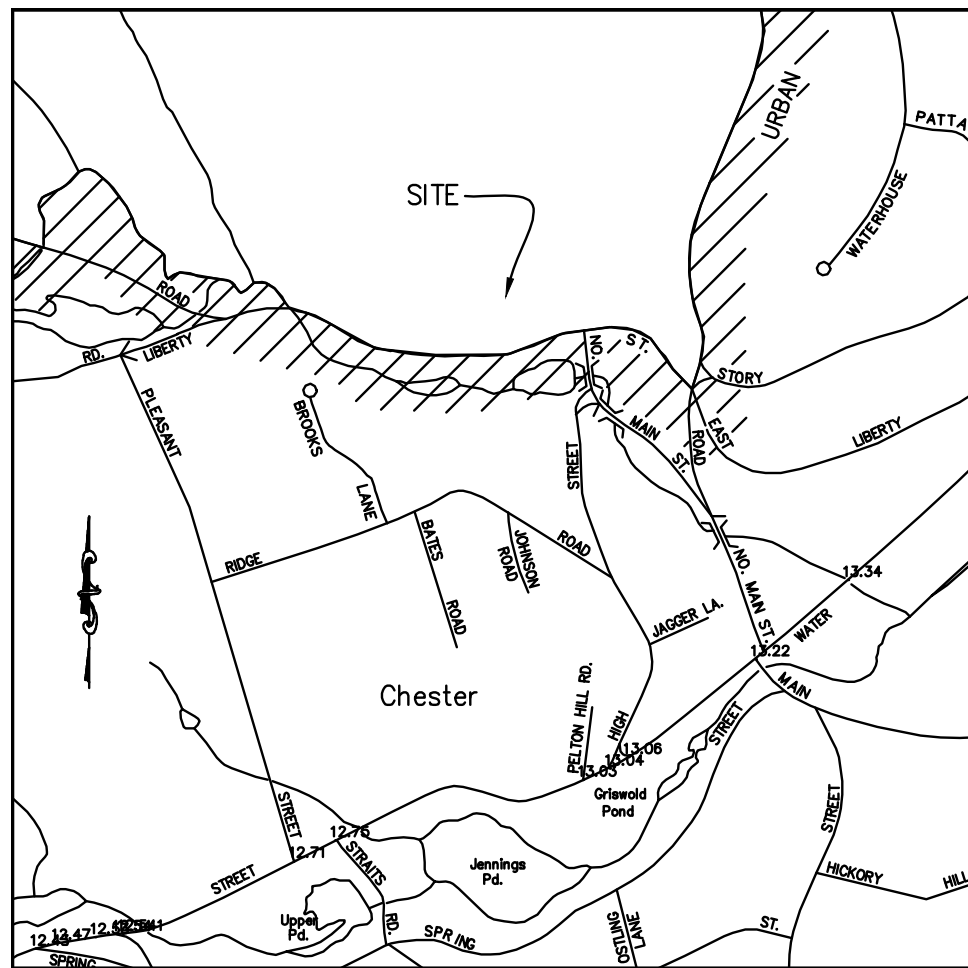


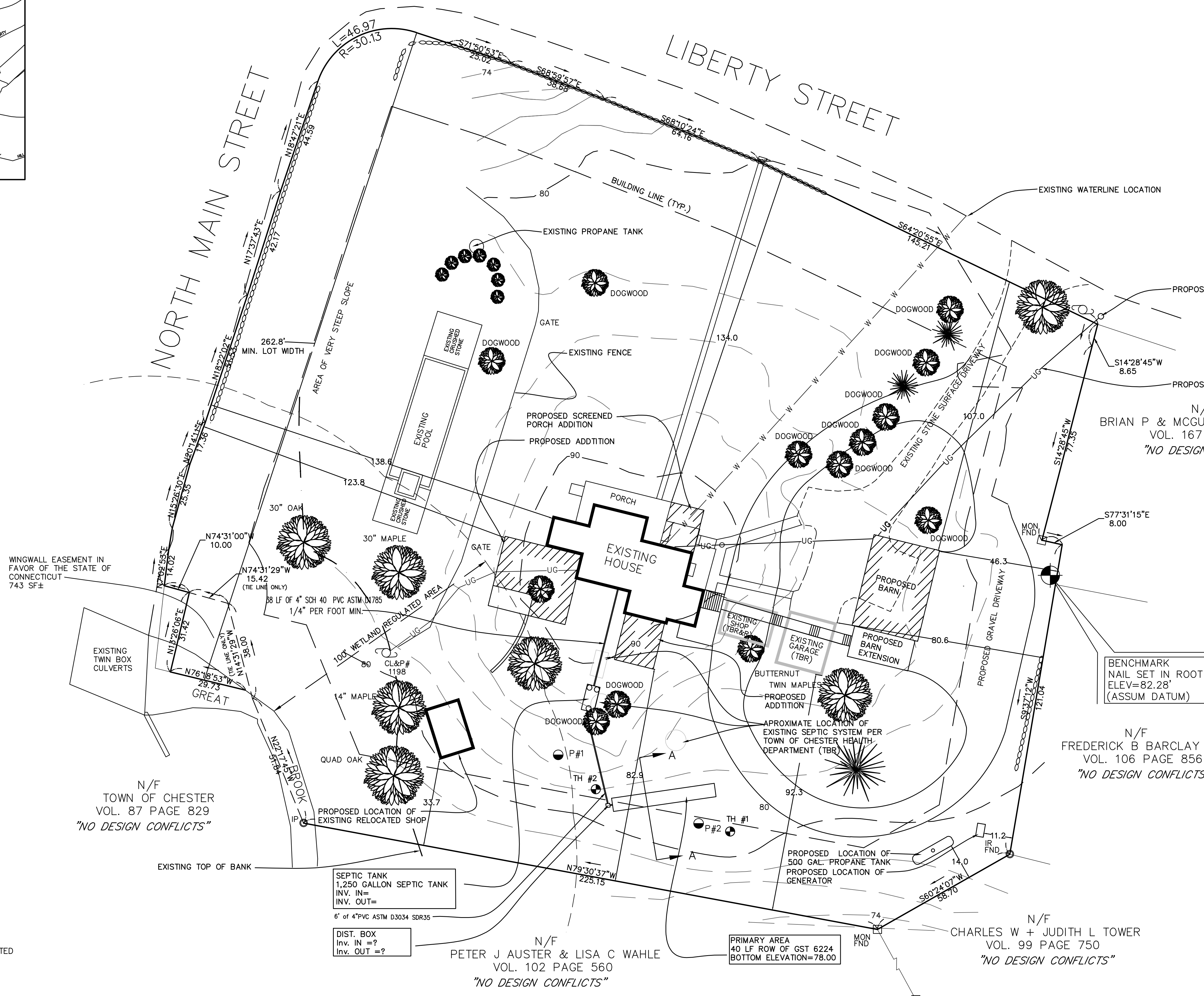
DATE	REVISION	CK.

**TOWN OF CHESTER
SITE DATA TABLE**

ZONE: R1	REQUIRED	EXISTING	PROPOSED
MIN. AREA BLD LAND	25,000 SF	89,144 SF	89,144 SF
MIN. LOT AREA (ACRES)	1 ACRE	2 ACRE(S)	2 ACRE(S)
MIN. LOT WIDTH	150'	262.8'	262.8'
MIN. LOT RECTANGLE	125X200	125X200	125X200
FRONT SETBACK	30'	(N)134.0' / (W) 138.6'	(N)107.0' / (W) 123.8'
SIDE SETBACK	30'	80.6'	46.3'
REAR SETBACK	30'	92.3'	33.7'
MAX. BUILDING COVERAGE	20%	3.1%	4.9%
BUILDING HEIGHT	35'		
WATER SUPPLY		PUBLIC	PUBLIC
SEWAGE DISPOSAL		ON SITE	ON SITE



LOCATION MAP
SCALE: 1"=1000'±



N/F
BRIAN P & MCGUIRE LAURA J MCGUIRE
VOL. 167 PAGE 141
"NO DESIGN CONFLICTS"

