

REMARKS:

1. THE PROPERTY IS LOCATED IN THE WALLINGFORD TOWN ZONING DISTRICT, ZONE A, (RESIDENTIAL, SINGLE-FAMILY, 1-1/2 STORY, 1-1/2 ACRES OR MORE), AS SHOWN ON THE TOWN ZONING MAP, 1973, AS AMENDED BY ORDINANCE NO. 100, 1978, AND ORDINANCE NO. 101, 1978.
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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.

Charalynne S. Juliano PEAS #8795

DATE	10/2/20
DESCRIPTION	AS NOTED HERON

JULIANO ASSOCIATES
 1973
 2020

Limited Property/Boundary Survey
Zoning Location Survey

Land of
Brendan D. Hare & Hillary A. Hare
 Wallingford, Connecticut

Date: 09/17/20
 Sheet: 1 of 1
 Project no.: 20-215
 Revision: 1.1

20-033
 NOV 18 2020
 RECORDED

Scale	1" = 20'
North Arrow	As Shown
Projection	NAD 83

LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ENCROACHMENT
- PROPOSED ENCROACHMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING TREE
- PROPOSED TREE
- EXISTING ROCK
- PROPOSED ROCK
- EXISTING SAND
- PROPOSED SAND
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BRICK
- PROPOSED BRICK
- EXISTING STONE
- PROPOSED STONE
- EXISTING IRON
- PROPOSED IRON
- EXISTING ALUMINUM
- PROPOSED ALUMINUM
- EXISTING COPPER
- PROPOSED COPPER
- EXISTING ZINC
- PROPOSED ZINC
- EXISTING LEAD
- PROPOSED LEAD
- EXISTING CADMIUM
- PROPOSED CADMIUM
- EXISTING MERCURY
- PROPOSED MERCURY
- EXISTING CHROMIUM
- PROPOSED CHROMIUM
- EXISTING MANGANESE
- PROPOSED MANGANESE
- EXISTING NICKEL
- PROPOSED NICKEL
- EXISTING SILVER
- PROPOSED SILVER
- EXISTING GOLD
- PROPOSED GOLD
- EXISTING PLATINUM
- PROPOSED PLATINUM
- EXISTING PALLADIUM
- PROPOSED PALLADIUM
- EXISTING RHODIUM
- PROPOSED RHODIUM
- EXISTING IRIDIUM
- PROPOSED IRIDIUM
- EXISTING OSMIUM
- PROPOSED OSMIUM
- EXISTING SELENIUM
- PROPOSED SELENIUM
- EXISTING TELLURUM
- PROPOSED TELLURUM
- EXISTING BISMUTH
- PROPOSED BISMUTH
- EXISTING POLONIUM
- PROPOSED POLONIUM
- EXISTING ASTATINE
- PROPOSED ASTATINE
- EXISTING RADON
- PROPOSED RADON
- EXISTING FRANEK
- PROPOSED FRANEK
- EXISTING UNKOWN
- PROPOSED UNKOWN

Zone	Area	Volume	Weight	Percentage
Zone 1	10000	10000	10000	100%
Zone 2	20000	20000	20000	100%
Zone 3	30000	30000	30000	100%
Zone 4	40000	40000	40000	100%
Zone 5	50000	50000	50000	100%
Zone 6	60000	60000	60000	100%
Zone 7	70000	70000	70000	100%
Zone 8	80000	80000	80000	100%
Zone 9	90000	90000	90000	100%
Zone 10	100000	100000	100000	100%

