

RESIDENTIAL ZONE BULK REQUIREMENTS	
ZONING DISTRICT - RR-80	
Min. Lot Area	80,000 S.F.
Min. Lot Frontage	250 Ft.
Min. Front Yard	50 Ft.
Min. Side Yard	25 Ft.
Min. Rear Yard	25 Ft.
Max. Prin. Building Height	40 Ft., 3 Stories
Building Coverage	10%
Impervious Surface Coverage	15%

NOTES:

- This plan has been prepared pursuant to the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20, and the "Minimum Standards for Surveys and Maps in the State of Connecticut", as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

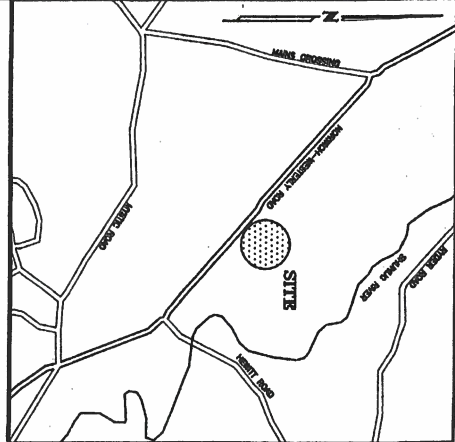
Type of Survey: Unified Property Survey
 Boundary Determination Category: Original
 Class of Accuracy: Boundary - Lots 101-3955 & 3956; A-2
 Lot 101-9205; Parcel A-2 where lot lines are being relocated, parcel compiled for the remaining portion of the lot not being changed.
- Reference is hereby made to the following Town of North Stonington Land Evidence Records:

A. A Warranty Deed dated October 23, 1947 from Hannah N. Kallen to George W. Kallen and recorded in Land Evidence Book 24 at Page 403.
 B. A Warranty Deed dated December 17, 1992 from Eric F. Kallen to George W. Kallen and Grace S. Kallen and recorded in Land Evidence Book 53 at Page 751.
- Reference is hereby made to the following plans:

