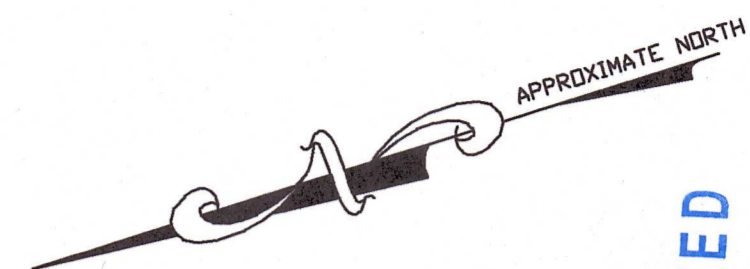
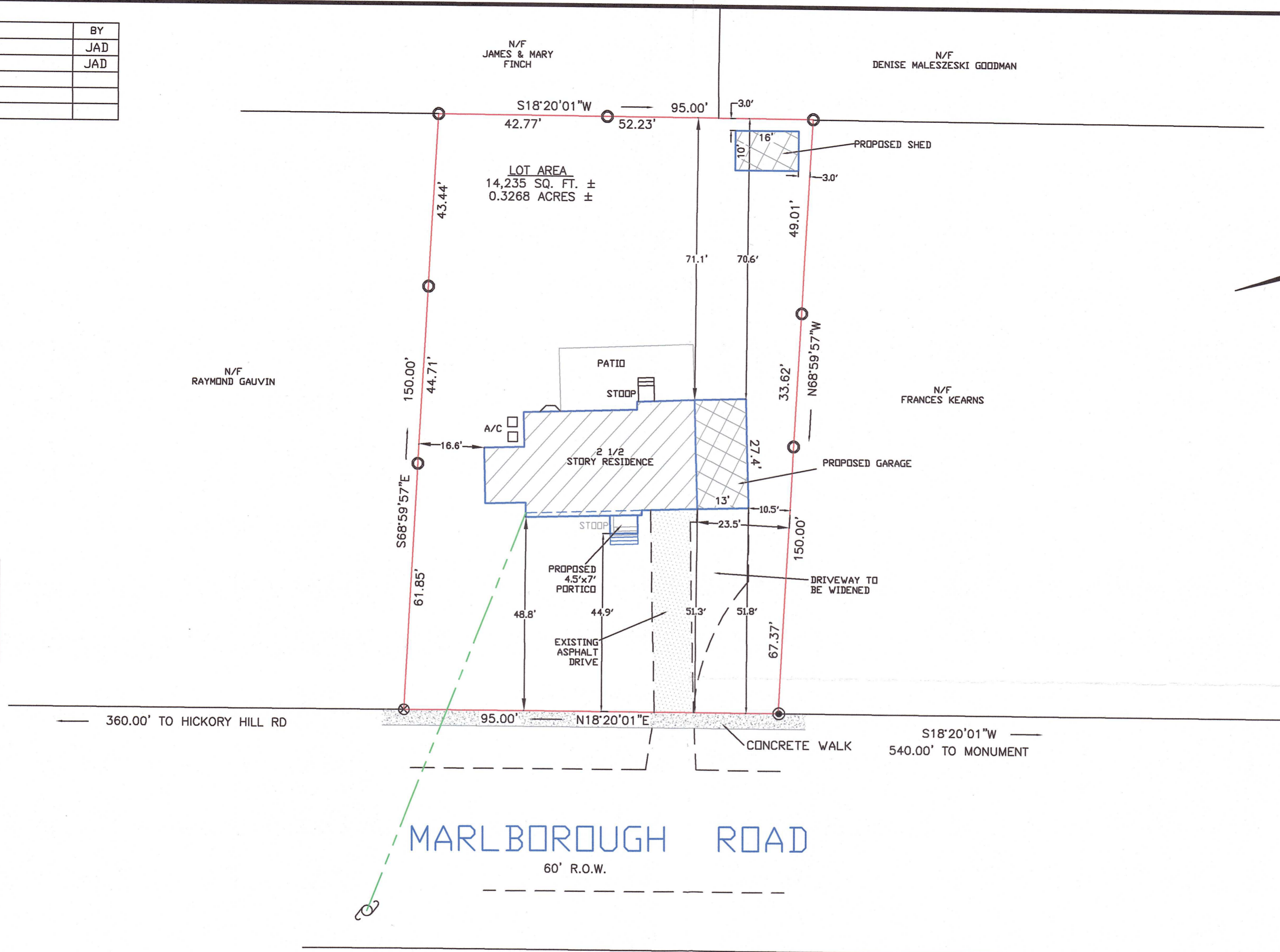


REVISIONS		
DATE	DESCRIPTION	BY
2/05/21	PROPOSALS	JAD
2/18/21	NOTES	JAD



LEGEND

	Drill Hole (set)
	Iron Pin/Pipe (found.)
	Iron Pin/Pipe (set)
	UTILITY POLE W/ WIRES
	A/C AIR CONTONER



RECEIVED
FEB 22 2021

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION: RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". SEC. 20-300b-1 to 20-300b-20. EFFECTIVE; JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT SHOWN.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP(S) No. E27 & H134

TAX MAP 50 TAX LOT(S) 86

PROPERTY IS LOCATED IN R-20 RESIDENCE ZONE

DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

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

CONNECTICUT REG. # 70059
JAMES A. DENNISON, LAND SURVEYOR, STRATFORD, CT.

NOTE: EXISTING BUILDING(S) OVER 3 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA, SQ. FT.	20,000	14,235	14,235
MINIMUM LOT WIDTH FT.	100	95'	95'
MINIMUM AREA PER FAMILY UNIT, SQ. FT.	20,000	14,235	14,235
MINIMUM FRONT YARD, FT.	50	48.8'	44.9'
MINIMUM SIDE YARDS, EACH, FT.	10*	16.6'/40.1'	10.5'/27.1'
MINIMUM REAR YARD, FT.	25	71.1'	70.6'
MAXIMUM BUILDING COVERAGE, %	20	9.3	13.1
MAXIMUM HEIGHT, FT.	35	23.2'	23.2'

*THE AGGREGATE WIDTH OF TWO SIDE YARDS SHALL NOT BE LESS THAN 30'

DETACHED ACCESSORY STRUCTURES:

MINIMUM FRONT YARD, FT.	75		136.8'
MINIMUM REAR YARD, FT.	6'		3'
MAXIMUM HEIGHT, FT.	6'		3'
MAXIMUM HEIGHT, FT.	12'		12'

ZONING LOCATION SURVEY
OF PROPERTY PREPARED FOR
CHRISTOPHER C. KELLEM &
BETSY GOLDEN KELLEM

44 MARLBOROUGH ROAD, NORTH HAVEN CONNECTICUT

SCALE: 1" = 20'

DATE: OCTOBER 18, 2018

BY "JAMES A. DENNISON L.S."