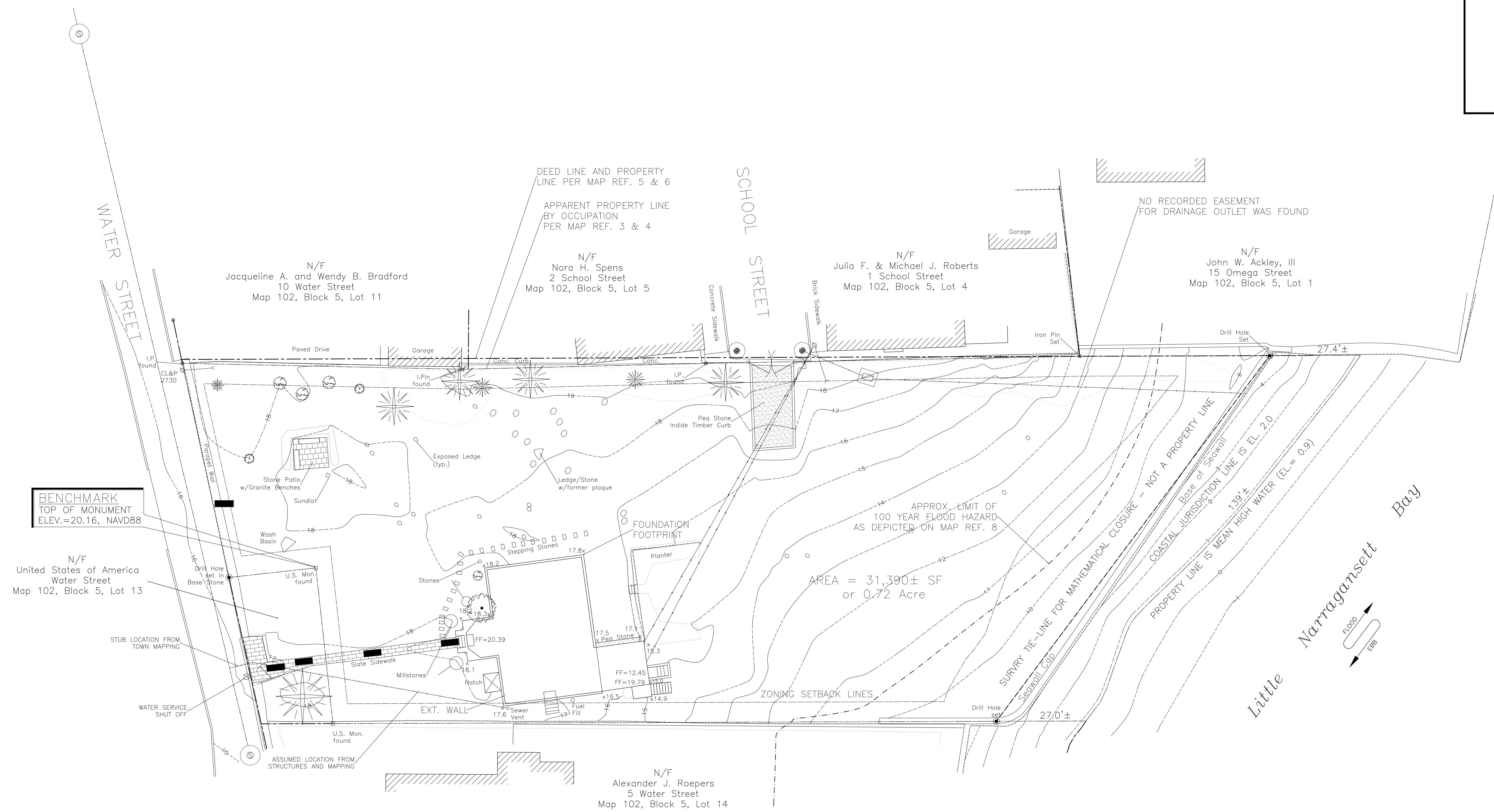
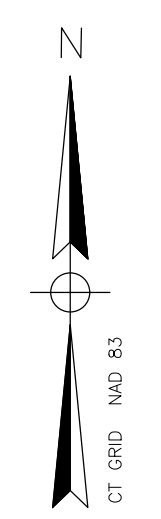


LOCATION MAP  
SCALE: 1"=1000'

**SITE**



**BENCHMARK**  
TOP OF MONUMENT  
ELEV.=20.16, NAVD88

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE
- OVERHEAD WIRE
- CONTOUR
- PICKET FENCE
- CHAIN LINK FENCE
- RETAINING WALL
- PLANTER, HEDGES OR BUSHES
- WOODED OR BRUSH AREA
- STONE WALL
- CATCH BASIN
- DRILL HOLE
- IRON PIN, IRON PIPE
- CONCRETE MONUMENT
- TREE
- SHRUB
- SEWER MANHOLE
- GAS GATE, WATER GATE
- SPOT ELEVATION
- UTILITY POLE
- DEED VOLUME & PAGE
- NOW OR FORMALLY

