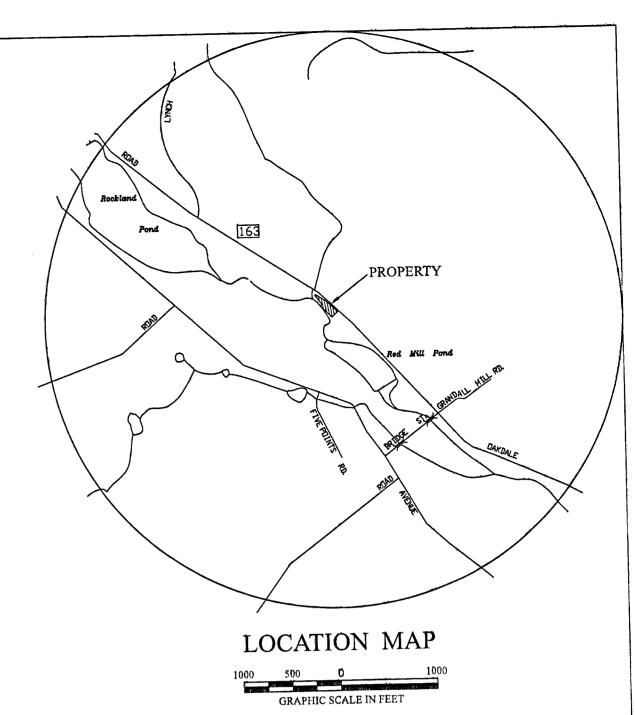
	Y LANGE TABLE	DIDICTRIAL		
ZONING COMPLIANCE TABLE - INDUSTRIAL				
ITEM	REQUIRED	PROPOSED		
LOT AREA	40,000 S.F.	17,320 SF +/- EX.		
LOT FRONTAGE	80 FT.	294.00'		
FRONT YARD	30 FT.	*20.0'		
SIDE YARD	15 FT.	26.0'		
REAR YARD	30 FT.	*18.0'		
BUILDING HEIGHT	N/A	18 FT.		

\*A VARIANCE IS REQUIRED FROM THE ZONING REGULATIONS FOR SECTION 13.6 TO REDUCE FRONT YARD AND REAR YARD REQUIREMENTS

\* REDUCE FRONT YARD FROM 30' TO 20' \* REDUCE REAR YARD FROM 30' TO 18'



- 1. THIS SURVEY 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 PROPERTY SURVEY BASED ON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
- TOPOGRAPHIC INFORMATION SHOWN COMPLIES WITH T-2 MAPPING STANDARDS. BASE FOR LEVELS: APPROXIMATE NAVD 1983.
- 3. THE PROPERTY IS SHOWN ON ASSESSORS MAP 82 LOT 62.
- 4. THE PROPERTY IS LOCATED IN ZONING DISTRICT INDUSTRIAL.
- 5. TOTAL AREA OF PROPERTY 17,320 S.F.± (0.40 ACRES±). 6. FOR SUBJECT PTOPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 689 - PAGE 648.
- UNDERGROUND UTILITY LOCATIONS ARE NOT DEPICTED ON THIS MAP. CALL BEFORE YOU DIG: 811.
- 8. THE LIMITS OF INLAND WETLANDS SHOWN WERE FLAGGED BY JOSEPH R. THEROUX CERTIFIED SOIL SCIENTIST ON 10/20/16. WETLAND FLAGS 8 THRU 20 ARE GONE AND THIS DELINEATION LINE SHOULD BE CONSIDERED APPROXIMATE.
- 9. A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AS DEPICTED ON "FIRM MAP NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 334 OF 554, MAP NUMBER 09011C0334G, EFFECTIVE DATE JULY 18, 2011.

	· · · · · · · · · · · · · · · · · · ·	- Q <sup>2</sup> Y
	○ MH	SNET #283
CONN. R	OUTE #163	CB
x202.1	x202.1 x202.2	
x202.5 SNET #281	EXISTING METAL	EXISTING X201.4 METAL GUARD RAIL
SNET #280	FENCE EX. BIT. APRON S 20000 L	METAL
#280 \$ 39°18'45" E 125.22"	S 28°08'45"	20170
PIN REC. 198	7	198
N 54°51'36" E DH 7.85' REC.	24	Dn194
198 . As the same of the same	PROPOSED	36'
N 18°44'24" W	STONE SURFACE	
194	1	- 4/1/
		PROP. 50 188
		PROPOSED TO THE TOTAL OF THE TO
	RECT T = A	N/F
		CASTLE REALTY, LLC
N 66°42'28" E	30	VOL. 276 - PG. 96
27.49' DR	RILL ARK	
RE	ic.	*18.0/
N/D	N 26°16'37" W 166.	52
N/F RAND WHITNEY		
REALTY, LLC VOL. 422 PG. 248	1 86 7	M.S. REC.
		PROPERTY LINE (TYP.)
i I		EXISTING
<b>'</b>	LIMITS OF FLOOD ZONE - "AE"  LIMITS O	EXISTING SILT FENCE BARRIER TED AREA
	(SEE NOTE #9) REGULA	
	LIMITS OF INLAND WETLANDS	
	(SEE NOTE #8)	
		•

N/F CASTLE REALTY, LLC VOL. 276 - PG. 96



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

12/20/22 DATE RICHARD A. DESCHAMPS L.S. #70019

PROJECT NO.	22-113
DRAWN BY:	R.A.D.
DATE:	12/6/22
SCALE:	1"=20'
SHEET	1 OF 1
REVI	SIONS
20 10	0 20

CONCEPTUAL IMPROVEMENT PLAN PREPARED FOR MICHAEL T. STIEFEL

GILDA L. STIEFEL

#314 ROUTE #163 MONTVILLE, CONNECTICUT By 23 ZBA 1

ADVANCED SURVEYS, LLC.

136 Dunham Street, Norwich, CT 06360
Phone (860)639-8928

LEGEND:	
N/F	NOW OR FORMERLY
VOL.	VOLUME
PG.	PAGE
IPIN	IRON PIN
M.S.	MERESTONE
DH	DH
SNET	SOUTHERN NEW ENGLAND TELEPHON
BIT.	BITUMINOUS
x202.4	EXISTING SPOT ELEVATION
<u> </u>	EXISTING CONTOURS