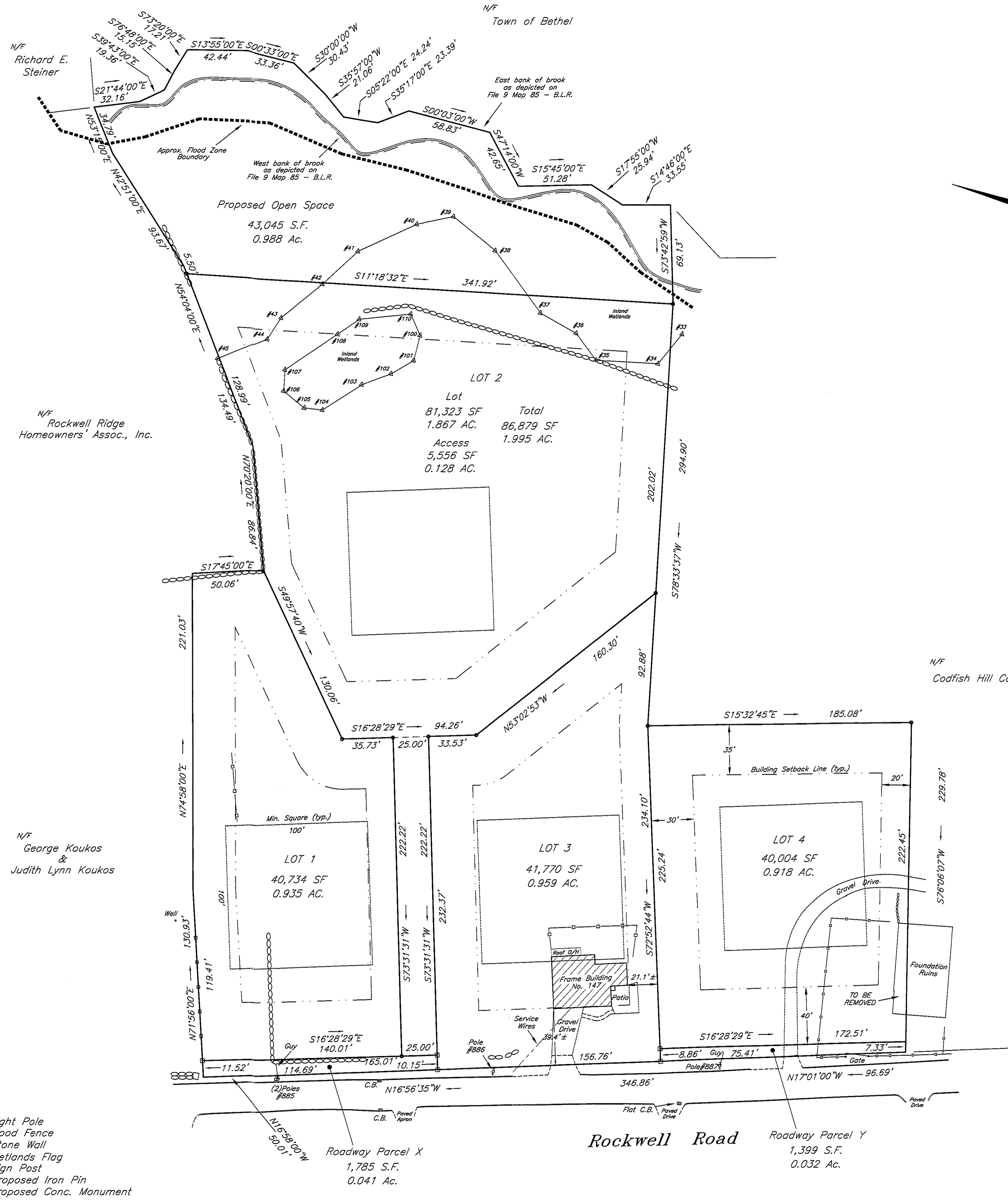
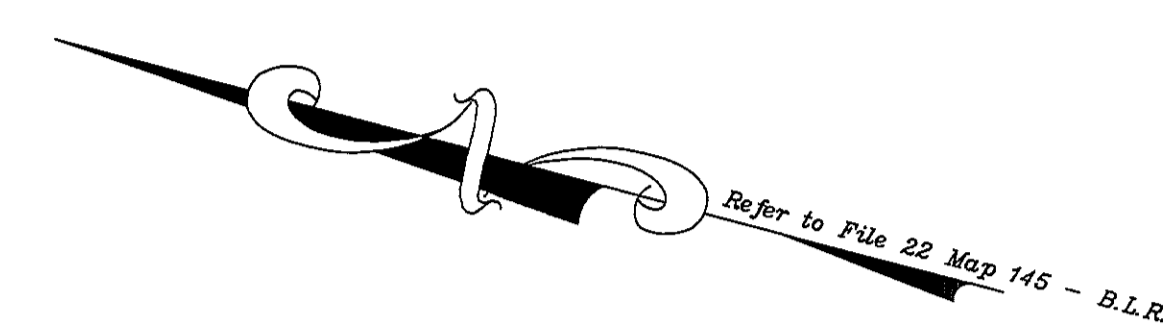




