

GENERAL NOTES

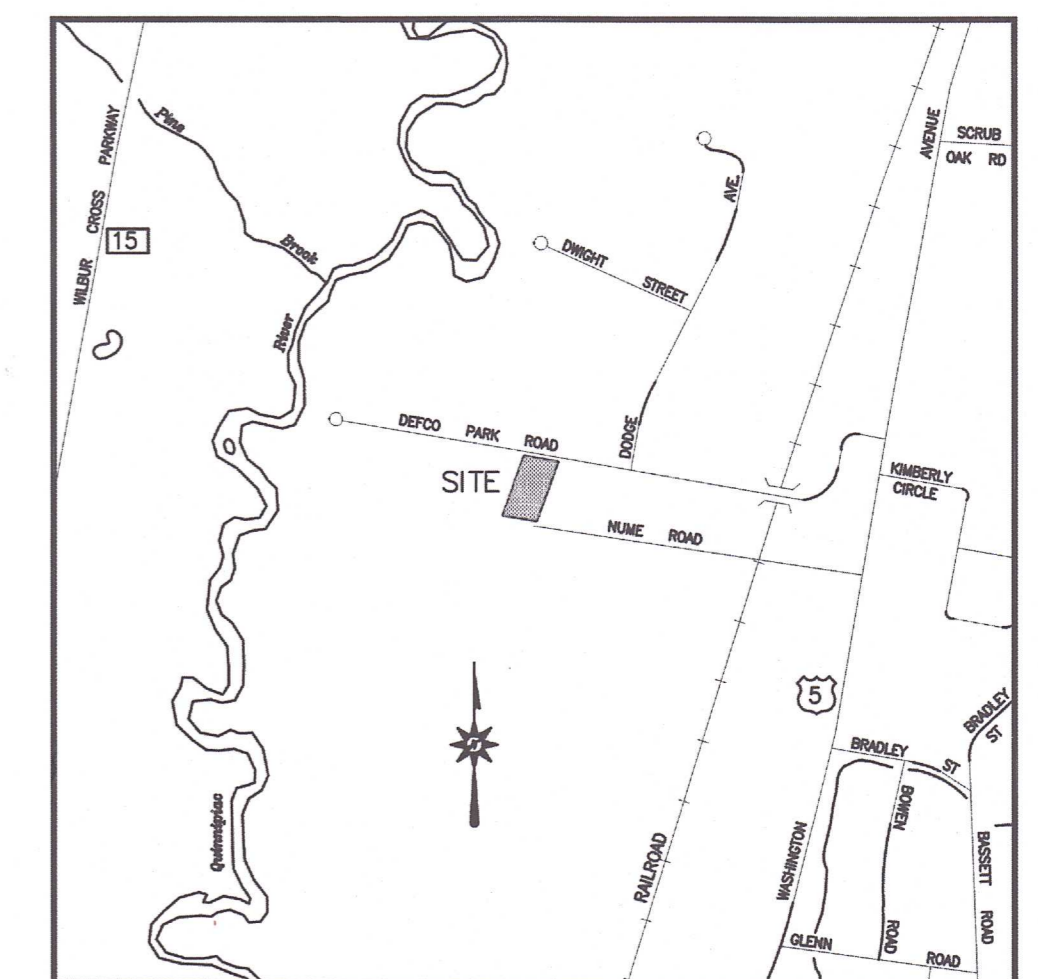
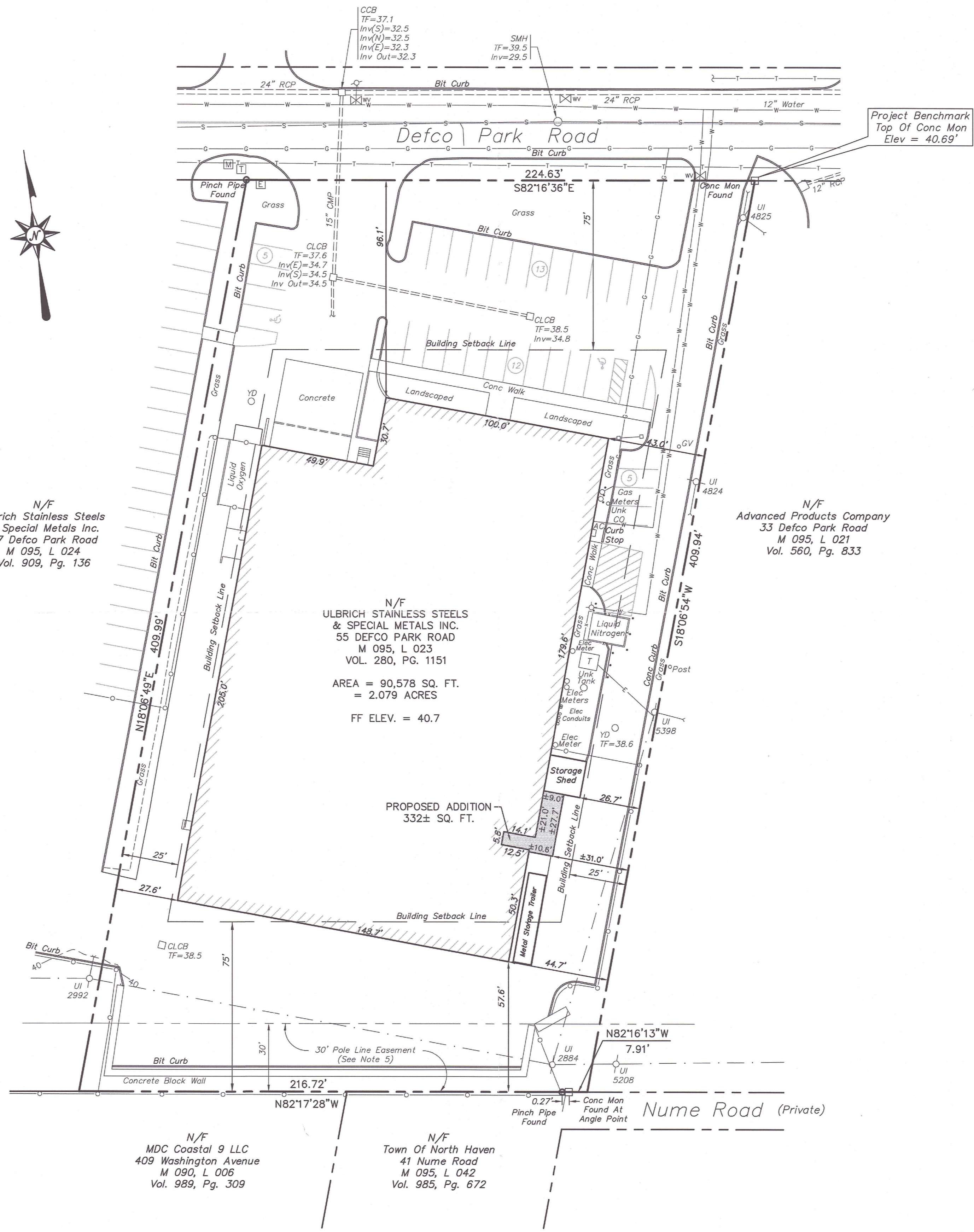
1. A) THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS T-2.
- C) BOUNDARY DETERMINATION IS A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE PROPOSED IMPROVEMENTS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, AND ROADWAYS.
2. NORTH ARROW AND BEARINGS ARE BASED UPON REFERENCE MAP A.
3. ELEVATIONS AND CONTOURS ARE BASED UPON REFERENCE MAP A.
4. PARCEL IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), AS DEPICTED ON THE FIRM FLOOD INSURANCE RATE MAP NUMBER 09090C0311J, EFFECTIVE DATE: MAY 16, 2017.
5. PARCEL IS SUBJECT TO RESERVATIONS BY DEFCO INDUSTRIAL PARK, INC. TO A 30 FOOT POWER LINE EASEMENT.
6. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE DEPICTED OR NOTED HEREON. A SUBTERRANEAN SURVEY WAS NOT PERFORMED, THEREFORE THE SURVEYOR HAS NO KNOWLEDGE OF ANY INVISIBLE ENCROACHMENTS.
7. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.