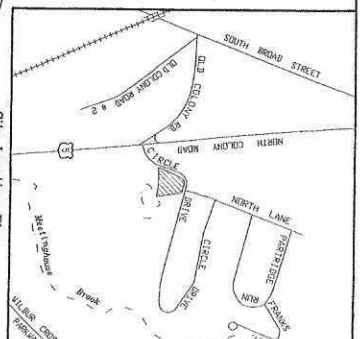
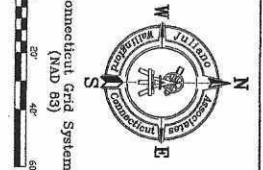
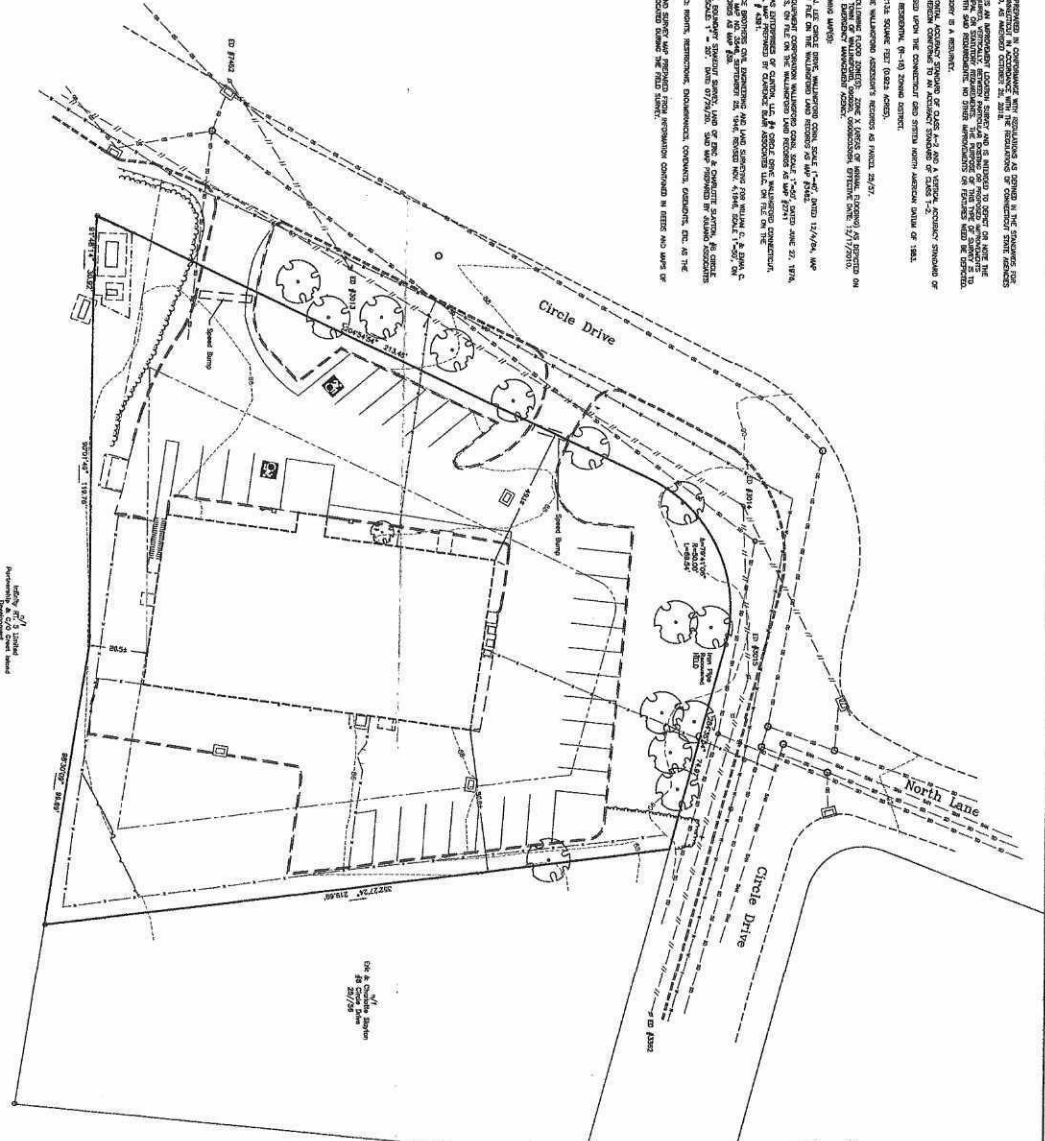
Connecticut Grid System
 (NAD 83)



JULIANO ASSOCIATES, LLC
 405 MAIN STREET (YALEVILLE)
 WALLINGFORD, CONNECTICUT
 Voice 203-265-1489 Fax 203-949-1523
 WWW.JULIANOASSOCIATES.COM

