

**LEGEND**

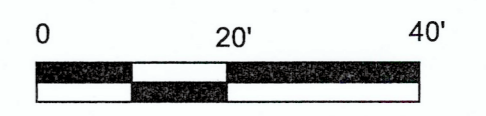
- WELL
- UTILITY POLE
- ⊙ I.P. RECOVERED
- C.B. CATCH BASIN
- M.H. MANHOLE
- ⊗ CAIN LINK FENCE

**ZONING COMPLIANCE CHART (ZONE: R2 - S)**

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQ.FT.	35,600+/- SQ.FT.*	35,600+/- SQ.FT.*
MINIMUM LOT FRONTAGE	100'	138.00'	138.00'
FRONT YARD SETBACK	50'	46.8'+/-*	46.8'+/-*
SIDE YARD SETBACK	25'	48.7'+/-L - 46.0'+/-R	7.5L** - 46.0'+/-R
REAR YARD SETBACK	50'	183.2'+/-	172.8'+/-
MAX. BUILDING COVERAGE	10%	2.8%	3.5%
MAX. BUILDING HEIGHT	30'	<30'	<30'

\* PRE-EXISTING NON-CONFORMING  
\*\* VARIANCE REQUIRED

**PROPOSED GARAGE PLAN**  
 PREPARED FOR  
**LAUREN KUPPER**  
 32 COLCHESTER AVENUE - EAST HAMPTON, CONNECTICUT  
 SCALE 1" = 20' - AUGUST 21, 2019



**SCANNED**

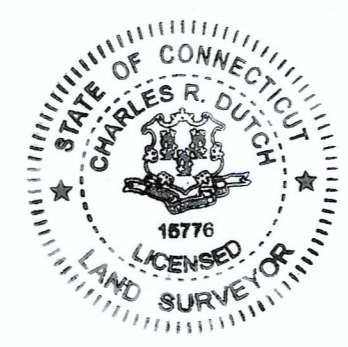
**RECEIVED**  
 AUG 22 2019

**REFERENCE NOTE**  
 THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-208B-1 THROUGH 20-208B-10 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, 1996.  
 THE TYPE OF SURVEY IS "ZONING LOCATION SURVEY".  
 THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY".  
 THE HORIZONTAL ACCURACY CONFORMS TO "C" STANDARDS.

**PLAN NOTES:**  
 THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE A VARIANCE REQUIRED FROM THE SETBACK ON THE EASTERLY PROPERTY LINE.  
 THE BOUNDARY SHOWN IS PER DEED DESCRIPTIONS AND LIMITED FIELD LOCATION OF EXISTING OCCUPATION.  
 THE BOUNDARY CERTIFICATION BY THIS SURVEYOR IS LIMITED TO THE EASTERLY PROPERTY LINE ONLY. ALL OTHER PROPERTY LINES SHOWN ARE FOR DEMONSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

**MAP REFERENCES**  
 SUBDIVISION PLAN - PROPERTY OF STANLEY F. KOTEK - EAST HAMPTON, CONN. - SCALE: 1" = 40' - DATE: MAY 24, 1958 - REVISED THRU 9-4-58 - BY MEGSON & HYYPPA CIVIL ENGINEERS  
 CONNECTICUT STATE HIGHWAY RIGHT OF WAY MAP - TOWN OF EAST HAMPTON - EAST HAMPTON-COMSTOCK BRIDGE ROAD FROM SOUTH MAIN ST. EASTERLY ABOUT 7,400 FEET - ROUTE NO.171 - SCALE: 1" = 40' - DATE: MAR. 29, 1934 - MAP NUMBER 41-07

"TO MY KNOWLEDGE AND BELIEF  
 THIS MAP IS SUBSTANTIALLY CORRECT  
 AS NOTED HEREON."  
  
 CHARLES R. DUTCH, L.S. LICENSE NUMBER 15776



**DUTCH & ASSOCIATES**  
 LAND SURVEYORS  
 392 SOUTH MAIN STREET, COLCHESTER, CONN.  
 PHONE: (860) 537-3465  
 JOB NO. 19-181