

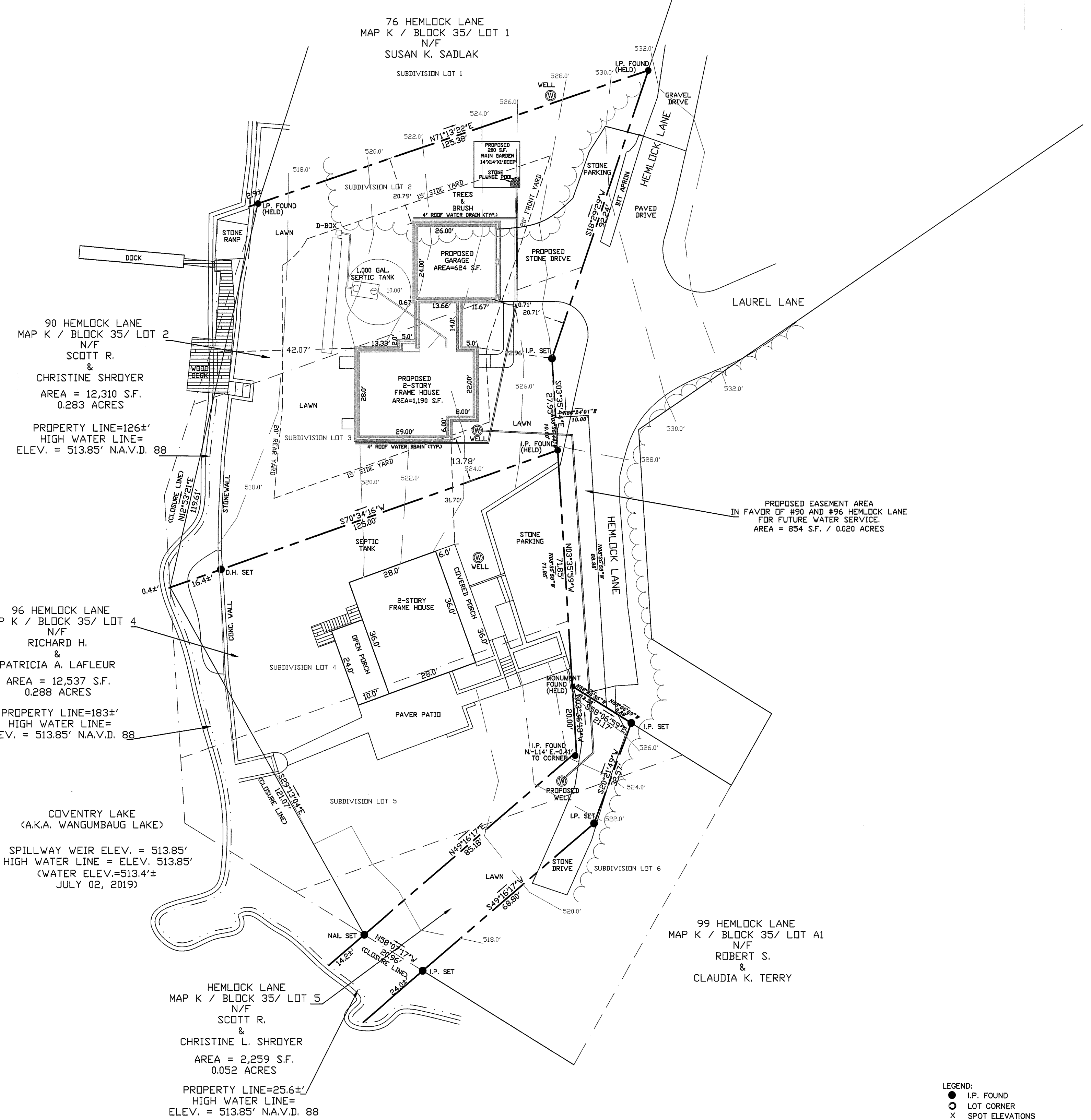
- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THIS MAP IS AN IMPROVEMENT LOCATION SURVEY-PROPOSED DEPICTING THE PROPOSED IMPROVEMENTS IN RELATION TO THE EXISTING BOUNDARY LINES UNDER THE LIMITED PROPERTY/BOUNDARY SURVEY CATEGORY.
 - BOUNDARY DETERMINATION/OPINION IS A DEPENDENT RESURVEY AS NOTED. SEE NOTE 9.
 - THIS SURVEY CONFORMS TO A CLASS A-2.
 - THE HORIZONTAL DATUM IS NAD 83 WITH 1996 ADJUSTMENTS. THE VERTICAL DATUM IS NAVD 88.
 - THIS PROPERTY IS IN AN "LR" ZONE.
 - THE LOT AREA FOR #90 HEMLOCK LANE = 12,310 S.F. / 0.283 ACRES.
 - THIS PROPERTY IS NOT WITHIN ANY FLOOD ZONE.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PLAN OF LAUREL PARK WANGUMBAUG LAKE COVENTRY - CONN. FOR MAURICE P. JORDAN SCALE: 1" = 50 FEET DATED: OCTOBER 1, 1951 REVISED: AUGUST 10, 1953 PREPARED BY: JAMES H. HENDRY MAP PROVIDED BY OWNER.
 - PROPERTY OF JOHN J. & GERALDINE J. PETRUS LAUREL PARK DEVELOPMENT COVENTRY, CONN. SCALE: 1" = 20' DATED: NOV. 30, 1963 PREPARED BY: RAYMOND L. FURLEC MAP #153 ON FILE AT THE COVENTRY TOWN CLERKS OFFICE.
