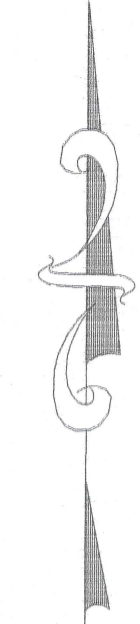


**R-1 Zone Area and Dimensional Standards
(With Sanitary Sewer)**

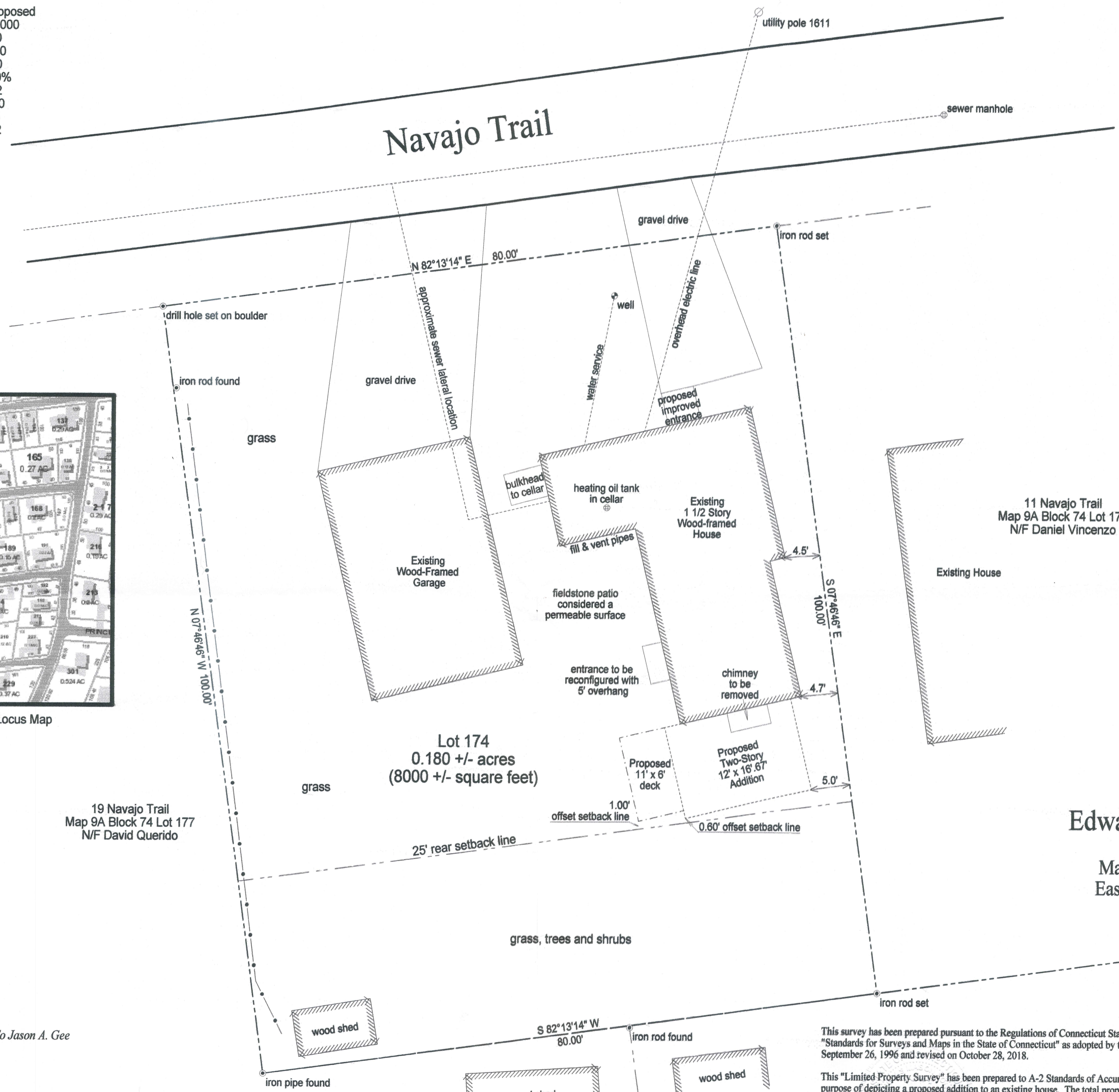
	Required	Existing	Proposed
Minimum Lot Area (square feet)	20,000	8,000	8,000
Minimum Lot Width (feet)	125	80	80
Minimum Lot Depth (feet)	125	100	100
Minimum Lot Frontage (feet)	100	80	80
Maximum Lot Coverage (per cent)	20%	16%	20%
Minimum Front Setback (feet)	25	22	22
Minimum Side Setback (feet)	15	4.5	5.0
Minimum Rear Setback (feet)	25	25	25
Maximum Building Height (feet)	30	12	22



Basis of Bearings:
True North
As Determined By
GNSS Observations
NAD 83



Subject Property At Center Of Locus Map



19 Navajo Trail
Map 9A Block 74 Lot 177
N/F David Querido

11 Navajo Trail
Map 9A Block 74 Lot 173
N/F Daniel Vincenzo

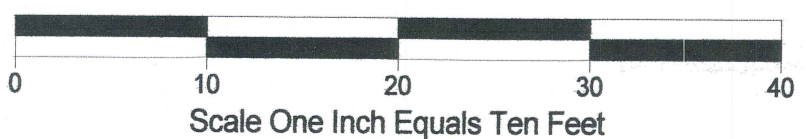
Site Plan
Proposed
Improvements
On Land Of
Edward & Donna Wells
13 Navajo Trail
Map 9A Block 74 Lot 174
East Hampton, Connecticut

12 Minnetonka Trail
Map 9A Block 74 Lot 184
N/F Nancy & David Shakhaitis

10 Minnetonka Trail
Map 9A Block 74 Lot 186
N/F Karl Poglitsch

Plan References
Princess Pocotopaug, East Hampton, Connecticut
Scale 1"=50', Dated June 1942
Prepared By P.A. Meriam PE

Property Survey Showing Property To Be Conveyed To Jason A. Gee
#30 Wangonk Trail East Hampton Connecticut
Scale 1" = 10', Dated October 16, 2000
Prepared By Robert Jackowiak LS



This survey 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 and revised on October 28, 2018.

This "Limited Property Survey" has been prepared to A-2 Standards of Accuracy as a "Zoning and Improvement Location Survey" for the purpose of depicting a proposed addition to an existing house. The total proposed impervious lot coverage does not exceed the maximum bulk requirements in the R-1S zone. See architectural plans for construction details.

"To my knowledge and belief this survey is substantially correct as noted herein".

Douglas Bogoff
Douglas Bogoff
CT LS #17381

November 20, 2021