

Town of Guilford

Geographic Information System (GIS)



Date Printed: 11/9/2017



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Guilford and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet



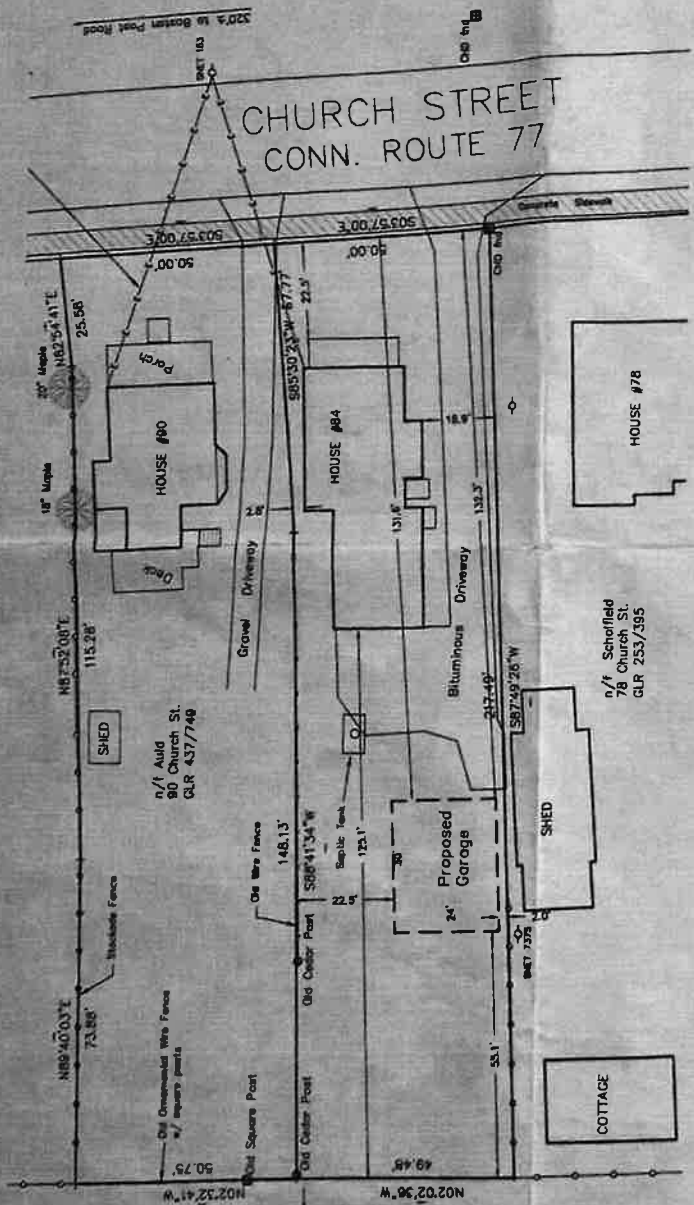
This survey has been prepared in accordance with Section 20-300B-1 through 20-300B-30 of the Regulations of the Connecticut State Agencies Minimum Standards for Surveys and Maps. Type of Survey: Property Survey. Boundary Category: Final Survey. Horizontal Accuracy: A-2. Vertical Accuracy: N/A.

To my knowledge and belief, this map is substantially correct as noted hereon.

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Walt T. Young L.S. 14655

town: GUILFORD, CONN.
 job #: 4089
 fld bk: 567
 scale: 1"=20'
 date: Apr. 27, 2018
 rev:
 chk: MY



ZONING TABLE ~ ZONE R-1
 Lot 1

ITEMS	REQUIREMENT	EXISTING	PROPOSED
1. LOT AREA	10,000 s.f.	10,495 s.f.	10,485 s.f.
2. LOT SHAPE	80' SQ.	80' SQ.	50' SQ.
3. LOT FRONTAGE	80'	80'	50'
4. HEIGHT	35'	N/A	N/A
5. STREET LINE SETBACK	30'	22.5'	131.6'
6. SIDE LINE SETBACK	8'	2.8'	2.0'
7. SUM OF SIDES	24'	19.7'	24.5'
8. REAR SETBACK	15'	125.1'	55.1'
10. LOT COVERAGE	15%	15.22%	21.7%
11. TOTAL FLOOR AREA	30%	21.0%	21.0%

PRELIMINARY

NOTES

- Assessor's Map 046020, Zone R-1, Deed Reference GLR 922/707, Area 10,495 s.f., 0.24 ac.
- Reference Maps:
 - Connecticut State Highway Right of Way Map Town of Guilford, Guilford-Durham Turnpike from the Guilford Green Northerly about 4,560 Feet, Route No. 112, Scale 1"=40', Date Nov. 30, 1929.
 - Map of Property of Thomas W. Pierce and Ruth E. Pierce, Guilford, Conn., Scale 1"=20', Date Aug. 23, 1962, GLR 1125.
 - Property Survey, Property of Louis E. Auld, 90 Church St., Guilford, Conn., Scale 1"=20', Date Oct. 3, 2014, rev. to Mar. 26, 2015, by Waldo Assoc.
- Property lines shown following lines of occupation.
- Septic system location obtained from an as built drawing at the Guilford Health Dept.
- Improvements on adjoining properties are for informational purposes only and are not part of this survey.