**SURVEY NOTES**

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - A. TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY
  - B. BOUNDARY DETERMINATION CATEGORY: RESURVEY
  - C. HORIZONTAL ACCURACY: CLASS A-2
  - VERTICAL ACCURACY: CLASS V-2
  - TOPOGRAPHIC ACCURACY: CLASS T-2
  - D. INTENT: TO DEPICT CURRENT BOUNDARIES AND EXISTING CONDITIONS OF THE SUBJECT PROPERTY
2. LATEST DATE OF FIELD WORK: 11/20/2012.
3. ORIENTATION IS CONNECTICUT GRID, NAD 83 AND DATUM AI NAVD 88, BOTH BASED ON GPS OBSERVATIONS.
4. SUBJECT PROPERTY IS DEPICTED AS LOT 12 OF ASSESSOR'S MAP 102, BLOCK 5. DEED REFERENCE IS VOL. 65, PG. 298, RECORDED 9/28/1925 IN THE TOWN OF STONINGTON LAND RECORDS.
5. ONLY OVERHEAD WIRES AND ABOVEGROUND UTILITY STRUCTURES ARE DEPICTED HEREON. LOCATION OF UNDERGROUND SERVICES WERE NOT DETERMINED OR DEPICTED.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. SUBJECT PROPERTY IS BENEFITED BY A VISUAL EASEMENT OVER PROPERTY OF ROEPERS TO THE SOUTH AS FOUND IN VOL. 520, PG. 299 OF STONINGTON LAND RECORDS RECORDED 5/19/03.
8. SUBJECT PROPERTY IS ENCUMBERED BY EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO DEVELOPMENT GRANT PROGRAM GRANTED TO THE CONNECTICUT HISTORICAL COMMISSION AS FOUND IN VOL. 326, PG. 173, RECORDED 9/25/90. THE ENCUMBRANCE IS TO RUN FOR 10 YEARS. NO RECORDED RENEWAL WAS FOUND.
9. CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION HAS JURISDICTION FOR PERMITTING WATERWARD OF THE COASTAL JURISDICTION LINE.
10. THIS SURVEY AND PLAN ARE VALID ONLY IF THE PRINT OR MYLAR HAS THE EMBOSSED SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

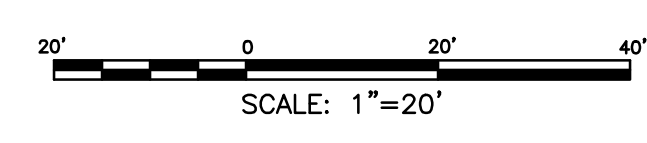
**MAP REFERENCES**

1. ALEXANDER & SHAFI ROEPERS RESIDENCE, STONINGTON, CT., DATE: NOVEMBER 17, 2000, SCALE: 3/16"=1'0", SITE PLAN SECTION THROUGH POINT, S.101, BY OLIVER (MAP 3560B)
2. PLAN SHOWING PROPERTY OF THE ESTATE OF JOHN L. AMARAL, SCHOOL STREET - STONINGTON BOROUGH, STONINGTON, CONNECTICUT, SCALE: 1"=10', JULY, 1986, ROSSI & LEWIS ENGINEERS WESTERLY, RHODE ISLAND (MAP 2552)
3. PLAN SHOWING PROPERTY OF MELVIN H. CHALFEN, ET. AL. & STONINGTON REALTY COMPANY BOROUGH OF STONINGTON - STONINGTON, CONNECTICUT, SCALE: 1"=10', SEPTEMBER, 1968 BY GEORGE H. DIETER, LAND SURVEYOR (MAP 1192)
4. SURVEY SHOWING PROPERTY OF MRS. AUGUSTINA DAVIS AND STREET LINES FOR WATER, OMEGA AND SCHOOL STREETS, STONINGTON, CONN., SCALE: 1"=10', FEB. 14, 1952, BY H.A. EMERSON, LAND SURVEYOR (MAP 310)
5. PLOT OF LAND OF THE STONINGTON HISTORICAL SOCIETY INC., SCALE: 1"=10', BY N. STANTEN OCT. 22, '25
6. SURVEY OF SITE OF STONINGTON LIGHT-HOUSE RESERVATION, NEW LONDON CO. CONN., LAT. 41°19'42"N, LONGITUDE 71°54'21"W, SCALE: 1"=30', APPROVED: FEB. 25, 1923, SURVEYED BY G.B. SKINNER (MAP 923A)
7. U.S.L.H.E.S.T. PROPERTY AT STONINGTON, CONN., SURVEYED FEB. 1910 BY M. P. HITE SCALE: 1"=40'
8. NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 534 OF 554, MAP NUMBER 09011C0534G EFFECTIVE DATE: JULY 18, 2011

**ZONING COMPLIANCE CHART**  
ZONE DISTRICT R-1

ITEM	REQUIRED	EXISTING
LOT AREA	6,000 S.F.	31,390 ± S.F.
LOT FRONTAGE	50 FT.	66.1 FT.
FRONT YARD SETBACK	5 FT.	65.5 FT.
SIDE YARD SETBACK	6 FT.	5.1 FT.*
REAR YARD SETBACK	40 FT.	132 ± FT.
BUILDING COVERAGE % MAX	25%	5.1%
BUILDING HEIGHT MAX.	30 FT.	51 ± FT.*
FLOOR AREA RATIO	50%	7

\*BUILDING HAS EXISTED IN PRESENT LOCATION SINCE AT LEAST 1925



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**OLD LIGHTHOUSE MUSEUM**  
7 Water Street, Stonington, CT 06378

**Oudens Elio Architecture, LLC**  
46 Waterman Street, Suite 4A, Boston, MA 02118  
T 617-422-0980 F 617-422-0981

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Revision:	Date:
50 Pricing Set	11.03.17

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Sheet Title: **EXISTING SITE SURVEY**

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Date:	11.03.2017
Scale:	1/16" = 1'0"
Drawn:	ALL
Checked:	CE
Project No.:	1704

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Sheet No.: **C 1.0**