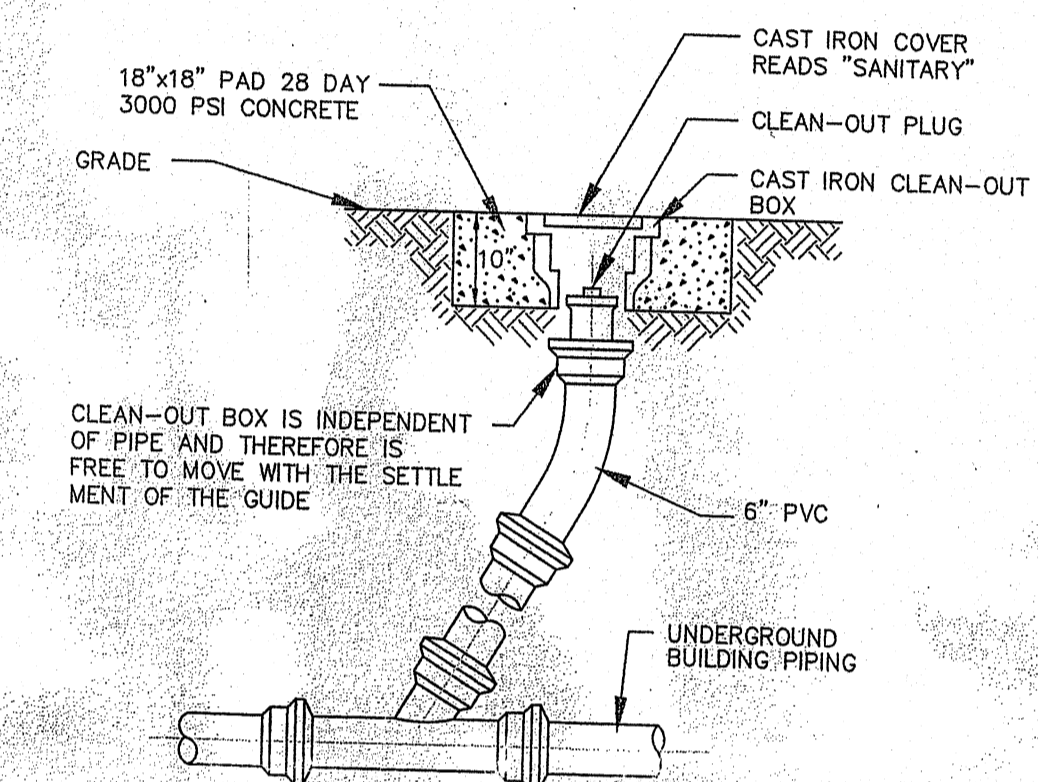
