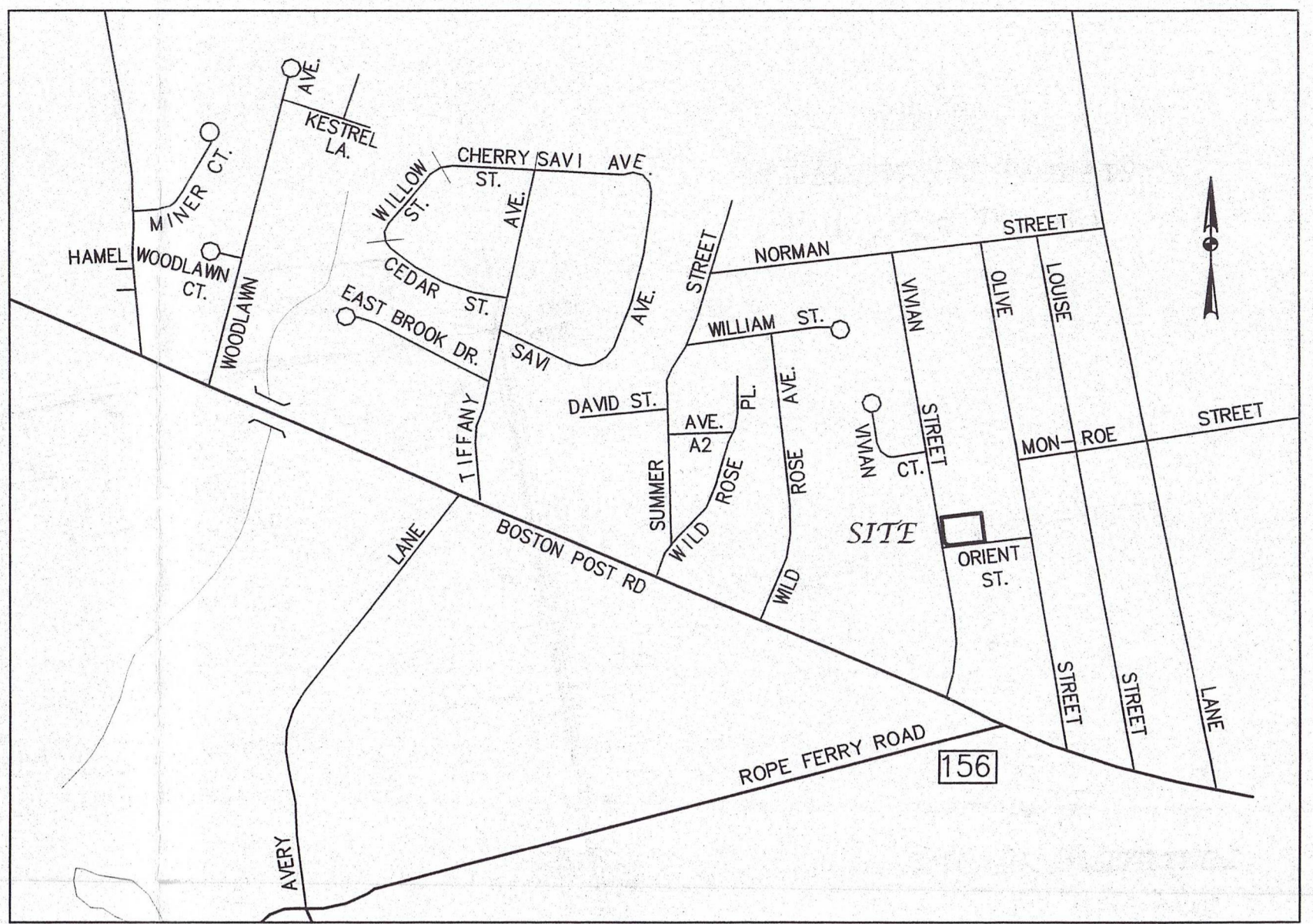
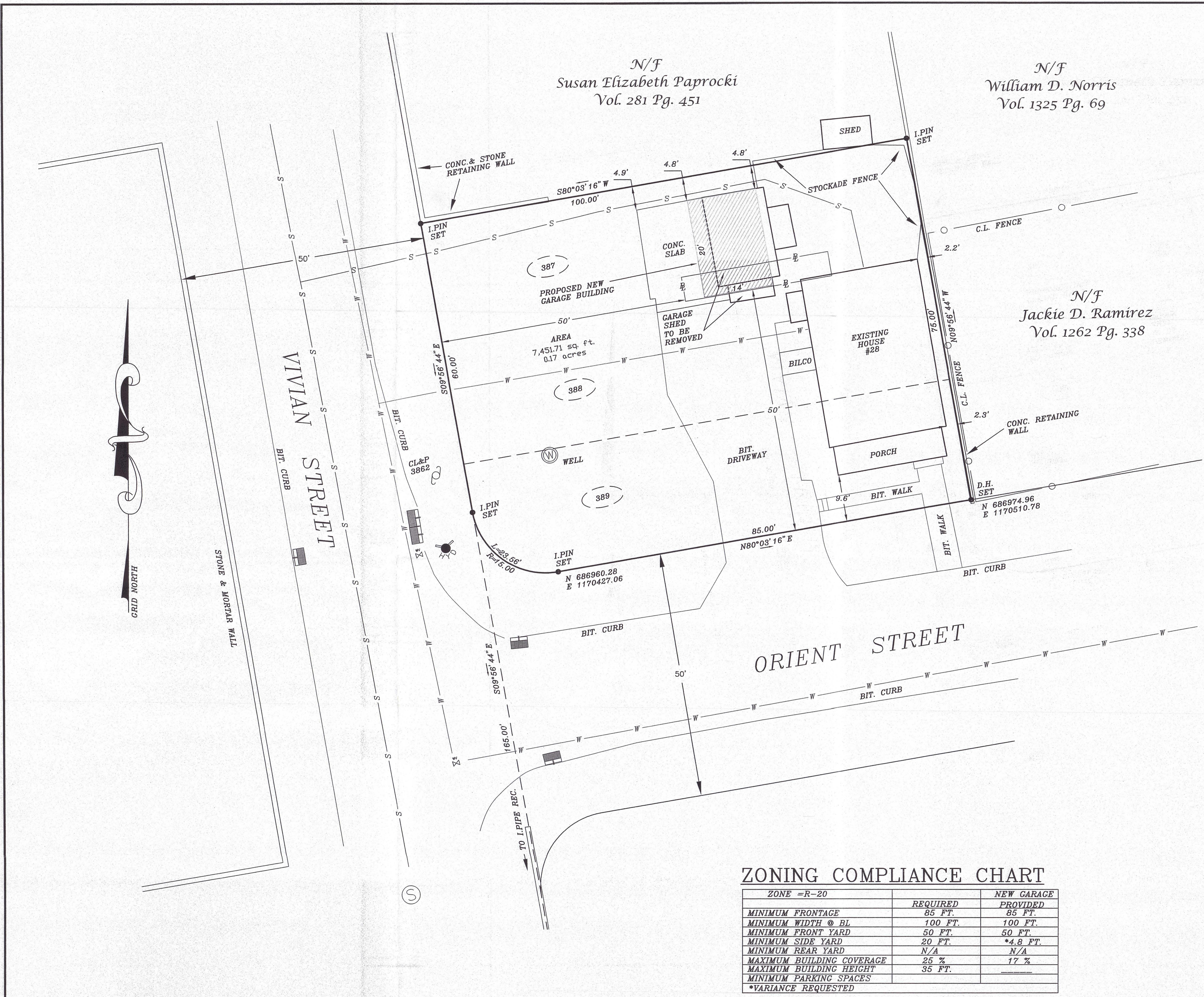




LOCATION MAP N.T.S.

NOTES

1. 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. IT IS A IMPROVEMENT LOCATION SURVEY-ZONING BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES, AND EXISTING AND PROPOSED STRUCTURES.
2. REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF WATERFORD LAND RECORDS:
A. WARRANTEE DEED FROM FANNIE MAE TO JEFFRY AND AUDREY HUSE DATED: APRIL 3, 2018 AND RECORDED IN VOLUME 1550 PAGE 332.
3. REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE EAST LYME LAND RECORDS:
A. MORNINGSIDE PARK WATERFORD, CONN., OWNED BY THE MAYNARD LAND CO., INC. LEOPOLD L. MAYNARD, TRUSTEE DATED: AUG. 1926 SCALE 1"= 80' BY DABOLL & CRANDALL
4. NORTH ARROW, BEARINGS AND COORDINATES BASED ON GPS GRID NORTH APRIL 2023
5. PROPERTY LOCATED IN ZONE R-20

ZONING COMPLIANCE CHART

ZONE =R-20	REQUIRED	NEW GARAGE PROVIDED
MINIMUM FRONTAGE	85 FT.	85 FT.
MINIMUM WIDTH @ BL	100 FT.	100 FT.
MINIMUM FRONT YARD	50 FT.	50 FT.
MINIMUM SIDE YARD	20 FT.	*4.8 FT.
MINIMUM REAR YARD	N/A	N/A
MAXIMUM BUILDING COVERAGE	25 %	17 %
MAXIMUM BUILDING HEIGHT	35 FT.	
MINIMUM PARKING SPACES		
*VARIANCE REQUESTED		

LEGEND

- I.P.P. REC. IRON PIPE RECOVERED
- I.P.P. REC. IRON PIN RECOVERED
- REC. MERESTONE RECOVERED
- ⊙ REC. DRILL HOLE RECOVERED
- IRON PIN TO BE SET
- DRILL HOLE TO BE SET
- B. BUILDING LINE
- W. WATER LINE
- U. UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- UTILITY POLE
- CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊕ HYDRANT
- ⊕ WATER VALVE
- 389 ORIGINAL LOT NUMBER

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DRAWN BY: CJC		DATE: MARCH 22, 2023	
1.	3/22/23	PROPOSED NEW BUILDING	CJC
2.	5/1/23	ROTATE TO TOWN GIS NETWORK	CJC
NO.	DATE	DESCRIPTION	BY
REVISIONS			

J.ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS

37 GRAND STREET NIANTIC, CONNECTICUT 06357
TEL. 860-739-6216 FAX 860-739-0693

THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AND ACCURATE HEREON (SEE NOTE 1).

J. ROBERT PFANNER, CONNECTICUT REG. LS No. 9442

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

TITLE:
IMPROVEMENT LOCATION SURVEY - ZONING
PREPARED FOR
JEFFREY & AUDREY HUSE

LOCATION: 28 VIVIAN STREET, WATERFORD, CONNECTICUT

SHEET NUMBER
1 OF 1
22016-PP