

N/F SABINA
#14 PALMERI PLACE
MBLU# 013/114
DEED VOL. 930 PG. 174

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

BY MICHAEL D. PHIPPS PE LS #26322 DATE _____

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

**(ABRIDGED) ZONING REQUIREMENTS
R-40 RESIDENTIAL ZONE**

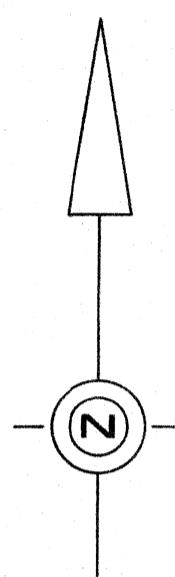
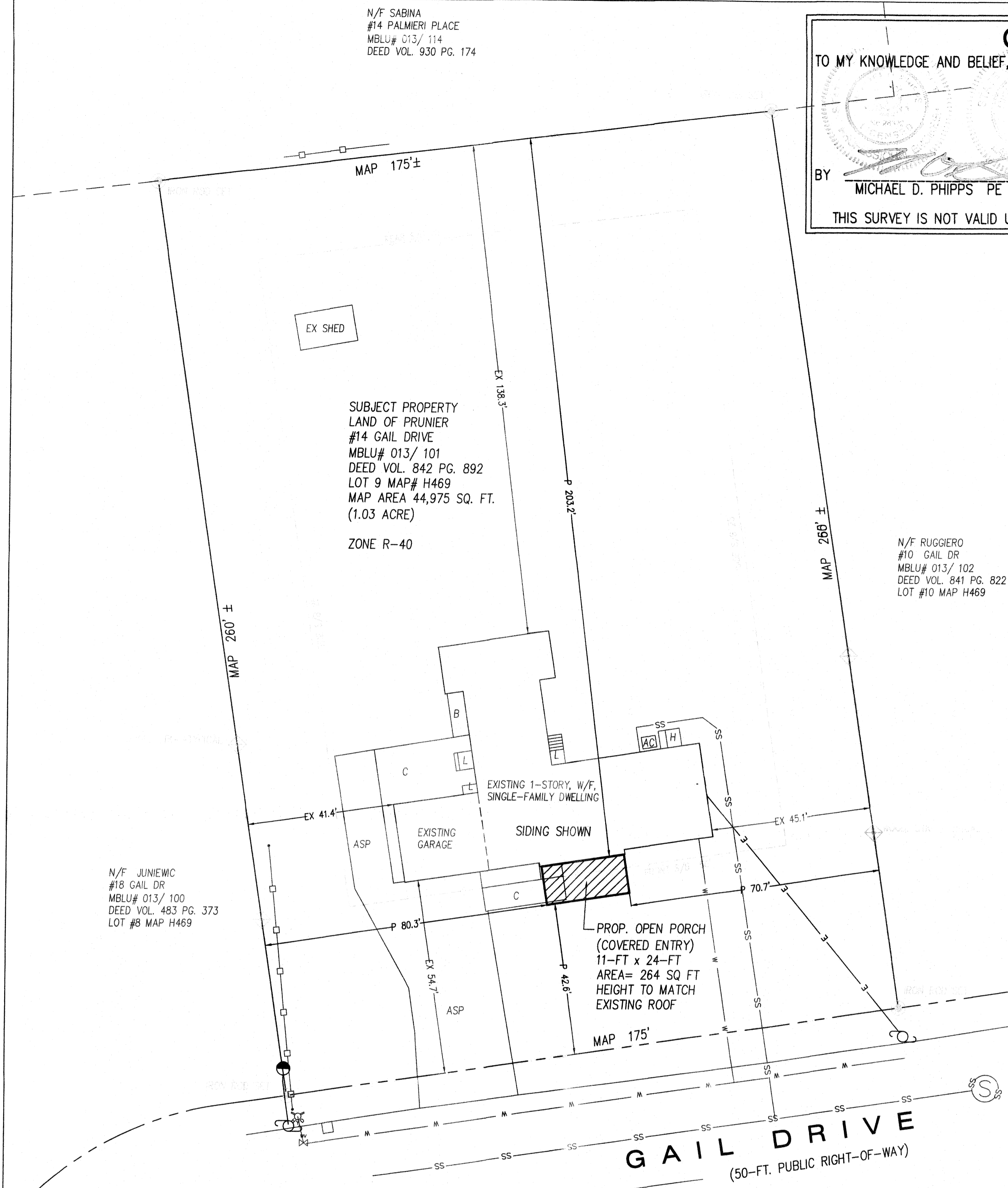
	MIN/MAX REQ'D/ALLOW'D.	EXISTING	PROPOSED
Minimum Lot Area (SQ. FT.)	40,000	44,975	44,975
Minimum Lot Width (FT)	150	175	175
Minimum Area per Family (SQ FT)	40,000	44,975	44,975
Minimum Front Yard (FT)	50	54.7	
Minimum Side Yard (FT)	25 (BOTH)	41.4/ 45.1	70.7/ 80.3
Total of Two Side Yards (FT)	50	86.5	151.0
Minimum Rear Yard (FT)	25	138.3	203.2
Maximum Building Coverage (PERCENTAGE)	15	7.6	8.2
Maximum Building Height (FT)	35	10.5 (AVE EAVE V. PEAK)	MATCH EXIST PEAK & EAVE: 10.5

ZONING-RELATED NOTES:

- A. EXISTING USE IS A 1-FAMILY DWELLING
- B. THE BUILDING WAS CONSTRUCTED 1961

NOTES

1. 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".
2. THE SUBJECT PROPERTY'S DEED (VOL 842, PG 892) REFERS TO A MAP TITLED: "MAP OF CLOUDLAND HOMES, DEVELOPED BY ANTHONY BUILDERS, INC, NORTH HAVEN, CONN, OCT. 1959". THE MAP IS FILED AT NO HAVEN CLERKS AS MAP# H-469.
3. LOT DIMENSIONS AND BASIS OF BEARINGS TAKEN FROM THE DEED/RECORD MAP (SEE NOTE 2).
4. ACCORDING TO FEMA FIRM MAP# C09009C0451K THE SUBJECT PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X)
5. 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.
6. THE APPLICANT IS SEEKING APPROVAL TO BUILD A COVERED ENTRY ADDITION (OPEN PORCH) SEE BUILDING PLANS FOR PRECISE DETAILS.
7. A FRONT YARD VARIANCE OF 7.4-FT WILL BE REQUIRED. 42.6-FT IS PROPOSED WHERE 50-FT IS REQUIRED.



N/F RUGGIERO
#10 GAIL DR
MBLU# 013/102
DEED VOL. 841 PG. 822
LOT #10 MAP H469

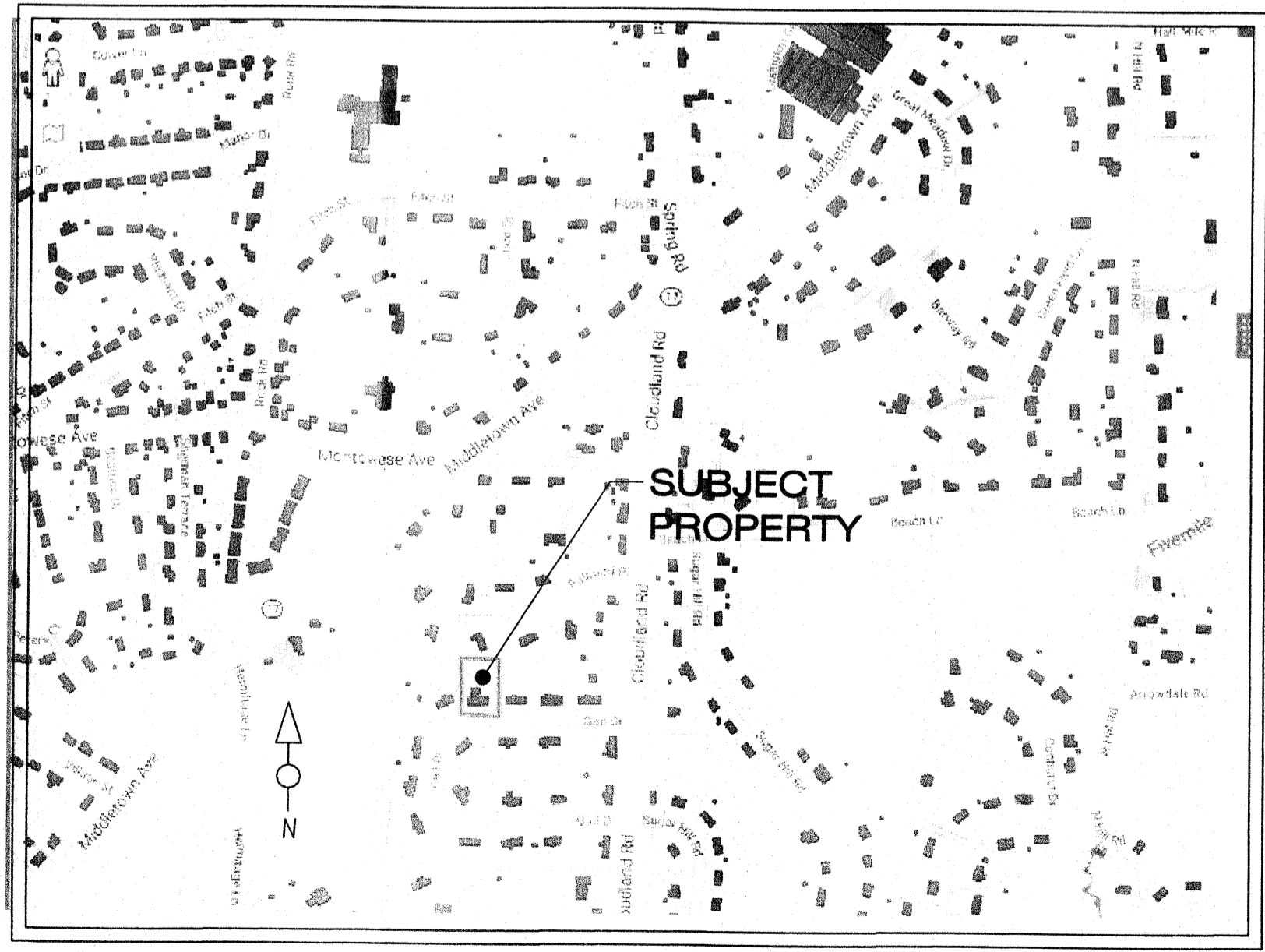
N/F JUNIEWIC
#18 GAIL DR
MBLU# 013/100
DEED VOL. 483 PG. 373
LOT #8 MAP H469