REFERENCE MAP

A. "PROPERTY/TOPOGRAPHIC SURVEY SHOWING EXISTING CONDITIONS ON LAND OF PROFESSIONAL LEASING COMPANY AND LAND OF 67 DEFCO PARK, LLC 55 AND 67 DEFCO PARK ROAD, NORTH HAVEN, CONNECTICUT", DATE: APRIL 4, 2011, SCALE: 1"=30', PREPARED BY ANNINO SURVEY, LLC.

ZONING INFORMATION

ITEM #	ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	80,000 SF	90,578 SF 2.079 AC	90,578 SF 2.079 AC	NO
2	MINIMUM LOT WIDTH	200 FEET	224.63 FEET	224.63 FEET	NO
3	MINIMUM FRONT YARD	75 FEET	96.1 FEET	96.1 FEET	NO
4	MINIMUM REAR YARD	75 FEET	57.6 FEET	57.6 FEET	NO
5	MINIMUM SIDE YARD (EAST)	25 FEET	26.7 FEET	26.7 FEET	NO
6	MINIMUM SIDE YARD (WEST)	25 FEET	27.6 FEET	27.6 FEET	NO
7	MAXIMUM BUILDING COVERAGE	35%	37.5%	37.9%	YES
8	MAXIMUM HEIGHT	60 FEET	<60 FEET	<60 FEET	NO

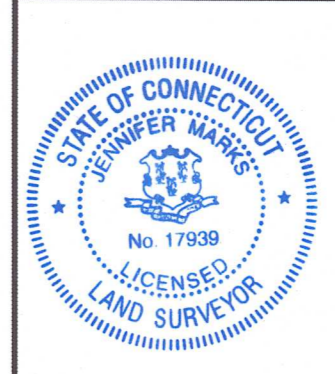


VICINITY MAP
NOT TO SCALE

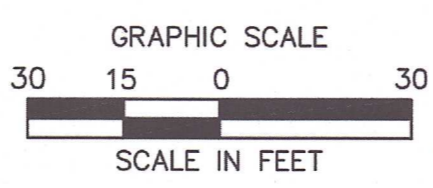
LEGEND

- Property Line
- - - Easement Line
- - - Major Contour
- - - Minor Contour
- x - Chain Link Fence
- - - Overhead Wires
- - - Underground Electric Line
- - - Gas Line
- - - Sanitary Sewer
- - - Storm Sewer
- - - Underground Telephone Line
- - - Water Line
- Utility Pole
- GV Gas Valve
- CB Cleanout
- MH Catch Basin
- YD Manhole
- YD Yard Drain
- Hydrant
- Water Valve
- Bollard
- Mail Box
- Electric Vault
- Telephone Vault

RECEIVED
MAY 20 2021
TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT
#P21-12



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Jennifer Marks
JENNIFER MARKS L.S. #17939
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.



REVISIONS

No.	Date	Desc.

Surveyed D.F.L.
Drawn D.C.L.
Reviewed J.M.
Scale 1"=30'
Project No. 2100960
Date 05/15/21
Field Book
CAD File: EX210096001

IMPROVEMENT LOCATION SURVEY