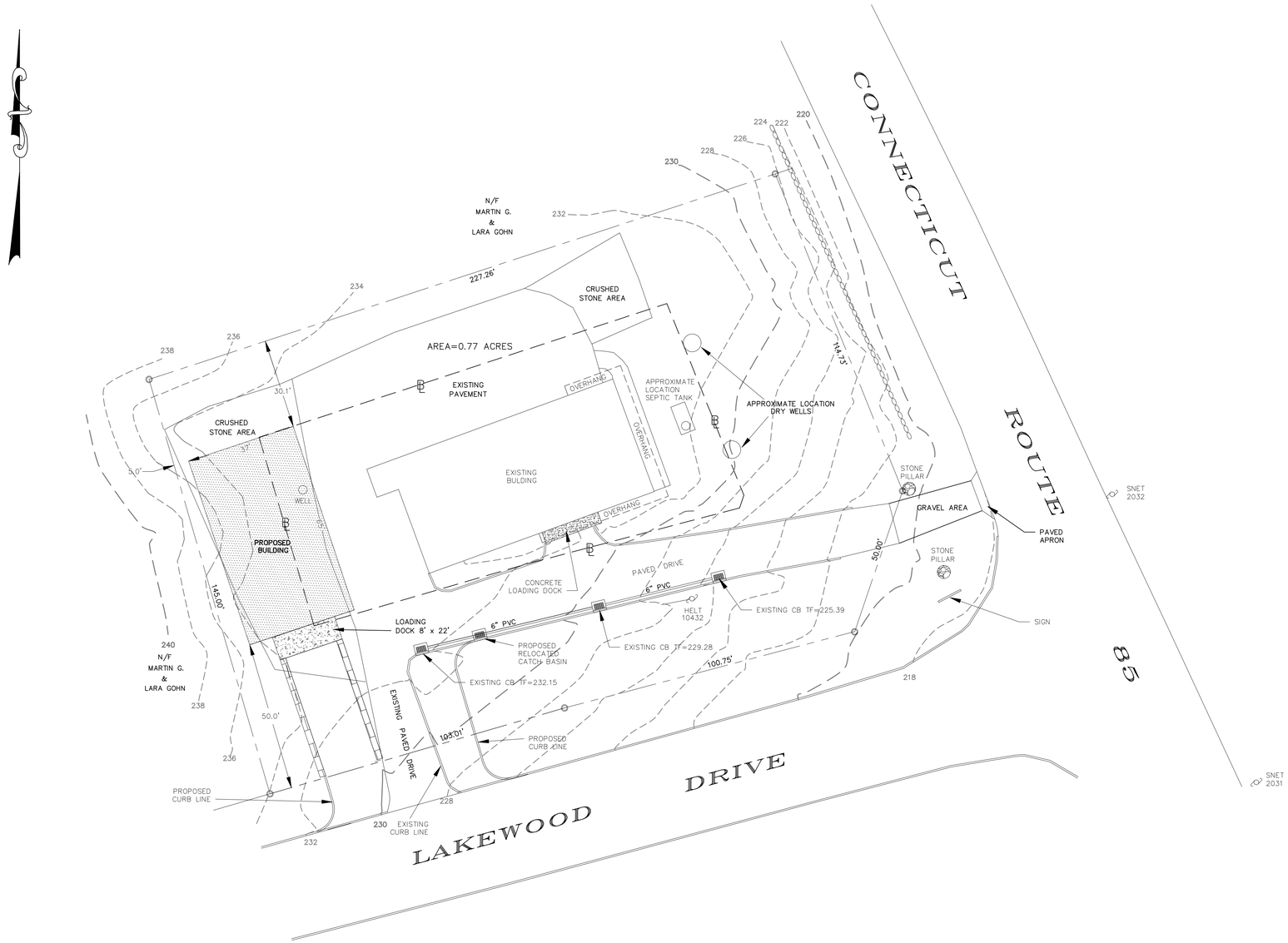

GENERAL NOTES

1. MAP REFERENCES:

   A) CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONTVILLE HARTFORD–NEW LONDON TURNPIKE FROM THE ASHCROFT PROPERTY SOUTHERLY TO WATERFORD TOWN LINE ROUTE NO. 102 SCALE 1"=40' DATE 1929 NUMBER 928 SHEET NO. 1 OF 1.

   B) CHANGE OF USE PLAN PREPARED FOR LAFRAMBOISE WELL DRILLING, INC. PREPARED BY: JOHN KOPKO JR. & ASSOCIATES, INC. 1309 GOLD STAR HIGHWAY GROTON, CONNECTICUT DATE: JULY 1988 SCALE: 1"=20' SHEET: 1 OF 1.

   C) FEDERAL AID PROJECT NO. STPO–000S(698) RIGHT OF WAY SURVEY TOWN OF MONTVILLE MAP SHOWING LAND ACQUIRED FROM PAUL L. LAFRAMBOISE BY THE STATE OF CONNECTICUT SPOT SAFETY IMPROVEMENTS ON ROUTE 85 SCALE 1 500 OCTOBER 15 1997.

2. PROPERTY IS LOCATED IN LIGHT INDUSTRIAL (LI) ZONE.

3. LOCATION DRY WELLS AND SEPTIC AS SHOWN ON PLAN ENTITLED "CHANGE OF USE PLAN PREPARED FOR LAFRAMBOISE WELL DRILLING, INC. PREPARED BY: JOHN KOPKO JR. & ASSOCIATES, INC. 1309 GOLD STAR HIGHWAY GROTON, CONNECTICUT DATE: JULY 1988 SCALE: 1"=20' SHEET: 1 OF 1". AS REQUESTED BY UNCAS HEALTH DISTRICT THESE HAVE BEEN ADDED TO PLAN. SEPTIC TANK COVER PER FIELD SURVEY.

ZONING COMPLIANCE BLOCK LIGHT INDUSTRIAL ZONE		
ITEM	REQUIRED/ALLOWED	PROVIDED
FRONT YARD SETBACK	50 FT.	50.0 FT.
SIDE YARD SETBACK	30 FT.	5.0 FT.
REAR YARD SETBACK	30 FT.	30.1 FT.

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- BUILDING SETBACK LINE
- CATCH BASIN
- UTILITY POLE

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

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JOB# 20–055.DWG

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PLAN SHOWING PROPOSED BUILDING AND DRIVEWAY IMPROVEMENTS PROPERTY OF RYAN DEHLER

1384 CONNECTICUT ROUTE 85
MONTVILLE, CONNECTICUT
SCALE: 1"=20'
JULY 2020

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300b–1 THRU 20–300b–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D" & A TOPOGRAPHIC SURVEY BASED ON TOPOGRAPHIC ACCURACY T–2.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 28, 2020