

PROPERTY LINE = HIGH WATER LINE
 ELEV. = 465.3' N.A.V.D. 1988
 LENGTH = 451± JAN. 2, 2021

ZONING INFORMATION TABLE FOR #49 WANGONK TRAIL			
RI DISTRICT (WITH SANITARY SEWERS)			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	5,623 S.F.	5,623 S.F.
MAXIMUM LOT COVERAGE (S.F.)	1,125 S.F.	1,124 S.F.	1,094 S.F.
MAXIMUM LOT COVERAGE (%)	20%	20.0%	19.5%
MINIMUM LOT FRONTAGE	100 FEET	43.44 FEET	43.44 FEET
MINIMUM LOT WIDTH	125 FEET	40 FEET	40 FEET
MINIMUM LOT DEPTH	125 FEET	140 FEET	140 FEET
STREET SETBACK - WANGONK TRAIL	25 FEET	43.72 FEET	43.72 FEET
SIDE YARD SETBACK - NORTH	15 FEET	4.47 FEET	4.47 FEET
SIDE YARD SETBACK - SOUTH	15 FEET	6.91 FEET	6.91 FEET
REAR YARD SETBACK - WEST	25 FEET	49.55 FEET	49.55 FEET
MAXIMUM BUILDING HEIGHT	30 FEET	14± FEET	24± FEET

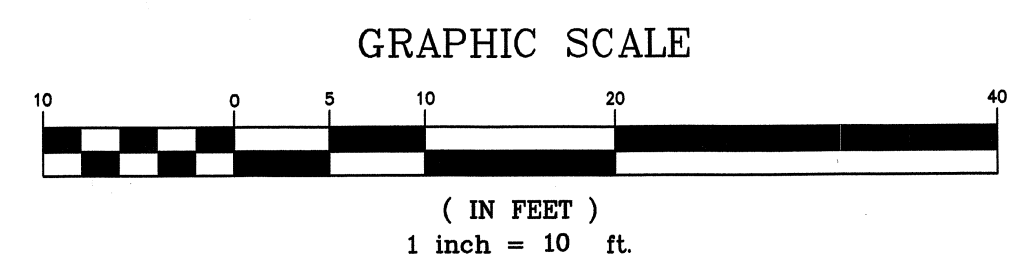
EXISTING AREAS FOR #49 WANGONK TRAIL		
	STRUCTURES	IMPERVIOUS
HOUSE	840 S.F.	840 S.F.
DECK #1	169 S.F.	169 S.F.
CDNC. WALK #1		39 S.F.
CDNC. WALK #2		46 S.F.
TOTAL AREA	1,009 S.F.	1,094 S.F.

PROPOSED AREAS FOR #49 WANGONK TRAIL		
	STRUCTURES	IMPERVIOUS
HOUSE	840 S.F.	840 S.F.
DECK #1	169 S.F.	169 S.F.
DECK #2 (2ND FLOOR)	40 S.F.	0 S.F. AREA INCLUDED WALK #1 & DECK #1
CDNC. WALK #1		39 S.F.
CDNC. WALK #2		46 S.F.
HOUSE (2ND FLOOR)	840 S.F.	
TOTAL AREA	1,889 S.F.	1,094 S.F.

- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THIS MAP SHOWS AN IMPROVEMENT LOCATION SURVEY-PROPOSED DEPICTING PROPOSED IMPROVEMENTS IN RELATION TO THE EXISTING BOUNDARY LINES UNDER THE PROPERTY/BOUNDARY SURVEY CATEGORY.
 - BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY AS NOTED. SEE NOTE 9.
 - THIS SURVEY CONFORMS TO A CLASS A-2.
 - THE HORIZONTAL DATUM IS NAD 83 WITH 1996 ADJUSTMENTS. THE VERTICAL DATUM IS NAVD 88.
 - THIS PROPERTY IS LOCATED IN "R-1S" ZONE.
 - #49 WANGONK TRAIL LOT AREA = 5,623 S.F. / 0.129 ACRES.
 - THIS PROPERTY IS NOT WITHIN ANY FLOOD ZONE.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PRINCESS POCOTOPAUG EAST HAMPTON, CONN. SCALE: 1"=50' DATED: SEPT. 1942 PREPARED BY: PHILIP MERIAM MAP VOL. 4/PAGE 94 ON FILE WITH THE EAST HAMPTON TOWN CLERK'S OFFICE.
 - PROPERTY OF NICOLA LAGANA EAST HAMPTON, CT. SCALE: 1"=40' DATED: NOV. 20, 1986 PREPARED BY: T.F. JACKOWAK MAP #52 ON FILE WITH THE EAST HAMPTON TOWN CLERK'S OFFICE.
 - PROPERTY SURVEY PREPARED FOR PRINCESS POCOTOPAUG ASSOCIATION WANGONK TRAIL LAKE POCOTOPAUG EAST HAMPTON, CONNECTICUT SCALE: 1"=20' DATED: AUGUST 7, 2002 PREPARED BY: ROBERT JACKOWAK MAP VOL. 59/PAGE 42 ON FILE WITH THE EAST HAMPTON TOWN CLERK'S OFFICE.
 - THE STONEWALLS AND/OR THE WIRE FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN THE PRINCIPAL POINTS OF COURSE INDICATED.

UNDERGROUND FEATURES DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING, PAROL TESTIMONY, FIELD INVESTIGATIONS, AND OTHER SOURCES. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KENNETH J. PICARD DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. THE LOCATIONS OF ALL UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE IN NATURE AND ALL SUCH FEATURES MAY NOT BE SHOWN. CALL BEFORE YOU DIG 1-800-922-4455.

REVISIONS			
NO.	DATE	DESCRIPTION	BY



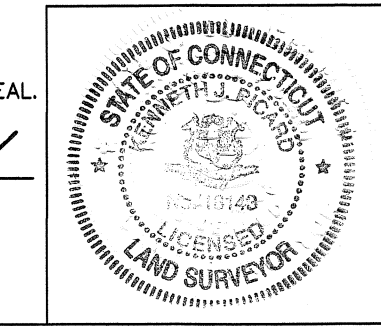
- LEGEND:
- I.P. FOUND
 - LOT CORNER
 - X SPOT ELEVATIONS
 - MONUMENT
 - MONUMENT FOUND
 - BOUNDARY LINE
 - SETBACK LINE
 - CONTOURS
 - WETLANDS
 - STONEWALLS
 - (ELEV) PROPOSED ELEVATION

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

THIS MAP VALID ONLY WITH A LIVE SIGNATURE AND AN EMBOSSED SEAL.

Kenneth J. Picard

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IMPROVEMENT LOCATION SURVEY-PROPOSED
 MAP SHOWING THE PROPOSED ADDITIONS
 FOR PARCEL KNOWN AS
 #49 WANGONK TRAIL
 PREPARED FOR
 URSULA B. MASCARO

ASSESSORS MAP 9A / BLOCK 70C / LOT 39
 EAST HAMPTON, CONNECTICUT

DRAWN BY: K.J.P. CHECKED BY:

SCALE: 1 INCH = 10 FEET

DATE: JANUARY 2, 2021

PROPOSED ADDITIONS SHEET: 1 OF 1