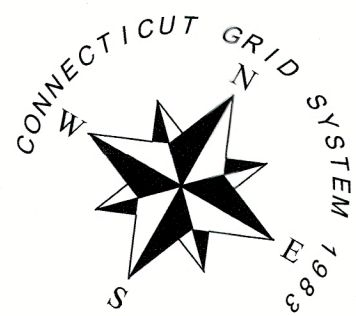


ZONING DATA - RR-10 (SEC. 3.4)		
GENERAL USE REGULATIONS (single family)	PERMITTED	EXISTING
a. MINIMUM LOT AREA	10,000 S.F.	9,557 S.F.
b. MINIMUM LOT FRONTAGE/WIDTH	80.0'	55.093'/55.46'
c. MINIMUM FRONT YARD	20.0'	33.9'±
d. MINIMUM SIDE YARD (principal)	5.0' min	3.2'±(s)
d.1 MINIMUM SIDE YARD (accessory)	15.0' total	22.6'±(n)
e. MINIMUM REAR YARD	5.0'	3.2'±(n)
e.1 MINIMUM REAR YARD (accessory)	35.0'	113.0'±
f. MAXIMUM HEIGHT (2.5 stories)	10.0'	n/a
g. MAXIMUM BUILDING COVERAGE	35.0'	22.6'±
	30%	9.9%

PROPOSED ADDITION NOT TO EXCEED 35' IN HEIGHT
 PROPOSED BUILDING COVERAGE - 19.2%



LOT 55
 NOW OR FORMERLY
 HELEN YEUNG-LOPES
 AND
 DANIEL LOPES
 VOL.915 PG.229 - OF THE B.L.R.
 FILE 3 MAP 5

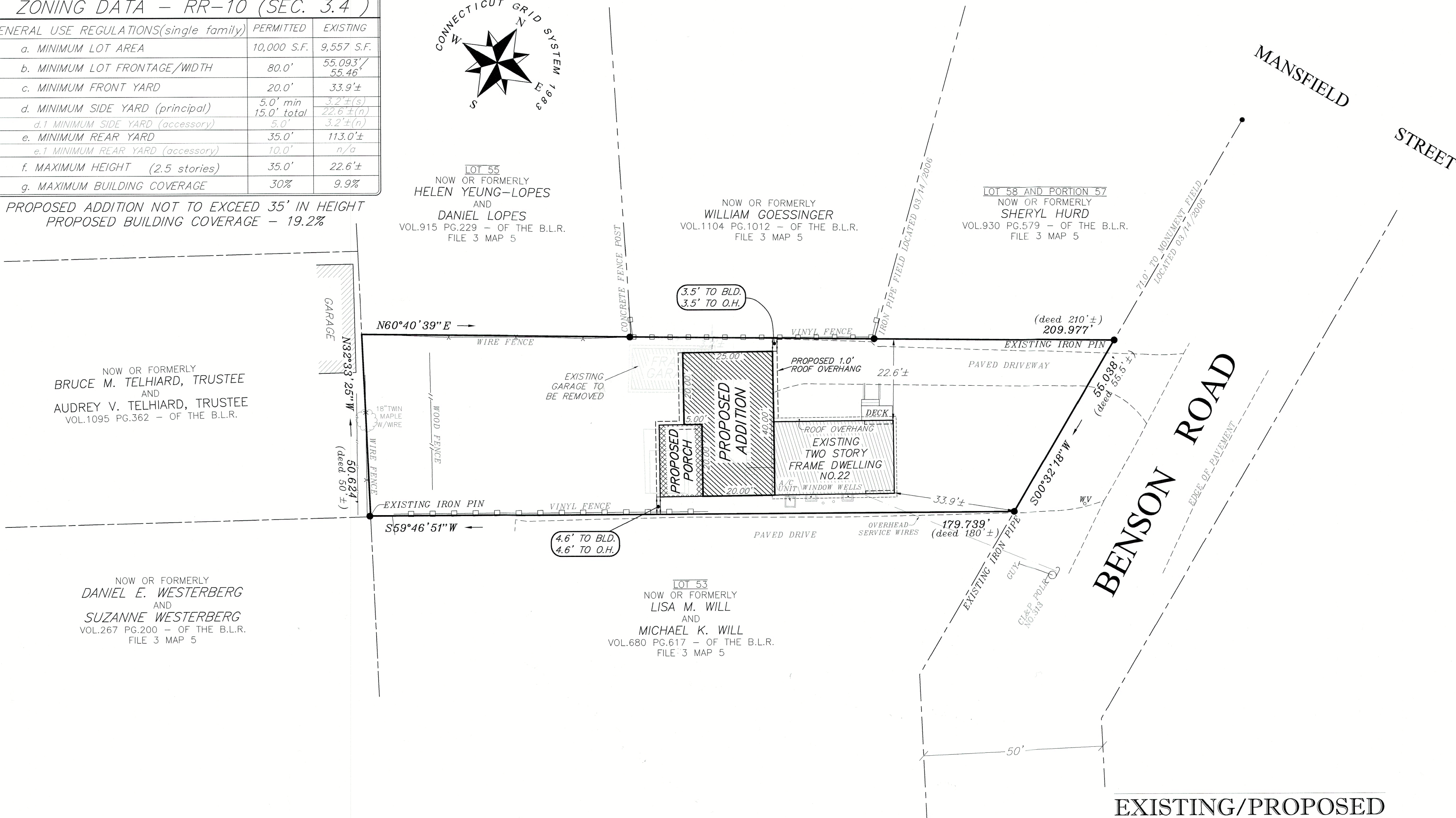
NOW OR FORMERLY
 WILLIAM GOESSINGER
 VOL.1104 PG.1012 - OF THE B.L.R.
 FILE 3 MAP 5

