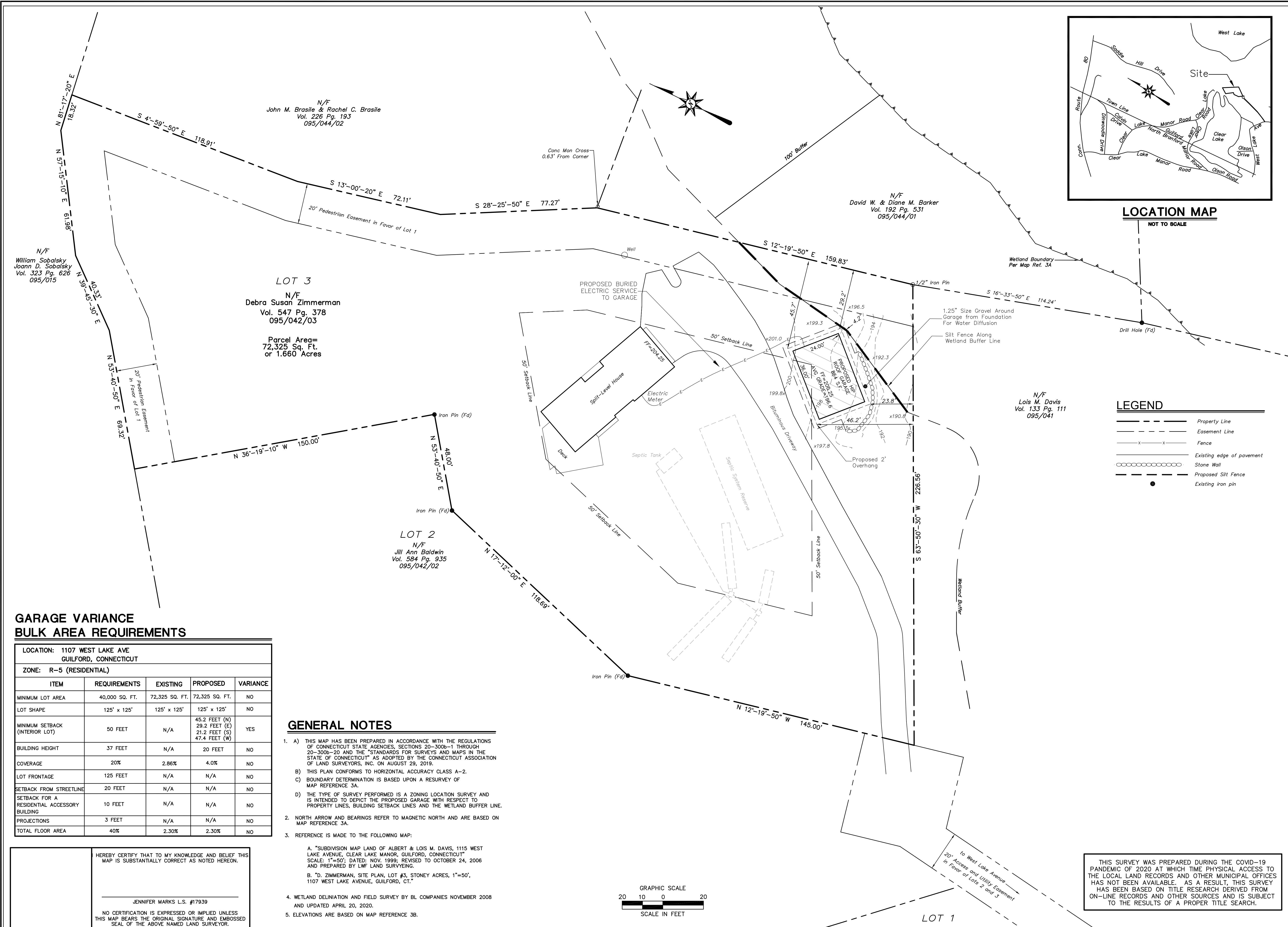


LOCATION MAP

NOT TO SCALE

LEGEND

- Property Line
- Easement Line
- Fence
- Existing edge of pavement
- Stone Wall
- Proposed Silt Fence
- Existing iron pin

