

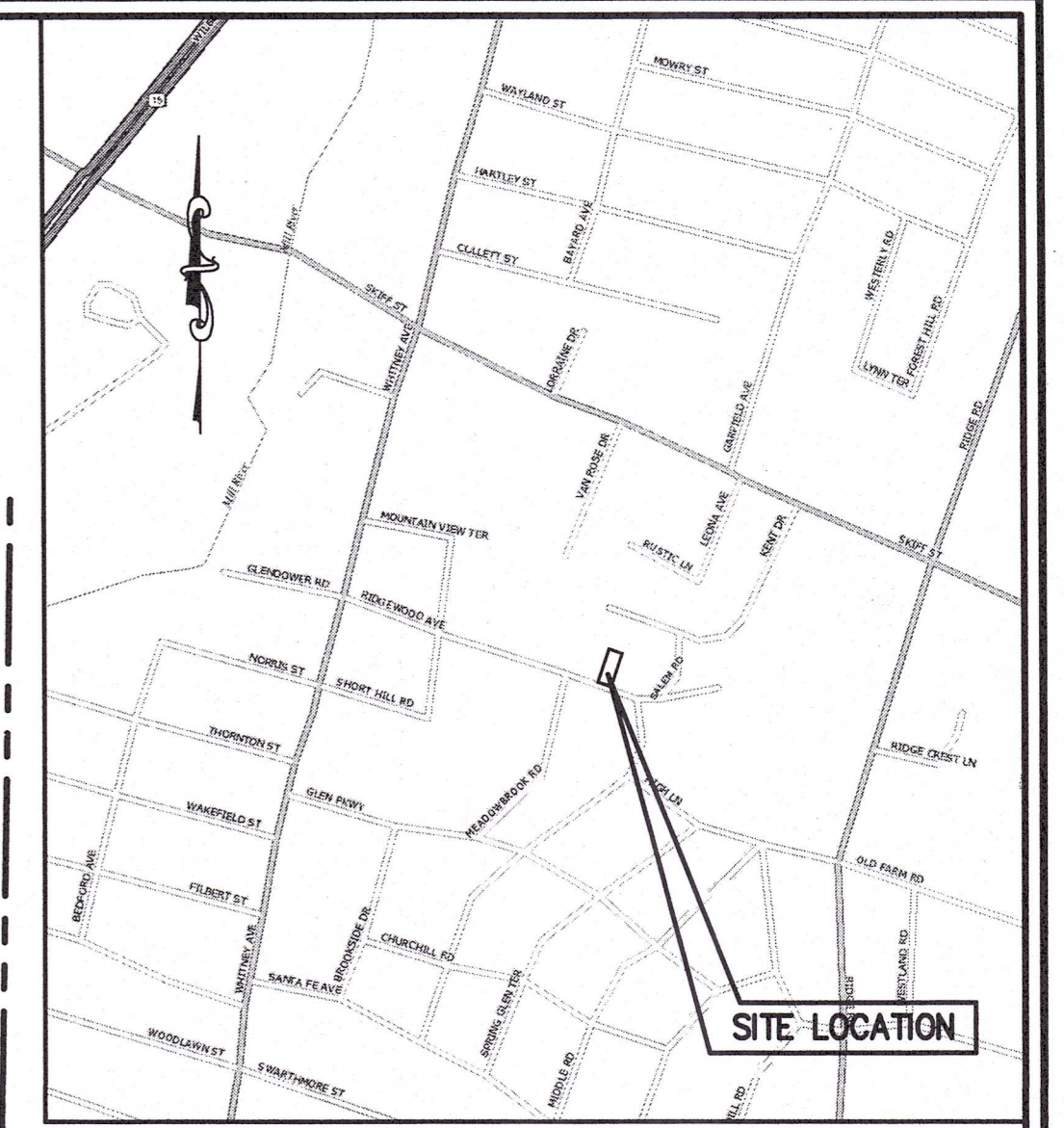
