

ZONING DISTRICT : R - 20				
PROPOSED USE : RESIDENTIAL				
	REQUIRED	PROVIDED LOT #16	PROVIDED LOT #17	PROVIDED LOT #17A
MIN. LOT SIZE	20,000 s.f.	38,175 s.f.	32,612 s.f.	28,386 s.f.
MIN. LOT FRONTAGE	85 ft.	120.00 ft.	160.00 ft.	132.92 ft.
MIN. LOT WIDTH	100 ft.	134 ft.	147 ft.	126 ft.
MIN. FRONT YARD SETBACK	50 ft.	54 ft.	52 ft.	53 ft.
MIN. SIDE YARD SETBACK	20 ft.	36 ft.	22 ft.	22 ft.
MIN. REAR YARD SETBACK	50 ft.	155 ft.	149 ft.	144 ft.
MAX. BLDG. COVERAGE	25 %	3.73 %	4.75 %	6.4 %
MAX. BLDG. HEIGHT	35 ft.	20 ft.	25 ft.	25 ft.
WATER SUPPLY : MUNICIPAL SYSTEM				
SEWERAGE DISPOSAL : MUNICIPAL SYSTEM				
ELECTRICAL SERVICE : OVER-HEAD				
PARKING : SECTION 20.3.d = 2 SPACES EACH				

Curve Data:

CURVE No. 1
Δ = 10°-36'-31"
R = 647.758'
T = 60.172'
L = 120.00'
CH = 119.827'

CURVE No. 2
Δ = 14°-09'-09"
R = 647.758'
T = 60.409'
L = 160.00'
CH = 159.594'

CURVE No. 3
Δ = 11°-45'-24"
R = 647.758'
T = 66.692'
L = 132.915'
CH = 132.682'

Drainage Data:

D.M.H. No. 1: T.F. 150.97
INV. 147.00

D.M.H. No. 2: T.F. 150.64
INV. 147.10

D.M.H. No. 3: T.F. 150.91
INV. 147.20

C.B. No. 4: T.F. 150.67
INV. 147.10

C.B. No. 5: T.F. 150.56
INV. 147.30

C.B. No. 6: T.F. 155.58
15" RCP IN=151.50
15" ACC MP IN=152.7
24" RCP OUT=150.9

C.B. No. 7: T.F. 155.76
15" RCP OUT=151.9

S.M.H. No. 1: T.F. 153.80

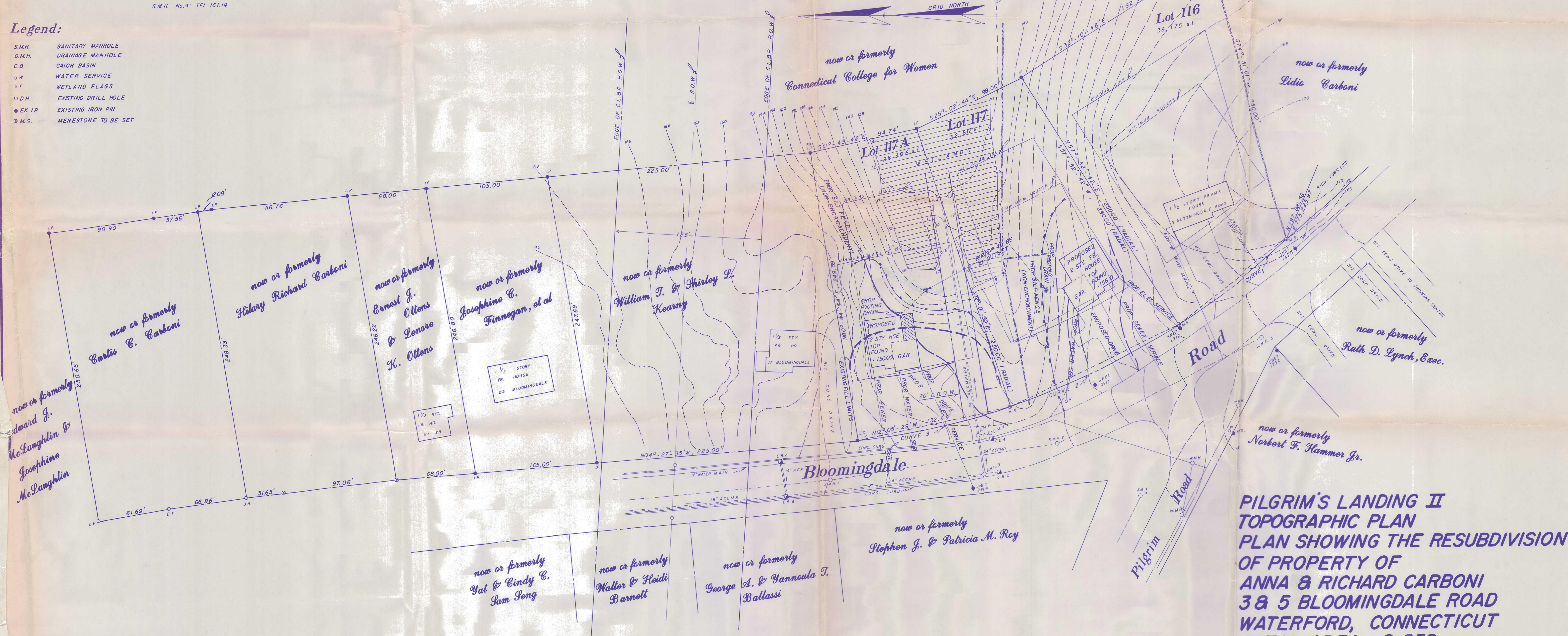
S.M.H. No. 2: T.F. 151.74

S.M.H. No. 3: T.F. 162.64

S.M.H. No. 4: T.F. 161.14

Legend:

- S.M.H. SANITARY MANHOLE
- D.M.H. DRAINAGE MANHOLE
- C.B. CATCH BASIN
- W WATER SERVICE
- I WETLAND FLAGS
- D.H. EXISTING DRILL HOLE
- EX I.P. EXISTING IRON PIN
- M.S. MERESTONE TO BE SET



PILGRIM'S LANDING II
TOPOGRAPHIC PLAN
PLAN SHOWING THE RESUBDIVISION
OF PROPERTY OF
ANNA & RICHARD CARBONI
3 & 5 BLOOMINGDALE ROAD
WATERFORD, CONNECTICUT
TOTAL AREA : 2.259 ac.
ZONE : R-20
SCALE : 1" = 40'
APRIL 20, 1990
REVISED JUNE 6, 1990

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William F. Kent

TITLE LAND SURVEYOR No. 11619
DATE APRIL 20, 1990