WEEKES
84 CHURCH ST.

1/4" = 1'

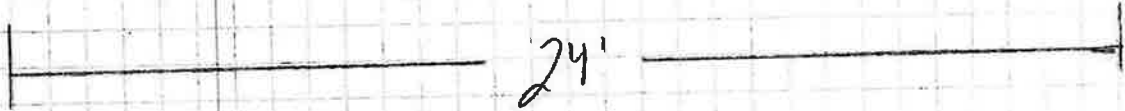
PROPOSED GARAGE
FRONT ELEVATION

2 - 9' x 7' OVERHEAD DOORS

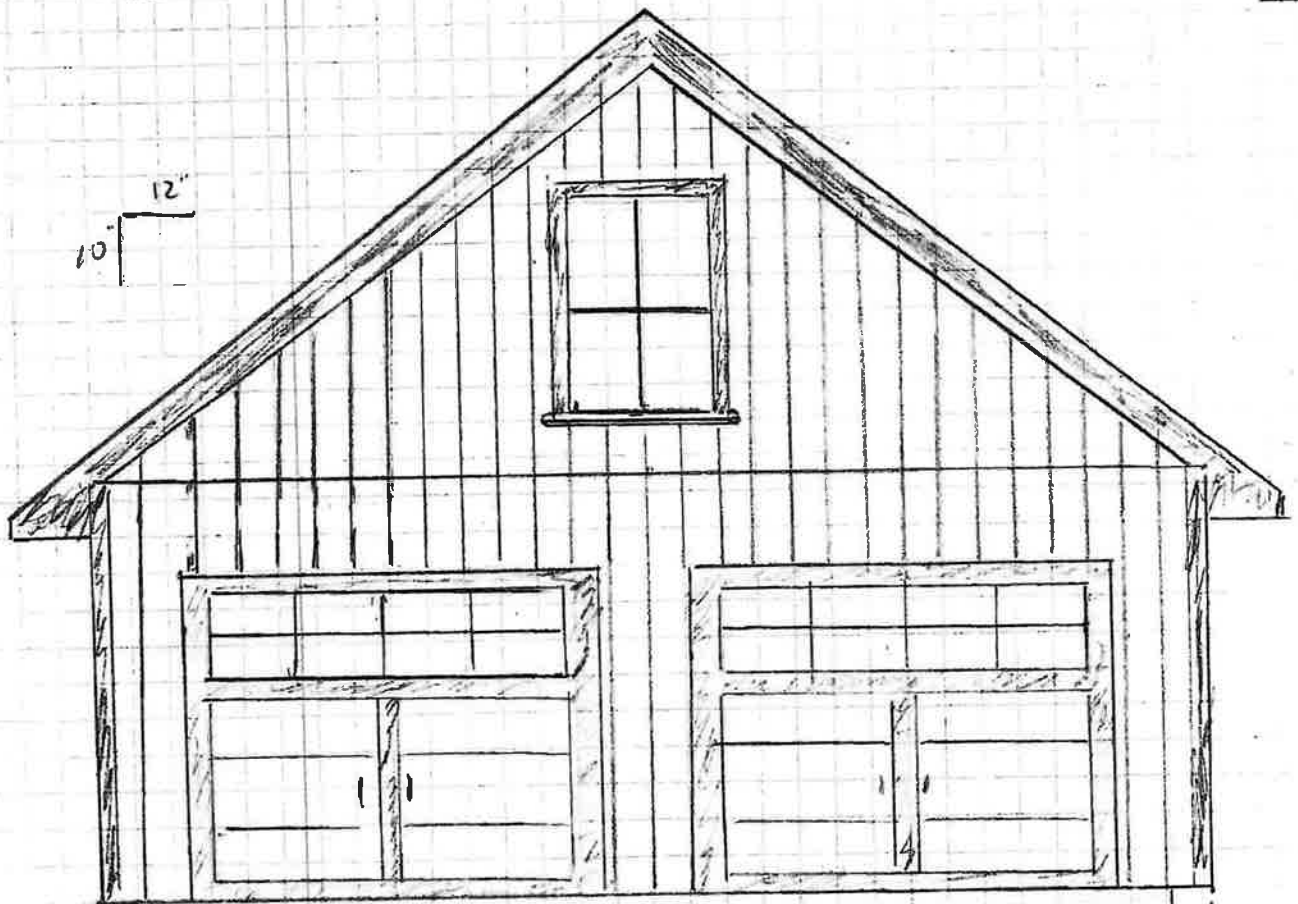
1 - MARVIN DBL HUNG WINDOW 30X52

* BOARD & BATT SIDING TO MATCH PREVIOUSLY
APPROVED SIDING FOR REAR SECTION OF HOUSE

* TRIM DETAILS TO CONFORM TO CURRENT
HOUSE



24'



