

**Zoning Information  
Zone R-6**

ITEM	REQUIRED	EXISTING
MINIMUM LOT AREA	6,250 SF	6,968 SF
MINIMUM LOT WIDTH	50'	49.8'
BUILDING COVERAGE	23.5%	15.9%
MINIMUM SETBACKS FRONT	10'	32.4'
MINIMUM SETBACKS SIDE	6'	6.3'
MINIMUM SETBACKS REAR	30'	78'+/-

REAR YARD  
LANDSCAPE COVERAGE

REAR YARD AREA = 3,869 S.F.  
PROPOSED LANDSCAPE AREA = 999 S.F.  
PERCENTAGE REAR YARD LANDSCAPED = 25.8%

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

NOT VALID UNLESS  
EMPOWERED SEAL IS  
AFFIXED HEREON

JAMES E. JONES CT. L.S. REG. NO. 12329 DATE

REVISIONS:

DATE	DATE	DATE	DATE	DATE	DATE
08/15/2020	10/16/2020				

**JONES**  
ENGINEERING LLC  
CIVIL ENGINEERING & LAND SURVEYING

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SOUTHINGTON, CT 06489

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SCALE: 1"=10'

DATE: 7/15/2020

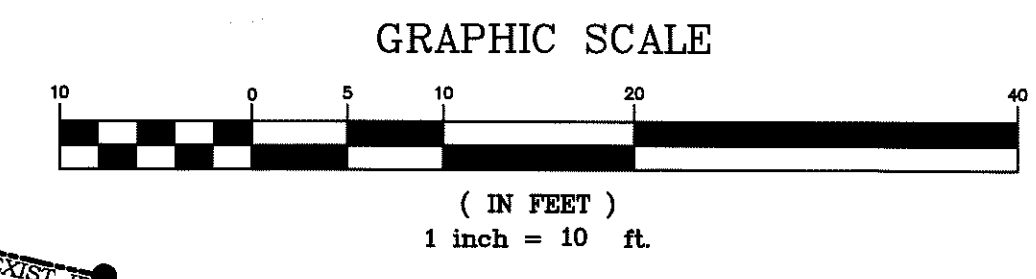
DRAWN BY: RBB

CHECKED BY: J.E.J.

SITE PLAN  
PREPARED FOR  
JORDAN OSTROFSKY  
#19 NORTH STREET  
WALLINGFORD, CONNECTICUT

**JONES**  
ENGINEERING LLC

FILE NUMBER	SHEET NUMBER
220040	1 of 1



- EXISTING**
- PROPERTY LINE
  - EASEMENT LINE
  - PINS/MONS
  - E.O.P.
  - WETLANDS
  - WETLANDS BUFFER
  - CONTOUR
  - STREAM
  - CHAIN LINK FENCE
  - GUARD RAIL
  - SANITARY SEWER
  - STORM SEWER
  - UTILITY POLE
  - LIGHT POLE (SINGLE)
  - SANITARY CLEAN OUT
  - BOLLARD
  - GAS VALVE
  - WATER VALVE
  - TREELINE
  - TREE

**Survey Notes:**

- This map has been prepared within the "Minimum Standards For Surveys and Maps in the State of Connecticut" as adopted for use by the regulations of Connecticut state agencies on September 26, 1996. (CT Sections 20-300b-20).  
-Type Of Survey: EXISTING CONDITIONS SURVEY  
-Boundary Determination Category: Dependant Resurvey  
-Horizontal Accuracy Class: A-2
- Map References  
A. MAP OF MOUNTAIN VALLEY TERRACE, WALLINGFORD, CONN. SCALE: 1"=50'. DATED: JULY 1922. OWNED AND DEVELOPED BY WIRNY BROTHERS, MERIDEN, CONN., BY H.E. DAGGETT CIVIL ENGINEER, MERIDEN, CONN.
- Physical Evidence of Underground Utilities as Located In Field. All Underground Utilities Not Shown.

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.