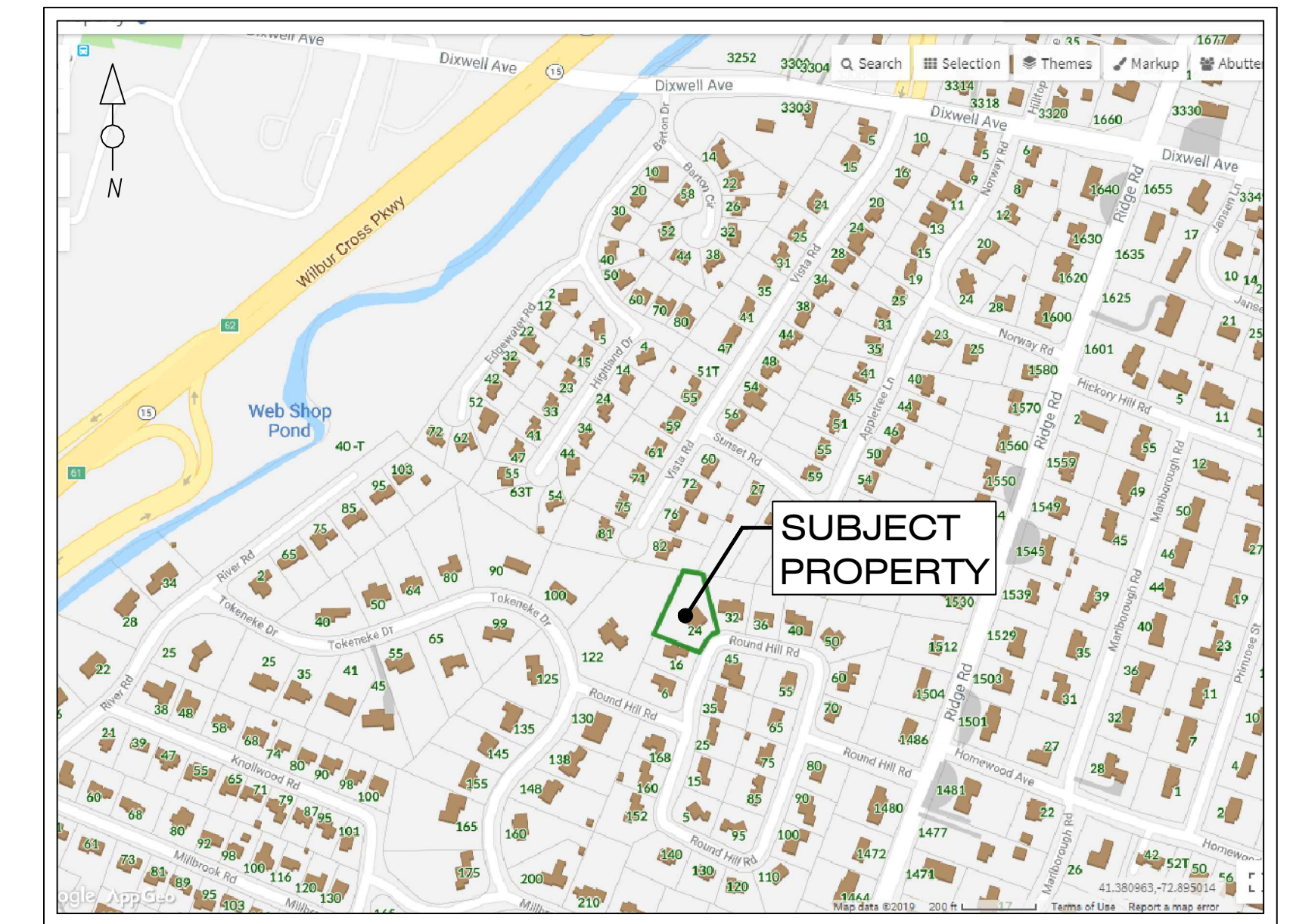
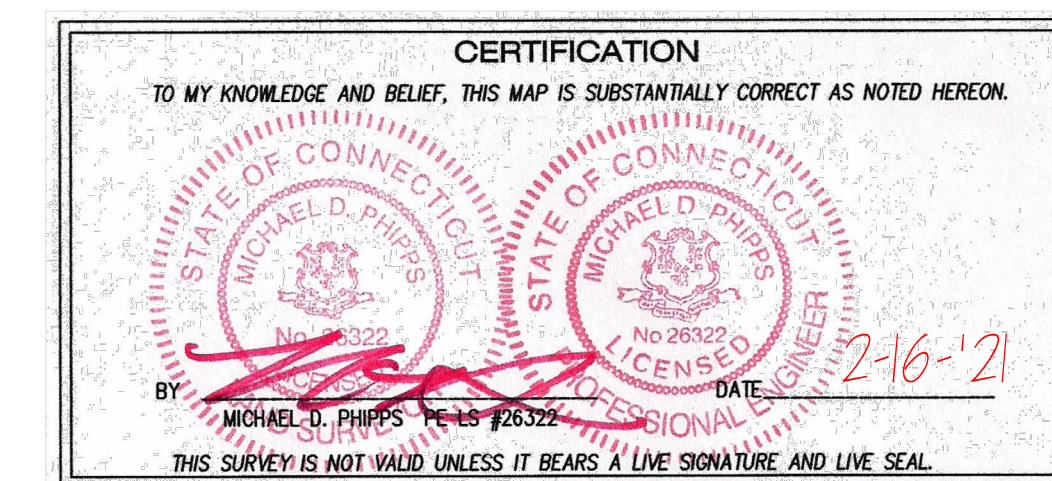


**NOTES**

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC ON SEPTEMBER 26, 1996.
  - THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2"
  - THE BOUNDARY DETERMINATION CATEGORY IS A "DEPENDENT RESURVEY".
  - THE TYPE OF SURVEY IS A "PROPERTY SURVEY".
- ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
- THE SUBJECT PROPERTY'S DEED ((VOL. 931, PG. 859) REFERS TO THE FOLLOWING MAP: "REVISED LAYOUT OF BUILDING LOTS, MILLBROOK, TOWN OF NORTH HAVEN, CONNECTICUT, SCALE 1"=50", MARCH 1946." THE MAP IS FILED AT NO. HAVEN CLERKS OFFICE AS MAP# G-146.
- LOT DIMENSIONS AND NORTH DIRECTION TAKEN FROM THE DEED/RECORD MAP (SEE NOTE 3). BASIS OF BEARINGS IS SCALED AND TAKEN FROM SAID MAP.
- THE CONTRACTOR IS HEREBY REMINDED THAT TITLE 16, CHAPTER 293 OF THE CONNECTICUT GENERAL STATUTES REQUIRES NOTIFICATION TO UTILITY COMPANIES OF PENDING EXCAVATION AT-OR-NEAR PUBLIC UTILITIES. THE CONTRACTOR SHALL TELEPHONE "CALL BEFORE YOU DIG" (1-800-922-4455) OR DIAL 811 AT LEAST 48 HOURS TO BEGINNING EXCAVATION. MOREOVER, ALL UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED FROM VARIOUS SOURCES. ALL UTILITY LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FACILITIES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO PHI ENGINEERING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG, DIAL 811 OR 1-800-922-4455.



LOCATION MAP NO SCALE



**SUBJECT PROPERTY  
LAND OF COFRANCESCO  
24 ROUND HILL RD  
MBLU# 50-142  
DEED VOL. 931 PG. 859  
LOT 16 MAP G146  
AREA 22,583 SQ. FT. (0.52 ACRE)  
R-20 ZONE**

\*\*\* NOTE: IN R-20 ZONE, THE MINIMUM SIDE SETBACK DIMENSION IS 10-FT, HOWEVER THE EDGE OF THE EXISTING DRAINAGE EASEMENT IS 15-FT OFF THE LINE, THEREFORE PHI IS CALLING THE RIGHT SIDE SETBACK AS 15-FT TO RESPECT THE EASEMENT. THE OTHER SIDE SETBACK IS ALSO 15-FT DUE TO THE 30-FT TOTAL SIDE LINE AGGREGATE REQUIREMENT.

**ABBREVIATIONS**

- AC... ASPHALTIC CONCRETE
- AC... AIR CONDITIONING
- CB... CATCH BASIN
- C'VD... COVERED
- ENCL... ENCLOSED
- ELEC... ELECTRIC
- EX... EXISTING
- FND... FOUND
- GA... GUY WIRE ANCHOR
- G... NATURAL GAS SERVICE LINE
- HT... HEIGHT/HIGH
- IR... IRON PIN, IRON ROD, IRON PIPE
- N/F... NOW OR FORMERLY
- O/H... OVERHANG, OVERHEAD
- PG... PAGE
- P/PROP... PROPOSED
- SS... SANITARY SEWER LATERAL
- TYP... TYPICAL
- U/G... UNDERGROUND
- VOL... VOLUME
- W/F... WOOD FRAMED
- W... DOMESTIC WATER SERVICE LINE
- WV... WATER VALVE

**SYMBOLS**

- IRON ROD/PIPE FOUND
- IRON ROD/PIPE FOUND
- UTILITY POLE
- ⊙ EX. SANITARY MANHOLE

**(ABRIDGED) ZONING REQUIREMENTS R-20 RESIDENTIAL ZONE** \*\*\* SEE NOTE NEAR DWELLING (RED FONT)

	MIN/MAX REQ'D/ALLOW'D.	EXISTING DWELLING	PROPOSED CONDITIONS	
			ROOF EXPANSION	GARAGE
Minimum Lot Area (SQ. FT.)	20,000	22,583	22,583	22,583
Minimum Lot Width (FT)	100	154.5 AVE FRONTAGE VS TOT REAR LINE	154.5 AVE FRONTAGE VS TOT REAR LINE	154.5 AVE FRONTAGE VS TOT REAR LINE
Minimum Area per Family (SQ FT)	20,000	22,583	22,583	22,583
Minimum Front Yard (FT)	50	31.0	31.0	31.0
Minimum Side Yard (FT)	*** 10 (SUBJECT TO MIN 30' AGGREGATE)	18.1 / 35.6	39.6	15.1
Total of Two Side Yards (FT)	30	53.7	83.6	82.2
Minimum Rear Yard (FT)	25	70.2	107.8	106.4
Maximum Building Coverage (PERCENTAGE)	20	9.7	TOTAL BUILDING COVERAGE (BOTH NEW IMPROVEMENTS)= 11.3	
Maximum Building Height (FT)	35	28 ±	14	14

**LEGEND**

- LINEWORK**
- RIGHT-OF-WAY LINE
  - SUBJECT PROPERTY LINE
  - GRAPHIC PROPERTY LINE
  - EASEMENT LINE
  - FIELD SURVEYED TIE LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - STORM DRAIN
  - GAS LINE
  - ELECTRICAL LINE
  - FENCE

70'± DEED  
R=70.00'  
DELTA=57° 17' 50"  
T=38.24'

**ROUND HILL ROAD**  
(50-FT. PUBLIC RIGHT-OF-WAY)

No.	DATE	DESCRIPTION
0	2-16-21	INITIAL VERSION (FOR CLIENT USE)
<b>REVISIONS</b>		

