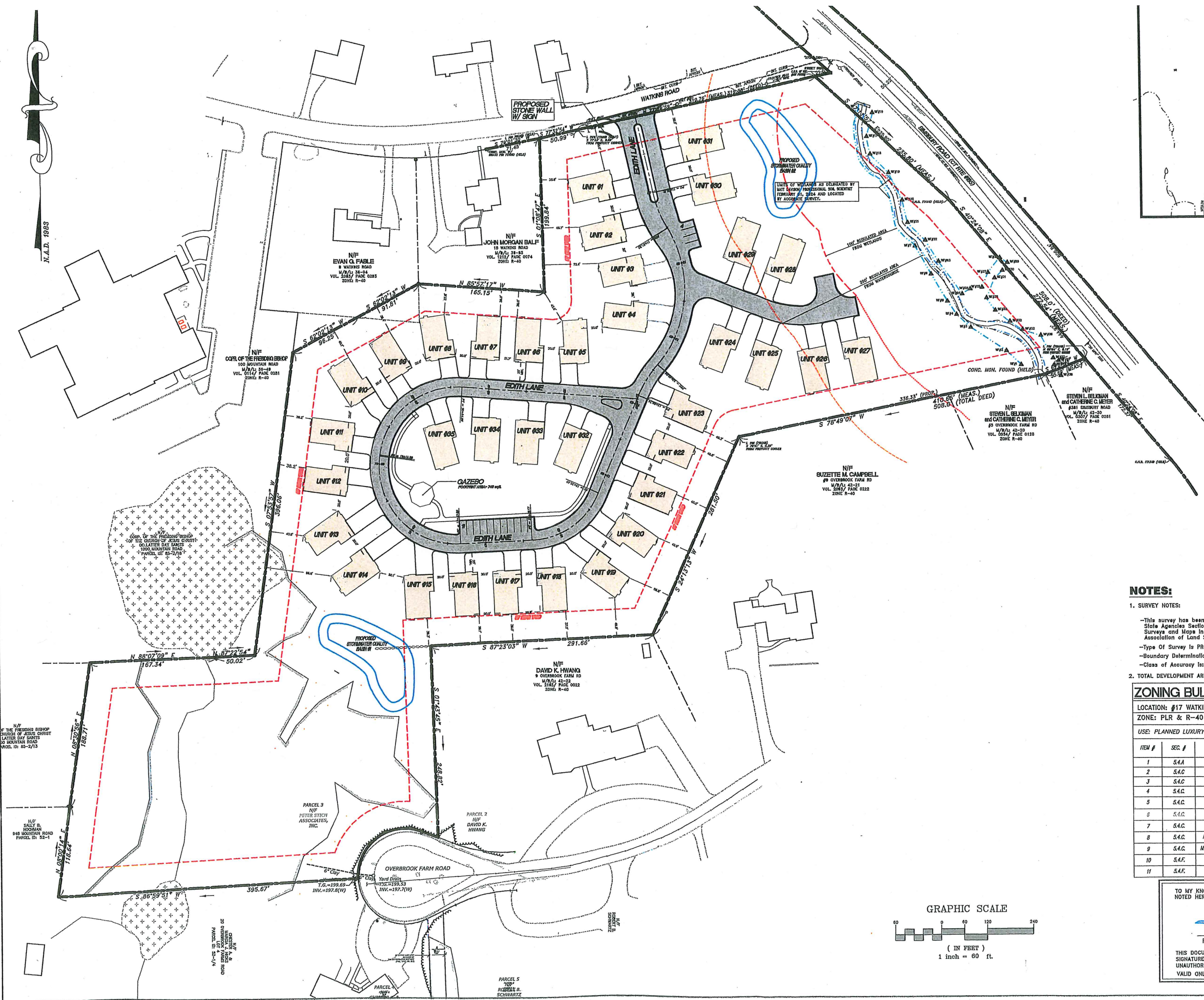
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
BLOOMFIELD, CONNECTICUT 06046
PHONE: (860)-529-6812, FAX: (860)-721-7709

PROPERTY SURVEY / PROPOSED ZONE CHANGE MAP
PREPARED FOR:
REHOBOTH COURT, LLC
PROPERTY LOCATED AT:
#351 SIMSBURY ROAD (CT RTE. #185) & WATKINS ROAD
BLOOMFIELD, CONNECTICUT

- NOTES:**
- SURVEY NOTES:**
 - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - Type Of Survey is PROPERTY SURVEY
 - Boundary Determination Category is DEPENDENT RESURVEY
 - Class of Accuracy is: HOR.- "A-2"
 - PROPERTY IS ZONED: EXIST. R-40 ZONE
 - PROPERTY LIES IN FLOOD ZONE "X" & "AE (EL 184)" PER F.I.R.M. COMMUNITY MAP NO. 090030342F PANEL 342 OF 675 DATED: SEPT. 26, 2008.
 - MAP REFERENCES: A) "PROPERTY ADJUSTMENT TO PROPERTY LINE BETWEEN PROPERTIES OF ALISON H. SCHWARTZ & PETER STICH 9 & 17 WATKINS ROAD, BLOOMFIELD, CONNECTICUT, SCALE: 1" = 40', DATED: MAY 16, 2007, PREPARED BY: MILONE & MACBROOM"
B) "OVERBROOK FARM" PROPERTY OF JULIUS AFTER BLOOMFIELD COIN. SCALE: 1" = 50 FEET, DATED: MAY 1947, ADDITIONS JAN. 1948, MAY 1948, PREPARED BY: PETERSEN & HOFFMAN, INCORP.
C) "PROPERTY OF LESLIE E. WATKINS & MARION S. WATKINS, WATKINS ROAD BLOOMFIELD CONNECTICUT, SCALE: 1" = 50', DATED: OCTOBER 1958, PREPARED BY: HAROLD R. SANDERSON, C.E. & L.S.
D) "PROPERTY/TOPOGRAPHIC SURVEY PROPERTY OF PETER STICH ASSOCIATES, INC. 17 WATKINS ROAD & OVERLOOK FARMS ROAD, BLOOMFIELD, CONNECTICUT, SCALE: 1" = 40', DATED: JULY 12, 2001, PREPARED BY: MILONE & MACBROOM"
E) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY TOWN OF BLOOMFIELD SIMSBURY MOUNTAIN ROAD FROM THE WEST HARTFORD TOWN LINE NORTHWESTERLY TO WEST STREET, ROTE No. 115, SCALE: 1" = 40', DATE: NOV. 28, 1930 SHEET #2 OF 2"
 - TOTAL PARCEL AREA= 222,135 sq. ft. or 5.0995 acres
 - HORIZONTAL DATUM BASED ON N.A.D. OF 1983.
 - PROPERTY MAY BE BENEFITED AND/OR BURDENED BY RECORDED AND/OR UNRECORDED EASEMENTS.

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

Don H M



LOCATION MAP
SCALE: 1"= 1,000'

MAR 18 2024

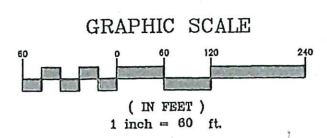
NOTES:

- SURVEY NOTES:**
 - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300B-1 Through 20-300B-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - Type Of Survey is PROPERTY SURVEY
 - Boundary Determination Category is DEPENDENT RESURVEY
 - Class of Accuracy is: HOR.- "A-2"
- TOTAL DEVELOPMENT AREA:** 580,916 sq. ft. or 13.3360 acres

ZONING BULK TABLE

LOCATION: #17 WATKINS ROAD & PORTION OF #391 MOUNTAIN ROAD (CT RTE. #185)
ZONE: PLR & R-40

USE: PLANNED LUXURY RESIDENCE				
ITEM #	SEC. #	ITEM	REQUIREMENTS	PROVIDED
1	5.4.A	USE		PLANNED LUXURY RESIDENCE
2	5.4.C	MINIMUM LOT AREA	N/A	13.3360 acres
3	5.4.C	MINIMUM LOT WIDTH	0 ft.	277.69'
4	5.4.C	MINIMUM FRONT YARD	35 ft.	35.0'
5	5.4.C	SIDE YARD	35 ft.	35.0'
6	5.4.C	REAR YARD	35 ft.	35.0'
7	5.4.C	MAXIMUM BUILDING COVERAGE	N/A	64,218 sq.ft./280,916 sq. ft. = 22.85%
8	5.4.C	MAXIMUM BUILDING HEIGHT (feet)	35 ft.	<35'
9	5.4.C	MAXIMUM BUILDING HEIGHT (Stories)	N/A	1 1/2 STORIES
10	5.4.F	MAXIMUM DENSITY (D.U.)	4 DU/acre	35 du/13.3360 acres = 2.62 DU/acre
11	5.4.F	IMPERVIOUS COVERAGE	N/A	11 sq.ft./280,916 sq. ft. = 0.004%



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

Paul A. Hallisey JAN. 30, 2024
PAUL A. HALLISEY, LS LIC. NO. 7761 DATE

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. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.