SUBJECT PROPERTY
LAND OF PRUNIER
#14 GAIL DRIVE
MBLU# 013/101
DEED VOL. 842 PG. 892
LOT 9 MAP# H469
MAP AREA 44,975 SQ. FT.
(1.03 ACRE)

ZONE R-40

PROP. OPEN PORCH
(COVERED ENTRY)
11-FT x 24-FT
AREA= 264 SQ FT
HEIGHT TO MATCH
EXISTING ROOF

GAIL DRIVE
(50-FT. PUBLIC RIGHT-OF-WAY)



VICINITY MAP NO SCALE, SOURCE NO. HAVEN GIS

APPLICANT CONTACT INFORMATION:

JOHN PRUNIER
14 GAIL DR, NO. HAVEN CT 06473
203 239-0167 john.prunierdad@yahoo.com

RECEIVED
FEB 18 2020
TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT
#20-02

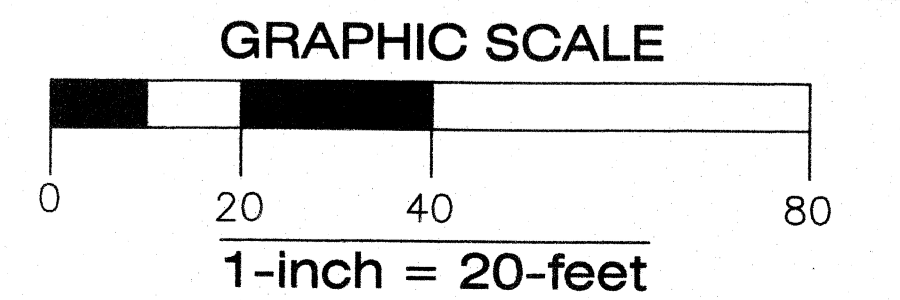
LEGEND

LINEWORK	ABBREVIATIONS
RIGHT-OF-WAY LINE _____	ASP... ASPHALT
SUBJECT PROPERTY LINE _____	AC... ASPHALTIC CONCRETE
GRAPHIC PROPERTY LINE _____	B... BRICK/PAVER
ZONING SETBACK LINE _____	C... CONC MATERIAL OR PAD/SLAB
FIELD SURVEYED TIE LINE _____	C'VD... COVERED
WATER LINE _____ W _____ W _____ W _____	ENCL... ENCLOSED
SANITARY SEWER LINE _____ SAN _____ SAN _____ SAN _____	ELEC... ELECTRIC
STORM DRAIN _____ STM _____ STM _____ STM _____	EX... EXISTING
GAS LINE _____ GAS _____ GAS _____ GAS _____ GAS _____ GAS _____	FND... FOUND
1-FT CONTOUR LINE _____	GA... GUY WIRE ANCHOR
5-FT INDEX CONTOUR LINE _____ -100 _____	H... HATCH
GIS SCALED CONTOUR LINE _____ -100 _____	HT... HEIGHT/HIGH
ELECTRICAL LINE _____ E _____ E _____ E _____ E _____	L... LANDING
SYMBOLS	N/F... NOW OR FORMERLY
○ IRON ROD/PIPE FOUND	O/H... OVERHANG, OVERHEAD
⊕ UTILITY POLE	PG... PAGE
⊙ EX. SANITARY MANHOLE	P/PROP... PROPOSED
⊕ EX. DRAIN MANHOLE	STK... STAKE
	TYP... TYPICAL
	U/G... UNDERGROUND
	VOL... VOLUME
	W/F... WOOD FRAMED
	W... DOMESTIC WATER SERVICE LINE
	WV... WATER VALVE

PHI ENGINEERING, LLC
(203) 283.4904 www.PHI-Engineering.com
180 YALE AVENUE, MILFORD, CONNECTICUT 06460

No.	DATE	DESCRIPTION
0	12-23-2019	INITIAL VERSION (FOR CLIENT USE)

REVISIONS



PHI No: 19.090
DATE: 12-23-2019
SCALE: 1"= 20'
SHEET 1 of 1

A-2-CLASS ZONING LOCATION SURVEY
JOHN P & KRYSZYNA PRUNIER
14 GAIL DRIVE - MBLU# 013/ 101
NORTH HAVEN, NEW HAVEN COUNTY, CONNECTICUT