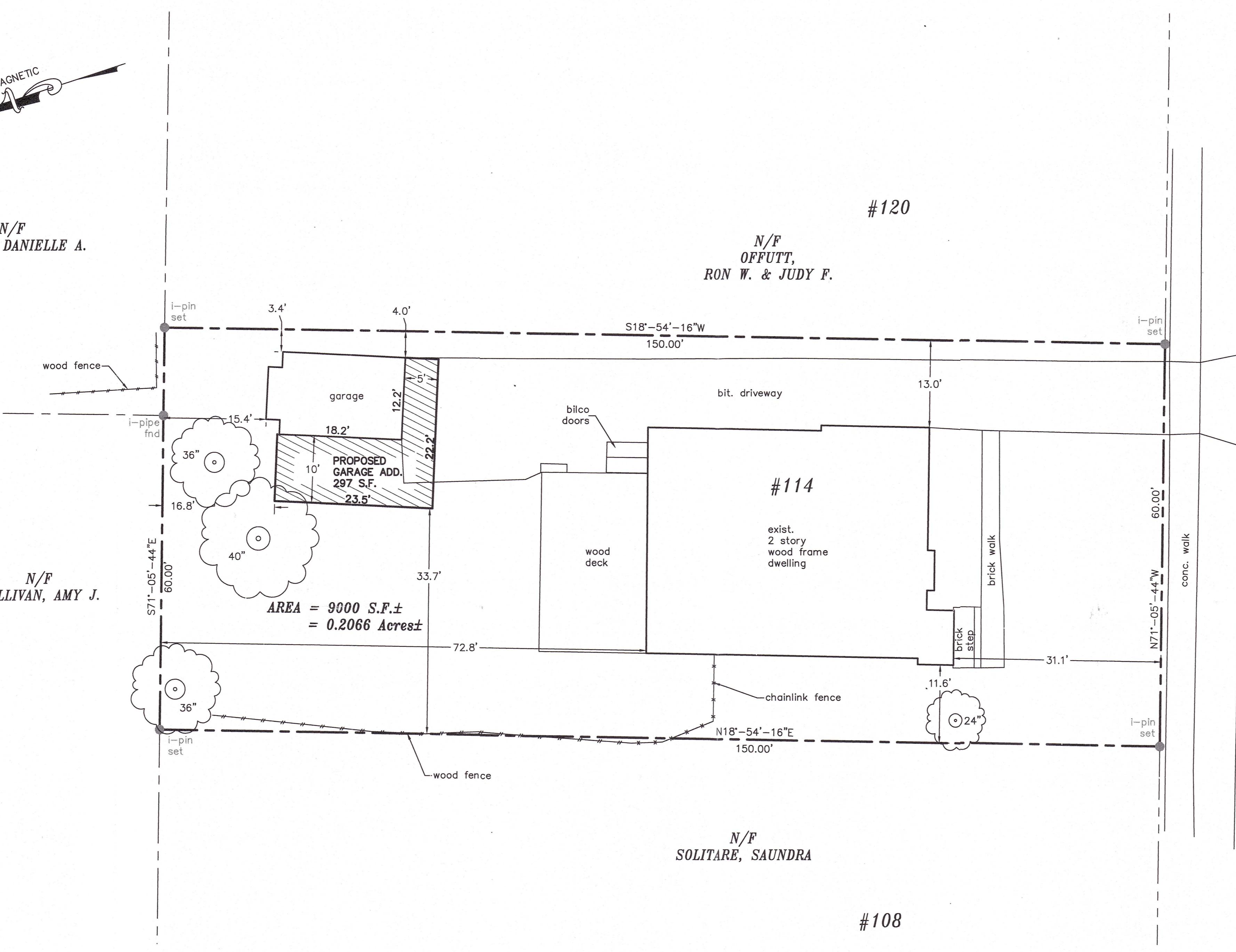
N/F
KNAUFT, DANIELLE A.

