

**MACARTHUR ROAD**  
(PUBLIC RIGHT-OF-WAY)

**(ABRIDGED) ZONING REQUIREMENTS**  
**R-20 RESIDENTIAL ZONE**

	MIN/MAX REQ'D/ALLOW'D.	PROPOSED DOORMER TO BE BUILT WITHIN EX. BUILDING LINE	PROPOSED DOORMER TO BE BUILT WITHIN EX. BUILDING LINE
		EXISTING DWELLING	PROPOSED ENTRYWAY
Minimum Lot Area (SQ. FT.)	20,000	10,069	10,069 NO CHANGE (NC)
Minimum Lot Width (FT)	100	51.9 (REAR CORNER TO CORNER)	51.9 (REAR CORNER TO CORNER) NC
Minimum Area per Family (SQ FT)	20,000	10,069	10,069 NC
Minimum Front Yard (FT)	50	26.5	22.5
Minimum Side Yard (FT)	10 (SUBJECT TO MIN 30' AGGREGATE)	10.0	22.3
Total of Two Side Yards (FT)	30	15.7 (TOTAL 25.7)	30.3 (52.6 TOTAL)
Minimum Rear Yard (FT)	25	116.0	151.9
Maximum Building Coverage (PERCENTAGE)	20	10.1	10.1002 (ENTRYWAY)
Maximum Building Height (FT)	35	20.4 TO PEAK/RIDGE	16' ± (ENTRY WAY) DOORMER LESS THAN EXISTING PEAK

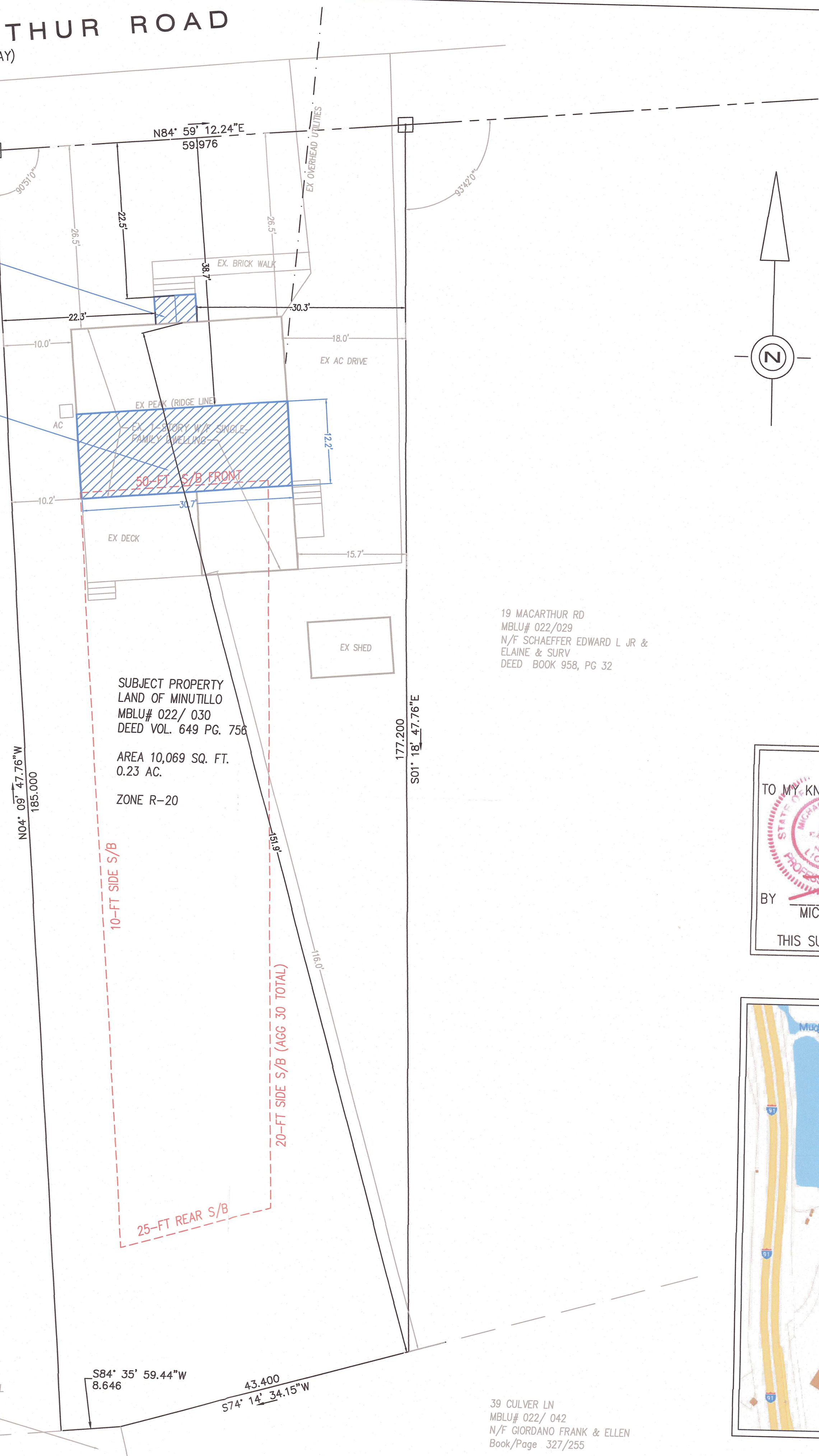
\*\*\* DENOTES A NON-COMPLYING ZONING ELEMENT AS COMPARED TO CURRENT ZONING REGULATIONS.

**NOTES**

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC ON SEPTEMBER 26, 1996.  
A) THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2"  
B) THE BOUNDARY DETERMINATION CATEGORY IS A "DEPENDENT RESURVEY".  
C) THE TYPE OF SURVEY IS A "PROPERTY SURVEY".
- ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
- THE SUBJECT PROPERTY'S DEED ((VOL. 649, PG. 756)) REFERS TO THE FOLLOWING MAP: "MAP# 2 MONTOWESE HOMES, NORTH HAVEN, CONN, OWNED AND DEVELOPED BY THOMAS A HAYDON, SEPT 1942. THE MAP IS ON FILE AT NORTH HAVEN CLERKS .
- LOT DIMENSIONS PER DEED/MAP. BASIS OF NORTH IS COMPASS.
- THE CONTRACTOR IS HEREBY REMINDED THAT TITLE 16, CHAPTER 293 OF THE CONNECTICUT GENERAL STATUTES REQUIRES NOTIFICATION TO UTILITY COMPANIES OF PENDING EXCAVATION AT-OR-NEAR PUBLIC UTILITIES. THE CONTRACTOR SHALL TELEPHONE "CALL BEFORE YOU DIG" (1-800-922-4455) OR DIAL 811 AT LEAST 48 HOURS TO BEGINNING EXCAVATION. MOREOVER, ALL UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED FROM VARIOUS SOURCES. ALL UTILITY LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FACILITIES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO PHI 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, DIAL 811 OR 1-800-922-4455.
- THE APPLICANT IS SEEKING APPROVAL TO BUILD A REAR DOORMER AND A COVERED ENTRYWAY. SEE ZBA APPLICATION FOR VARIANCE BEING SOUGHT.

PROPOSED 6.0-FT WIDE x 4.0-FT DEEP COVERED ENTRYWAY  
24 SQ FT ±

PROPOSED DOORMER FROM PEAK TO EXISTING REAR EDGE OF ROOFLINE  
376 SQ FT ±



19 MACARTHUR RD  
MBLU# 022/029  
N/F SCHAEFFER EDWARD L JR & ELAINE & SURV  
DEED BOOK 958, PG 32

SUBJECT PROPERTY  
LAND OF MINUTILLO  
MBLU# 022/ 030  
DEED VOL. 649 PG. 756  
  
AREA 10,069 SQ. FT.  
0.23 AC.  
  
