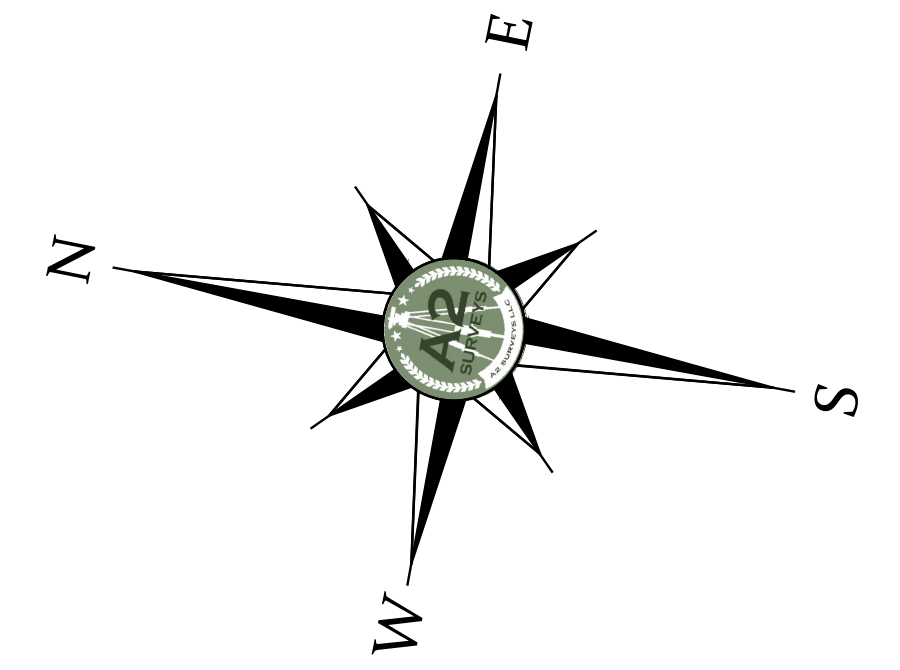
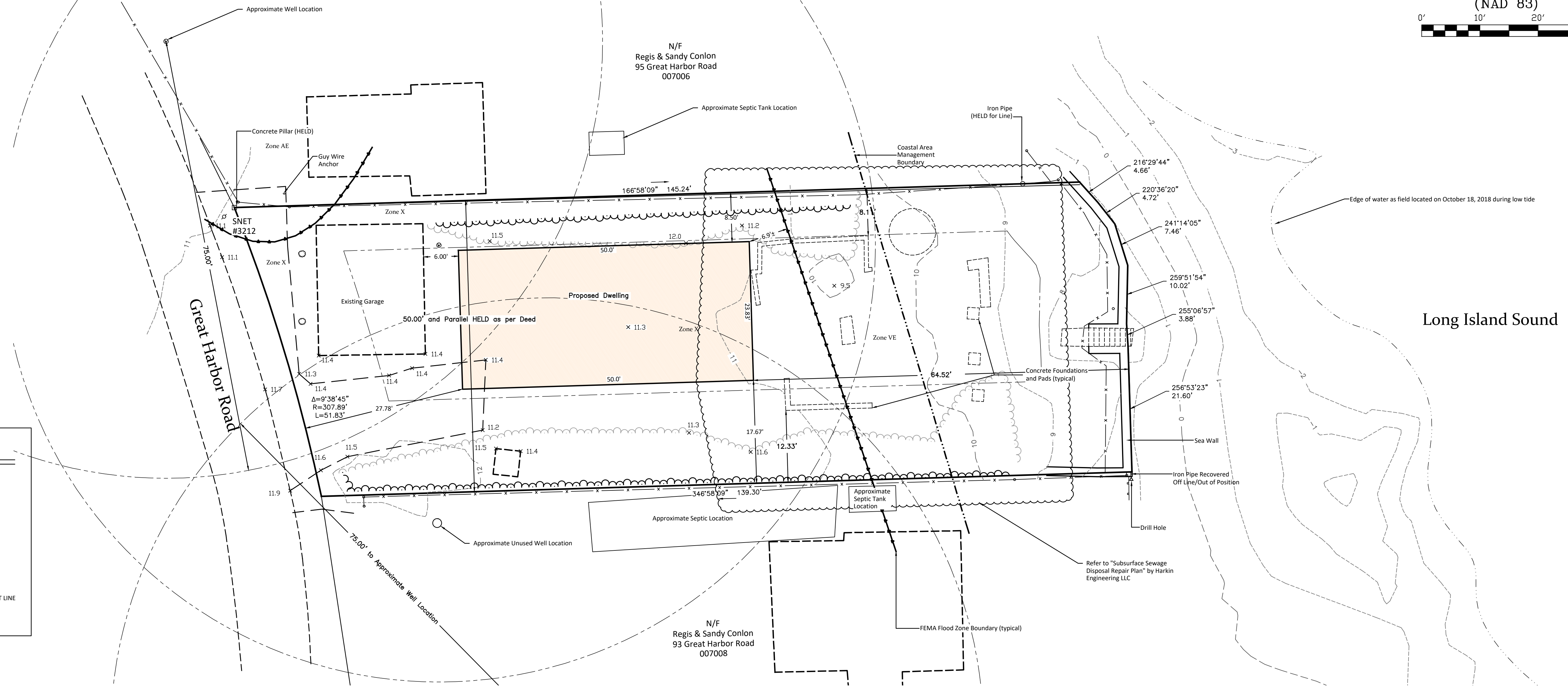