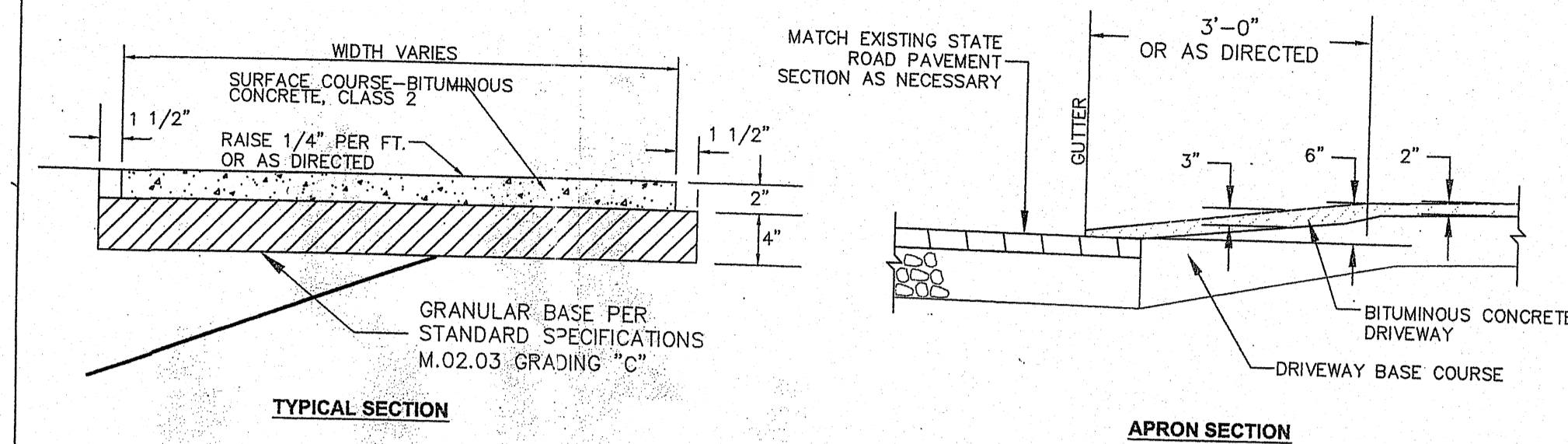
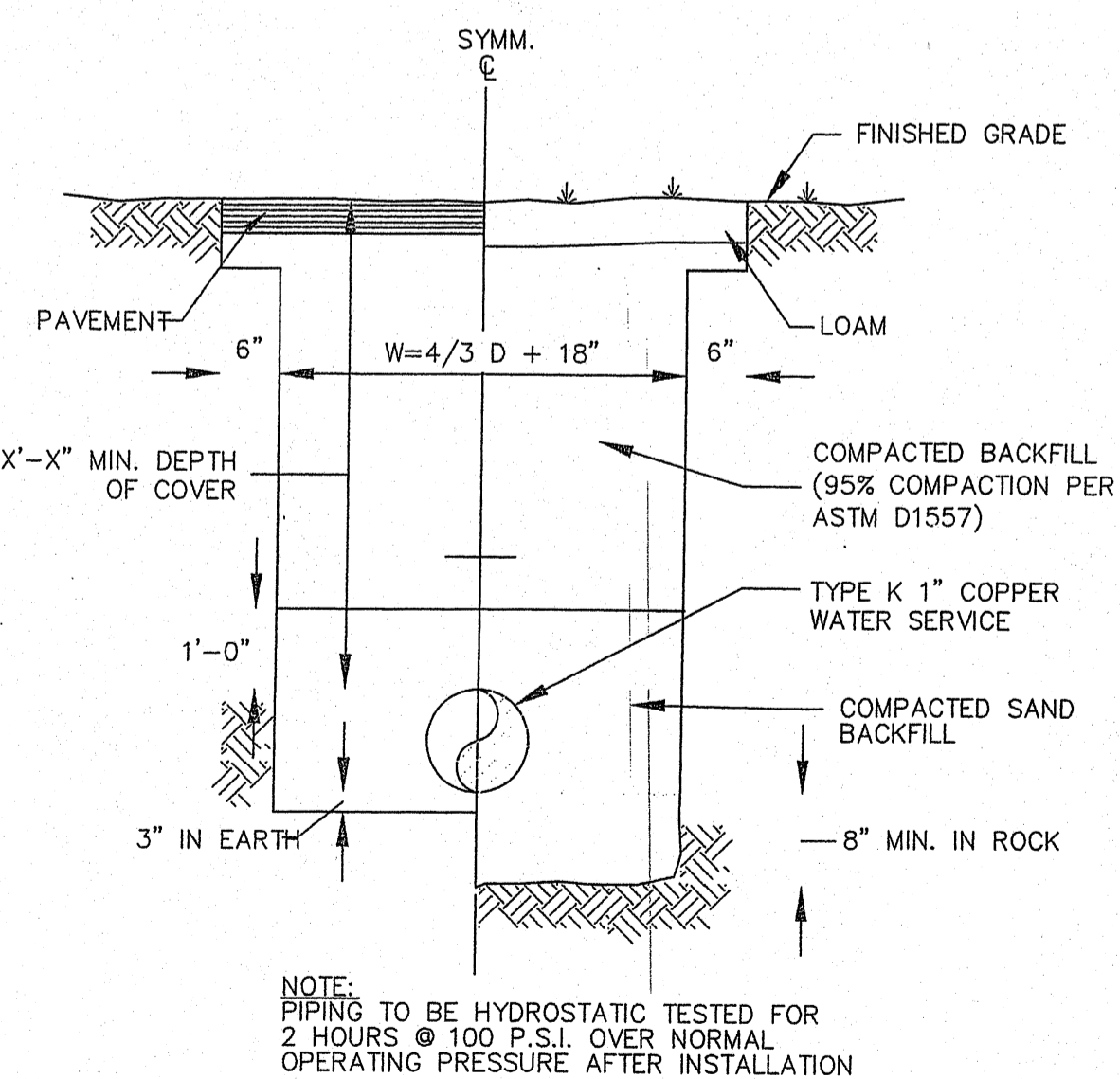
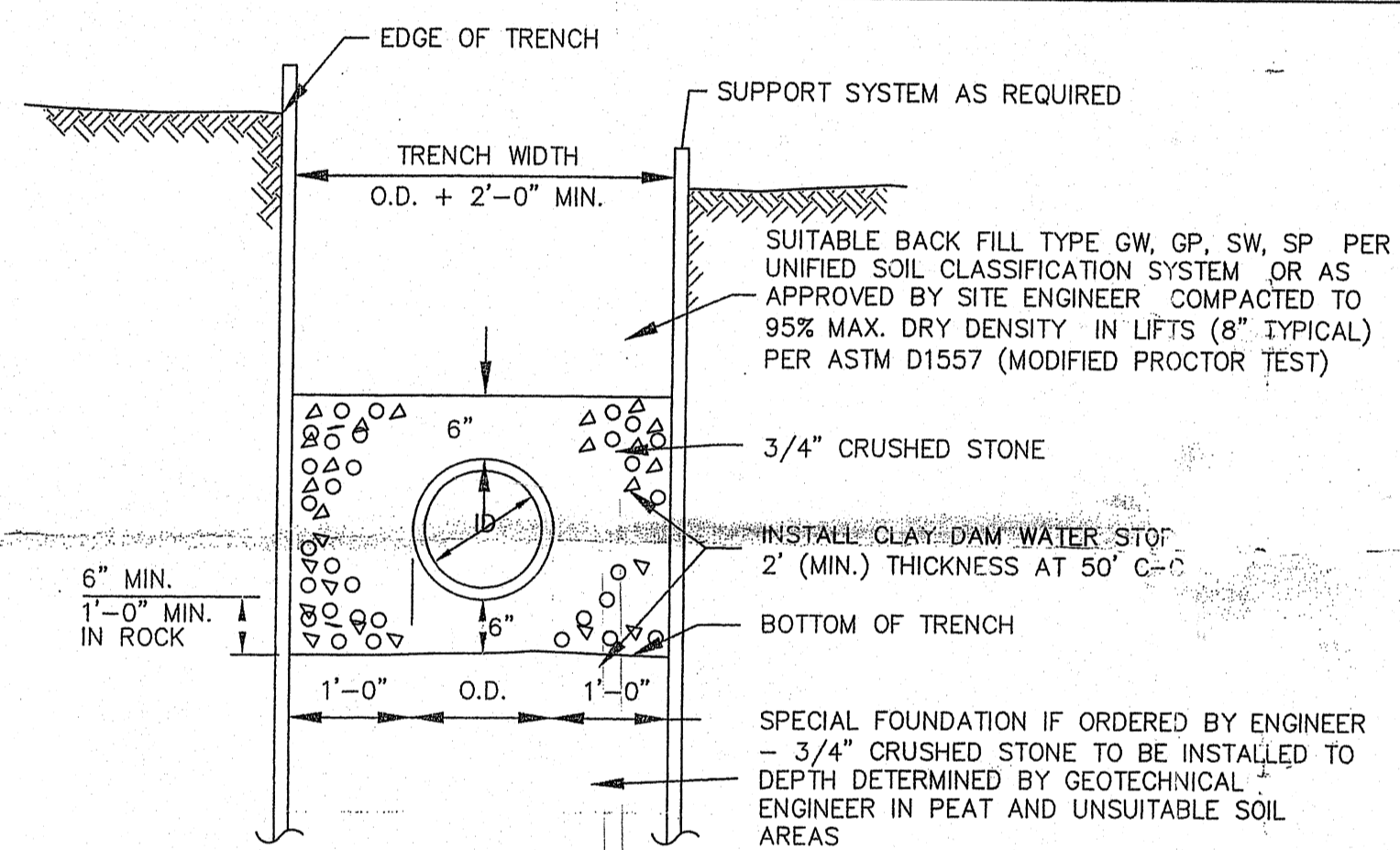


