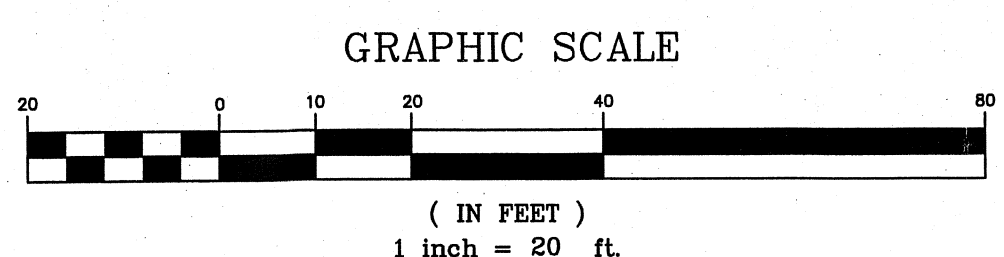


LEGEND

	PROPERTY LINE
	FENCE
	STONE WALL
	OVERHEAD WIRES
	UTILITY POLE
	WELL
	MANHOLE



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.

ZONING DATA TABLE

ZONE:	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%	23.8%*	28.2%*
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 REQUESTED

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, 1982, 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"

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: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY (PER REF. MAP 1)
CLASS OF HORIZONTAL ACCURACY: A-2
INTENDED USE: ZBA APPLICATION FOR LOT SPLIT
- 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.

11-25-2020 14249
 SURVEYOR'S SIGNATURE DATE LICENSE NUMBER

RECEIVED
JAN 19 2021

SCANNED

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

Date: 11-25-20	Checked: AB	Date	Date
Drawn: DUB	Revision		

ZONING LOCATION SURVEY

Sheet
1 of 1

BGI

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