1. THE SURVEY AND MAP ARE HEREBY REPRESENTED AS COMPLIING WITH ALL REQUIREMENTS AS SET FORTH IN THE CONNECTICUT GENERAL STATUTES AND THE REGULATIONS OF THE STATE OF CONNECTICUT AND THE DEPARTMENT OF CONSTRUCTION AND PERMITS. THE SURVEYOR'S OBLIGATION IS TO THE CLIENT AND NOT TO THE STATE.
2. THE CLIENT'S STATEMENT OF WORK IS AN AGREEMENT TO ACCEPT THE SURVEY AS SHOWN ON THE MAP AND TO ACCEPT THE SURVEYOR'S LIABILITY FOR ANY MISTAKE IN THE SURVEY OR IN THE REPRESENTATION OF THE CLIENT'S STATEMENT OF WORK. NO OTHER REPRESENTATION OR WARRANTY IS MADE BY THE SURVEYOR.
3. THE SURVEYOR'S OBLIGATION IS TO THE CLIENT AND NOT TO THE STATE.
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Zone	8-18	18-28	28-38	38-48	48-58	58-68	68-78
Frontage	30.00 Feet	30.00 Feet	30.00 Feet	30.00 Feet	30.00 Feet	30.00 Feet	30.00 Feet
Side	25.00 Feet	25.00 Feet	25.00 Feet	25.00 Feet	25.00 Feet	25.00 Feet	25.00 Feet
Depth	25.00 Feet	25.00 Feet	25.00 Feet	25.00 Feet	25.00 Feet	25.00 Feet	25.00 Feet
Area	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00
Volume	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00



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



DATE	DESCRIPTION

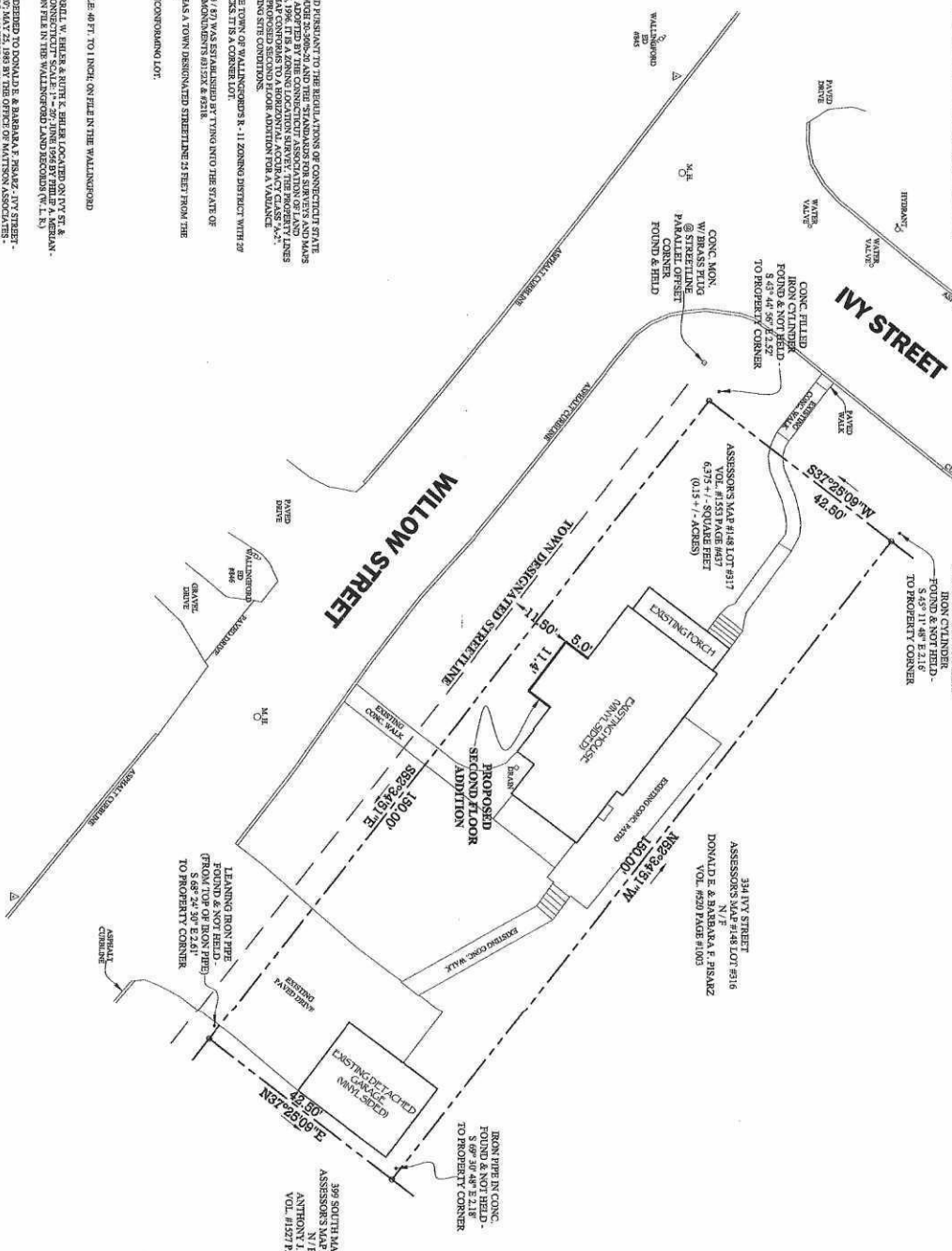
JULIANO ASSOCIATES
 #10-034
 1973 PCH 2020
Pumpkin Patch Properties LLC
 Land of
Limited Property/Boundary Survey
 Improvement Location Survey
 Wallingford, Connecticut
LEGEND

- 0 PROPERTY LINES
- 1 EXISTING BUILDING
- 2 EXISTING DRIVE
- 3 EXISTING SIDEWALK
- 4 EXISTING EASEMENT
- 5 EXISTING CURB
- 6 EXISTING DRIVE
- 7 EXISTING SIDEWALK
- 8 EXISTING DRIVE
- 9 EXISTING SIDEWALK
- 10 EXISTING DRIVE
- 11 EXISTING SIDEWALK
- 12 EXISTING DRIVE
- 13 EXISTING SIDEWALK
- 14 EXISTING DRIVE
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- 41 EXISTING SIDEWALK
- 42 EXISTING DRIVE
- 43 EXISTING SIDEWALK
- 44 EXISTING DRIVE
- 45 EXISTING SIDEWALK
- 46 EXISTING DRIVE
- 47 EXISTING SIDEWALK
- 48 EXISTING DRIVE
- 49 EXISTING SIDEWALK
- 50 EXISTING DRIVE

JULIANO ASSOCIATES
 1973 PCH 2020
Pumpkin Patch Properties LLC
 Land of
Limited Property/Boundary Survey
 Improvement Location Survey
 Wallingford, Connecticut

Project no:	20-228	Scale:	1" = 20'
Date:	10/12/20	Revision:	1 of 1
Drawn by:	ASD		
Checked by:	CS		

ZONING DISTRICT R-1E
 MINIMUM LOT AREA 60,271 +/- SQ. FT.
 ACTUAL 42,977 +/- SQ. FT. - 71%
 MINIMUM FRONT SETBACK 20 FEET
 MINIMUM SIDE/REAR SETBACK 10 FEET



NOTES

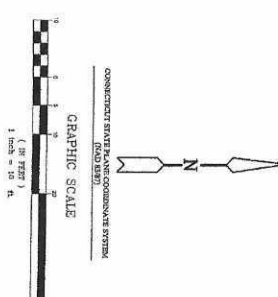
- 1) THE SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306c, THROUGH 20-306j, AND THE STANDARDS FOR SURVEYS AND MAPS ENACTED THEREUNDER. THIS SURVEY WAS CONDUCTED ON SEPTEMBER 22, 2019. THE PROPERTY LINES WERE ESTABLISHED BY A ZONING LOCATION SURVEY. THE PROPERTY LINES WERE ESTABLISHED BY A ZONING LOCATION SURVEY. THE PROPERTY LINES WERE ESTABLISHED BY A ZONING LOCATION SURVEY. THE PROPERTY LINES WERE ESTABLISHED BY A ZONING LOCATION SURVEY.
- 2) THE PROPERTY IS LOCATED IN THE TOWN OF WALLINGFORD, CT. ZONING DISTRICT WITH 29 FRONT SETBACKS & 11 SIDE SETBACKS.
- 3) THE HORIZONTAL DATUM (NAD 83) WAS ESTABLISHED BY TYPING INTO THE STATE OF CONNECTICUT'S GEODETIC SURVEY MONUMENTS 6012X & 621X.
- 4) WELL-OWN STREET IS 60 FEET WIDE BUT HAS A TOWN DESIGNATED STREETLINE 22 FEET FROM THE CENTERLINE OF THE ROAD OR 90'.
- 5) THE PROPERTY IS A LEGALLY NONCONFORMING LOT.

REFERENCE MAPS

- 1) TOWN BLOCK MAP "ELECT" OF SCALE 40 FT. TO 1 INCH, ON FILE IN THE WALLINGFORD ENGINEERING DEPARTMENT.
- 2) MAP SHOWING PROPERTY OF HERBERT W. BELLE & NITE & BELLE LOCATED ON IVY ST. & RAILROAD STREET, CONN. VOL. 115, PAGE 115. THE WALLINGFORD ZONING DISTRICT MAP #12-19 AS MAP #5794.
- 3) MAP SHOWING PROPERTY OF DONALD E. & BARBARA F. HSIAZ, IVY STREET - WALLINGFORD, CONN. VOL. 520, PAGE 1003. THE WALLINGFORD ZONING DISTRICT MAP #12-19 AS MAP #5794.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY COMPLIES WITH ALL APPLICABLE REGULATIONS AND STANDARDS AS NOTED HEREON. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF CONNECTICUT. I HAVE NOT BEEN ADVISED OF ANY FACTS OR CIRCUMSTANCES THAT WOULD CAUSE THIS SURVEY TO BE IN VIOLATION OF ANY APPLICABLE REGULATIONS AND STANDARDS. I HAVE NOT BEEN ADVISED OF ANY FACTS OR CIRCUMSTANCES THAT WOULD CAUSE THIS SURVEY TO BE IN VIOLATION OF ANY APPLICABLE REGULATIONS AND STANDARDS.

[Signature]
 MICHAEL J. RENOLDI, P.E.
 FALL BUCKLEY RENOLDI SURVEYING & MAPPING, LLC
 WALLINGFORD, CT 06492
 (203) 869-8864
 BUCKLEYRENOLDI@GMAIL.COM



PROPOSED PLOT PLAN
 LAND OF
CHELSEA E. KROMBEL
 &
JAMES E. RINGOLD
 338 IVY STREET
 WALLINGFORD, CONNECTICUT
 SCALE: 1" = 10'
 DECEMBER 10, 2020

