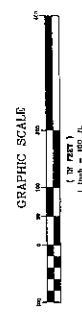
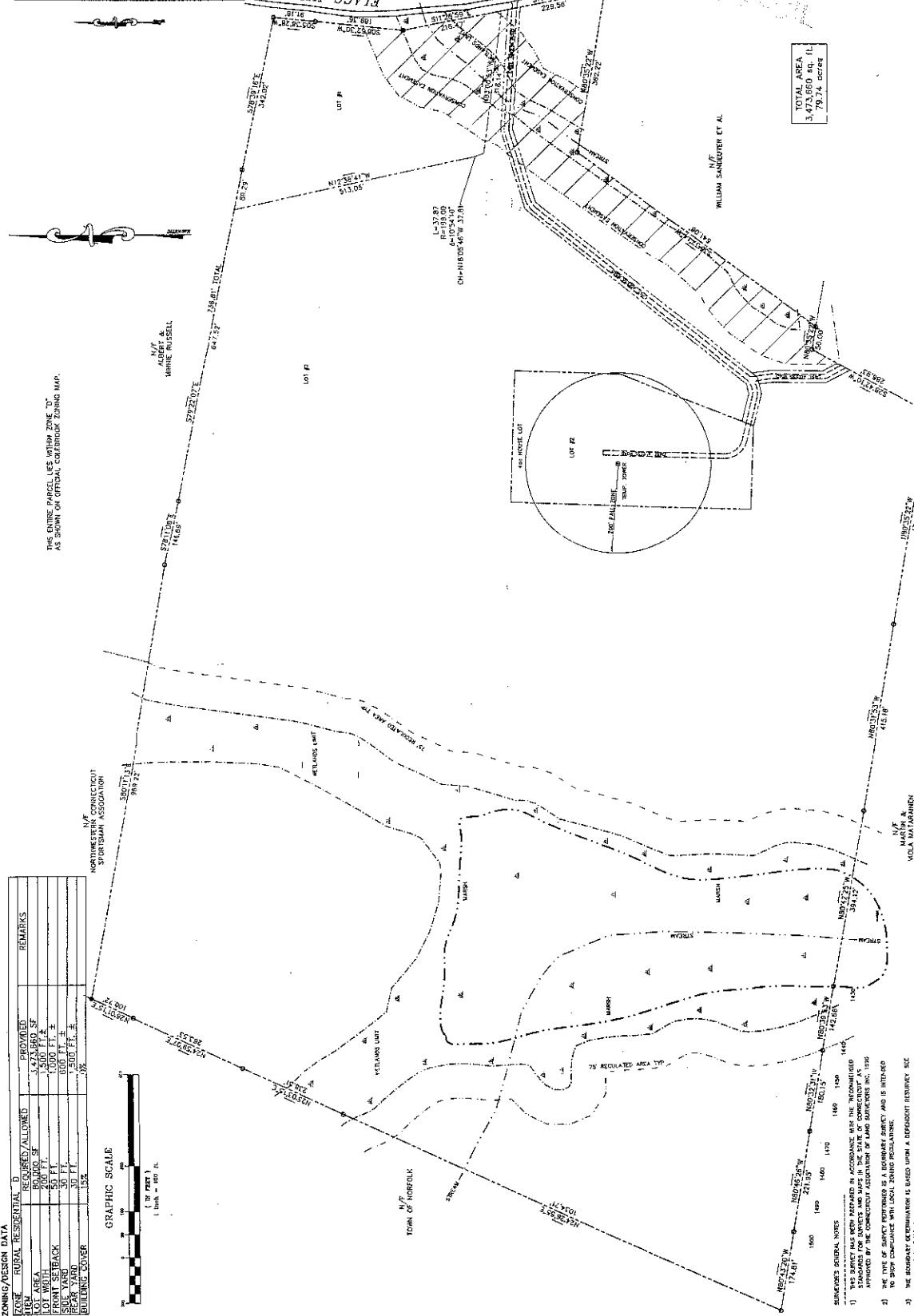
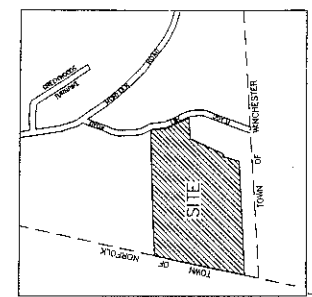


ZONING/DESIGN DATA	
ZONE	RURAL RESIDENTIAL D
MIN. LOT AREA	1,473,660 SF
MIN. LOT WIDTH	200 FT.
FRONT SETBACK	50 FT.
REAR SETBACK	30 FT.
MIN. YARD	1,500 FT.
BUILDING COVER	15%



THIS SURVEY PARCEL LIES WITHIN ZONE "D" AS SHOWN ON OFFICIAL COLEBROOK ZONING MAP.



TOTAL AREA  
3,473,660 SQ. FT.  
79.74 ACRES

**SITE PLAN**  
PREPARED FOR  
**BNE ENERGY, INC.**  
20 FLAGG HILL ROAD  
COLEBROOK, CONNECTICUT

**CONNECTICUT CONSULTING ENGINEERS, P.C.**  
PROFESSIONAL CIVIL ENGINEERS  
MERRILL, CT. 06450  
ONE PRESERVE DRIVE  
203-639-8838

DATE: 11/17/23  
SCALE: 1" = 100'

APPROVED BY THE COLEBROOK PLANNING AND ZONING COMMISSION

DATE

*William F. Birk*  
WILLIAM F. BIRK, C.E., P.E.

**MAP REFERENCES**

- MAP ENTITLED "RESUBDIVISION 'FLAGG HILL' PREPARED FOR WINCHESTER RIDGE ASSOCIATES, FLAGG HILL ROAD, COLEBROOK, CT. DATED 11-29-80, SCALE 1"=200'. PREPARED BY OGDARA LAND SURVEYING SERVICES, MAP #703-228-0840.
- MAP SHOWING LAND OF MARK MATYKAMAND & MARIE MATYKA, FLAGG HILL RD., COLEBROOK, CONNECTICUT. SCALE 1"=100'. PREPARED BY JACK WHITKOT, OGDARA LAND SURVEYING SERVICES, MAP #703-228-0840.
- COLEBROOK, CT. SCALE 1"=100'. 2/20/79 BY OGDARA LAND SURVEYING SERVICES.

**ENGINEER'S GENERAL NOTES**

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "UNDEVELOPED 140' STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. 1/19.
- THE TYPE OF SURVEY PERFORMED IS A BOUNDARY SURVEY AND IS INTENDED TO SHOW EXISTING AND PROPOSED BOUNDARIES.
- MAP REFERENCES ARE BASED UPON A BOUNDARY RESURVEY, SEE AS REFERENCED.
- THIS SURVEY CONFORMS TO A CLASS "A-C" SURVEY.
- PHOTOREPRODUCTION OF THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON.