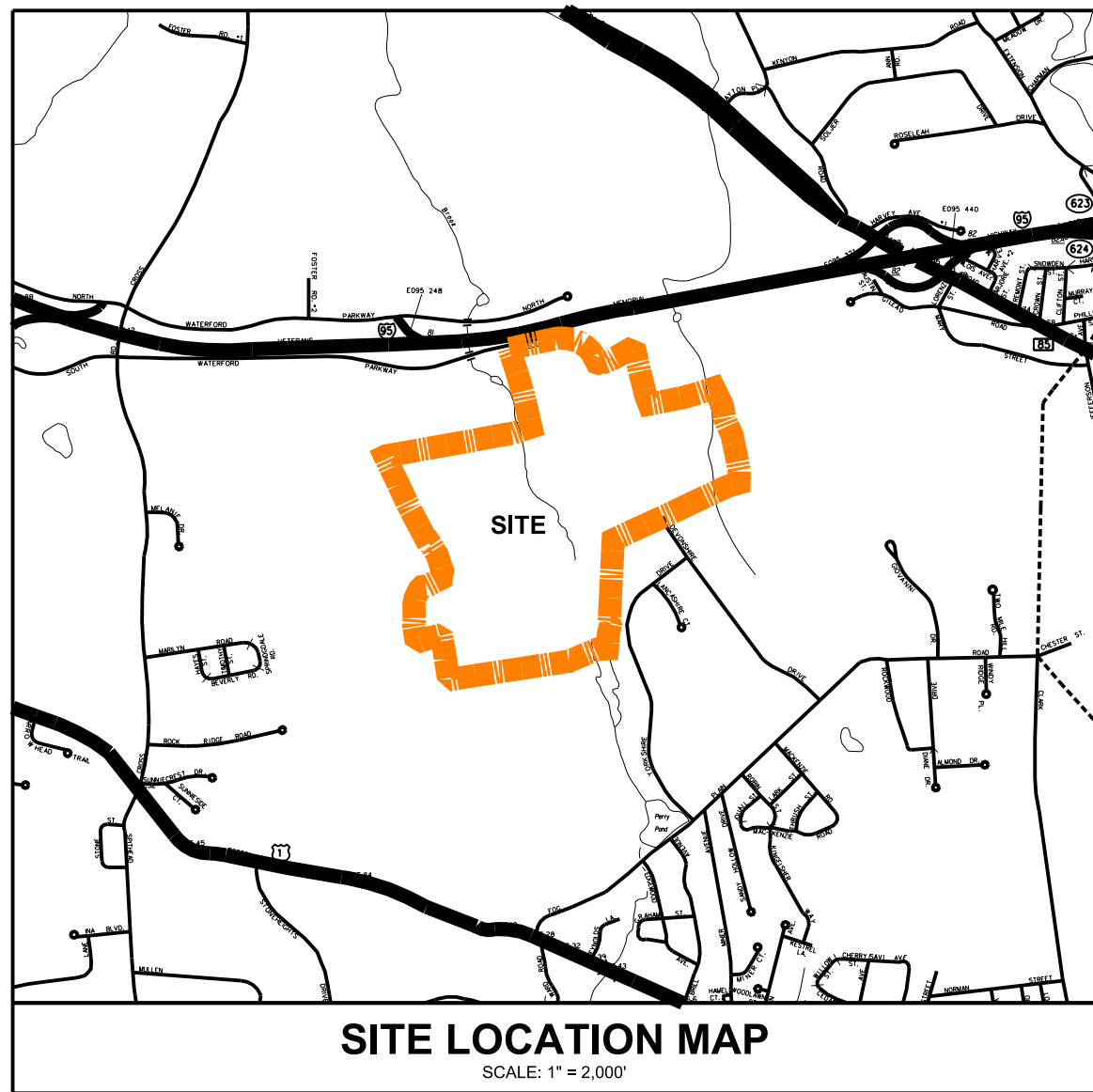
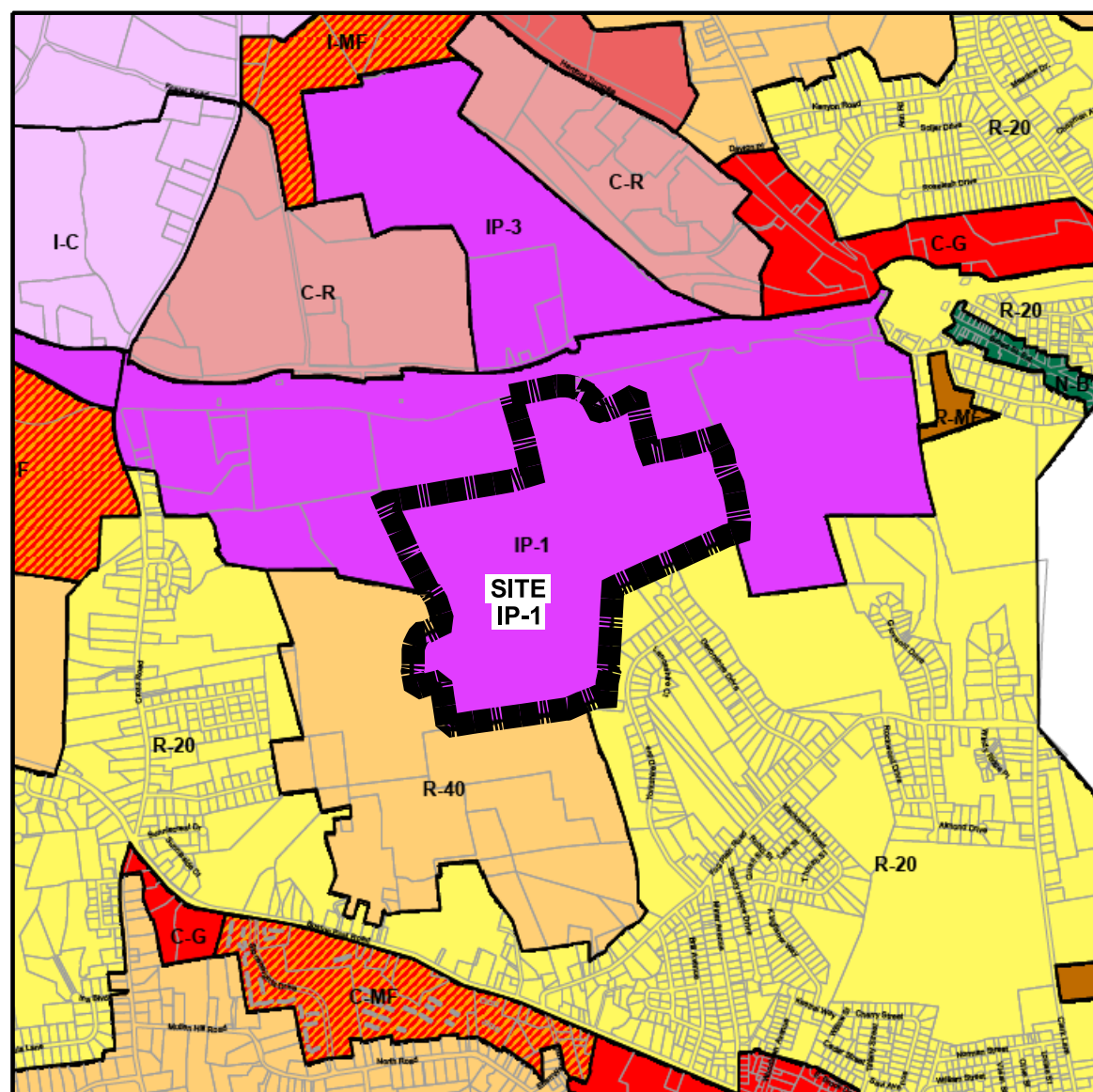




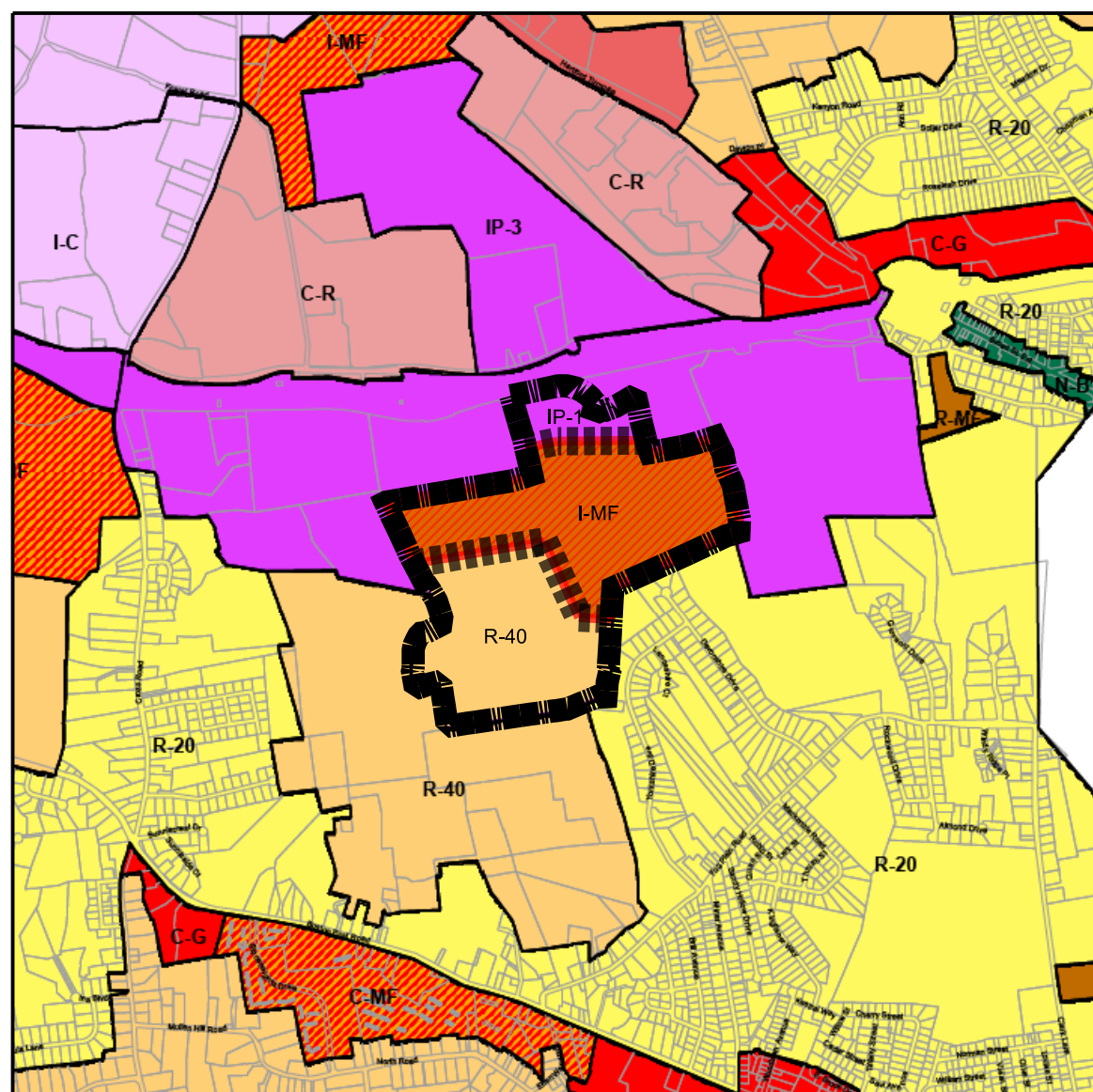
SITE LOCATION MAP

SCALE: 1" = 2,000'