#120
N/F
OFFUTT,
RON W. & JUDY F.

N/F
SULLIVAN, AMY J.

N/F
SOLITARE, SAUNDRA

#108



LOCATION MAP
SCALE: 1"=80'

RIDGEWOOD AVENUE

LEGEND:

- PROPERTY LINE
- - - STREET LINE

REFERENCES:

- "PROPERTY SURVEY, 114 RIDGEWOOD AVENUE, NORRTH HAVEN, CT" DATED DECEMBER 11, 2020, SCALE 1" = 10', BY NAFIS & YOUNG ENGINEERS, INC.
- "MAP #2 OF SPRING GLEN ESTATES, PROPERTY OF SPRING GLEN ESTATES, INC." DATED JUNE 1, 1922, SCALE 1" = 100', BY HEATON R. ROBERTSON, ON FILE TOWN CLERK'S OFFICE.
- REFER TO DEED VOL. 480 PAGE 235 ON FILE AT THE TOWN CLERK'S OFFICE.

NORTH HAVEN
BULK STANDARDS R-12 ZONE

	REGULATION	EXISTING	PROPOSED
MIN LOT AREA (in square feet)	12,000 S.F.	9,000 S.F.#	9,000 S.F.#
MIN LOT WIDTH	80'	60'#	60'#
MIN AREA PER FAMILY UNIT	12,000 S.F.	9,000 S.F.#	9,000 S.F.#
MIN FRONT YARD	25'	31.1'	31.1'
MIN SIDE YARD	10* NOT<25'	3.4'/15.0'#	3.4'/15.0'#
MIN REAR YARD	25'	72.8'	72.8'
MAX BLDG COVERAGE %	25%	19%	22.3%
MAX HEIGHT BLDG	25'	<25'	<25'

* = AGGREGATE WIDTH OF TWO SIDE YARDS NOT LESS THAN 25'
= NONCONFORMING PRE-EXISTING

SURVEY NOTES:

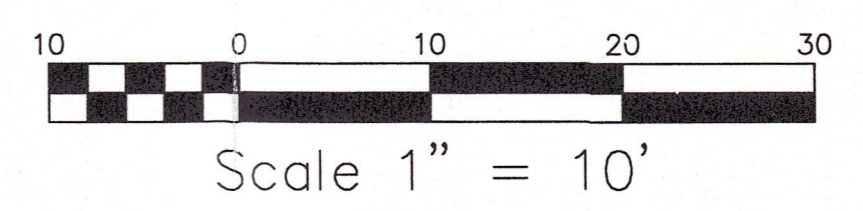
- This survey and map have been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a PROPERTY SURVEY and DATA ACCUMULATION PLAN based on a DEPENDENT RESURVEY conforming to Horizontal Accuracy Class "A-2" and is intended to be used for a Property Survey.
- Property is currently located in the R12 zone.

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY AGREES TO DEFEND, INDEMNIFY, AND HOLD NAFIS & YOUNG ENGINEERS, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

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

DAVID L. NAFIS, E.S. #22924



RECEIVED
APR 10 2021

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

#21-09

**114 RIDGEWOOD AVENUE
M 033 / B 202
NORTH HAVEN, CONNECTICUT**

PREPARED FOR: PUCCI
PROPERTY OWNER: JAMES & ELAINE PUCCI
114 RIDGEWOOD AVENUE
NORTH HAVEN, CT 06473

SITE PLAN



**NAFIS & YOUNG
ENGINEERS, INC.**
1355 Middletown Avenue
Northford, Connecticut 06472
Phone: (203) 484-2793
Fax: (203) 484-7343
Email: nyeng@nafisandyoung.com

DATE: DECEMBER 16, 2020
REV: APRIL 09, 2021

JOB NO. 2020-087 SHEET NO. 1

APR 09, 2021 2:43pm NAFIS-27482877 - NORTH HAVEN, RIDGEWOOD AVENUE, 114 RIDGEWOOD AVENUE, 114 RIDGEWOOD AVENUE, 114 RIDGEWOOD AVENUE