



SURVEY NOTES:
 THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).
 THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.
 BOUNDARY DETERMINATION IS BASED UPON: A RESURVEY.
 THIS SURVEY CONFORMS TO A: CLASS A-2
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

J. Sak
 James N. Sakonchick
 CT P.E. & L.S. #11302

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3: 2-10-2021
REVISION-2: 3-23-2020
REVISION-1: 3-20-2019
PROJECT:
DB:DFH-AE SR:JS DR:AE
SEAL:

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jones &
associates, inc.
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SITE PLAN

for

NORTH HAVEN INVESTMENTS, LLC

#332 STATE STREET
NORTH HAVEN, CT

Michael Nero
 President
 Nero A/C & Heating, Inc.
 334 State Street
 North Haven, CT 06473
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 203-248-6438 - Fax
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Disclaimer:
 The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

NOTES:

- 1) BEARINGS BASED UPON CONNECTICUT COORDINATE SYSTEM N.A.D. 27.
- 2) PROPERTY SUBJECT TO ZONING BOARD OF APPEALS LETTER DATED SEPTEMBER 18, 1978 AND RECORDED IN VOLUME 398 AT PAGE 938 AND 941 OF THE NORTH HAVEN LAND RECORDS.

LEGEND

---	PROPERTY LINE
○	IRON PIN TO BE SET
●	EXISTING IRON PIN
■	MONUMENT TO BE SET
■	EXISTING MONUMENT
○	EXISTING SANITARY MANHOLE
○	EXISTING STORM MANHOLE
○	EXISTING CATCH BASIN
○	EXISTING LIGHT
○	EXISTING HYDRANT
○	EXISTING GAS VALVE
○	EXISTING WATER VALVE
○	EXISTING UTILITY POLE
---	EX. EDGE OF ROAD
---	EX. EDGE OF ROAD (CURBED)
---	EX. EDGE OF DRIVEWAY
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
---	EX. GUIDE RAIL
---	EX. CONTOUR

NOTES:

1. ZONE: R-20 & CB40
 ZONING REQUIREMENTS R-20: FRONT YARD: 50 FT. SIDE YARD: 10 FT. REAR YARD: 25 FT. LOT AREA: 20,000 S.F.
 ZONING REQUIREMENTS CB-40: FRONT YARD: 50 FT. SIDE YARD: 20 FT. REAR YARD: 40 FT. LOT AREA: 40,000 S.F.
2. SITE IS SERVICED BY PUBLIC WATER & SEWER.
 MIN. LOT AREA 40,000 SF 101077 SF 62,040 SF IN CB-40
 MIN. LOT WIDTH 150 FT 184 FT
 MIN. FRONT YARD 50 FT 51.5 FT
 MIN. REAR YARD 40 FT 289 FT
 MIN. SIDE YARD 20 FT 28'/22'3"
 MAX. BUILD COVERAGE 20% 10.1%/17%
 MAX. HEIGHT 55 FT 25'

EXISTING USE
 4.4.1.1 RESIDENTIAL HOME
 4.4.1.3 BUSINESS OFFICE
 4.4.1.37 ACCESSORY USES

SCALE: 1" = 30'

DATE: NOVEMBER 5, 2018

HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL

KJA FILE NO.: **218037** DRAWING NO.: **S-ZBA**