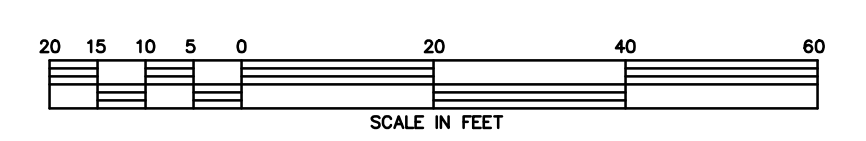


LOCATION MAP  
SCALE:

ZONING DATA TABLE DISTRICT RR	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	130,680 S.F.	629,187 S.F.	629,187 S.F.
MINIMUM FRONTAGE	25'	25.6'	25.6'
SETBACKS			
FRONT	40'	>40'	>40'
SIDE	20'	(E)118.6'/(W)206.1'	(E)118.6'/(W)138.7'
REAR	50'	1,014.6'	1,004.2'
COVERAGE			
MAX. BUILDING COVERAGE	15%	0.2%	0.4%
MAXIMUM BLDG. HEIGHT	35'	<35'	<35'

- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - SUBDIVISION PLAN "SWEETMEADOW" THE WASDALE CORP., POND MEADOW ROAD, WESTBROOK, CONNECTICUT, DATE: JAN. 8 1979, SCALE: 1"=100', BY ANGUS L. McDONALD
    - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF WESTBROOK LAND RECORDS AS VOL. 318 PG. 988 AND LISTED ON ASSESSOR'S MAP 145 AS LOT 2
    - THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
    - CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.



NOTE:  
SEE REFERENCE MAP 1-A FOR FULL PROPERTY SURVEY

- LEGEND**
- UTILITY POLE
  - CONN. HIGHWAY DEPT. MONUMENT
  - CONCRETE MONUMENT
  - MERESTONE
  - FOUND
  - IRON PIN
  - IRON PIPE
  - STONEWALL
  - EDGE OF WETLAND/FLAG NUMBER
  - RETAINING WALL

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

*Richard Snarski*  
 RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975  
 DATE 4-20-2022

STUART J. FAIRBANK  
CONN. P.E. #20206

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

©2022 - ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.

THESE DRAWINGS ARE THE PROPERTY OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC. AND HAVE BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. THEY ARE NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.

THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

**CERTIFICATION NOTES:**

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-308b-1 THROUGH 20-308b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
  - TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
  - BOUNDARY DETERMINATION: RESURVEY
  - THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2

ANGUS L. McDONALD JR.  
CONN. L.S. #70173

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

**LAND & MARINE**  
SURVEYING  
ENGINEERING  
PLANNING

ANGUS McDONALD  
GARY SHARPE  
& ASSOCIATES, INC.  
SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD  
OLD SAYBROOK, CONNECTICUT 06475  
TEL. (860) 388-4671 FAX (860) 388-3862

**SITE DEVELOPMENT PLAN**  
MAP DEPICTING A PARTIAL MAP OF PROPERTY OF  
**JOHN B. AMENDOLA & LISA AMENDOLA**  
865 POND MEADOW ROAD  
WESTBROOK, CONNECTICUT

DATE: JUNE 3, 2022 SCALE: 1"=20'

DR'N MCM	CK'D	APP'D
SHEET 1 of 1	JOB NO. 22603	REVISIONS: 6-7-22 - PROPOSED GARAGE POSITION REVISED