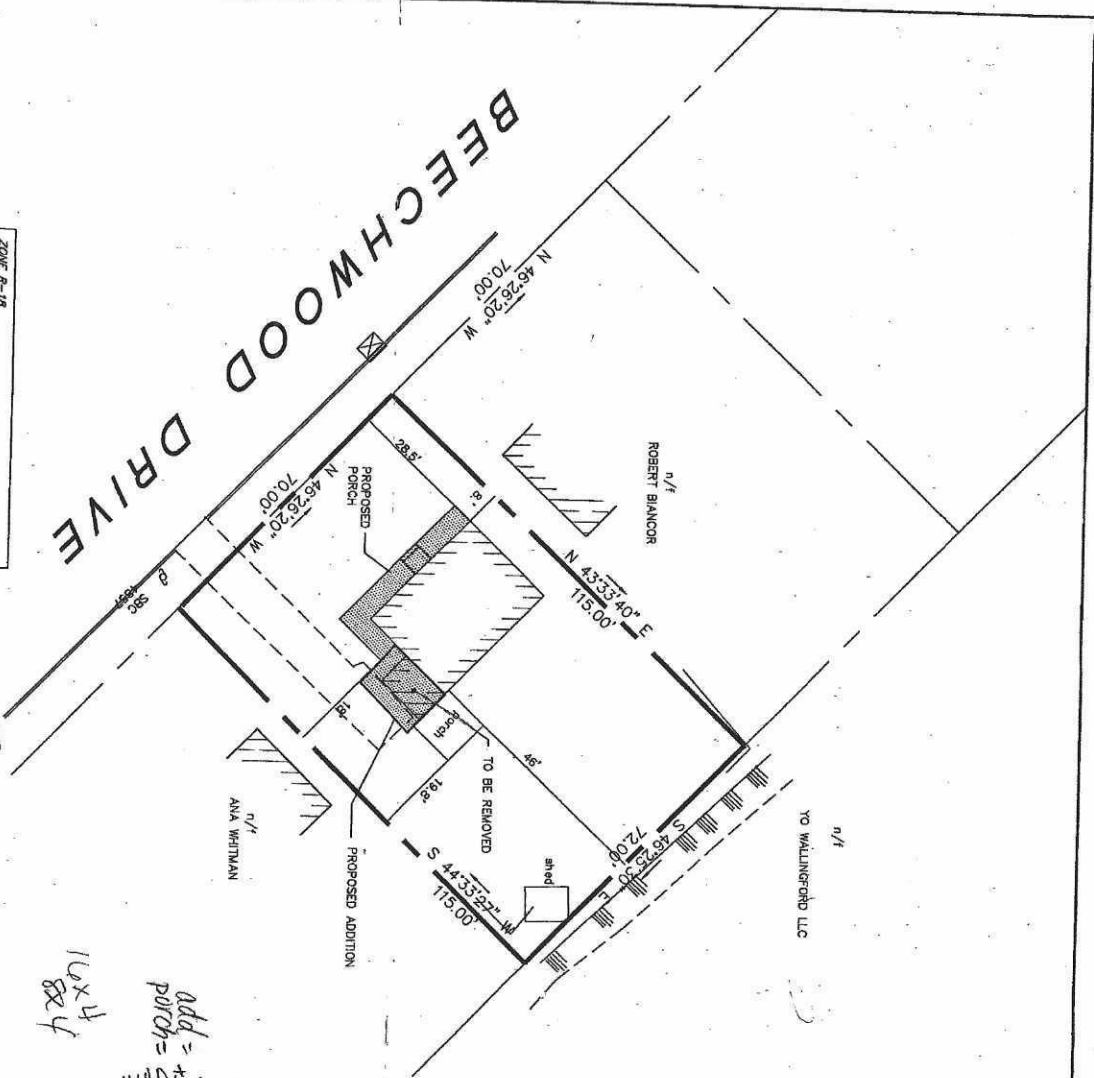
STONE WALL BOUNDARIES, LLC
 SURVEYING & MAPPING
 FALL BUCKLEY RENOLDI SURVEYING & MAPPING, LLC
 WALLINGFORD, CT 06492
 (203) 869-8864
 BUCKLEYRENOLDI@GMAIL.COM



ZONE R-1B	REQ'D	EXIST	PROPOSED
LOT AREA	18,000 sf	8,185 sf	28.5'
FRONTAGE	100'	70'	19'
FRONT YARD	40'	33.5'	19'
SIDE YARD	20'	6' & 19.8'	15.5'
REAR YARD	10'	46'	26'
COVERAGES	15%	22.5%	18.7%
BLDG HT.	30	18' 1/2"	26'

LOT IS EXISTING NON-CONFORMING WITH RESPECT TO THE CURRENT ZONING

BEECHWOOD DRIVE



2250
 32x24
 8x12
 718
 914
 864

125% = 1020
 15.5% = 1200
 32x24
 11x15
 5x13
 169
 169

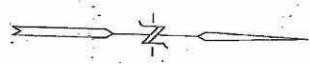
add = 96
 porch = 225
 321
 64
 32

EXIST 1675 → 1920
 192 x 2 = 384
 708 x 2 = 1536
 1920

NOT VALID UNLESS ORIGINAL SIGNATURE IS SEEN
 ROBERT HANITEK L.S. # 9345
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF CONNECTICUT
 THE TYPE OF SURVEY IS A DEPENDENT SURVEY
 CLASS A-2



MAP REF:
 REVISED MAP SHOWING HOLDING PROJECT BEECHWOOD KNOLL PROPERTY OF SA DELICIOUS CORP 74 MAIN STREET WALLINGFORD CT, MARCH 1990, 1-430-
 DW FILE IN THE VLS MAP # 1246



DP DESIGN DEVELOPMENT
Group CONSULTING ENGINEERS - LAND SURVEYORS
 MERRIDEN, CT 498 EAST MAIN STREET (203) 233-9809

TITLE	PLOT PLAN PROPOSED ADDITION DARIO ANDRADE		
DATE	OCT. 8, 2020	SCALE	1"=20'
REVISIONS		DRAWN BY	
10-7-2020			
SHEET #			OF 232