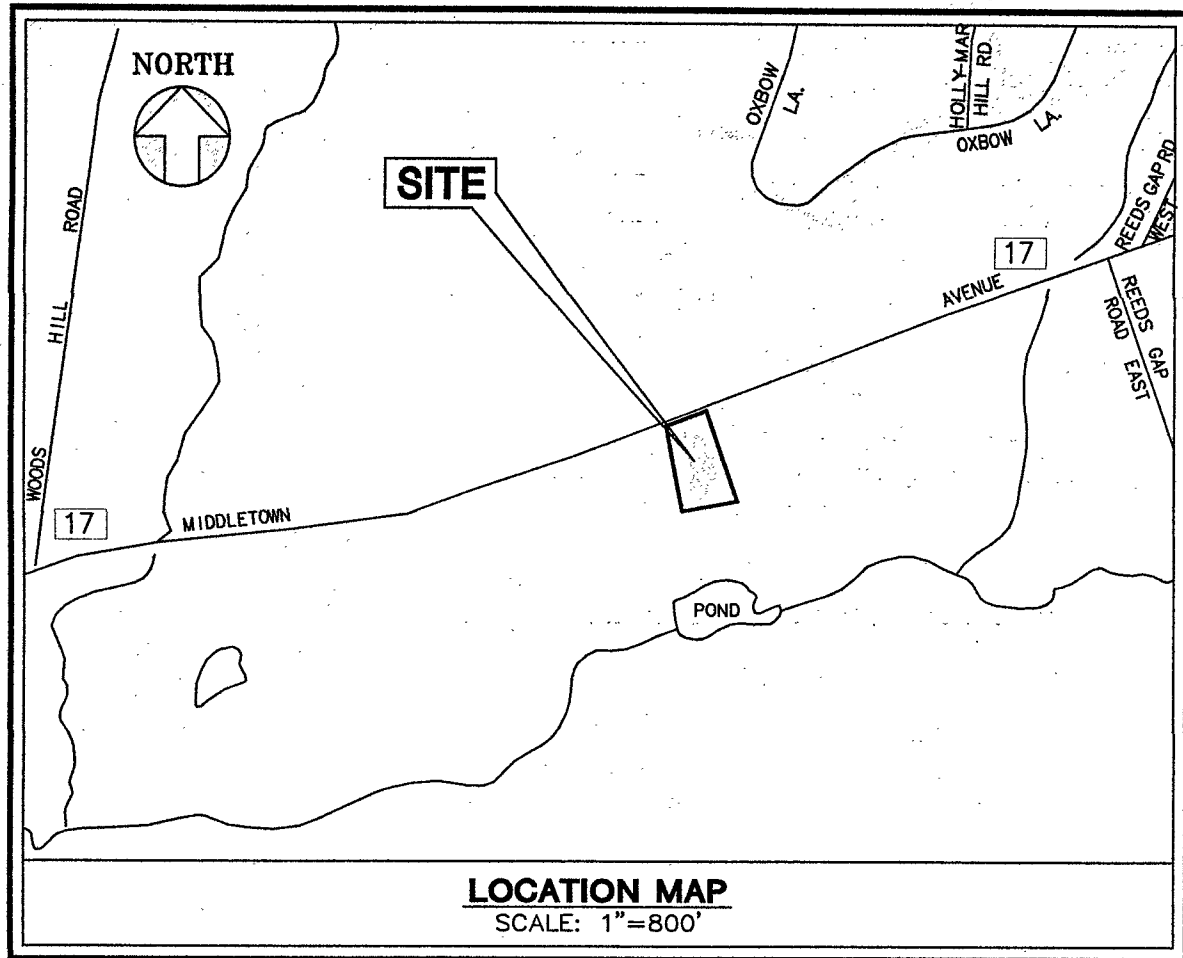
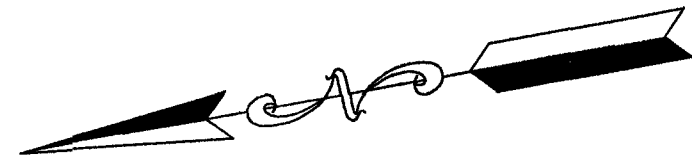


SURVEY NOTES:

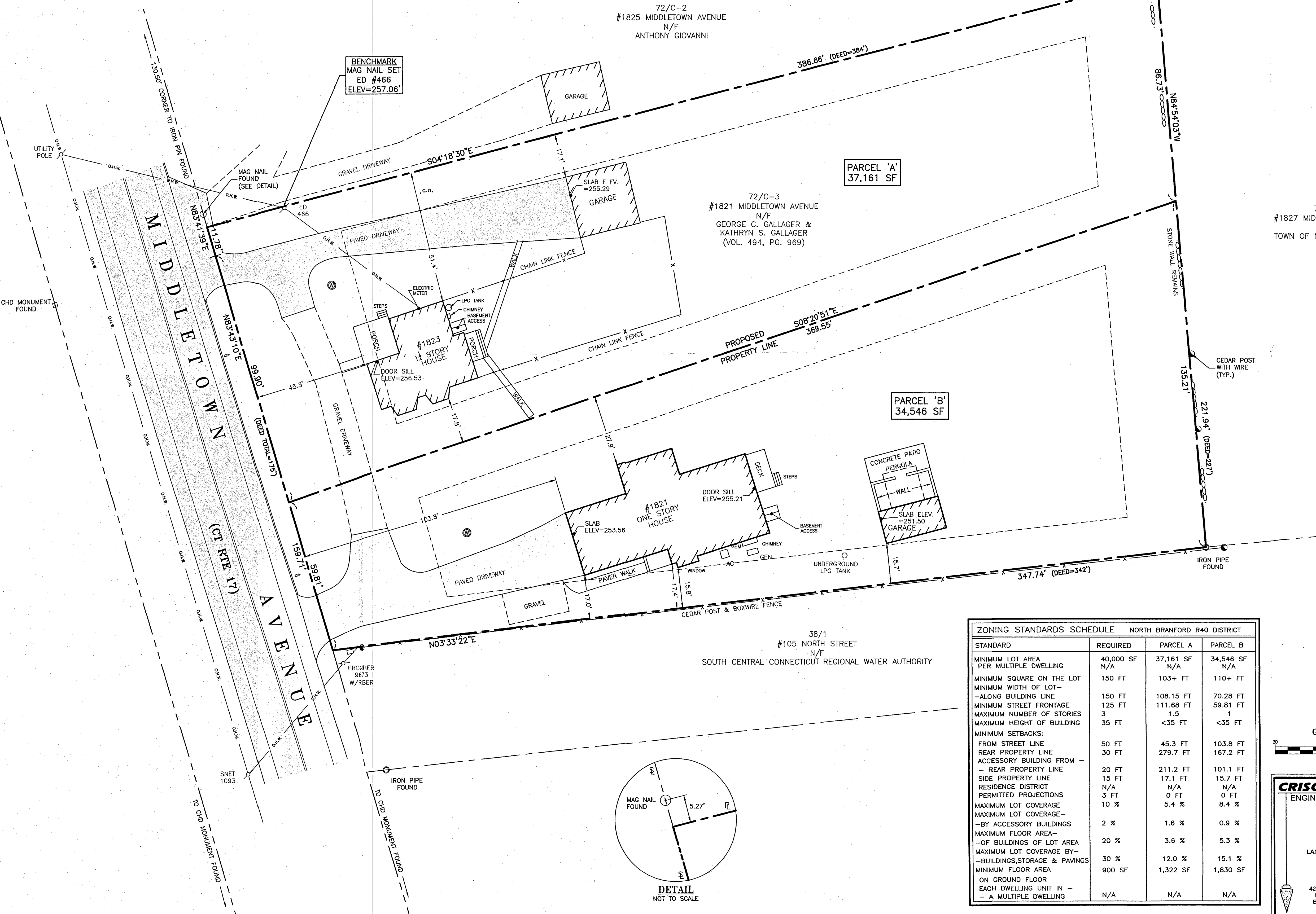
- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996; AMENDED OCTOBER 26, 2018.
THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY.
THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
THE PROPOSED PROPERTY LINE IS AN ORIGINAL SURVEY.
- NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP "C".
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- DISTANCES DEPICTED HEREON FROM STRUCTURE TO PROPERTY LINE MEASURED TO SIDING.
- PROPERTY AREA = 71,707 SQUARE FEET OR 1.646 ACRES.
- IMPROVEMENTS WERE AS-BUILT IN THE FIELD ON JUNE 27, 2019 AND SEPTEMBER 24, 2025.

MAP REFERENCES:

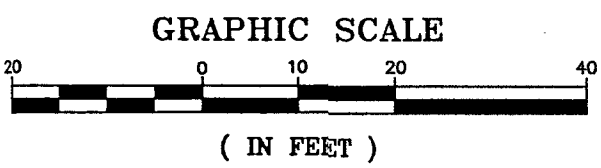
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF NORTH BRANFORD, NEW HAVEN, DURHAM - MIDDLETOWN TURNPIKE FROM THE WALLINGFORD ROAD EASTERLY TO THE NORTH GUILFORD ROAD, ROUTE NO. 15"; SCALE: 1"=40'; DATED: MARCH 31, 1933; REVISED: MAY 17, 1968 (SHEETS 2 & 3 OF 3).
 - "SITE DEVELOPMENT PLAN, 'WOODSIDE' 1815 MIDDLETOWN AVENUE, NORTHFORD DISTRICT, NORTH BRANFORD, CONNECTICUT"; SCALE: 1"=40'; DATED: OCTOBER 1986; REVISED TO: NOVEMBER 18, 1986 AND PREPARED BY LWF LAND SURVEYING.
 - "PROPERTY & TOPOGRAPHIC SURVEY - EXISTING CONDITIONS - PROPERTY LOCATED AT #1821 MIDDLETOWN AVENUE - NORTH BRANFORD, CONNECTICUT PREPARED FOR GEORGE GALLAGER" SCALE: 1"=20'; DATED: 4/11/2018 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.
 - "PLOT PLAN, MIDDLETOWN AVENUE, ROUTE 17, NORTH BRANFORD, CONNECTICUT, PREPARED FOR GEORGE GALLAGER"; SCALE: 1"=40'; DATED: JUNE 22, 1987 AND PREPARED BY CRISCUOLO ENGINEERING, GEORGE A. FIRTH, SR.



SURVEY LEGEND	
	Street Line
	Property Line
	Easement Line
	Curb
	Wood/Vinyl Fence
	Wire Fence
	Stone Wall
	Elevation Contour
	Spot Elevation
	Vegetation/Tree Line
	Deciduous Tree
	Coniferous Tree
	Catch Basin
	Manhole
	Utility Pole (With Guy)
	Water Valve/Meter Pit
	Over Head Wire
	Water Main/Service
	Sanitary Sewer
	Gas Line
	Stormwater Pipe <12" Diameter
	Stormwater Pipe >12" Diameter
	Iron/Pipe Found
	Monument Found
	Drill Hole Found
	Nail Or Spike Found
	Connecticut Highway Department
	Assessor's Map/Block/Lot Number
	Lamp Post
	Mailbox
	Well



ZONING STANDARDS SCHEDULE NORTH BRANFORD R40 DISTRICT			
STANDARD	REQUIRED	PARCEL A	PARCEL B
MINIMUM LOT AREA PER MULTIPLE DWELLING	40,000 SF N/A	37,161 SF N/A	34,546 SF N/A
MINIMUM SQUARE ON THE LOT	150 FT	103+ FT	110+ FT
MINIMUM WIDTH OF LOT--ALONG BUILDING LINE	150 FT	108.15 FT	70.28 FT
MINIMUM STREET FRONTAGE	125 FT	111.68 FT	59.81 FT
MAXIMUM NUMBER OF STORIES	3	1.5	1
MAXIMUM HEIGHT OF BUILDING	35 FT	<35 FT	<35 FT
MINIMUM SETBACKS:			
FROM STREET LINE	50 FT	45.3 FT	103.8 FT
REAR PROPERTY LINE	30 FT	279.7 FT	167.2 FT
ACCESSORY BUILDING FROM --			
- REAR PROPERTY LINE	20 FT	211.2 FT	101.1 FT
SIDE PROPERTY LINE	15 FT	17.1 FT	15.7 FT
RESIDENCE DISTRICT PERMITTED PROJECTIONS	N/A	N/A	N/A
MAXIMUM LOT COVERAGE	10 %	5.4 %	8.4 %
MAXIMUM LOT COVERAGE--BY ACCESSORY BUILDINGS	2 %	1.6 %	0.9 %
MAXIMUM FLOOR AREA--OF BUILDINGS OF LOT AREA	20 %	3.6 %	5.3 %
MAXIMUM LOT COVERAGE BY--BUILDINGS, STORAGE & PAVINGS	30 %	12.0 %	15.1 %
MINIMUM FLOOR AREA ON GROUND FLOOR EACH DWELLING UNIT IN --	900 SF	1,322 SF	1,830 SF
- A MULTIPLE DWELLING	N/A	N/A	N/A



RECEIVED
DEC 01 2025
PLANNING &
ZONING DEPT.
2BA #9025-9

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

MARK D. BALLOU L.S. #70419
JAMES M. PRETTI, JR. L.S. #22897
THIS MAP NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED
SEAL OF THE LAND SURVEYOR NOTED ABOVE.

CRISCUOLO ENGINEERING LLC		JOB TITLE:	
CONSULTING ENGINEERS		PROPERTY LOCATED AT #1821 MIDDLETOWN AVENUE NORTH BRANFORD, CONNECTICUT	
LAND SURVEYORS		PREPARED FOR: GEORGE GALLAGER	
REV. DATE: DESCRIPTION:		DRAWING TITLE: PROPOSED LOT SPLIT	
DATE: 11/25/2025		DRAWING NO.: 1 OF 1	
SCALE: 1"=20'		ASSESSOR'S MAP 72, LOT C-3	
DRAWN: J.T.G.		CADD FILE: 2018-021POB	
CHECKED: J.M.P.			
JOB: 2018.021			