

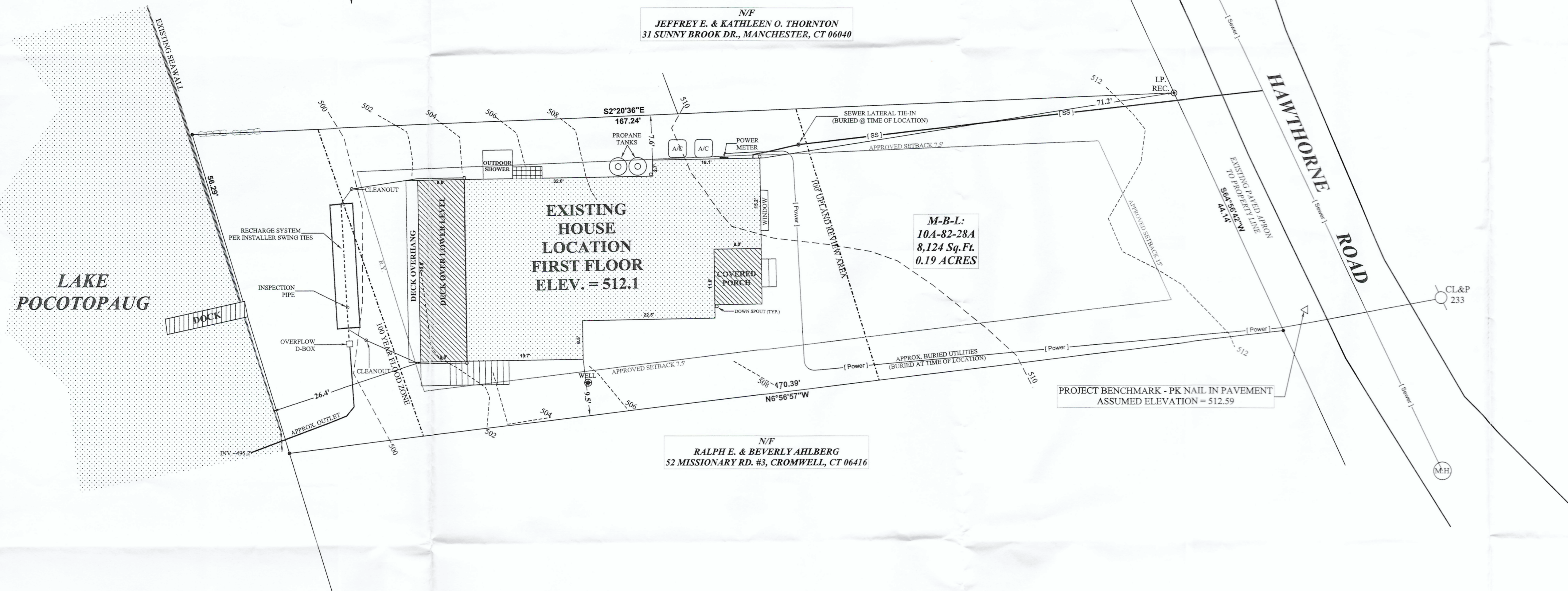
LOCATION MAP - SCALE: 1" = 300'



N/F  
JEFFREY E. & KATHLEEN O. THORNTON  
31 SUNNY BROOK DR., MANCHESTER, CT 06040

N/F  
RALPH E. & BEVERLY AHLBERG  
52 MISSIONARY RD. #3, CROMWELL, CT 06416

M-B-L:  
10A-82-28A  
8,124 Sq. Ft.  
0.19 ACRES



**NOTES:**

100 YEAR FLOOD ZONE TAKEN FROM TOWN GIS MAP

LOCATIONS OF BURIED STRUCTURES ARE APPROXIMATE AND SHOWN PER BUILDER. STRUCTURES BURIED AT TIME OF LOCATION

VARIANCES GRANTED 3/9/15; FROM SEC. 4.1 SHOWN IN ZONING COMPLIANCE CHART, VARIANCE FROM 8.2.G INCREASED MAX. FF AREA FROM 900 FT<sup>2</sup> TO 1,484 FT<sup>2</sup>

**ZONING COMPLIANCE CHART**

	REQUIRED	PROVIDED
FRONT YARD SETBACK	25'	71.2'
SIDE YARD SETBACK	15'	9.5'W - 7.6'E
REAR YARD SETBACK	25'	26.4'
LOT COVERAGE	20%	20.2%
BUILDING HEIGHT	30'	<30'

\* VARIANCE GRANTED, REDUCED TO 15'  
\* VARIANCE GRANTED, REDUCED TO 7.5'  
\* VARIANCE GRANTED, INCREASED TO 25%

**LEGEND**

○	UTILITY POLE
●	IRON PIN (AS NOTED)
⊙	WELL
+++++	SILT FENCE BACKED WITH STAKED HAY BALES
502X3	PROPOSED GRADE

**REFERENCE NOTE**

THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306a-1 THROUGH 20-306a-25 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1990.  
THE TYPE OF SURVEY IS "ZONING LOCATION SURVEY".  
THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY".  
THE HORIZONTAL ACCURACY CONFORMS TO "C" STANDARDS.

**MAP REFERENCE**

PROPERTY SURVEY FOR PROPOSED DECK PREPARED FOR ROBERT & JOAN DOBROUCH - HAWTHORNE ROAD - EAST HAMPTON, CONNECTICUT - SCALE: 1" = 10' - JULY 21, 1992 - BY DUTCH & ASSOCIATES

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

Charles R. Dutch, L.S.  
15776  
LICENSE NUMBER



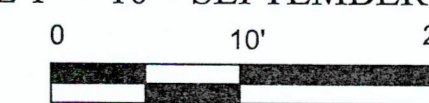
OWNER OF RECORD:  
ANDREW & ELISABETH PRIEST  
22 CREEKSIDE DR., SAN RAFAEL, CA 94903

**IMPROVEMENT LOCATION SURVEY**

PREPARED FOR

**ANDREW & ELISABETH PRIEST**

19 HAWTHORNE ROAD - EAST HAMPTON, CONNECTICUT  
SCALE 1" = 10' - SEPTEMBER 4, 2019



FILE COPY

East Hampton Planning & Zoning Official

Approved: \_\_\_\_\_ RECEIVED  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_ SEP 12 2019  
TIME \_\_\_\_\_

**DUTCH & ASSOCIATES**  
LAND SURVEYORS

392 SOUTH MAIN STREET, COLCHESTER, CONN.  
PHONE: (860) 537-3465