Site Location Plan
Scale: 1" = 500'



Connecticut Grid System
(NAD 83)



LEGEND

+	ANCHOR	---	PROPERTY LINES
U	UTILITY POLE	---	BUILDING SETBACK
○	TREE	---	EXISTING BUILDING
x	SPOT ELEVATION	---	PROPOSED BUILDING
		---	EXISTING PAVEMENT
		---	EXISTING DRIVE
		---	EXISTING CONCRETE
		---	EXISTING MINOR CONTOUR
		---	EXISTING MAJOR CONTOUR
		---	TREELINE (TO BE REMOVED)
		---	PROPOSED TREELINE
		---	EXISTING SEA WALL
		---	COASTAL AREA MANAGEMENT LINE
		---	FEMA FLOOD LINE
		---	WATER LINE
		---	EXISTING FENCE

SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS REVISED.
- THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY WHICH DEPICTS OR NOTES THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. THE SPECIFIC SCOPE OF THE IMPROVEMENTS AND MATTERS BEING ADDRESSED BY THE SURVEY SHALL BE NOTED. IF EXISTING RECORD EASEMENTS ON THE SUBJECT PROPERTY MAY BE AFFECTED, THEY SHALL BE DEPICTED. ONLY THOSE PORTIONS OF THE PROPERTY, AND IMPROVEMENTS AND FEATURES OF THE PROPERTY PERTINENT TO THE ISSUES BEING ADDRESSED OF THE PROPERTY SHALL BE DEPICTED.
- THE BOUNDARY DETERMINATION CATEGORY IS A FIRST SURVEY.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A VERTICAL ACCURACY STANDARD OF CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2.
- AZIMUTHS AND COORDINATES ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE PROPERTY IS LOCATED WITHIN A RESIDENTIAL RS-1 ZONE.
- THE AREA OF THE PROPERTY IS 7,226± SQUARE FEET (0.17± ACRES).
- THE PROPERTY IS CURRENTLY OWNED BY LEETE PROPERTIES LLC AND THE PROPERTY ADDRESS IS 94 GREAT HARBOR ROAD, GUILFORD, CONNECTICUT 06437. THE PROPERTY IS DESIGNATED ON THE GUILFORD ASSESSOR'S RECORDS AS PARCEL 007007.
- THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES: ZONE X, ZONE AE, AND ZONE VE AS DEPICTED ON FLOOD INSURANCE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 0909C0489J DATED 7/8/2013. BASE FLOOD ELEVATION FOR ZONE AE IS 11'. STORM SURGE ELEVATION FOR ZONE VE IS 15'.
- PROPERTY IS SUBJECT/PRIVILEGED TO:
 - RIGHT OF WAY AS GRANTED BY WILLIAM S. LEETE TO GRACE ELLIS BUSBY AND NELLIE ELLIS RUSSELL BY WARRANTY DEED DATED AUGUST 14, 1926 AND RECORDED IN VOLUME 74 AT PAGE 149 OF THE GUILFORD LAND RECORDS.
 - OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.
- MEAN HIGH WATER ELEVATION TAKEN FROM THE AVERAGE OF NOAA CLINTON STATION (8463701) & THE BRANFORD STATION (8465233). THE AVERAGE MEAN HIGH WATER ELEVATION IS 2.3'. THE COASTAL JURISDICTION LINE ELEVATION IS 4.0' AS PER CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION INFORMATION.
- ALL SEPTIC AND WELL LOCATIONS ARE PER HEALTH DEPARTMENT RECORDS.

Zoning Table			
Zone	RS-1	Required	Existing
Lot Area		10,000 Sq. Ft.	7,226± Sq. Ft. *
Lot Frontage		80 Feet	51.83± Feet *
Building Height		37 Feet Max	Unknown
Setbacks	Front	15 Feet Minimum	<< 15 Feet
	Rear	15 Feet Minimum	<< 15 Feet
	Side	8 Feet Minimum	8.1/12.3 Feet
	Side Sum	24 Feet Minimum	20.4 Feet*
Lot Coverage		15% Max	23.4% *
Total Floor Area		30% Max	Unknown

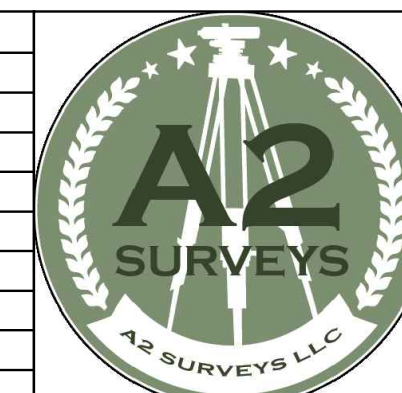
* Pre-existing, Non-conforming
** Variance Granted on May 27, 2020

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Christopher S. Juliano, LS #19725 Date

This survey is not valid unless it contains the live signature and seal of the above noted professional. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

REVISIONS	
DATE	DESCRIPTION
04/14/2020	Update Per ZEO
06/02/20	Remove Deck Per ZBA



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www.A2SurveysLLC.com
A2SurveysLLC@gmail.com

Limited Property/Boundary Survey
Zoning Location Survey
Proposed Dwelling
Land of
Leete Properties, LLC
#94 Great Harbor Road
Guilford, Connecticut

Project no.:	18-239	Date:	10/22/18	Scale:	1" = 10'
Work map:	JDIMEO	Checked:	MNISKI	Sheet:	1 of 1
Final map:	JDIMEO	Released:	JDIMEO	Revision:	B

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