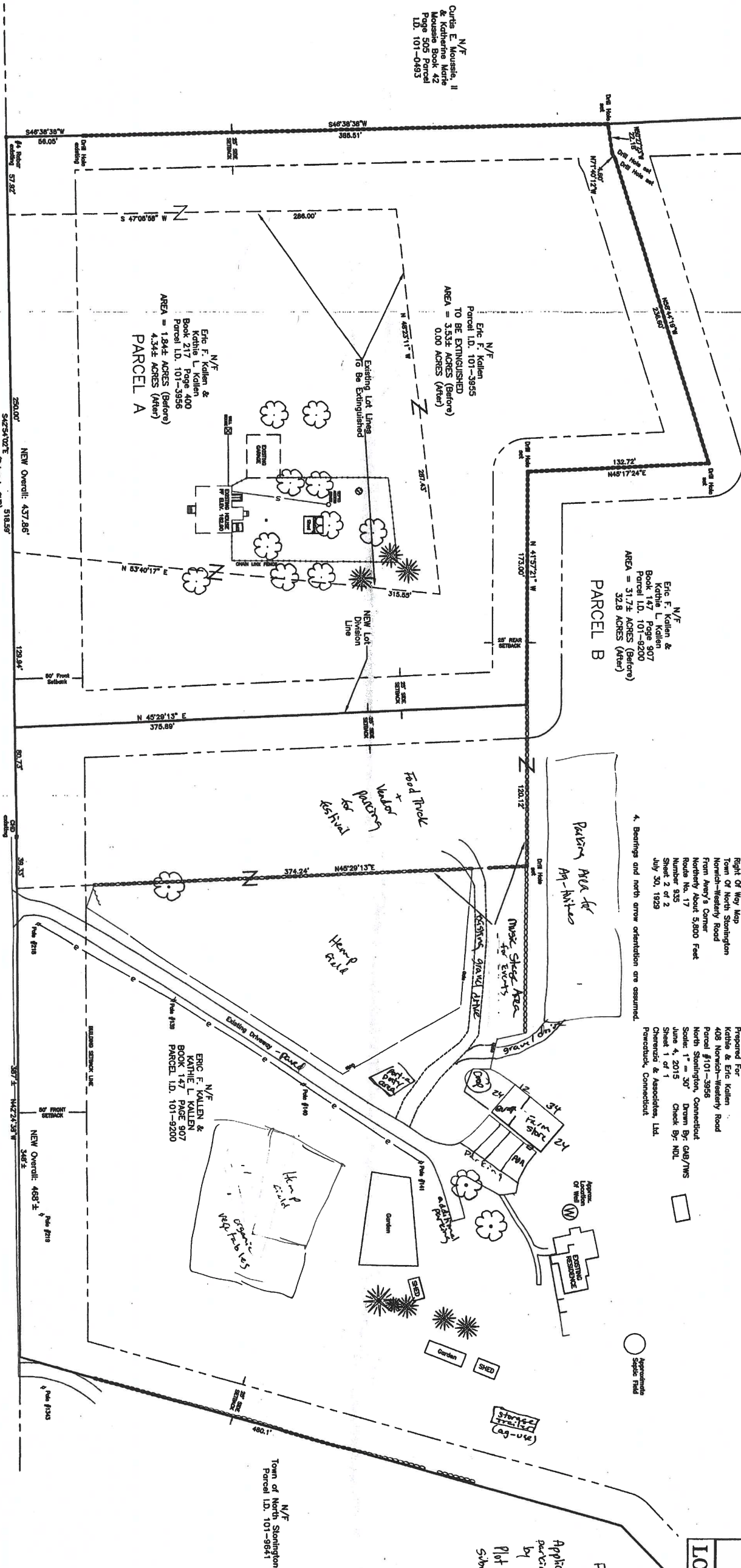
A. Connecticut State Highway Department
 Right Of Way Map
 Town of North Stonington
 Norwich-Westerly Road
 From Avery's Corner
 Northerly About 5,800 Feet
 Route No. 17
 Number 935
 Sheet 2 of 2
 July 30, 1929
 Porcubuck, Connecticut.

B. Lot Division Plan
 Prepared For
 Kathie & Eric Kallen
 408 Norwich-Westerly Road
 Parcel #101-3955
 North Stonington, Connecticut
 Scale: 1" = 30'
 June 4, 2015
 Drawn By: GAB/TWS
 Sheet 1 of 1
 Cherenzia & Associates, Ltd.
 Pawcatuck, Connecticut.
- Bearings and north arrow orientation are assumed.

LOCATION MAP



Far more - 814 sq ft parking spots
 Applicant provided locations for parking + other uses - not provided by Cherenzia.
 Plot Plan based on approved Site Plan submitted in 2017 for LLA.



NORWICH-WESTERLY ROAD ROUTE 2

LOT LINE ADJUSTMENT PLAN ORIGINAL SURVEY

PREPARED FOR
KATHIE & ERIC KALLEN

408 NORWICH-WESTERLY ROAD
 PARCELS #101-3955, 3956 & 9200
 NORTH STONINGTON, CONNECTICUT

SCALE: 1" = 40'
 AUGUST 7, 2017
 DRAWN BY: TWS
 CHECK BY: NDL

SHEET: 1 OF 2
 JOB NO.: 212043

PLAN PROVIDED BY
CHERENZIA & ASSOCIATES, LTD.
 INK ON MYLAR

For approval for LLA
 J. J. J. J.
 Zoning official
 8/1/17

To the best of my knowledge and belief this map is substantially correct as noted herein.
 Vertical Classification: n/a
 Horizontal Classification: A2
 M. D. D. D.
 8/1/17
 Date



DATE	DESCRIPTION	DWN BY	CHK BY

