



**LEGEND**

|                           |        |
|---------------------------|--------|
| PROPERTY LINE             | —      |
| EXISTING MONUMENT         | ⊙      |
| EXISTING IRON PIN OR PIPE | ⊙      |
| CHAIN FENCE               | —○—○—○ |
| WOOD FENCE                | —x—x—x |
| STONE WALL                | —x—x—x |
| WIRE FENCE                | —x—x—x |
| UTILITY POLE W/ANCHOR     | ⊙      |
| CATCH BASIN               | ⊙      |
| YARD DRAIN                | ⊙      |
| SEWER MANHOLE             | ⊙      |
| SANITARY SEWER LINE       | —SS—   |
| GAS LINE                  | —G—    |
| LIGHT POLE                | ⊙      |
| MALBOX                    | ⊙      |
| SIGN                      | ⊙      |
| EXISTING CONTOUR          | —110—  |
| TREE LINE                 | —      |
| BORING LOCATION           | ⊙ B-#  |

| 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<br>15 FT. TOTAL |
| REAR YARD SETBACK      | 35 FT.                    |
| MAX. BUILDING COVERAGE | 30 %                      |
| MAX. BUILDING HEIGHT   | 35 FT.<br>2.5 STORIES     |

**NOTES:**  
 -BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY.  
 -REFER TO TOWN CLERK MAPS 22-156, 11-184A, 11-184B, 25-14, 25-2, 15-143, 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-30 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS REQUIRED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 19, 1996.

*Richard A. Bunnell*  
 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      |
| Acad No.:  | 14296.dwg |
| Sheet:     | 1 OF 1    |

**CCA**  
 ENVIRONMENTAL CIVIL ENGINEERING  
 SURVEYING  
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