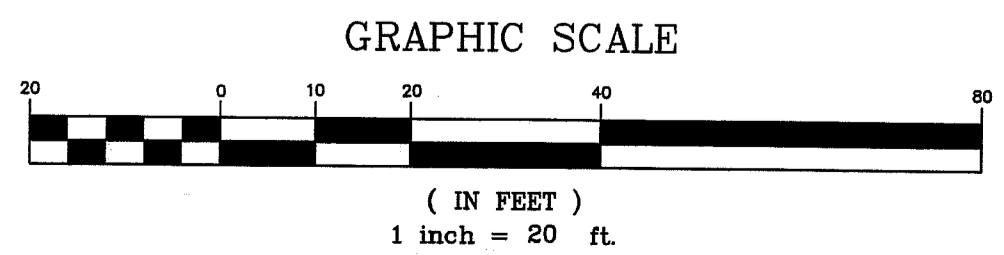


UNDERGROUND FEATURES DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING, PAROL TESTIMONY, FIELD INVESTIGATIONS, AND OTHER SOURCES. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KENNETH J. PICARD DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE 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.



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

#90 EXISTING COVERAGE AREAS

DESCRIPTION	LOT COVERAGE
HOUSE	812 S.F.
DECK	44 S.F.
PAVED AREA	600 S.F.
TOTAL	1,456 S.F.

#90 ZONING INFORMATION TABLE

RESIDENCE "LR" DISTRICT			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	12,310 S.F.	
MAXIMUM LOT COVERAGE (S.F.)	1,231 S.F.	1,456 S.F.	
MAXIMUM LOT COVERAGE (%)	10%	11.8 %	
MINIMUM LOT FRONTAGE	150 FEET	120.19 FEET	
FRONT YARD - HEMLOCK LANE (EAST)	20 FEET	30.73 FEET	
SIDE YARD - HOUSE (NORTH)	20 FEET	51.10 FEET	
SIDE YARD - HOUSE (SOUTH)	15 FEET	13.78 FEET	
REAR YARD - HOUSE (WEST)	20 FEET	42.07 FEET	
MAXIMUM BUILDING HEIGHT	40 FEET	20+ FEET	

