

LEGEND

- CONCRETE MONUMENT
- ANGLE POINT
- +— BUILDING LINE
- OU-OU-OU- OVERHEAD UTILITIES

REFERENCE INFORMATION
 REFERENCE IS MADE TO THE FOLLOWING RECORD INFORMATION:
 A. PROPERTY MAP PREPARED FOR W. B. SANDERS & FRANK J. MURRY DATED 09/28/1967, SCALE 1" = 80'
 B. SEPTIC REPAIR PLAN PREPARED FOR JAMES MARINO, PREPARED BY REYNOLDS ENGINEERING, DATED 06/28/10

- SURVEY NOTES**
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY. THIS SURVEY CONFORMS TO CLASS "A-2" HORIZONTAL ACCURACY FOR THE PROPERTY LINES, "1-2" ACCURACY FOR VERTICAL DATA (FIELD SURVEYED) AND CLASS "C" FOR FINAL IMPROVEMENT LOCATIONS. DETERMINATION CATEGORY IS A DEPENDENT RESURVEY. (SEE REFERENCE MAPS).
 - THE PURPOSE OF THIS MAP IS TO SHOW RECENT IMPROVEMENTS (NEW HOUSE CONSTRUCTION) RELATIVE TO THE PROPERTY LINES.
 - THIS IS A DEPENDENT RESURVEY OF THE SUBJECT PARCEL (IN THE AREAS NECESSARY TO SUPPORT THIS OPINION) BASED ON THE REFERENCE MAPS.
 - OLD SKINNER RD. IS A LOCAL UNBOUNDED ROADWAY. SEE FILED SURVEYS.
 - DIVISION LINES FOR ABUTTING PROPERTY OWNERS ARE APPROXIMATE (ASSESSORS MAP).
 - DO NOT SCALE THIS DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.
 - BEARINGS SHOWN HEREON ARE BASED ON THE NOTED REFERENCE MAPS.
 - OWNER OF RECORD: JAMES MARINO
 - EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY. **NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND SHOULD BE VERIFIED BEFORE ANY ACTIVITY NEAR THEM.**
 - THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE, THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE IN THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.
 - LOT NUMBERS SHOWN ARE FROM EAST HAMPTON ASSESSORS MAP #3A.
 - UNDERGROUND UTILITIES AND FOOTING DRAIN LOCATIONS SHOWN HEREON ARE IN PART FROM FIELD LOCATIONS AND IN PART FROM CONTRACTOR SUPPLIED INFORMATION.
 - A VARIANCE WAS GRANTED FOR THE FRONT YARD SETBACKIN 2010.

REGULATIONS FOR R-4 ZONE		
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	85,000 S.F.	57,750 S.F.*
MIN. LOT WIDTH	150'	113'*
MIN. FRONTAGE	150'	113'*
MIN. LOT DEPTH	200'	475'+/-
MIN. FRONT YARD	50'	35'+/-**
MIN. SIDE YARD	25'	26.8'
MIN. REAR YARD	50'	400'+/-
MAX. BLDG. HEIGHT	30'	<30'
MAX. BLDG. SIZE	2,200 sf	1,600 sf
MAX. FIRST FLR.	NA	NA
MAX. COVERAGE	10%	5%+/-

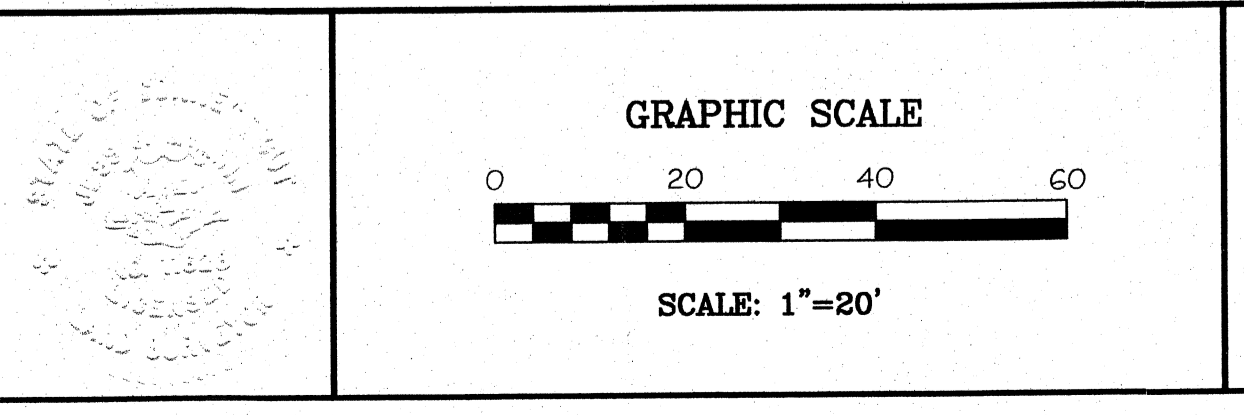
* NON-COMFORMING BUT PRE-EXISTING CONDITION.
 ** NOTE: A VARIANCE WAS GRANTED FOR FRONT YD.

NO DECLARATION IS EXPRESSED OR IMPLIED UNLESS THIS PLAN BEARS THE IMPRESSION (EMBOSSSED) SEAL OF THE PROFESSIONAL ENGINEER WHOSE SIGNATURE APPEARS HEREON

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

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 MAP MAKERS. ALL RIGHTS
 RESERVED. UNAUTHORIZED
 DUPLICATION OR MODIFICATION
 IS A VIOLATION OF
 APPLICABLE LAWS

JESS McMINN L.L.C. CT. LIC. No. 11628



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 LAND USE CONSULTANTS

JESS J. McMINN
 and ASSOCIATES, LLC
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NO.	DATE	DESCRIPTION
1.	10/04/11	added line to septic field

-PREPARED FOR-
JAMES MARINO
 P.O. BOX 431
 COLCHESTER, CONNECTICUT
 06415

IMPROVEMENT LOCATION PLAN
ASSESSORS MAP 13 BLK 33 LOT 14A
 3 OLD SKINNER RD.
 EAST HAMPTON, CONNECTICUT

JUM SCALE: 1" = 20'
 DATE: SEPT. 26, 2011

SHEET 1 OF 1

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JOB # 10-003