 - PLAN PREPARED FOR HAROLD & ROBERTA KOONTZ HEMLOCK LANE COVENTRY, CT DISTRIBUTION MAP SCALE: 1" = 20 FEET DATED: 6/20/88 PREPARED BY: HOLMES & HENRY MAP #1522 ON FILE AT THE COVENTRY TOWN CLERKS OFFICE.
 - PLAN PREPARED FOR SCOTT R. SHROYER AND CHRISTINE L. SHROYER HEMLOCK LANE A.K.A. NORTH LAUREL DRIVE COVENTRY CONN. PROPERTY/BOUNDARY SURVEY SCALE: 1" = 20' DATED: 10-11-96 PREPARED BY: MEEHAN & GOODIN MAP #2453 ON FILE AT THE COVENTRY TOWN CLERKS OFFICE.
 - PROPERTY SURVEY FOR MICHAEL SADLAK 76 HEMLOCK LANE COVENTRY, CONN. SCALE: 1" = 10' DATED: 05/29/98 REVISED: 11/08/99 PREPARED BY: PUDLER ENG. MAP ON FILE AT THE COVENTRY BUILDING DEPT.
 - PROPERTY SURVEY PREPARED FOR SCOTT R. & CHRISTINE L. SHROYER SHOWING PROPERTIES KNOWN AS: VACANT LOT ON HEMLOCK LANE ASSESSOR'S MAP K / BLOCK 35 / LOT 5 & #90 HEMLOCK LANE ASSESSOR'S MAP K / BLOCK 35 / LOT 2 & #96 HEMLOCK LANE ASSESSOR'S MAP K / BLOCK 25 / LOT 4 COVENTRY, CONNECTICUT SCALE: 1" = 20' DATED: JULY 2, 2019 PREPARED BY: KENNETH J. PICARD MAP ON FILE AT THE COVENTRY BUILDING DEPT.
 - THE STONEWALLS AND/OR THE WIRE FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN THE PRINCIPAL POINTS OF COURSE INDICATED.

