

NOTES

1. THIS SURVEY AND MAP HAS BEEN 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 A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY AND BUILDING LOCATIONS.
2. TOTAL AREA OF SUBJECT PROPERTY EQUALS 270,348 S.F. - 6.21 ACRES
 AREA OF PROPOSED LOT "A" = 182,321 S.F. - 4.19 ACRES
 AREA OF PROPOSED LOT "B" = 88,027 S.F. - 2.02 ACRES
3. SUBJECT PROPERTY LIES IN ZONING DISTRICT AAA.
4. REFERENCE DEED FOR SUBJECT PROPERTY IS RECORDED IN VOLUME 281 PAGE 255 IN THE TOWN OF OLD SAYBROOK LAND RECORDS.
5. SAID PROPERTY IS SUBJECT TO A CONNECTICUT LIGHT & POWER RIGHT OF WAY PER REFERENCE MAP B.
6. TOTAL AREA OF CL&P RIGHT OF WAY ACROSS PROPERTY = 108,767 S.F. - 2.50 ACRES
 AREA OF CL&P RIGHT OF WAY ACROSS PROPOSED LOT "A" = 62,341 S.F. - 1.43 ACRES
 AREA OF CL&P RIGHT OF WAY ACROSS PROPOSED LOT "B" = 46,426 S.F. - 1.07 ACRES

REFERENCE MAPS

- A. TOWN OF OLD SAYBROOK TAX ASSESSOR'S MAP 061 LOT 023-0001.
- B. LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF MERRITT M. COMSTOCK-TOWNS OF OLD SAYBROOK & ESSEX-COUNTY OF MIDDLESEX-STATE OF CONNECTICUT-SCALE: 1"=200'-DATED: OCTOBER 1965. FILED AS MAP #858-A IN THE TOWN OF OLD SAYBROOK LAND RECORDS.
- C. RESUBDIVISION OF LAND OF JUDITH A. SIMMERING & EDWARD R. WHITTEN-BOKUM ROAD-OLD SAYBROOK, CONN-SCALE: 1"=50'-DATED: 3/25/88 BY RICHARD W. GATES-LAND SURVEYOR. FILED AS MAP #1907 IN THE TOWN OF OLD SAYBROOK LAND RECORDS.

ZONING COMPLIANCE CHART

ZONE = AAA 186 BOKUM ROAD - PROPOSED LOT "A"			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 S.F.	270,348 S.F.	182,321 S.F.
MINIMUM FRONTAGE	20 FT.	125.29 FT.	312.92 FT.
MINIMUM STREET LINE SETBACK	50 FT.	340.2 FT.	340.2 FT.
MINIMUM REAR LINE SETBACK	20 FT.	35.0 FT.	35.0 FT.
MINIMUM OTHER LINE SETBACK	20 FT.	34.6 FT.	34.6 FT.
MAXIMUM BUILDING COVERAGE	10 %	4,333 S.F. - 1.6 %	4,333 S.F. - 2.4 %
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.

EXISTING HOUSE/GARAGE= 2,186 S.F.
 EXISTING GARAGE= 989 S.F.
 EXISTING DECK= 396 S.F.
 EXISTING SHEDS= 762 S.F.

ZONING COMPLIANCE CHART

ZONE = AAA PROPOSED LOT "B"		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	88,027 S.F.
MINIMUM FRONTAGE	20 FT.	412.47 FT.
MINIMUM STREET LINE SETBACK	50 FT.	
MINIMUM REAR LINE SETBACK	20 FT.	
MINIMUM OTHER LINE SETBACK	20 FT.	
MAXIMUM BUILDING COVERAGE	10 %	
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.

LEGEND

- IRON PIPE RECOVERED
- IRON PIN RECOVERED
- MERESTONE RECOVERED
- CONNECTICUT HIGHWAY MONUMENT RECOVERED
- DRILL HOLE RECOVERED
- IRON PIN TO BE SET
- DRILL HOLE TO BE SET
- MONUMENT TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- UTILITY POLE
- STONE WALL
- WIRE FENCE
- ~ TREE LINE / LIMITS OF CLEARING

THIS MAP AND SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

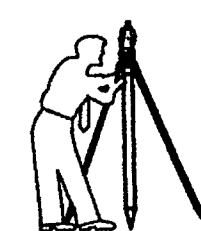
ROBERT C. SIMONI, L.S.

LS No. 17254

THESE PLANS ARE THE SOLE PROPERTY OF ROBERT C. SIMONI, L.S. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM ROBERT C. SIMONI, L.S. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

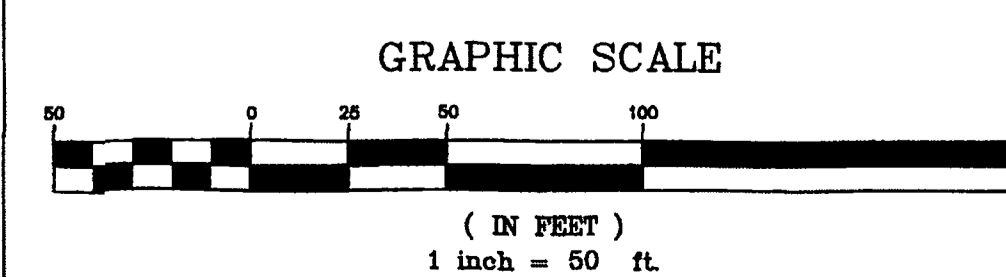
DRAWN BY: RCS DATE: MARCH 1, 2024

NO.	DATE	DESCRIPTION	BY



ROBERT C. SIMONI
LICENSED LAND SURVEYOR

P.O. BOX 191-OLD SAYBROOK, CONNECTICUT 06475
 TEL. 860-304-6920 simoni@rjpcivil.com



TITLE:

PROPERTY SURVEY
LAND OF
JEFFREY T. & DONNA L. BAGNATI

SHEET NUMBER

1
 OF
 1

LOCATION: 186 BOKUM ROAD-OLD SAYBROOK, CONNECTICUT

BS-186BOKUMRD.dwg