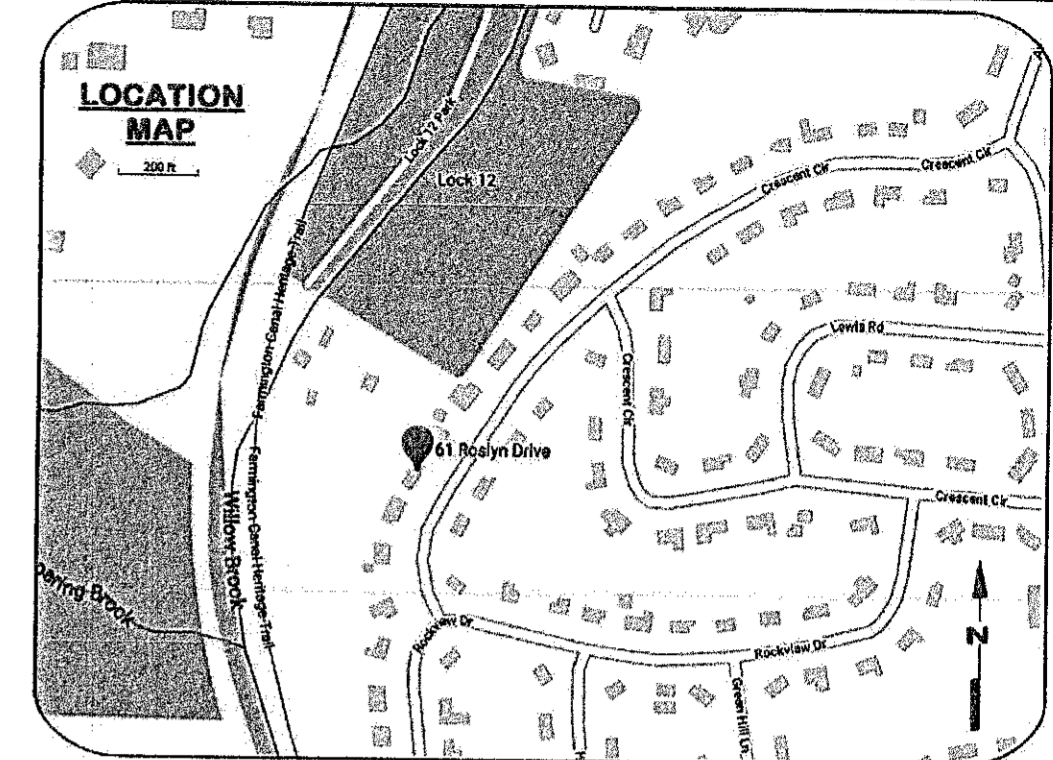
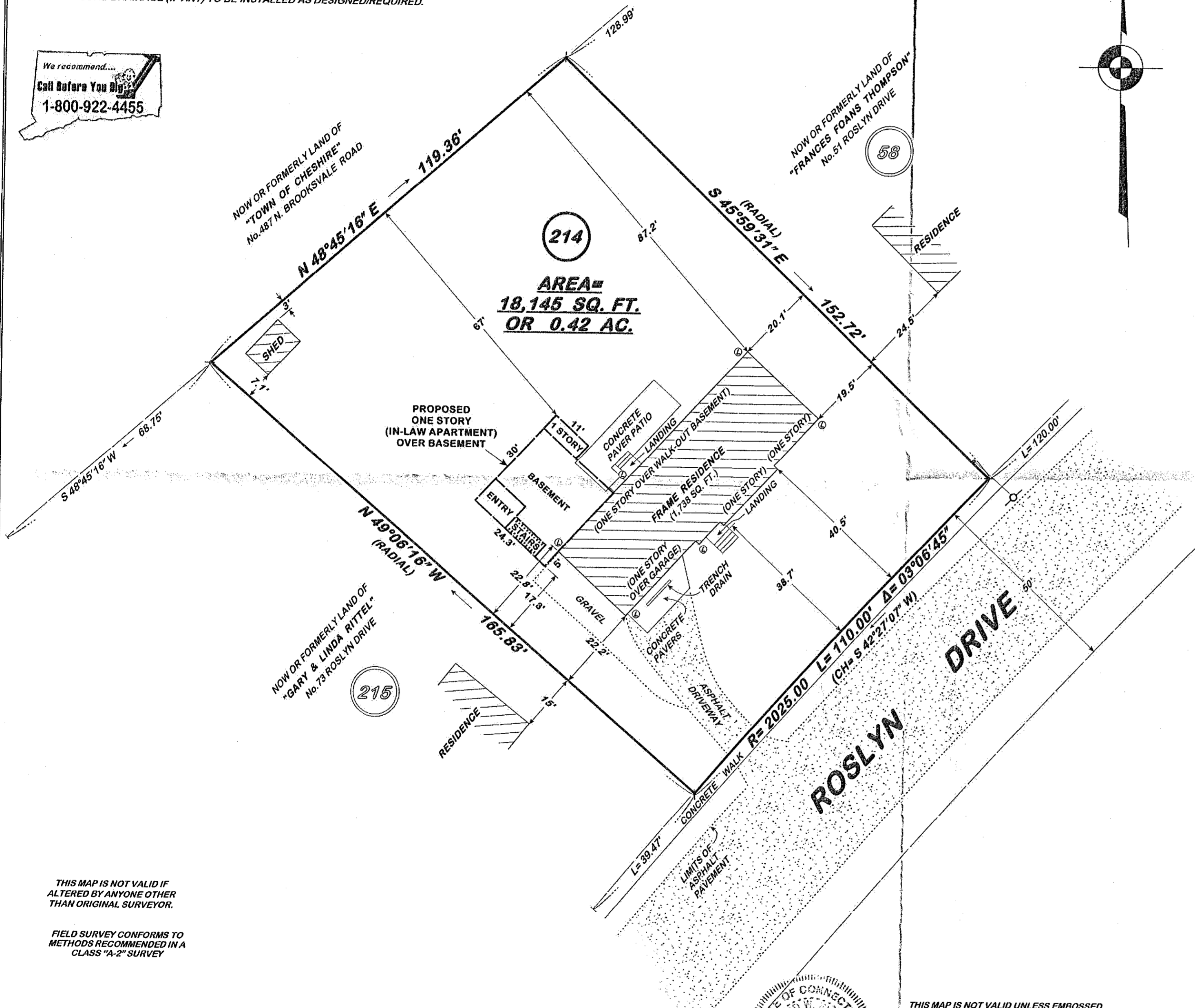


NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THRU 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. THE ZONING LOCATION SURVEY IS BASED ON A "DEPENDENT RESURVEY" CONFORMING TO HORIZONTAL CLASS "A-2".
2. PROPERTY BEING KNOWN AS LOT No. 214, AS SHOWN ON A CERTAIN MAP ENTITLED "BROOKSVALE SECTION - B, CHESHIRE, CONN., DEVELOPED BY ALBERT SWANSON, SCALE: 1"=100', DATE: JULY 1, 1954". SAID MAP IS ON FILE IN THE CHESHIRE TOWN CLERK'S OFFICE BEARING FILE #801.
3. PROPERTY SHOWN ON TAX ASSESSORS MAP: 77, PARCEL: 31.
4. REFER TO DEED VOL. 2643-PG. 3, CHESHIRE LAND RECORDS FOR ANY EASEMENTS AND OR RESTRICTIONS.
5. ANY UNDERGROUND UTILITIES WHICH MAY EXIST ARE UNKNOWN.
6. RESIDENCE LIES IN FLOOD ZONE "X" AS SHOWN ON FEMA MAP: #09001C0281J, DATED: MAY 16, 2017.
7. UNDERGROUND DRAINAGE (IF ANY) TO BE INSTALLED AS DESIGNED/REQUIRED.

We recommend...
Call Before You Dig
 1-800-922-4455



PROPERTY LIES IN ZONE: R-20

LOT	REQUIRED / MINIMUM	EXISTING	PROPOSED
AREA (S.F.)	20,000	* 18,145	* 18,145
FRONTAGE	50'	110'	110'
WIDTH	100'	110' +	110' +
SET BACKS			
FRONT	40'	** 40.5'	** 40.5'
SIDE	12'	19.5'	17.8'
REAR	30'	87.2'	67'
ACCESSORY STRUCTRES (UNDER 145 S.F.)			
SIDE	5'	7.1'	7.1'
REAR	5'	3'	3'
MAXIMUM ALLOWED			
HEIGHT			
HEIGHT	40'	18' +/-	18' +/-
COVERAGE			
TOTAL	15%	10.2%	13.9%

NOTE:
 * PROPERTY BEING A PRE-EXISTING NON-CONFORMING LOT
 ** 38.7' TO LANDING

INDICATES PROPOSED

ZONING LOCATION SURVEY

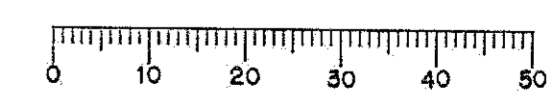
PREPARED FOR

JAMES COONEY

61 ROSLYN DRIVE

CHESHIRE, CONNECTICUT

SCALE: 1 IN. = 20 FT. DATE: OCTOBER 27, 2020



RECEIVED
 Town of Cheshire
 NOV 02 2020
 Planning Dept.

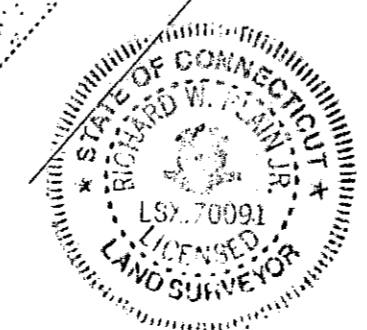


Richard W. Plain
 LAND SURVEYORS
 www.richardplain.com

THIS MAP IS NOT VALID IF ALTERED BY ANYONE OTHER THAN ORIGINAL SURVEYOR.

FIELD SURVEY CONFORMS TO METHODS RECOMMENDED IN A CLASS "A-2" SURVEY

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OF CERTIFYING SURVEYOR



Certified substantially correct,
Richard W. Plain
 Richard W. Plain, Jr., L.S., CT. Lic. No. 70091

RICHARD W. PLAIN, JR.
 REGISTERED LAND SURVEYORS
 29 Hunters Run
 Milford, Connecticut 06460-3762
 Office: (203) 878-3818, Cell: (203) 215-3699
 Email: info@richardplain.com
 Website: www.richardplain.com