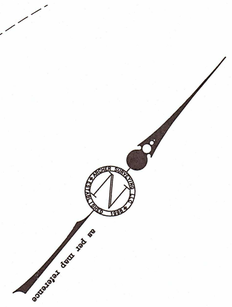
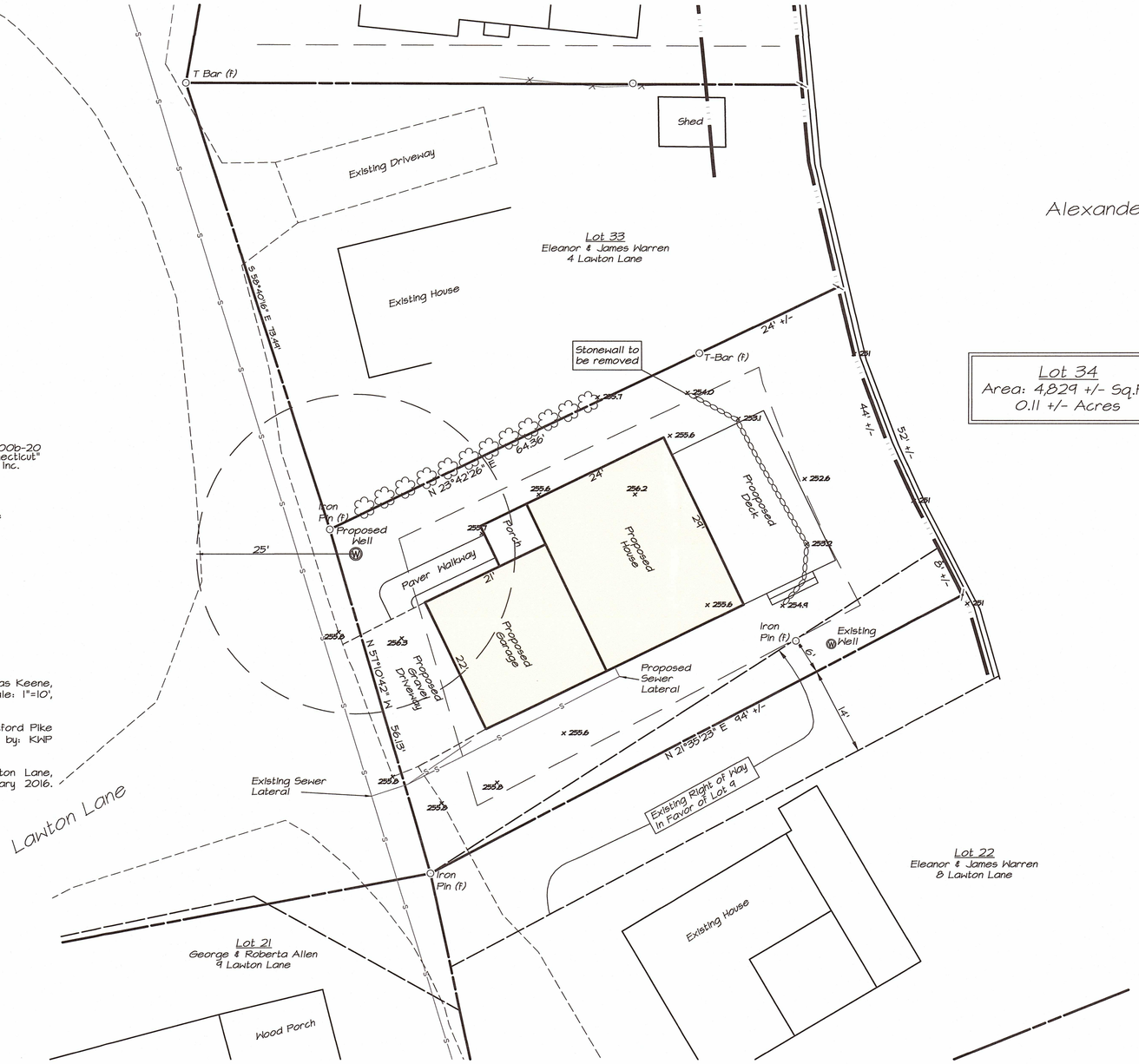
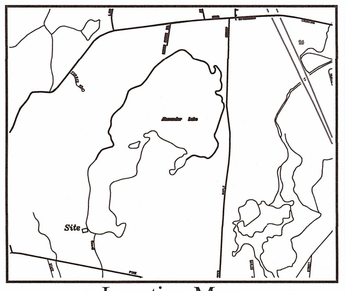




Alexander's Lake

Lot 34
Area: 4,829 +/- Sq.Ft.
0.11 +/- Acres



Location Map

SCALE

2000 0 2000

1" = 2000 FT

NOTES:

1. This survey 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;
   - This survey conforms to a Class "A2" horizontal accuracy.
   - Survey Type: Site Development Plan
2. Parcels shown are Lot 34 , on Assessors Tax Map #87 of the Killingly Assessors Office
3. Zone: Low Density & Alexander Lake Zone Overlay District.
   Front Yard: 10'
   Side Yard: 6'
   Rear Yard: 15'
4. Lot is served by municipal sewer
   a. Lateral location as per home owner
5. Existing Well to be abandoned as per health code.

