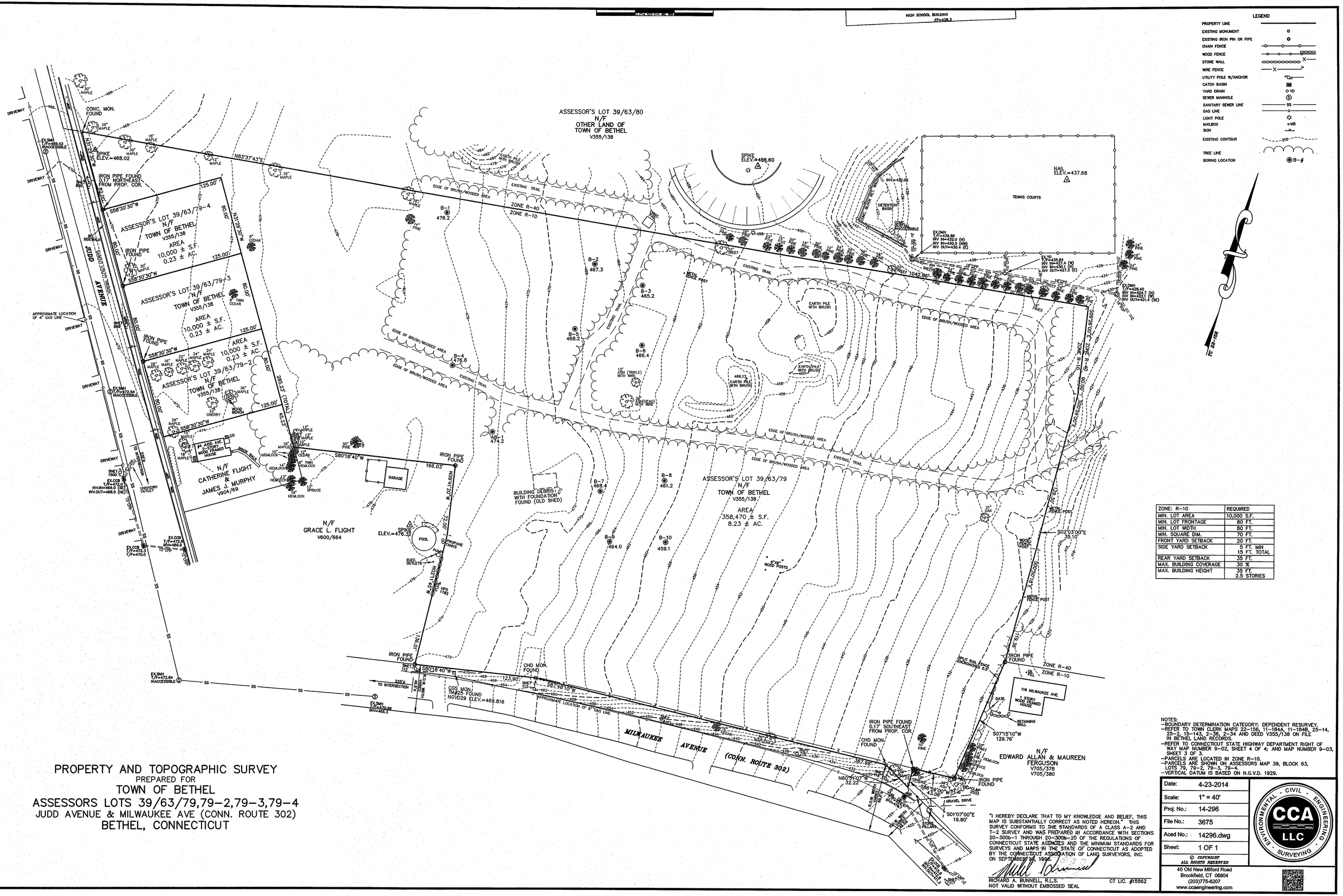

ZONE: R-10	REQUIRED
MIN. LOT AREA	10,000 S.F.
MIN. LOT FRONTAGE	80 FT.
MIN. LOT WIDTH	80 FT.
MIN. SQUARE DIM.	70 FT.
FRONT YARD SETBACK	20 FT.
SIDE YARD SETBACK	5 FT. MIN 15 FT. TOTAL
REAR YARD SETBACK	35 FT.
MAX. BUILDING COVERAGE	30 %
MAX. BUILDING HEIGHT	35 FT. 2.5 STORIES

NOTES:
- BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY.
- REFER TO TOWN CLERK MAPS 22-156, 11-184A, 11-184B, 25-14, 25-2, 19-143, 2-36, 2-34 AND DEED V355/138 ON FILE IN BETHEL LAND RECORDS.
- REFER TO CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NUMBER 9-02, SHEET 4 OF 4; AND MAP NUMBER 9-03, SHEET 3 OF 3.
- PARCELS ARE LOCATED IN ZONE R-10.
- PARCELS ARE SHOWN ON ASSESSORS MAP 39, BLOCK 63, LOTS 79, 79-2, 79-3, 79-4.
- VERTICAL DATUM IS BASED ON N.G.V.D. 1929.

PROPERTY AND TOPOGRAPHIC SURVEY
PREPARED FOR
TOWN OF BETHEL
ASSESSORS LOTS 39/63/79,79-2,79-3,79-4
JUDD AVENUE & MILWAUKEE AVE (CONN. ROUTE 302)
BETHEL, CONNECTICUT

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." THIS SURVEY CONFORMS TO THE STANDARDS OF A CLASS A-2 AND T-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES 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.

RICHARD A. BUNNELL, R.L.S. CT LIC. #15562
NOT VALID WITHOUT EMBOSSED SEAL

Date:	4-23-2014
Scale:	1" = 40'
Proj. No.:	14-296
File No.:	3675
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Sheet:	1 OF 1

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Recd 6/5/14