LOT 58 AND PORTION 57
 NOW OR FORMERLY
 SHERYL HURD
 VOL.930 PG.579 - OF THE B.L.R.
 FILE 3 MAP 5

NOW OR FORMERLY
 BRUCE M. TELHIARD, TRUSTEE
 AND
 AUDREY V. TELHIARD, TRUSTEE
 VOL.1095 PG.362 - OF THE B.L.R.

NOW OR FORMERLY
 DANIEL E. WESTERBERG
 AND
 SUZANNE WESTERBERG
 VOL.267 PG.200 - OF THE B.L.R.
 FILE 3 MAP 5

LOT 53
 NOW OR FORMERLY
 LISA M. WILL
 AND
 MICHAEL K. WILL
 VOL.680 PG.617 - OF THE B.L.R.
 FILE 3 MAP 5



OWNERSHIP NOTES:

1. OWNER OF RECORD: ALEXANDER L. NUTTING - VOL.1163 PG.365 OF THE D.L.R.

SURVEY NOTES:

- THIS SURVEY AND MAP 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 AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- MONUMENTATION FOUND OR SET DEPICTED HEREON.
- REFERENCE MADE TO FILE 3 MAP 1, FILE 3 MAP 3, FILE 3 MAP 5 AND FILE 11 MAP 143 OF THE BETHEL LAND RECORDS.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST WITHIN THE AREA DEPICTED, THE EXISTENCE OF WHICH ARE UNKNOWN TO SYDNEY A. RAPP LAND SURVEYING, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 811 or 1-800-922-4455.
- PROPOSED IMPROVEMENTS AND FEATURES DEPICTED HEREON TAKEN FROM INFORMATION/PLANS SUPPLIED BY OWNER.
- SUBJECT TO EASEMENTS OF RECORD, IF ANY.

*** IMPORTANT ***
 LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE. NO WARRANTY NOR GUARANTEE OF LOCATION MADE.
 PRIOR TO ANY CONSTRUCTION OR EXCAVATION CONTACT
 "CALL BEFORE YOU DIG" 811 or 1(800)922-4455

IMPROVEMENT LOCATION SURVEY

PREPARED FOR
ALEXANDER L. NUTTING
 DEPICTING PROPERTY SITUATED AT
 22 BENSON ROAD
 BETHEL, CONNECTICUT
 TAX ASSESSOR MAP 7 BLOCK 14 LOT 6



SCALE: 1"=20'
 AREA: 9,557 Sq. Ft.
 DRAWN BY: Z.S.R.

ZONE: RR-10
 DATE: DEC. 22, 2025
 DRAWING NAME: 25357-ILS

Sydney A. Rapp Land Surveying, P.C.
 1-B Grand Street, Bethel, Connecticut 06801
 35 Danbury Road, New Milford, Connecticut 06776
 email: maps@sarlandsurveying.com - Phone: (203)744-6261

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

ZACHARY S. RAPP, PLS. LICENSE NO. 70420
 NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL