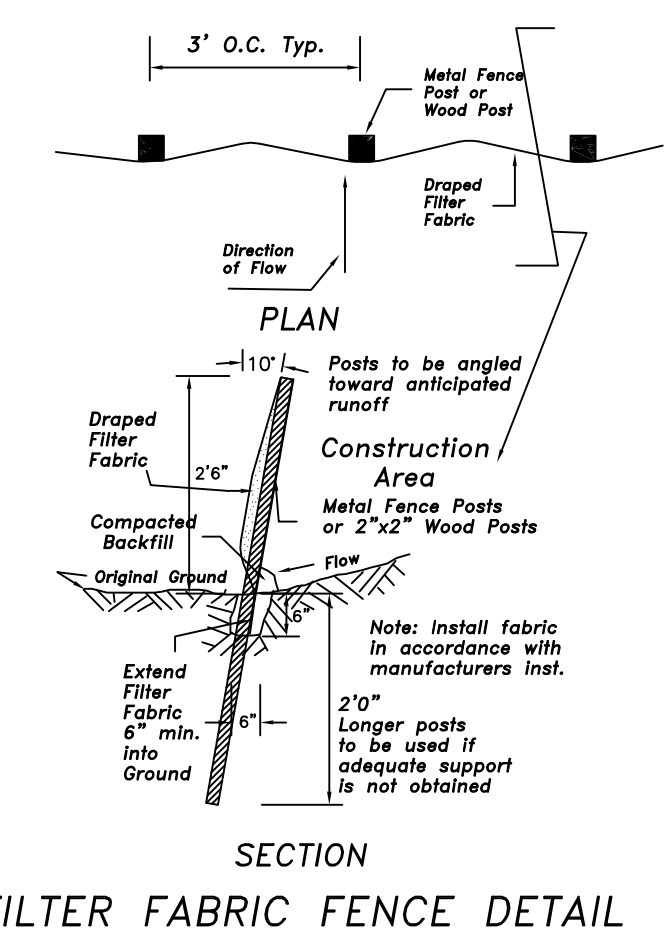


ZONING DATA ~ ZONE R-4			
STANDARD	ALLOWED	EXISTING	PROPOSED
LOT AREA (S.F.)	30,000	34,026	N.C.
LOT SHAPE	110'	182'+	N.C.
LOT FRONTAGE	110'	183.01'	N.C.
TOTAL HEIGHT	37'	<37'	N.C.
AVERAGE HEIGHT	32'	<32'	N.C.
SETBACK FROM STREET LINE	20'	67.0'	N.C.
SETBACK FROM REAR LINE	30'	87.2'	N.C.
SETBACK FROM SIDE LINE	16'	46.6'	N.C.
	TOTAL 36'	110.9'	N.C.
RRESIDENTIAL ACESORY BUILDING SETBACK	10'	8.6'	11.0'
LOT COVERAGE	20%	7.4%	7.5%



CORNWALL LANE

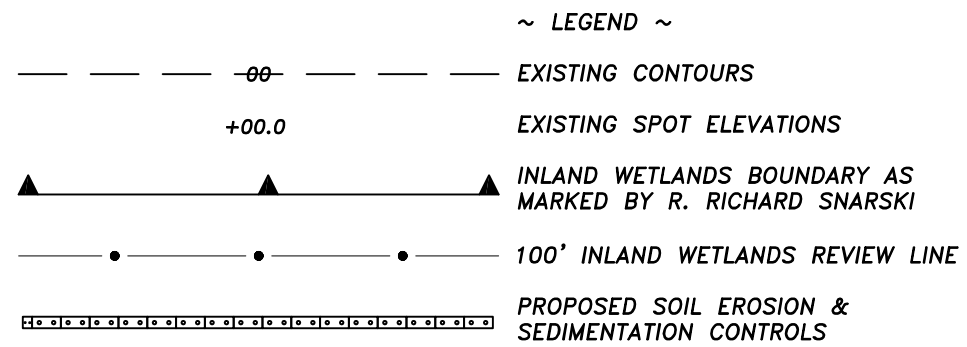
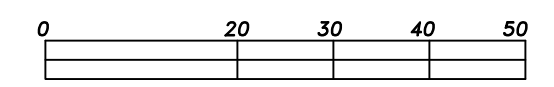
THERE IS APPROXIMATELY 3,500 S.F. OF INLAND WETLAND REVIEW AREA TO BE ALTERED

NOTE "A":
EXACT LOCATION OF EXISTING SEPTIC SYSTEM TO BE DETERMINED PRIOR TO INSTALLATION OF THE POOL.

REF. MAPS:
1. RECORD SUBDIVISION MAP OF COVENTRY, GUILFORD, CONN., SCALE 1"=40', MARCH 1984, REV. MAY 25, 1984 BY ANDERSON ASSOCIATES.
2. HOUSE LOCATION MAP LOT 8 COVENTRY, GUILFORD, CONN., SCALE 1"=50', MAY 22, 1985 BY ERIC G. ANDERSON.

- NOTES:
- This survey and map has been prepared pursuant to the regulations of Conn. State Agencies Sect. 20-300b-1 - 20-300b-20, Effective June 21, 1996, Ammended October 26, 2018.
 - Type ~ZONING LOCATION
 - DEPENDENT RESURVEY PORTION OF REF. MAP
 - CLASS A-2
 - TOPOGRAPHY CLASS T-2
 - Bearings per Ref. Map
 - Contours & Elevations NGVD 1929 Datum
 - Zone ~ R-4
 - Assessor's Map 91 Parcel 1-8

OWNERS & APPLICANTS:
BRYCE & RACHEL ROLLINS
70 CORNWALL LANE
GUILFORD, CT 06437



To My Knowledge and Belief, this Map is substantially correct as noted hereon.
Eric G. Anderson L.S. 7018

ZONING LOCATION SURVEY & INLAND WETLANDS REGULATED ACTIVITY PLAN LOT 8
COVENTRY
70 CORNWALL LANE ~ GUILFORD, CONNECTICUT
SCALE 1"=20' DECEMBER 7, 2020
ANDERSON ENGINEERING & SURVEYING ASSOCIATES
1054 BOSTON POST ROAD
GUILFORD, CONN. 06437
203-453-5084
2464-8 DRAWN BY M.A. ACAD DWG.2464-ZLS-8

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