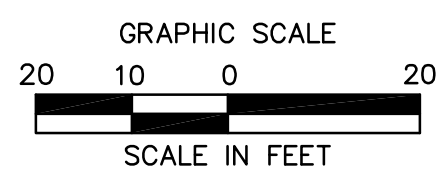


**GARAGE VARIANCE
BULK AREA REQUIREMENTS**

LOCATION: 1107 WEST LAKE AVE GUILFORD, CONNECTICUT				
ZONE: R-5 (RESIDENTIAL)				
ITEM	REQUIREMENTS	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	40,000 SQ. FT.	72,325 SQ. FT.	72,325 SQ. FT.	NO
LOT SHAPE	125' x 125'	125' x 125'	125' x 125'	NO
MINIMUM SETBACK (INTERIOR LOT)	50 FEET	N/A	45.2 FEET (N) 29.2 FEET (E) 21.2 FEET (S) 47.4 FEET (W)	YES
BUILDING HEIGHT	37 FEET	N/A	20 FEET	NO
COVERAGE	20%	2.86%	4.0%	NO
LOT FRONTAGE	125 FEET	N/A	N/A	NO
SETBACK FROM STREETLINE	20 FEET	N/A	N/A	NO
SETBACK FOR A RESIDENTIAL ACCESSORY BUILDING	10 FEET	N/A	N/A	NO
PROJECTIONS	3 FEET	N/A	N/A	NO
TOTAL FLOOR AREA	40%	2.30%	2.30%	NO

GENERAL NOTES

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH 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.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF MAP REFERENCE 3A.
- D) THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY AND IS INTENDED TO DEPICT THE PROPOSED GARAGE WITH RESPECT TO PROPERTY LINES, BUILDING SETBACK LINES AND THE WETLAND BUFFER LINE.
2. NORTH ARROW AND BEARINGS REFER TO MAGNETIC NORTH AND ARE BASED ON MAP REFERENCE 3A.
3. REFERENCE IS MADE TO THE FOLLOWING MAP:
 - A. "SUBDIVISION MAP LAND OF ALBERT & LOIS M. DAVIS, 1115 WEST LAKE AVENUE, CLEAR LAKE MANOR, GUILFORD, CONNECTICUT" SCALE: 1"=50'; DATED: NOV. 1999; REVISED TO OCTOBER 24, 2006 AND PREPARED BY LWF LAND SURVEYING.
 - B. "D. ZIMMERMAN, SITE PLAN, LOT #3, STONEY ACRES, 1"=50', 1107 WEST LAKE AVENUE, GUILFORD, CT."
4. WETLAND DELINEATION AND FIELD SURVEY BY BL COMPANIES NOVEMBER 2008 AND UPDATED APRIL 20, 2020.
5. ELEVATIONS ARE BASED ON MAP REFERENCE 3B.



THIS SURVEY WAS PREPARED DURING THE COVID-19 PANDEMIC OF 2020 AT WHICH TIME PHYSICAL ACCESS TO THE LOCAL LAND RECORDS AND OTHER MUNICIPAL OFFICES HAS NOT BEEN AVAILABLE. AS A RESULT, THIS SURVEY HAS BEEN BASED ON TITLE RESEARCH DERIVED FROM ON-LINE RECORDS AND OTHER SOURCES AND IS SUBJECT TO THE RESULTS OF A PROPER TITLE SEARCH.

HEREBY CERTIFY THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JENNIFER MARKS L.S. #17939

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

REVISIONS	No.	Date	Desc.
Surveyed	SS/BZ/TN		
Drawn	SS/TN		
Checked	JM		
Approved	JM		
Scale	1"=20'		
Project No.	ZIM		
Date	06/05/2020		

CAD File: EXZIM02

Title: ZONING LOCATION SURVEY

Sheet No.

EX-1