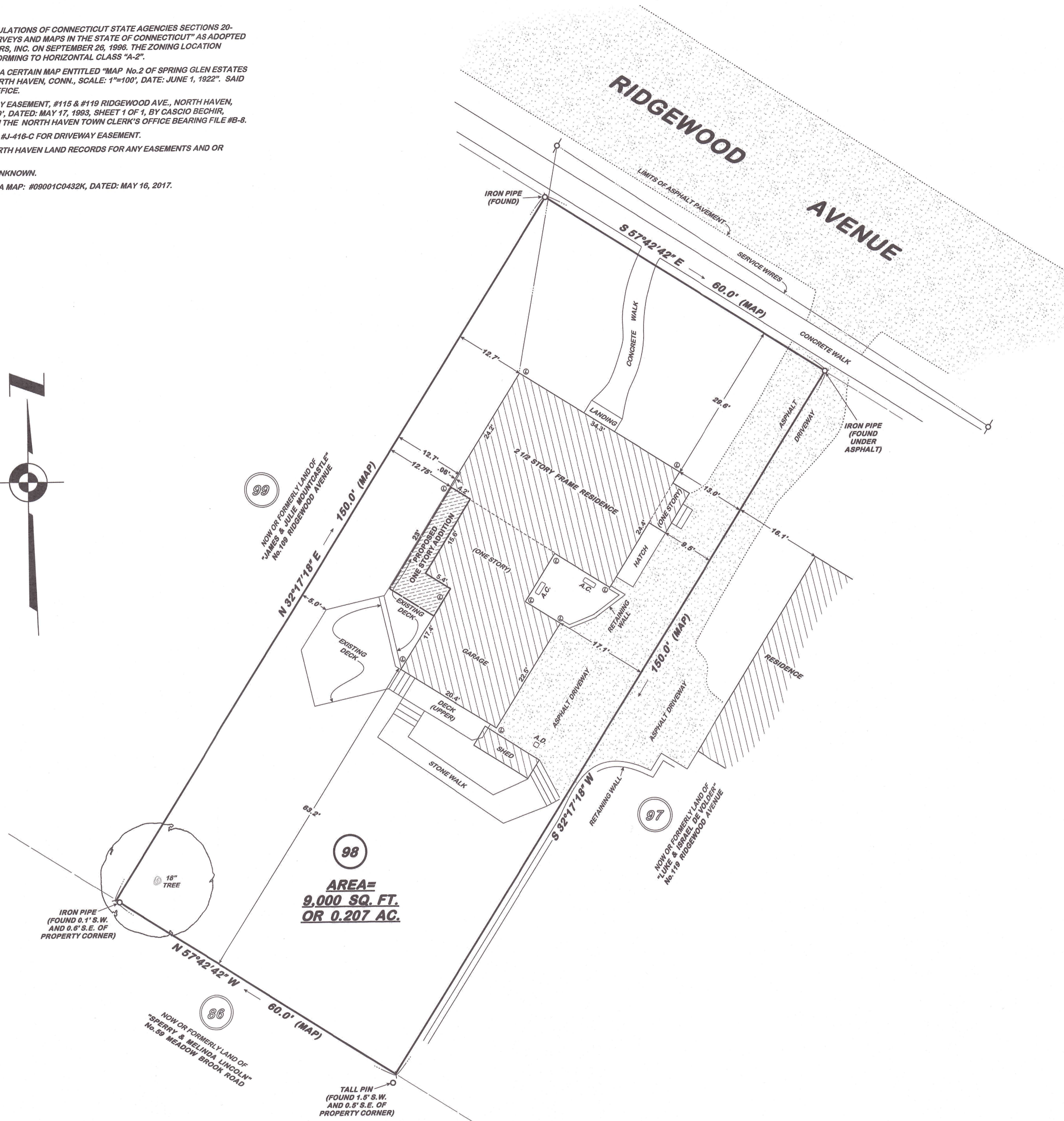


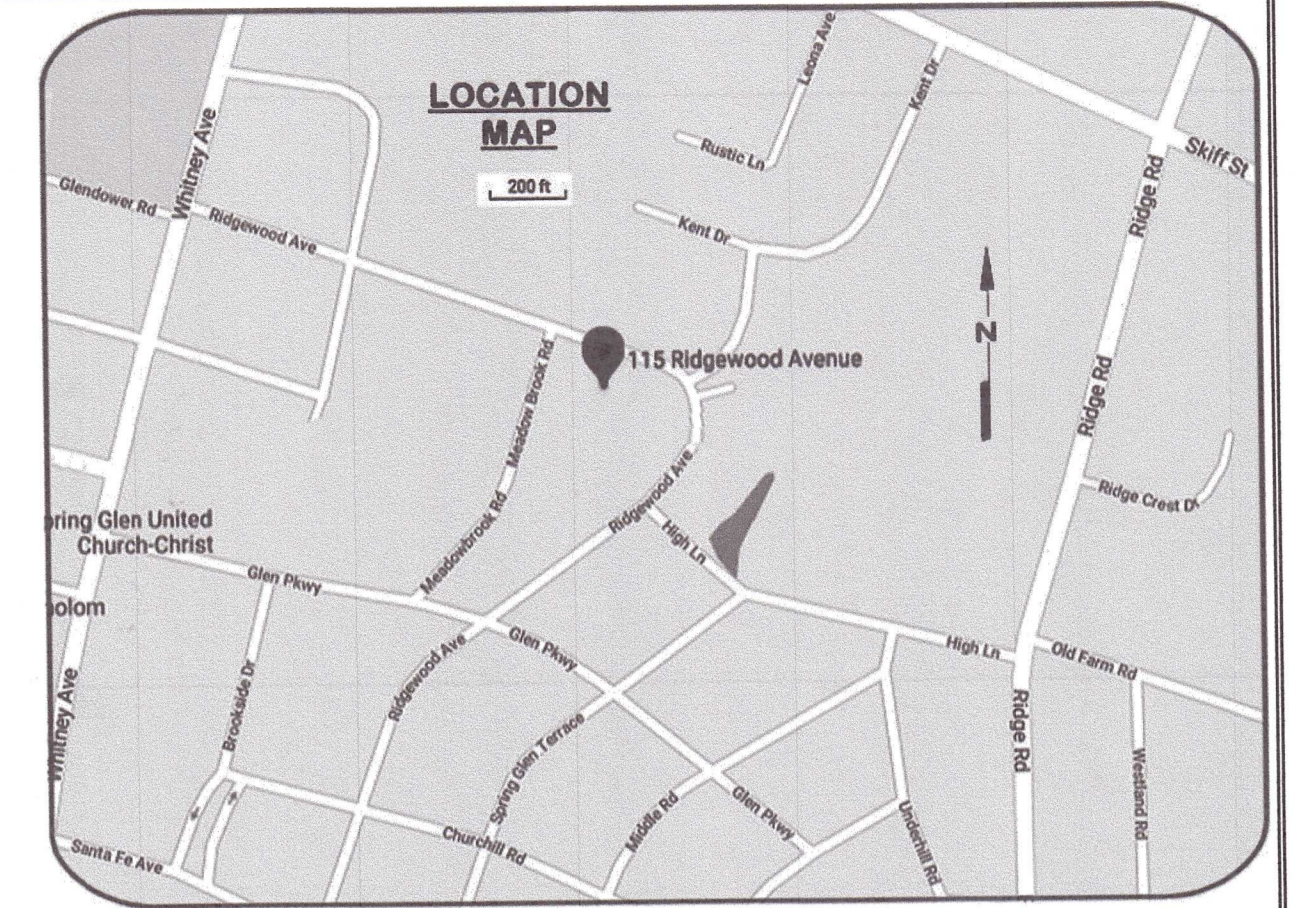
NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THRU 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. THE ZONING LOCATION SURVEY IS BASED ON A "DEPENDENT RESURVEY" CONFORMING TO HORIZONTAL CLASS "A-2".
2. PROPERTY BEING KNOWN AS LOT No. 98, AS SHOWN ON A CERTAIN MAP ENTITLED "MAP No. 2 OF SPRING GLEN ESTATES PROPERTY OF SPRING GLEN ESTATES, INC. HAMDEN-NORTH HAVEN, CONN., SCALE: 1"=100', DATE: JUNE 1, 1922". SAID MAP IS ON FILE IN THE NORTH HAVEN TOWN CLERK'S OFFICE.
3. REFER ALSO TO "MAP OF PROPERTY SHOWING DRIVEWAY EASEMENT, #115 & #119 RIDGEWOOD AVE., NORTH HAVEN, CONNECTICUT, FOR: DAVID ERTMAN, ESQ., SCALE: 1"=20', DATED: MAY 17, 1993, SHEET 1 OF 1, BY CASCIO BECHIR, ENGINEERS, NORTH HAVEN, CT". SAID MAP IS ON FILE IN THE NORTH HAVEN TOWN CLERK'S OFFICE BEARING FILE #B-8.
4. REFER ALSO TO TOWN CLERK RECORD MAPS #J-416-B & #J-416-C FOR DRIVEWAY EASEMENT.
5. REFER TO DEED VOL. 860-PG. 444, & VOL. 480-PG. 112, NORTH HAVEN LAND RECORDS FOR ANY EASEMENTS AND OR RESTRICTIONS.
6. ANY UNDERGROUND UTILITIES WHICH MAY EXIST ARE UNKNOWN.
7. RESIDENCE LIES IN FLOOD ZONE "X" AS SHOWN ON FEMA MAP: #09001C0432K, DATED: MAY 16, 2017.

