

BONGIOVANNI GROUP, INC.
 1700 SURVEYORS
 NEWINGTON, CONNECTICUT 06111
 TEL: (860) 668-0134
 FAX: (860) 668-0330

Date: 07-01-21	Scale: 1"=20'	Checked: AB	Date
Drawn: DUD			Revision

ZONING DATA TABLE

ZONE: R-1 W/SEWER

	REQUIRED	PROPOSED LOT A	PROPOSED LOT B
MIN. LOT AREA:	20,000 S.F.	12,029 S.F.*	20,000 S.F.
MIN. LOT WIDTH:	125'	112.70'	134.49'
MIN. LOT DEPTH:	125'	150.22'	172.15'
MIN. LOT FRONTAGE:	100'	126.63'	148.57'
MAX. LOT COVERAGE:	20%	23.82%	28.22%
MIN. FRONT SETBACK:	25'	19.6'	54.5'
MIN. SIDE SETBACK:	15'	3.8'	3.8'
MIN. REAR SETBACK:	25'	64.8'	90.2'

*ZONING VARIANCE GRANTED BY ZONING BOARD OF APPEALS 2-8-21

- REFERENCE MAPS:**
- "MORTGAGE & BOUNDARY SURVEY, PREPARED FOR EDWIN EDWARDS, CONSERVATOR FOR GERTRUDE HALE, MOTT HILL ROAD & LAKE ROAD, EAST HAMPTON, CONNECTICUT, SCALE 1"=40', DATE AUG. 4, 1978, REVISED NOV. 21, 1983, BY FREDERICK M. HAYES
 - "MAP SHOWING PROPERTY OF WILLIAM HALE FERGUSON, LAKE ROAD, EAST HAMPTON, CONN., SCALE 1"=30', MARCH, 1983, BY JOHN L. THOMSON
 - "PROPERTY OF ARTHUR & WALTER BRACK, PROPOSED SUBDIVISION, DRAWN BY A. BRACK, JUNE 13, 1953, SCALE 1"=50'-0", EAST HAMPTON, CONN."
 - "PROPERTY OF ARTHUR & WALTER BRACK, CORRECTION OF LOT NO. 10, 12 & 13, ON MAP FILED AT TOWN HALL, EAST HAMPTON, CONN., SCALE 1"=50', OCT. 15, 1953"
 - "ZONING LOCATION SURVEY, RESURVEY PREPARED FOR DONALD E. & NANCY C. BRIERE, 91 & 93 LAKE DRIVE, EAST HAMPTON, CONNECTICUT, DATE: 11-25-20, SCALE: 1"=20', BY BGI, THE BONGIOVANNI GROUP, INC.

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.
 - TYPE OF SURVEY: RESUBDIVISION MAP
BOUNDARY DETERMINATION CATEGORY: RESURVEY (PER REF. MAP 1)
CLASS OF HORIZONTAL ACCURACY: A-2
INTENDED USE: RESUBDIVISION
 - EXISTING HOUSES CURRENTLY SHARE UTILITIES. UTILITY SERVICE LINES TO BE SEPARATED AT TIME OF LOT DIVISION.
 - THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

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

[Signature] 7-01-2021 14649
 SURVEYOR'S SIGNATURE DATE LICENSE NUMBER

RESURVEY PREPARED FOR
DONALD E. JR. & NANCY C. BRIERE
 91 & 93 LAKE DRIVE
 EAST HAMPTON, CONNECTICUT

RESUBDIVISION MAP

Sheet 1 of 1

LEGEND

---	PROPERTY LINE
-x-	FENCE
-----	STONE WALL
	OVERHEAD WIRES
⊕	UTILITY POLE
⊙	WELL
⊙	MANHOLE

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED, APPROVAL AUTOMATICALLY EXPIRES _____ IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE.

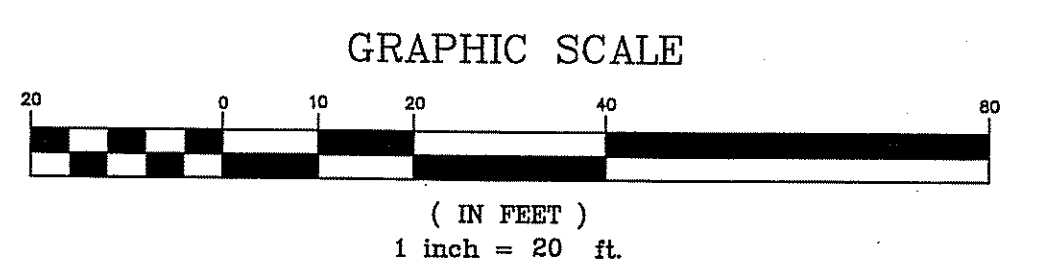
THE SUBDIVISION REGULATIONS OF THE EAST HAMPTON PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ANY VARIANCES OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCES OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

APPROVED BY THE EAST HAMPTON PLANNING & ZONING COMMISSION

FINAL APPROVAL _____ CHAIRMAN

DATE: _____

EXPIRATION DATE: _____



THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.