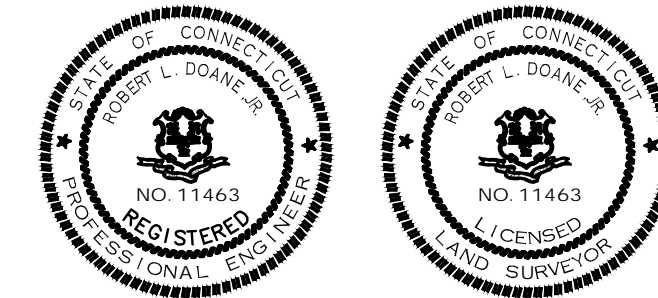
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE EXISTING AND PROPOSED SITE CONDITIONS IN RELATION TO BUILDING SETBACK LINES. PROPERTY BOUNDARY HAS BEEN DETERMINED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAP(S) NOTED HEREON.
A.) PROPERTY SURVEY & TOPOGRAPHIC SURVEY LAND OF DONNA M. TUTHS & MICHAEL OPPENHEIMER 15 LIBERTY STREET CHESTER, CONNECTICUT DATED JULY 1, 2009 REVISED: AUGUST 26, 2009 SCALE 1"=20' BY DONALD R. CARLSON

THE SUBJECT PROPERTY CONTAINS 89,144 SF± 2.0 AC±
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM)
SUBJECT PROPERTY IS RECORDED IN TOWN OF CHESTER LAND RECORDS VOL. 71, PG 103

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert L. Doane, Jr.
ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



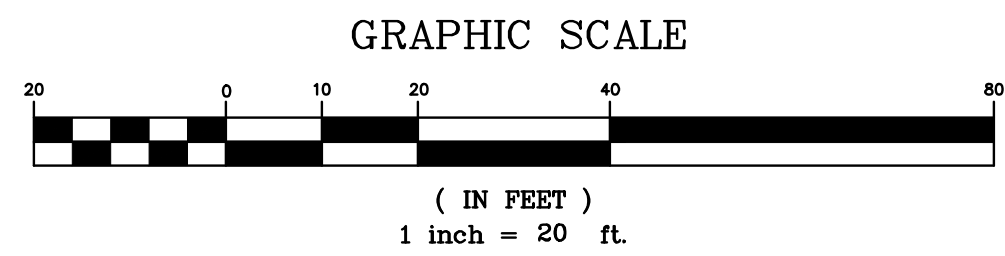
N/F
FREDERICK B BARCLAY JR
VOL. 106 PAGE 856
"NO DESIGN CONFLICTS"

N/F
CHARLES W + JUDITH L TOWER
VOL. 99 PAGE 750
"NO DESIGN CONFLICTS"

N/F
PETER J AUSTER & LISA C WAHLE
VOL. 102 PAGE 560
"NO DESIGN CONFLICTS"

N/F
TOWN OF CHESTER
VOL. 87 PAGE 829
"NO DESIGN CONFLICTS"

- LEGEND**
- IRON PIPE/ROD TO BE SET
 - MON □ MONUMENT
 - IP ○ IRON PIPE/ROD
 - DH ○ IRON PIPE/ROD
 - CONC. CONCRETE
 - GTD GRADE TO DRAIN
 - FND FOUND
 - FF FINISHED FLOOR
 - EXIST. EXISTING
 - TW TOP OF WALL
 - (TBR&R) TO BE REMOVED & RELOCATED
 - (TBR) TO BE REMOVED
 - CL&P# 1198 ○ EXISTING UTILITY POLE
 - P#1 ● PERCOLATION TEST
 - TH#1 ● TEST HOLE
 - [7.0] PROPOSED SPOT ELEVATION
 - EXISTING CONTOURS
 - SILT FENCE
 - PROPOSED WATERLINE



MAP #9 LOT #264

DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
DONNA M TUTHS & MICHAEL F OPPENHEIMER
#15 LIBERTY STREET, CHESTER, CONNECTICUT

SCALE: 1"=20'	DATE: 07/17/20	SHEET NO.: 1 OF 2	IDENT. NO.:
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