10" 12"

19'9"

CRUSHED
STONE

4-6" SLAB

10" Frost wall

10x20" Frost pier

* MAINTAIN FRAMES + TRIM DETAILS TO MATCH EXISTING HOUSE

WEEKS 6

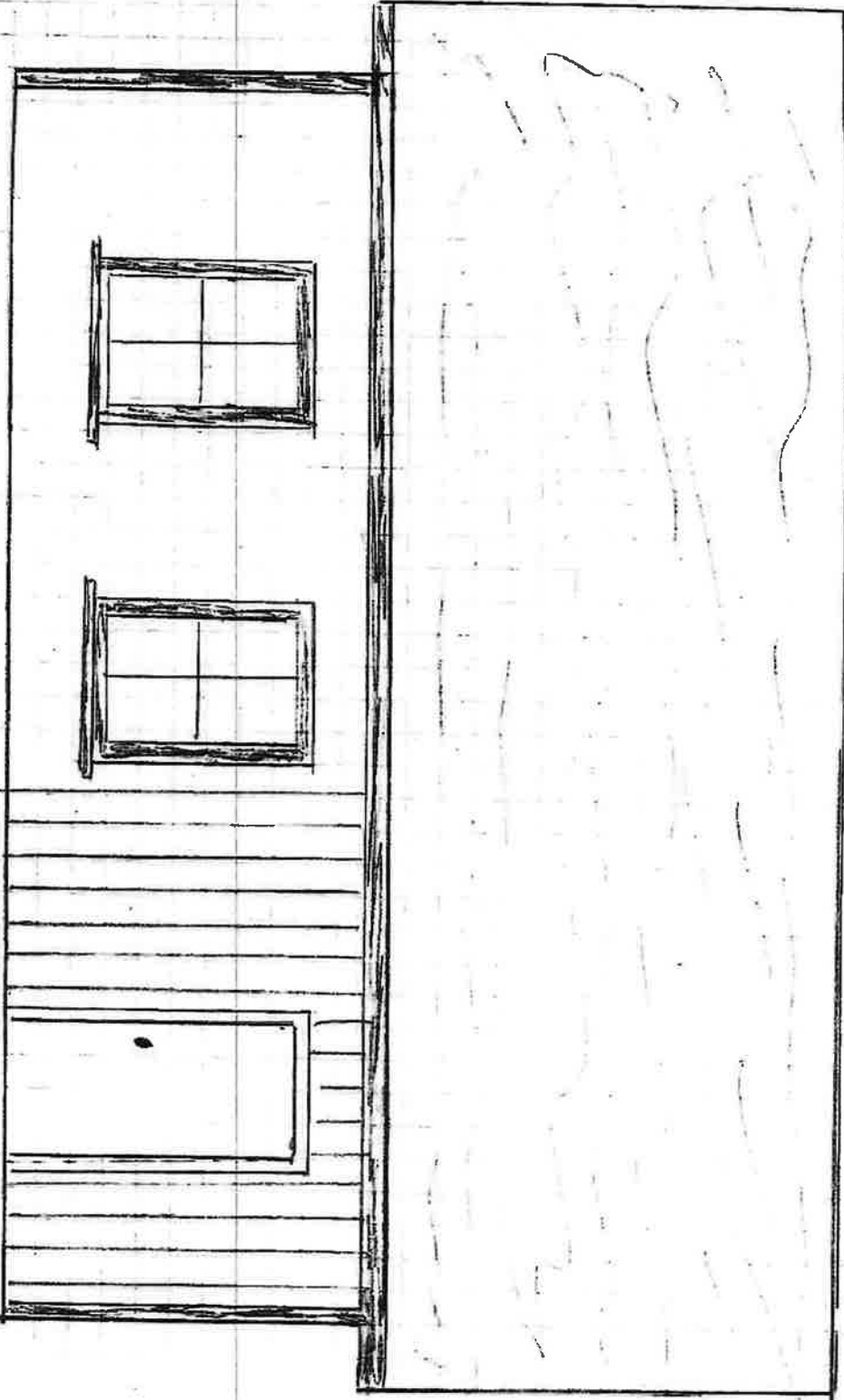
* MARVIN D&L Hunt Windows (x2)

* SIDE ACCESS DOOR (x1)
T.B.D.

84 CHURCH ST.

30'

1/4" = 1'



19' 8"

PROPOSED NORTH SIDE GARAGE ELEVATION

FAIR STREET

24'

WEEKES PROPOSED
GARAGE FOOTPRINT

24' x 30'

84 CHURCH STREET

30'

1/4" = 1 FT.

CHURCH STREET