

- MAP REFERENCES:**
- 1) "PROPERTY SURVEY FOR MARTIN J. DALY AND MARGARET QUINN DALY TOWN OF EAST HAMPTON, CONN. REF. VOLUME 74, PAGE 134 SCALE: 1"=100' AUG. 18, 1986 RICHARD J. ZIGERON L.S."
 - 2) "SITE PLAN PROPERTY OF MARGARET DALY #80 FLANDERS ROAD MAP#87 BLOCK#6 LOT#6 ZONE R4 EAST HAMPTON, CONNECTICUT SCALE 1"=40'. AUGUST 29, 2002. REV.: 12-10-02, 1-6-03, 7-14-03."
- NOTES:**
1. BEARINGS & NORTH ARROW REFER TO ORIGINAL SURVEY (SEE MAP REFERENCE NO. 1)
 2. PROPERTY IS NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS PER FEMA FIRM COMMUNITY PANEL NO. 09007C 0155G HAVING AN EFFECTIVE DATE OF 8-28-2008 SHOWN AS ZONE X (AN AREA OF MINIMAL FLOODING)
 3. ANY WORK ON EXISTING STREETS TO SUBSTANTIALLY MEET THE STANDARDS OF THESE REGULATIONS, INCLUDING PROPOSED DRAINAGE IMPROVEMENTS.
 4. WETLANDS FLAGGED BY JACKSON ENVIRONMENTAL LLC 3-29-2019.
 5. CONTOURS AT PROPOSED LOT FIELD-LOCATED ACCORDING TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

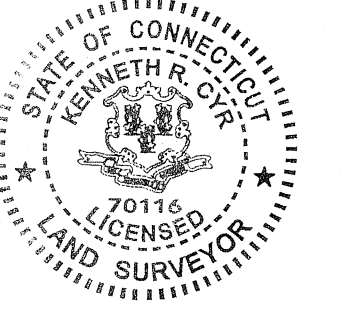
REGULATIONS FOR R4 ZONE		
ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	60,000 S.F.	163,289.4 S.F.
MIN. LOT FRONTAGE	150'	343'
MIN. FRONT YARD	75'	90.2'
MIN. SIDE YARD	25'	152.0'
MIN. LOT WIDTH	150'	257.8'
MIN. REAR YARD	50'	291.3'
MAX. BLDG. HEIGHT	30'	32.2'
MAX. LOT COVERAGE	10%	2.1%

- CERTIFICATION:**
- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 28, 2019 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.
 THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
 PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.
 - 2) THIS MAP AND SURVEY WERE PREPARED FOR RENO DeNOVELLIS. TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
 - 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

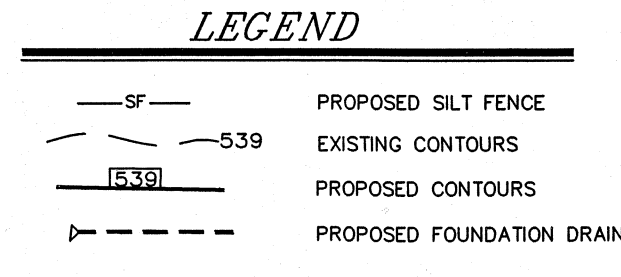
Kenneth R. Cyr
 PETER D. FLYNN CT.L.S. #8792 DATE 3-29-21
 KENNETH R. CYR CT.L.S. #7016
 NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING, LLC
 1204 FARMINGTON AVE. 860-828-7886
 BERLIN, CONNECTICUT 06037



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT 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.



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 MAY 11 2021
 TIME _____

n/f Kevin S. Rarey
 M.B.L. 87-26-6B1
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