We recommend...
Call Before You Dig
 1-800-922-4455



**AREA =
 9,000 SQ. FT.
 OR 0.207 AC.**



PROPERTY LIES IN ZONE: "R-12"
TAX ACCESSOR'S MAP: 25, PARCEL: 32

SET BACKS	REQUIRED / MINIMUM	EXISTING	PROPOSED
LOT AREA (S.F.)	12,000	* 9,000	* 9,000
LOT WIDTH	80'	* 60.0'	* 60.0'
AREA PER FAMILY UNIT (S.F.)	12,000	12,000	12,000
FRONT YARD	25'	29.6'	29.6'
SIDE YARD	10'	9.5'	** 9.5'
SIDE YARD AGGREGATE	25'	22.2'	*** 22.2'
REAR	25'	63.2'	63.2'
BUILDING HEIGHT	25'	23' +/-	23' +/-

COVERAGE	MAXIMUM ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	25 %	*** 33.4 %	33.4 %

- * PARCEL BEING A PRE-EXISTING NON-CONFORMING LOT
- ** 9.5' IS TO ONE STORY (EXISTING) "BUMP OUT", 13.0' TO MAIN RESIDENCE, 12.75' TO OTHER HOUSE CORNER (MAIN RESIDENCE) 12.75' TO EXISTING DECK AND TO PROPOSED MUDROOM (ONE STORY ADDITION)
- *** 22.2' (PROPOSED ADDITION & 1 STORY "BUMP OUT"), 25.7' PROPOSED ADDITION AND MAIN RESIDENCE
- **** INCLUDES ALL STRUCTURES; BUILDINGS, DECK, SHEDS, STEPS, OR 26.59% IF RESIDENCE ONLY

INDICATES PROPOSED

RECEIVED

OCT 20 2020

TOWN OF NORTH HAVEN
 LAND USE AND DEVELOPMENT

#2020

ZONING LOCATION SURVEY

PREPARED FOR

COURTNEY P. CUPPLES

115 RIDGEWOOD AVENUE

NORTH HAVEN, CONNECTICUT

SCALE: 1 IN. = 10 FT. DATE: OCTOBER 13, 2020



THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OF CERTIFYING SURVEYOR



THIS MAP IS NOT VALID IF ALTERED BY ANYONE OTHER THAN ORIGINAL SURVEYOR.

FIELD SURVEY CONFORMS TO METHODS RECOMMENDED IN A CLASS "A-2" SURVEY

Certified substantially correct,

Richard W. Plain, Jr.

Richard W. Plain, Jr., L.S., CT. Lic. No. 70091

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