MAP AND DATA REFERENCES:

- "DEPENDENT RESURVEY FOR A SIMPLE LOT SPLIT FOR MARY ANN TURNER" SEALED BY ANTHONY MELLO JR. LS #013368, DATED JULY 22, 2010 REVISED JULY 30, 2010 AND FILED ON THE NORTH HAVEN LAND RECORDS AS J920C. SCALE 1"=20'
- "ACTUAL DRIVEWAY, 323 QUINNIAC AVENUE, NORTH HAVEN CONNECTICUT" DRAWN BY JOHN WHITCOMB, PE #021181 DATED JUNE 5, 2011. MAP PROVIDES UTILITY SERVICE STUB LOCATIONS.
- DIGITAL AERIAL PHOTOGRAPHY, GOOGLE EARTH 2012
- ASSESSOR'S MAPPING AND PARCEL INFORMATION FOR MAP 22 LOT 210, 317 QUINNIAC AVENUE.

NOTES:

- ELEVATION OF EXISTING SANITARY LATERAL SPUR IS ASSUMED TO BE ELEVATION 95.00' @ 97.8'. THE LATERAL IS DESIGNED AT THE MINIMAL ALLOWED SLOPE OF 2.0% AND HAS A FOUNDATION INVERT OF 100.50'. THIS PROVIDES THE MINIMUM ALLOWED COVER OF 42" ABOVE THE PIPE. THE ELEVATION OF THE INVERT MUST BE VERIFIED PRIOR TO INSTALLING THE CONNECTION. IF THE EXISTING PIPE INVERT IS HIGHER THE WPCA MUST APPROVE EITHER A LOWER SLOPED PIPE TO MAINTAIN COVER, A REDUCTION IN COVER, OR REQUIRE THE USE OF A PUMPED DISCHARGE.
- NEW BUILDING FINISHED FIRST FLOOR ELEVATION 107.00. TOP OF FOUNDATION CONCRETE ELEVATION 106.00'. GRADE AT FOUNDATION ELEVATION 105.00.
- IMPERVIOUS AREA OF HOUSE, DECKS, AND 22 FEET OF GARAGE DRIVEWAY APRON IS LESS THAN 3,400 SQUARE FEET. PER DEEP STORMWATER BMP RECOMMENDATION, STORMWATER INFILTRATION RETENTION OF +300 CUBIC FEET IS PROVIDED IN TWO DEPRESSIONS ONSITE. ONE TO THE EAST OF THE HOUSE AND ONE TO THE WEST. CONTRACTOR TO PROVIDE GRADING TO DIVERT ROOF DRAINAGE TO THESE LOCATIONS.

