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BY:

DATE	REVISIONS	CK.

ZONING TABLE VILLAGE RESIDENCE DISTRICT			
STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	60,000 S.F.	21,570 S.F.	
MIN. LOT WIDTH	120 FT.	90.8 FT.	
FRONT/REAR SETBACK	30 FT.		
SIDE SETBACK	25 FT.		
MAX. BUILDING COVERAGE	10%	10.4%	
HOUSE, PORCH, BILCO	2242 S.F.		
GARAGE, & SHED			

EXISTING HOUSE, PORCH, BILCO, GARAGE AND SHED 2,242 sqft

AFTER 741 sqft GARAGE AND SHED DEMOLITION 1,501 sqft

PROPOSED BARN 750 sqft

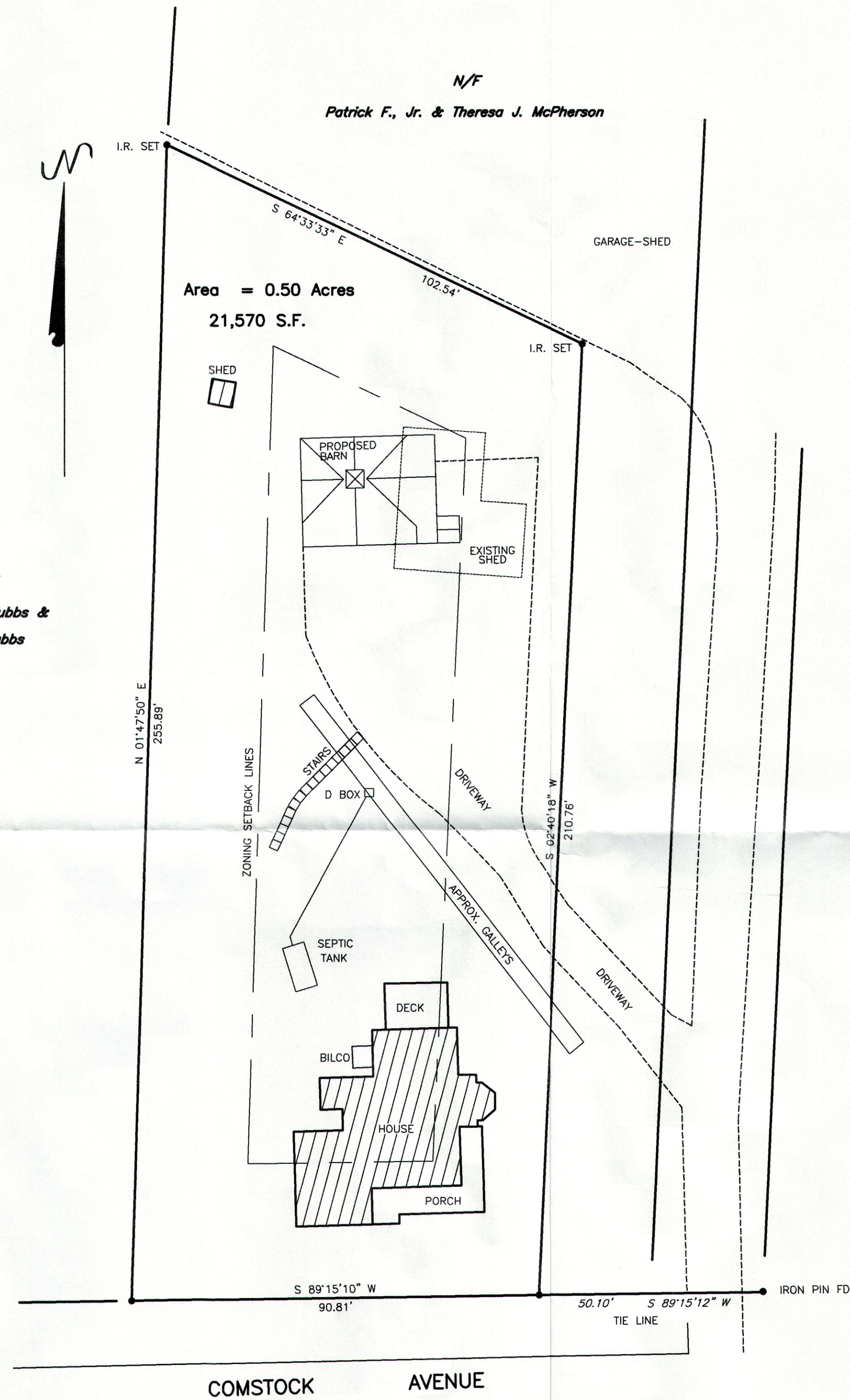
PROPOSED TOTAL LOT COVERAGE 2,251 sqft

EXISTING LOT SIZE 21,570 sqft

EXISTING LOT COVERAGE @ 10.40%

PROPOSED LOT COVERAGE @ 10.43%

N/F
William J. Tubbs &
Gail L. Tubbs



* RICHARD W. GATES PLAN REVISED BY AJ
SHEA CONSTRUCTION TO SHOW EXISTING
GARAGE / SHED AND PROPOSED BARN.
8-24-202

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" IT IS A PROPERTY SURVEY & DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED TO DEPICT THE PROPERTY BOUNDARY.
2. BOUNDARY INFORMATION HEREON TAKEN FROM MAP ENTITLED:
SUBDIVISION OF LAND OF
DIVERSIFIED PROPERTIES
COMSTOCK AVE.
IVORYTON, CONN.
SCALE: 1"=40' DATE: 9/16/78
BY RICHARD W. GATES, L.S.
3. DECLARATION OF RESTRICTIONS AND EASEMENTS IN VOL. 79 PG. 635.

D.H. = Drill Hole
Fd. = Found
I.P. = Iron Pipe
I.R. = Iron Rod

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

RICHARD W. GATES, CONN. L.S. LIC. NO. 8162

SEAL	RICHARD W. GATES LAND SURVEYOR 81 MAIN STREET CENTERBROOK, CT	N E S W
PROPERTY SURVEY OF LAND OF LYNN B. COCHRANE 51 COMSTOCK AVENUE IVORYTON, CONNECTICUT		
SCALE 1"=20'	DATE APRIL 13, 2022	IDENT. NO. EX366