ZONE R-20

17 MACARTHUR RD  
N/F APUZZO, DAWN  
MBLU# 022/ 031  
DEED VOL. 635 PG. 61

35 CULVER LN  
MBLU# 022 041  
WALSH REV JEFFREY THOMAS ETAL  
Book/Page 958/1

39 CULVER LN  
MBLU# 022/ 042  
N/F GIORDANO FRANK & ELLEN  
Book/Page 327/255

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

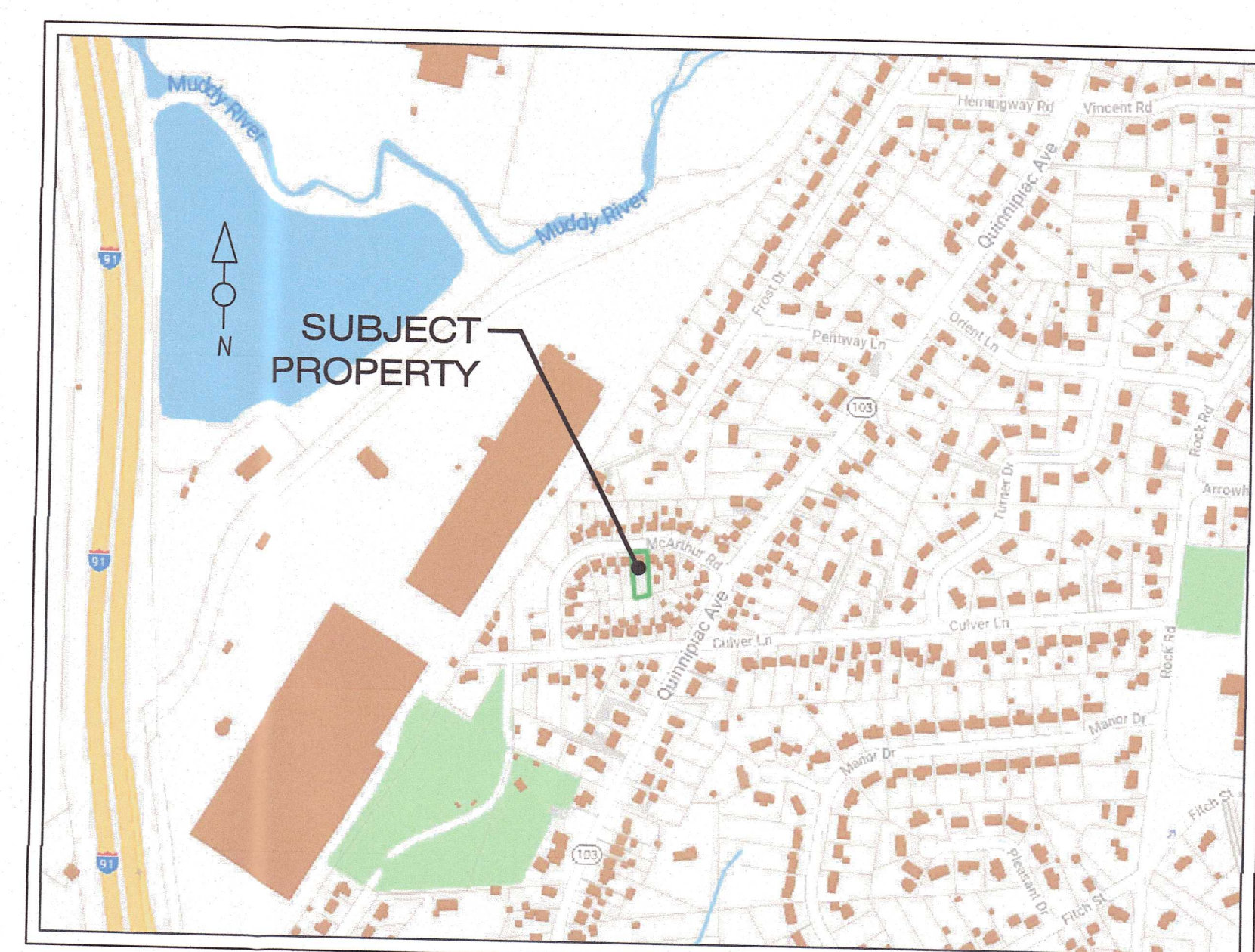
BY: MICHAEL D. PHIPPS PE LS #26322

DATE: 11-17-20

THIS SURVEY IS NOT VALID UNLESS IT BEARS A LIVE SIGNATURE AND LIVE SEAL.

**LEGEND**

<b>LINWORK</b>	<b>ABBREVIATIONS</b>
RIGHT-OF-WAY LINE	AC... ASPHALTIC CONCRETE
SUBJECT PROPERTY LINE	AC... AIR CONDITIONING
GRAPHIC PROPERTY LINE	CB... CATCH BASIN
ZONING SETBACK LINE	C'VD... COVERED
ELECTRICAL LINE	ENCL... ENCLOSED
	ELEC... ELECTRIC
	EX... EXISTING
	FND... FOUND
	GA... GUY WIRE ANCHOR
	G... NATURAL GAS SERVICE LINE
	HT... HEIGHT/HIGH
	IR... IRON PIN, IRON ROD, IRON PIPE
	N/F... NOW OR FORMERLY
	O/H... OVERHANG, OVERHEAD
	PG... PAGE
	P/PROP... PROPOSED
	SS... SANITARY SEWER LATERAL
	TYP... TYPICAL
	U/G... UNDERGROUND
	VOL... VOLUME
	W/F... WOOD FRAMED
	W... DOMESTIC WATER SERVICE LINE
	WV... WATER VALVE



VICINITY MAP NO SCALE

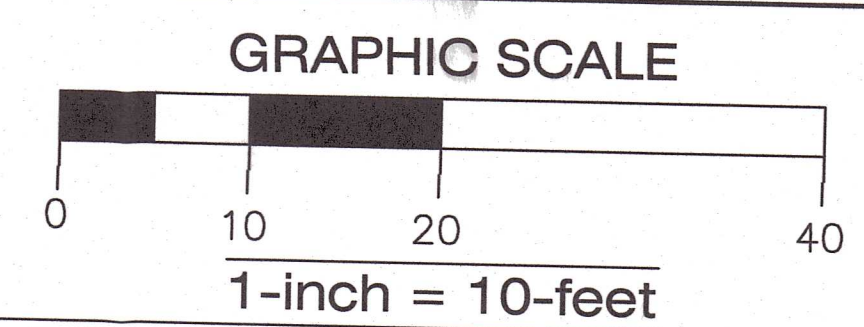
RECEIVED  
NOV 19 2020  
TOWN OF NORTH HAVEN  
LAND USE AND DEVELOPMENT  
# 20-23

**APPLICANT CONTACT INFORMATION**

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No.	DATE	DESCRIPTION
0	x-x-2020	INITIAL VERSION (FOR CLIENT USE)
REVISIONS		



PHI No: 20.070  
DATE: 11-17-2020  
SCALE: 1"= 10'

**SHEET 1 of 1**

**ZONING LOCATION SURVEY (A-2 CLASS)**

MINUTILLO PROPERTY  
18 MACARTHUR ROAD (MBLU# 022/ 030)  
NORTH HAVEN, NEW HAVEN CONNECTICUT