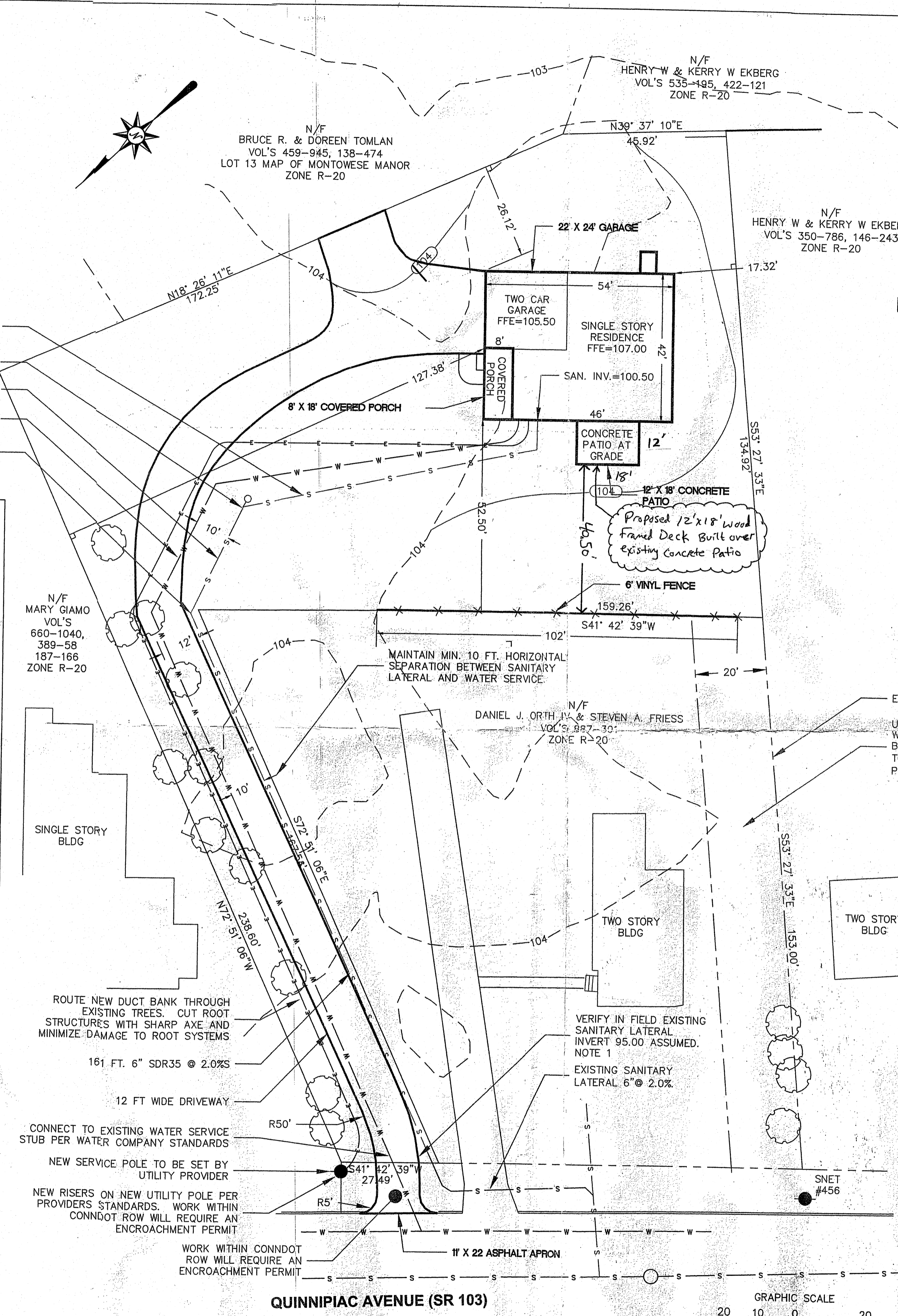


ZONING INFORMATION

LOCATION: NORTH HAVEN, CONNECTICUT
ZONE: R-20
USE: (PERMITTED USE) RESIDENTIAL SINGLE FAMILY

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	20,000 S.F.	25,791.7 S.F. 0.5921 ACRES
2	MINIMUM LOT WIDTH	100 FEET	186.74 FEET
3	MINIMUM FRONT SETBACK	50 FEET	52.83 FEET
4	MINIMUM SIDE SETBACK	10 FEET EA / 30 FEET AGG.	17.32 FEET/144.70 FEET
5	MINIMUM REAR SETBACK	25 FEET	26.12 FEET
6	MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET
7	MAXIMUM BUILDING COVERAGE	20%	8.2%

* THE EXISTING LOT IS A TOTAL OF 25,791.7 SQUARE FEET. THIS TOTAL INCLUDES THE ACCESSWAY WHICH IS 25 FOOT WIDE FOR A TOTAL OF 4,331.5 SQUARE FEET. THE REMAINDER OF THE LOT IS 21,460.2 SQUARE FEET (0.4927 ACRES)



PROPERTY OF DANIEL J. ORTH IV & STEVEN A. FRIESS

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED BY THE OWNER.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERE ON.

John Thomson
JOHN THOMSON L.S. #8507

BUILDING PERMIT DOCUMENTS

323 QUINNIAC AVENUE
NORTH HAVEN, CT

DRAWINGS FOR BUILDING PERMIT

APT FILING NUMBER: CT-317-317
APT DRAWING NUMBER:
DRAWN BY: JT SCALE: As noted
CHECKED BY: BB DATE: 1/26/2015

REVISIONS:

REV. 1	
REV. 2	
REV. 3	
REV. 4	
REV. 5	

SHEET NUMBER: AB-1

RECEIVED
MAR 10 2020
TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT

#20-05