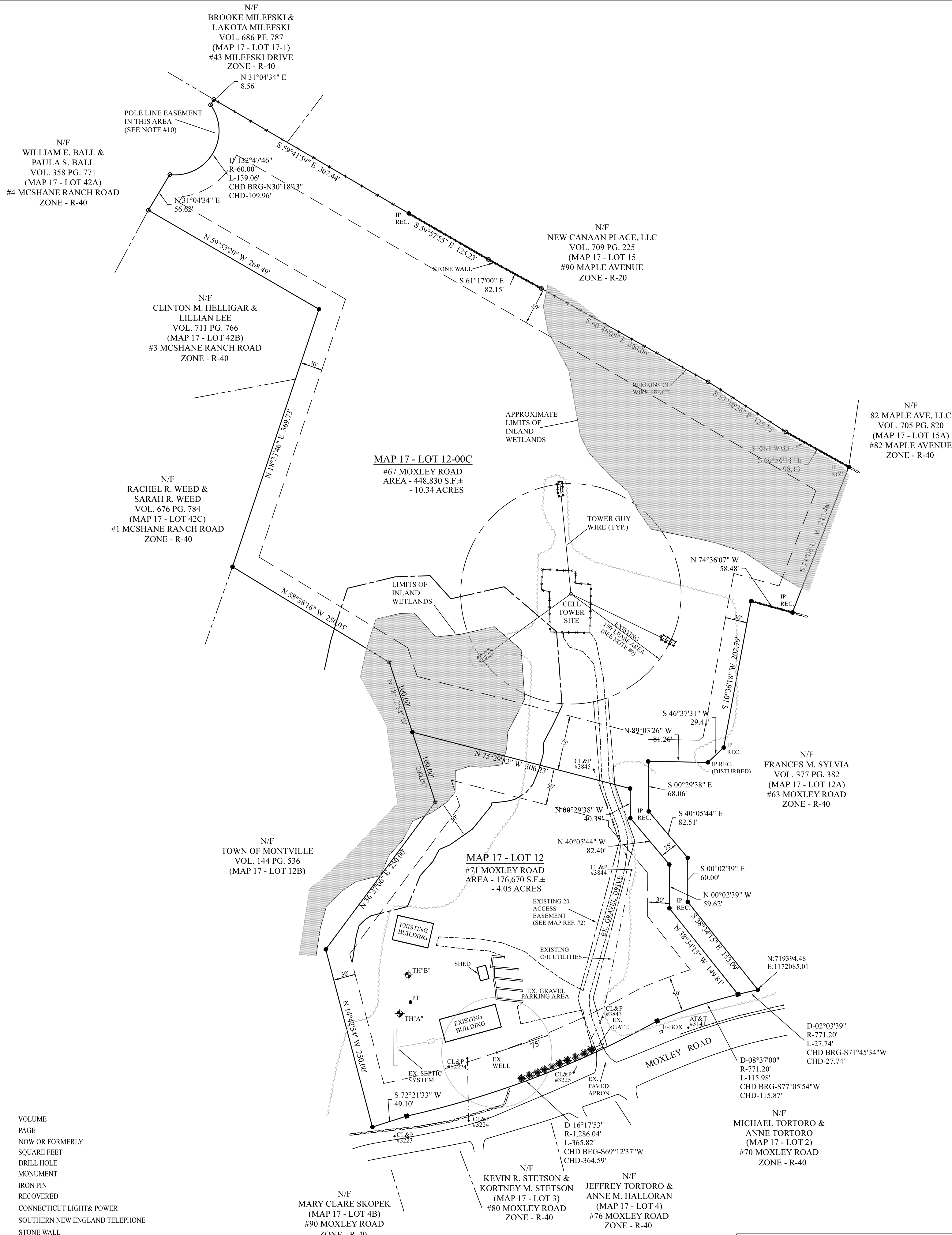


GRID NORTH - NAD 83



ZONING COMPLIANCE TABLE - LI DISTRICT			
ITEM	REQUIRED	EX. LOT #12	*LOT #12-??
LOT AREA	40,000 S.F.	176,670 SF +/-	448,830 SF +/-
REAR LOT AREA	60,000 S.F.		
LOT FRONTAGE	100 FT.	530.90'	**27.74'
FRONT YARD	50 FT.	80.5'(EX.)	***200'+(EX.)
SIDE YARD	30 FT.	51.0'(EX.)	220'+(EX.)
REAR YARD	50 FT.	244.4'(EX.)	350'+(EX.)
BUILDING HEIGHT	N/A	22 FT.	14 FT.

* - INDICATES A REAR LOT
 ** - INDICATES REAR LOT STRIP (25' MINIMUM)
 *** - INDICATES REAR LOT FRONT YARD (75' REQUIRED)

NOTES:
 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 FIRST SURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

- LEGEND:**
- VOL. VOLUME
 - PG. PAGE
 - N/F NOW OR FORMERLY
 - S.F. SQUARE FEET
 - DH DRILL HOLE
 - MON MONUMENT
 - IPIN IRON PIN
 - REC. RECOVERED
 - CL&P CONNECTICUT LIGHT & POWER
 - SNET SOUTHERN NEW ENGLAND TELEPHONE
 - STONE WALL
 - EXISTING CONTOUR
 - IRON PIN OR DRILL HOLE TO BE SET
 - MONUMENT TO BE SET

APPROVED BY THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION ON _____
 BY: _____
 CHAIRMAN, VICE CHAIRMAN, SECRETARY
 PER C.G.S. SECTION 8-26C. AS MAY BE AMENDED. ALL WORK IN CONJUNCTION WITH THE APPROVED SUBDIVISION SHALL BE COMPLETED WITHIN (5) YEARS ON OR BEFORE _____



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.

RICHARD A. DESCHAMPS L.S. #70019 DATE 7/18/25

PROJECT NO.	25-052
DRAWN BY:	R.A.D.
DATE:	5/02/25
SCALE:	1"=80'
SHEET	2 OF 2
REVISIONS	

RESUBDIVISION PLAN
 PREPARED FOR
WALTER N. WAINWRIGHT, JR.
 #71 MOXLEY ROAD
 MONTVILLE, CONNECTICUT
 BOUNDARY - LAYOUT

ADVANCED SURVEYS, LLC.
 60 Terry Road, Griswold, CT 06351
 Phone - (860) 639-8928