Vicinity Map  
1"=600'

**Important Note:**  
Additional underground utilities may exist  
Prior to any excavation or construction,  
contact: "CALL BEFORE YOU DIG" 1-800-922-4455 or 811



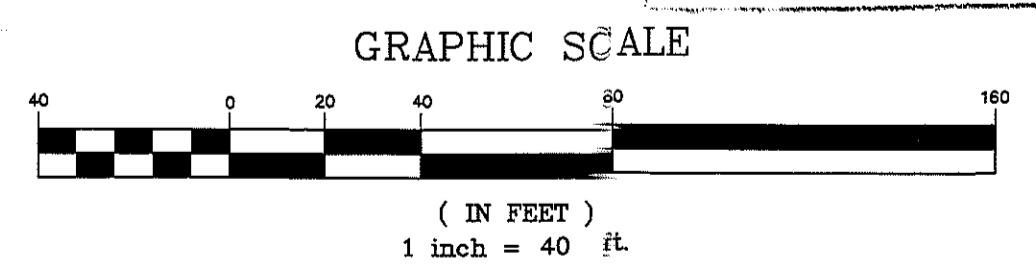
**Notes:**

1. This map represents a Property Survey based on a Resurvey and was prepared in accordance with Class A-2 Standards.
2. Refer to Vol. 1112 Pg. 37 - Bethel Land Records.
3. Refer to Maps: File 9 Maps 85 & 110, File 21 Map 20 & File 22 Maps 71 & 145 - B.L.R.
4. Wetlands depicted hereon were marked in the field by Cynthia M. Rabinowitz, Soil Scientist, and located by this office.
5. Owner of Record and Subdivider: Codfish Hill Construction, LLC.
6. No. 147 Rockwell Road is known as Assessor's I.D. No. 61-79-79.

**Zone: R-40**  
Min. Gross Lot Area: 40,000 S.F.  
Min. Lot Frontage: 140 feet  
Min. Lot Width: 140 feet  
Min. Square Dimension: 100 feet  
Min. Setback Requirements:  
Front:  
Principal Buildings: 40 feet  
Accessory Structures: Not Allowed  
Side:  
Principal Buildings: 20 feet min., 50 feet total  
Accessory Structures: 15 feet  
Rear:  
Principal Buildings: 35 feet  
Accessory Structures: 20 feet

APPROVED FOR FILING  
BETHEL WETLANDS COMMISSION  
WITH CONDITIONS  
DATE: 1/3/2025 CHAIRMAN: [Signature]

APPROVED FOR FILING  
WITH CONDITIONS  
Planning Commission  
Bethel, Connecticut  
Date: 1/1/2025  
Chairman: [Signature]  
Secretary: [Signature]



- Legend:**
- = Light Pole
  - = Wood Fence
  - = Stone Wall
  - = Wetlands Flag
  - ⋈ = Sign Post
  - = Proposed Iron Pin
  - = Proposed Conc. Monument

Doc ID: 00289710001 Type: MAPS  
BK 28 PG 63

Received for Record at Bethel, CT  
On 01/13/2025 At 3:21:47 pm

Original Inked Mylar  
prepared by  
**NEW ENGLAND LAND SURVEYING, P.C.**

**Subdivision Map**  
Showing  
147 Rockwell Road  
Bethel, Connecticut  
Prepared For  
**Codfish Hill Construction, LLC**

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." 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" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986.  
**NEW ENGLAND LAND SURVEYING, P.C.**  
ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT.  
[Signature]  
ROBERT M. BENNISON, L.S. # 12964

Scale:	1"=40'
Area:	5.868 Ac.
Zone:	R-40
Date:	Sept. 11, 2019
Revisions	
1	Dec. 27, 2019
Job No.	801
	801subd4