#96 EXISTING COVERAGE AREAS

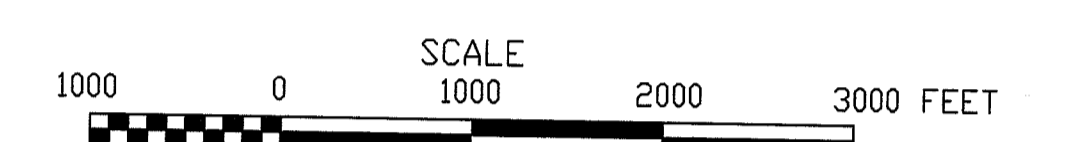
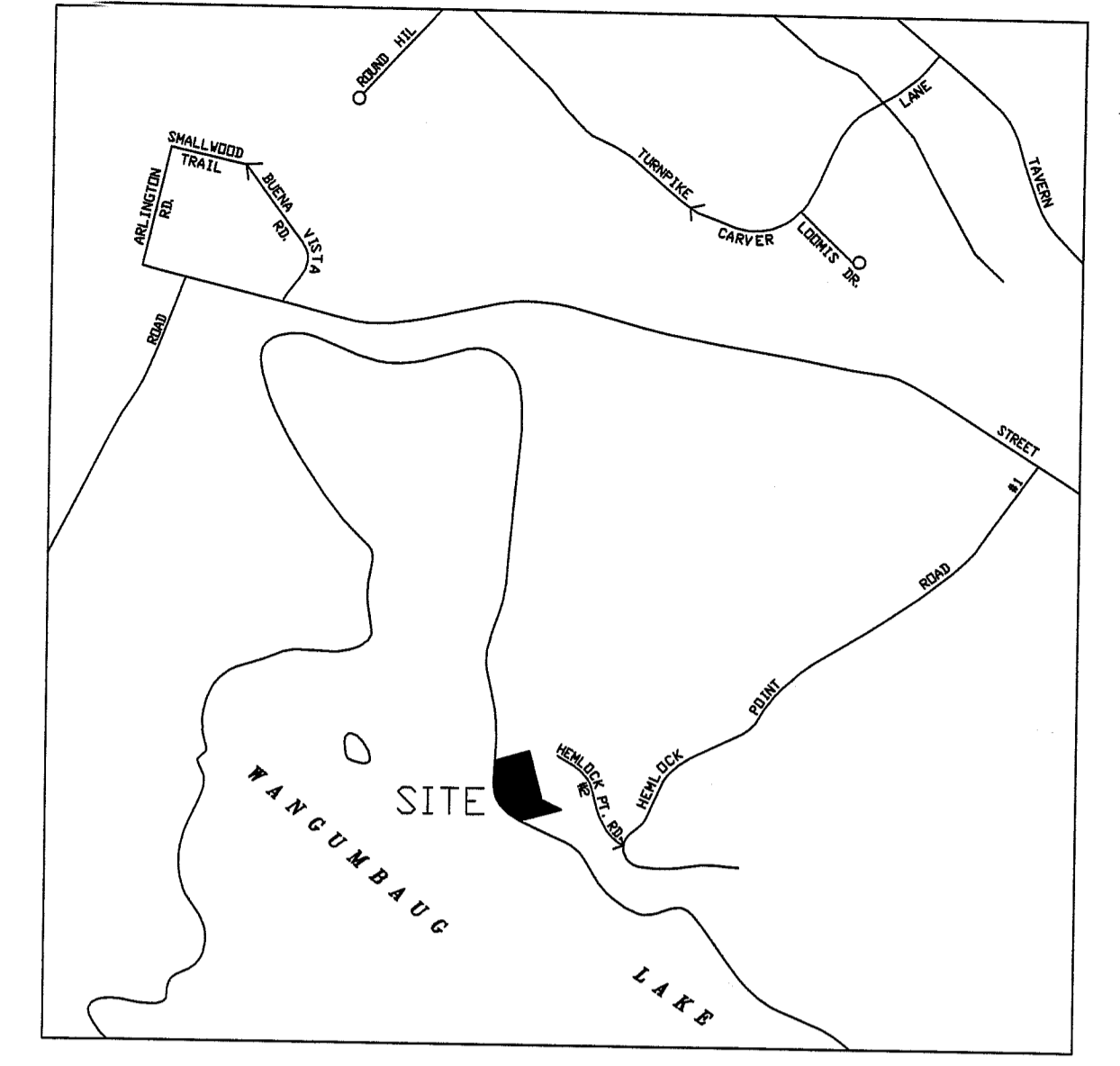
DESCRIPTION	LOT COVERAGE
HOUSE	1,008 S.F.
DECK	20 S.F.
PAVED AREA	895 S.F.
PATIO	540 S.F.
OPEN PORCH	240 S.F.
COVERED PORCH	216 S.F.
TOTAL	2,879 S.F.

#96 ZONING INFORMATION TABLE

RESIDENCE "LR" DISTRICT			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	12,537 S.F.	
MAXIMUM LOT COVERAGE (S.F.)	1,254 S.F.	2,879 S.F.	
MAXIMUM LOT COVERAGE (%)	10%	23.0 %	
MINIMUM LOT FRONTAGE	150 FEET	71.85 FEET	
FRONT YARD - HEMLOCK LANE (EAST)	20 FEET	23.11 FEET	
SIDE YARD - HOUSE (NORTH)	20 FEET	16.49 FEET	
SIDE YARD - HOUSE (SOUTH)	15 FEET	38.45 FEET	
REAR YARD - HOUSE (WEST)	20 FEET	42.61 FEET	
MAXIMUM BUILDING HEIGHT	40 FEET	28+ FEET	

REVISIONS

NO.	DATE	DESCRIPTION	BY



- 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 PROPERTY SURVEY DEPICTING THE EXISTING CONDITIONS IN RELATION TO THE EXISTING BOUNDARY LINES UNDER THE 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.
  - THESE PROPERTIES ARE IN AN "LR" ZONE.
  - THE LOT AREA FOR #90 HEMLOCK LANE = 12,310 S.F. / 0.283 ACRES. THE LOT AREA FOR #96 HEMLOCK LANE = 12,537 S.F. / 0.288 ACRES. THE LOT AREA FOR VACANT LAND LOT #5 = 2,259 S.F. / 0.052 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. PORLEC MAP #353 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: 6/20/98 PREPARED BY: HOLMES & HENRY MAP #1022 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: PULEY ENG. 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.

PROPERTY SURVEY  
 PREPARED FOR  
 SCOTT R.  
 &  
 CHRISTINE 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 35 / LOT 4  
 COVENTRY, CONNECTICUT

DRAWN BY: K.J.P. CHECKED BY:  
 SCALE: 1 INCH = 20 FEET  
 DATE: JULY 2, 2019  
 EXISTING CONDITIONS SHEET: 1 OF 1

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 L.S. 18143  
 PICARD LAND SURVEYING, LLC  
 459 JONES HOLLOW ROAD  
 MARLBOROUGH, CT 06447