Map Reference:

1. Existing Condition Plan Prepared for Blake Barrows & Nicholas Keene, 7 Lawton Lane, Dayville, Connecticut, Date: January 2021, Scale: 1"=10', Prepared by Archer Surveying.

2. Subdivision Plan, Prepared for John & Elizabeth Burke, Hartford Pike (Route #101), Killingly, Connecticut, Date: July 1996, Prepared by: KWP Associates

3. 2 Lot Re-Subdivision Prepared for John Burke, 3 Lawton Lane, Dayville, Connecticut Dated: December 2015, Revised January 2016. Scaled: 1"=20' Prepared by Archer Surveying LLC

IMPERVIOUS AREA

	EXISTING Lot 34
IMPERVIOUS AREA	1,486 Sq. Ft.
EXISTING HOUSE	1,013 Sq.Ft.
EXISTING DECK	365 Sq.Ft.
EXISTING WALKWAYS	61 Sq.Ft.
EXISTING STAIRS	47 Sq.Ft.
TOTAL EXISTING IMPERVIOUS AREA	1,486 Sq. Ft.
TOTAL PERCENTAGE OF IMPERVIOUS AREA	1,486/4,829=31%

	Proposed Lot 34
PROPOSED HOUSE & GARAGE	1,158 sq.ft
PROPOSED DECK	416 sq.ft
PROPOSED PORCH & STAIRS	56 sq.ft
TOTAL PROPOSED NEW IMPERVIOUS AREA	1,630 sq.ft
TOTAL PROPOSED NEW LOT COVERAGE	1,630/4,826=34%

ALZOD ZONING REQUIREMENTS TABLE

LOT AND BUILDING STANDARDS	ALZOD ZONING REQUIREMENTS	EXISTING Lot 34	Proposed Lot 34
LOT AREA	-	4,829 +/- Sq.Ft.	4,829 +/- SF
LOT COVERAGE	50 % or 6,000 sq.ft.	1,486/4,829=31%	1,630/4,829=34%
IMPERVIOUS AREA			
HOUSE		1,013 Sq.Ft.	696 Sq.Ft.
GARAGE		-	462 Sq.Ft.
DECK		365 Sq.Ft.	416 Sq.Ft.
WALKWAYS		61 Sq.Ft.	-
STAIRS		47 Sq.Ft.	32 Sq.Ft.
TOTAL LOT COVERAGE		1,412 Sq. Ft.	1,606 Sq.Ft.

		EXISTING Lot 34	PROPOSED Lot 34
MINIMUM FRONT YARD DEPTH	10' off Public Road	6.1'	11.4'
MINIMUN SETBACK FROM LAKE	15'	14.3'	15.4'
MINIMUM SIDE YARD DEPTH	6'	SE 12.2' NW 9.2'	NW 9.6 SE 14.6
MAXIMUM HEIGHT	35'	<35'	<35'

LEGEND

	PROPERTY LINE
	EASEMENT
	STONEWALL
	SILT FENCE
100	EXISTING INDEX CONTOUR
100	EXISTING CONTOUR
100	PROPOSED CONTOUR
B/L	BUILDING SETBACK
O	IRON PIN FOUND
	PROPERTY POINT
CL&P 1645	UTILITY POLE
x 252.6	SPOT GRADE

To My Knowledge and Belief this Map is substantially Correct as noted hereon.

Paul M. Archer LLS #70013 — Date 1-26-22

STATE OF CONNECTICUT — PAUL M. ARCHER — No. 70013 — LICENSED LAND SURVEYOR

Site Development Plan

Prepared For:

Blake Barrows & Nicholas Keene

7 Lawton Lane

Dayville, Connecticut

DRAWING SCALE: 1"=10' (0 5 10 20)

KWP associates

SURVEYING ~ ENGINEERING ~ SITE PLANNING

18 Providence Road
Brooklyn, CT 06234

REVISIONS	
DATE	DESCRIPTION
01/25/22	Spot Grades & New Well Location

ARCHER Surveying LLC

18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No.	1 OF 2	Project No.	1885	Date:	December 6, 2021

ARCHER Surveying LLC