



LEGEND

- PROPERTY/STREET LINE
- BUILDING SETBACK LINE
- COASTAL JURISDICTION LINE
- EDGE OF WATER
- TIDAL WETLAND LIMIT
- TIDAL WETLAND BUFFER
- EXISTING CONTOUR
- OVERHEAD WIRES
- UTILITY POLE/GUY
- IRON PIPE/PIN/DRILL HOLE
- MONUMENT/MERESTONE
- 5x0 EXISTING SPOT GRADE
- ⊥ WATER SHUTOFF
- L.S. LANDSCAPED AREA
- ★ LIGHT POLE
- ☼ DECIDUOUS TREE
- ☼ CONIFEROUS TREE
- ☼ SHRUB



GENERAL BULK REGULATIONS - ZONE A

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 sq.ft.	18,020 sq.ft.*	18,020 sq.ft.*
MAXIMUM BUILDING COVERAGE	15%*	3,379 S.F.	3,379 S.F.
MAXIMUM GROSS FLOOR AREA	40%	3,125 S.F.	3,385 S.F.
MINIMUM FRONT YARD	25 ft.	27.8 ft. (HOUSE) 23.7 ft.* (ENTRY)	27.8 ft. (HOUSE) 23.7 ft.* (ENTRY)
MINIMUM REAR YARD	15 ft.	26.5 ft.	26.5 ft.
MINIMUM SIDE YARD	15 ft.	14.8 ft.*	14.8 ft.*

AREA MINUS WETLANDS IS 16,090 S.F.
 * EXISTING NON-CONFORMITY
 ** GATEWAY CONSERVATION ZONE

NOTES

- THIS SURVEY AND MAP WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-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. IT IS AN ZONING LOCATION SURVEY CONFORMING TO THE HORIZONTAL ACCURACY CLASS A-2.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 A. "MAP SHOWING REVISED BOUNDARY PROPERTY OF HARRY B. & PATRICIA SOPER WILLARD AVENUE & MULBERRY STREET OLD SAYBROOK, CONN.", BY: BONKER SURVEY & MAPPING CO., SCALE: 1"=20', DATED: SEPT. 4, 1986 AND LAST REVISED: NOV. 1991.
 B. "EXISTING BUILDING LOCATION ON LAND OF KAREL & ASHLEY MALINOVSKY MULBERRY STREET OLD SAYBROOK, CT.", BY: RICHARD W. GATES, SCALE: 1"=20' AND DATED: DEC. 26, 2000.
 C. "PROPERTY/TOPOGRAPHIC SURVEY LAND OF PATRICK A. LASALA AND ANITA PARNES LASALA TAX MAP 24 LOT 92 44 WILLARD AVENUE OLD SAYBROOK, CONNECTICUT", BY: ANNINO SURVEY, LLC, SCALE: 1"=10' AND DATED: NOVEMBER 20, 2019.
 D. "IMPROVEMENT LOCATION SURVEY SHOWING AS-BUILT SEPTIC SYSTEM ON LAND OF PATRICK A. LASALA AND ANITA PARNES LASALA, 44 WILLARD AVENUE OLD SAYBROOK, CONNECTICUT", BY: ANNINO SURVEY, LLC, SCALE: 1"=10' AND DATED: MARCH 19, 2021.
- THIS PARCEL IS ZONED "RESIDENCE A DISTRICT"; SETBACK REQUIREMENTS ARE GENERALLY: STREET LINE 25', REAR LINE 15' AND OTHER PROPERTY LINE 15'.
- BEARINGS SHOWN HEREON ARE BASED UPON THE MAPS REFERENCED IN NOTE 2.
- ELEVATIONS AND CONTOURS SHOWN HEREON REFER TO NAVD 88.
- TIDAL WETLANDS DEPICTED HEREON WERE DELINEATED BY RICHARD SHARSKI, SOIL SCIENTIST ON SEPTEMBER 17, 2019 AND LOCATED IN THE FIELD BY ANNINO SURVEY, LLC ON OCTOBER 22, 2019.
- THIS PARCEL IS LOCATED IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION 10 AS DEPICTED ON FIRM MIDDLESEX COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 351 OF 450 MAP NUMBER 09007C0361J, MAP REVISED: FEBRUARY 6, 2013.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

ANNINO SURVEY, LLC
 222 OLD BOSTON POST ROAD, SUITE 3
 OLD SAYBROOK, CT 06475
 PHONE: (860) 388-2068
 FAX: (860) 388-2068

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 DAVID A. ANNINO, LS 70126
 2/26/2024
 DATE
 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

NO.	DATE	DESCRIPTION	BY
1	2/26/24	DORMER & 100' BUFFER	DAA

ZONING LOCATION SURVEY/PLOT PLAN
 DEPICTING PROPOSED ADDITION ON
 LAND OF MATTHEW J. O'KEEFE
 44 WILLARD AVENUE
 OLD SAYBROOK, CONNECTICUT

DATE:
 JANUARY 29, 2024
 SCALE:
 1"=10'