#90 LOT COVERAGE AREAS

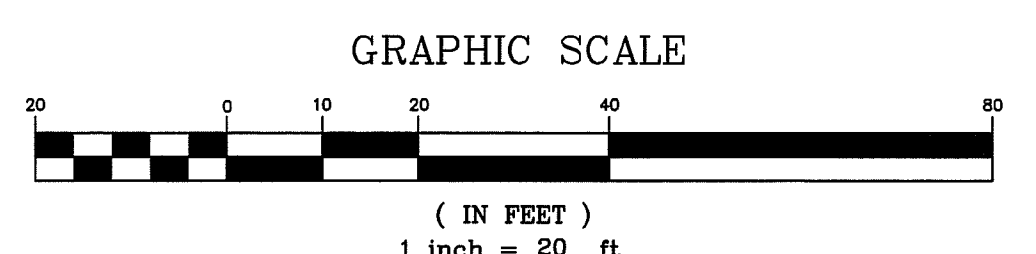
DESCRIPTION	EXISTING	PROPOSED
HOUSE	812 S.F.	1,190 S.F.
GARAGE	0 S.F.	624 S.F.
DECK	0 S.F.	0 S.F.
PAVED AREA	600 S.F.	0 S.F.
TOTAL	1,412 S.F.	1,814 S.F.

#90 ZONING INFORMATION TABLE

	RESIDENCE "LR" DISTRICT		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	12,310 S.F.	12,310 S.F.
MAXIMUM LOT COVERAGE (S.F.)	1,846.5 S.F.	1,412 S.F.	1,814 S.F.
MAXIMUM LOT COVERAGE (%)	15%	11.5 %	14.7 %
MINIMUM LOT FRONTAGE	150 FEET	120.19 FEET	120.19 FEET
FRONT YARD - HEMLOCK LANE (EAST)	20 FEET	30.73 FEET	20.71 FEET
SIDE YARD - HOUSE (NORTH)	20 FEET	51.10 FEET	20.79 FEET
SIDE YARD - HOUSE (SOUTH)	15 FEET	13.78 FEET	13.78 FEET
REAR YARD - HOUSE (WEST)	20 FEET	42.07 FEET	42.07 FEET
MAXIMUM BUILDING HEIGHT	40 FEET	20± FEET	20± FEET



- LEGEND:
- I.P. FOUND
 - LOT CORNER
 - x SPOT ELEVATIONS
 - MONUMENT
 - MONUMENT FOUND
 - BOUNDARY LINE
 - - - SETBACK LINE
 - CONTOUR LINE
 - WETLANDS LINE
 - EASEMENT LINE
 - ORIGINAL SUBDIVISION
 - [ELEV] PROPOSED ELEVATION



UNDERGROUND FEATURES DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING, PAROL TESTIMONY, FIELD INVESTIGATIONS, AND OTHER SOURCES. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KENNETH J. PICARD DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. THE LOCATIONS OF ALL UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE IN NATURE AND ALL SUCH FEATURES MAY NOT BE SHOWN. CALL BEFORE YOU DIG DIAL 811.

REVISIONS

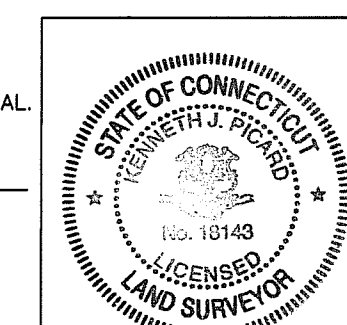
NO.	DATE	DESCRIPTION	BY

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

THIS MAP VALID ONLY WITH A LIVE SIGNATURE AND AN EMBOSSED SEAL.

Kenneth J. Picard

KENNETH J. PICARD L.S. 18145
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459 JONES HOLLOW ROAD
MARLBOROUGH, CT 06447



IMPROVEMENT LOCATION SURVEY-PROPOSED

PREPARED FOR

SCOTT R.
&
CHRISTINE SHROYER

#90 HEMLOCK LANE
ASSESSOR'S MAP K / BLOCK 35 / LOT 2
COVENTRY, CONNECTICUT

DRAWN BY: K.J.P. CHECKED BY:

SCALE: 1 INCH = 20 FEET

DATE: FEBRUARY 1, 2020

PROPOSED RENOVATIONS & IMPROVEMENTS SHEET: 1 OF 1