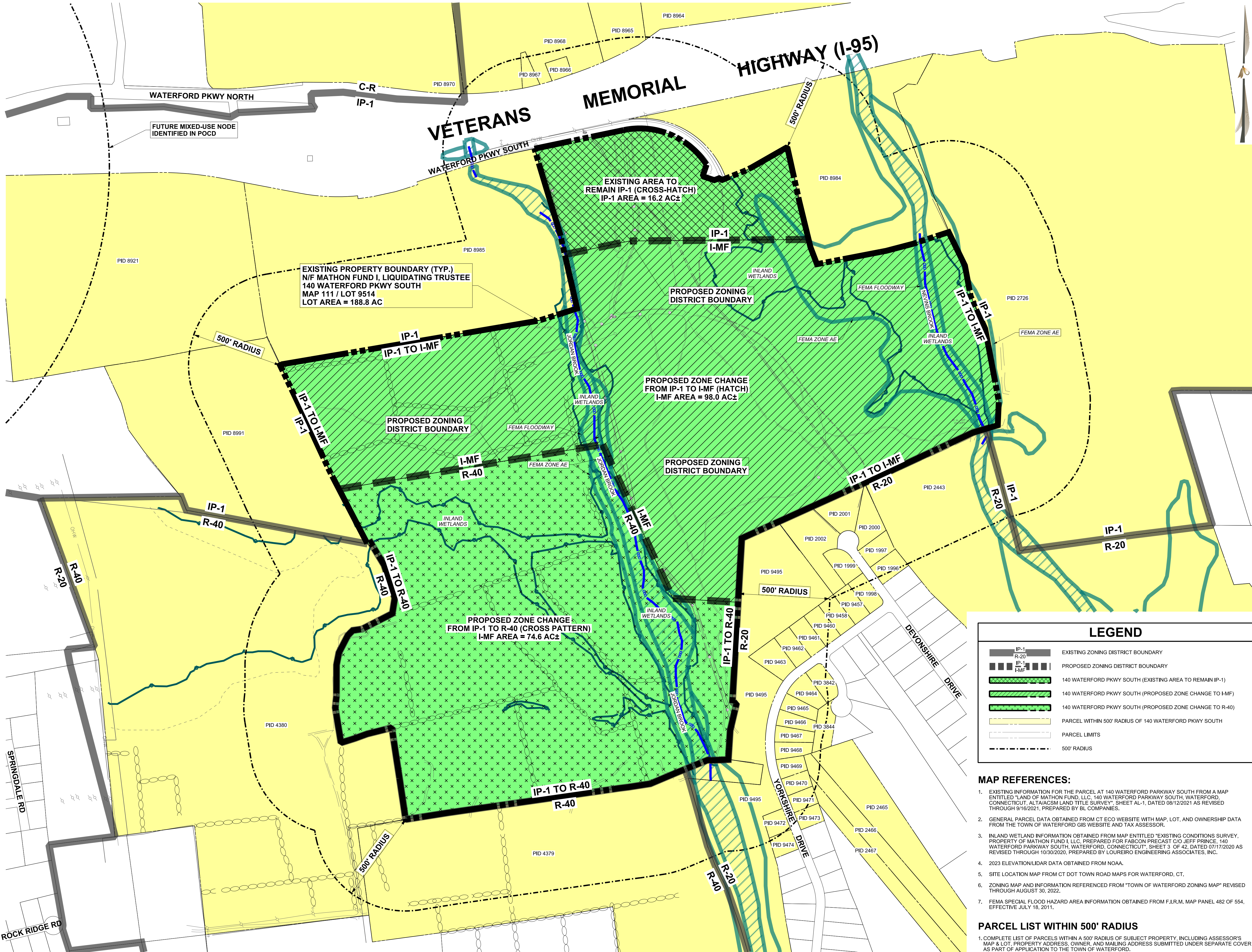
EXISTING ZONING MAP

SCALE: 1" = 2,000'



PROPOSED ZONING MAP

SCALE: 1" = 2,000'



LEGEND

- IP-1
- R-20
- I-MF
- EXISTING ZONING DISTRICT BOUNDARY
- PROPOSED ZONING DISTRICT BOUNDARY
- 140 WATERFORD PKWY SOUTH (EXISTING AREA TO REMAIN IP-1)
- 140 WATERFORD PKWY SOUTH (PROPOSED ZONE CHANGE TO I-MF)
- 140 WATERFORD PKWY SOUTH (PROPOSED ZONE CHANGE TO R-40)
- PARCEL WITHIN 500' RADIUS OF 140 WATERFORD PKWY SOUTH
- PARCEL LIMITS
- 500' RADIUS

MAP REFERENCES:

- EXISTING INFORMATION FOR THE PARCEL AT 140 WATERFORD PARKWAY SOUTH FROM A MAP ENTITLED "LAND OF MATHON FUND, LLC, 140 WATERFORD PARKWAY SOUTH, WATERFORD, CONNECTICUT, ALTA/ACSM LAND TITLE SURVEY", SHEET AL-1, DATED 08/12/2021 AS REVISED THROUGH 9/18/2021, PREPARED BY BL COMPANIES.
- GENERAL PARCEL DATA OBTAINED FROM CT ECO WEBSITE WITH MAP, LOT, AND OWNERSHIP DATA FROM THE TOWN OF WATERFORD GIS WEBSITE AND TAX ASSESSOR.
- INLAND WETLAND INFORMATION OBTAINED FROM MAP ENTITLED "EXISTING CONDITIONS SURVEY, PROPERTY OF MATHON FUND I, LLC, PREPARED FOR FABCON PRECAST C/O JEFF PRINCE, 140 WATERFORD PARKWAY SOUTH, WATERFORD, CONNECTICUT, SHEET 3 OF 42, DATED 07/17/2020 AS REVISED THROUGH 10/30/2020, PREPARED BY LOUREIRO ENGINEERING ASSOCIATES, INC.
- 2023 ELEVATION/LIDAR DATA OBTAINED FROM NOAA.
- SITE LOCATION MAP FROM CT DOT TOWN ROAD MAPS FOR WATERFORD, CT.
- ZONING MAP AND INFORMATION REFERENCED FROM "TOWN OF WATERFORD ZONING MAP" REVISED THROUGH AUGUST 30, 2022.
- FEMA SPECIAL FLOOD HAZARD AREA INFORMATION OBTAINED FROM F.I.R.M. MAP PANEL 482 OF 554, EFFECTIVE JULY 18, 2011.

PARCEL LIST WITHIN 500' RADIUS

1. COMPLETE LIST OF PARCELS WITHIN A 500' RADIUS OF SUBJECT PROPERTY, INCLUDING ASSESSOR'S MAP & LOT, PROPERTY ADDRESS, OWNER, AND MAILING ADDRESS SUBMITTED UNDER SEPARATE COVER AS PART OF APPLICATION TO THE TOWN OF WATERFORD.

SCALE: 1" = 250'

PROJECT NUMBER:

00162 - 001



CONTACT INFORMATION

YANTIC RIVER CONSULTANTS, LLC

PROFESSIONAL SEAL

REQUEST FOR ZONE CHANGE

140 WATERFORD PARKWAY SOUTH

PREPARED FOR

MATHON FUND I, LIQUIDATING TRUSTEE, OWNER / APPLICANT

PROPOSED ZONE CHANGE PLAN

140 WATERFORD PARKWAY SOUTH (M/B/L 111/9514)

WATERFORD, CT

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	1 OF 2
		DATE
		5/5/26
		REVISED

