IMPROVEMENT LOCATION SURVEY

– PREPARED FOR –

LARRY HOSEY

SHOWING EXISTING CONDITIONS
& PROPOSED 3 BEDROOM HOUSE
105 HIGH MEADOW LANE
COVENTRY CONNECTICUT

EASEMENT AREA
35,953.7 SQ.FT.±
0.8 ACRES ±

AREA
242,445.0 SQ.FT.±
5.6 ACRES ±

N/F
OPEN SPACE

N 88°54'04"E 643.54'
N 82°40'11"E 835.07'
N 01°05'32" W 50.00'
N 88°54'04"E 622.59'
ACCESS EASEMENT
20' S.Y.
BITUMINOUS DRIVE
N 52°00'18"W 132.33'
N 10°52'19"E 193.08'
S 80°49'14"W 176.72'
S 81°40'52"W 96.27'
S 79°22'43"W 441.49'
S 81°52'39" W 17.00'
54.70' S 79°24'59"W
S 02°54'27"E 292.04'
N 43°26'08"E 92.57'
N 37°30'27"W 50.62'
S 43°26'08"W 79.59'

LOT 6
LOT 7

TOTAL BOUNDARY DETAIL
GRAPHIC SCALE
1 inch = 100 ft.

NOTE:
REFERENCE MAP #1 SHOWS THAT LOT # 6 HAS AN EASEMENT FOR ACCESS AND ALL UNDERGROUND UTILITIES, AS PER ORIGINAL SUBDIVISION PLANS.

PROP.HOUSE
BASE. FLR=89.5
T.FND=97.5
FIR FL.=98.5
GAR.FL=96.5
SLAB LINE

EXISTING HOUSE
GAR. FL.=100.09
TO BE DEMOLISHED

DECK
HOT TUB DECK
SHED
WELL
SEPTIC TANK
EX. LEACHING FIELD AS PROPOSED
75' WETLANDS BUFFER

IRON PIN HELD
IRON PIN HELD
IRON PIN HELD

LEGEND

- PROPERTY LINE
- BUILDING LINE; AS LABELED
- STONE WALL
- 4' TALL WIRE FENCE
- 500 EXISTING CONTOUR
- EDGE WOODS OR CLEARING
- ANGLE POINT
- IRON PIN OR PIPE FOUND
- MONUMENT FOUND
- DRILL HOLE FOUND
- IRON PIN TO BE SET 5/8" REBAR
- MONUMENT TO BE SET
- DRILL HOLE TO BE SET
- SURVEYOR CONTROL POINT
- 75' WETLANDS BUFFER AS PER MAP REFERENCE
- APPROX. WETLANDS LIMITS
- LIMIT OF EASEMENT
- WOOD FENCE
- EXISTING HOUSE TO BE ABANDONED
- PROPOSED NEW HOUSE
- WETLANDS RUNOFF
- 466 PROPOSED GRADING

LOT #6
ZONE CHART – 'RU-40

	REQUIRED	PROVIDED
FRONT SETBACK	50'	53.5'
SIDE SETBACK	20'	87.2'
REAR SETBACK	50'	N/A
MIN. AREA	40,000 SQ.FT.	242,445 SQ.FT.
MIN. FRONTAGE	50'	50'

WETLAND LIMITS ARE APPROXIMATE AS PER MAP REFERENCE AND NOT FIELD LOCATED

ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR OR CALL BEFORE YOU DIG 1(800)922-4455 www.cbyd.com

MAP REFERENCE:

1. "BOUNDARY AND FOUNDATION LOCATION PLAN LOT 6, HIGH MEADOW ESTATES, 105 HIGH MEADOW LANE, COVENTRY, CONNECTICUT", SCALE 1" = 40', JOB NO.CV-20, SHEET 1 OF 1, DATED APRIL 24, 1996, BY PUDELER ENGINEERING.

MAP STANDARD NOTES

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 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; THE TYPE OF SURVEY IS A BOUNDARY SURVEY. BOUNDARY DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE 'A-2' CLASS OF ACCURACY.
2. TOPOGRAPHIC FEATURES, IF SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS T-2 .
3. THE INTENDED PURPOSE OF THIS MAP/SURVEY IS TO SHOW THE EXISTING BOUNDARY CONDITIONS.
4. WETLANDS LOCATION SHOWN ARE AS PER MAP REFERENCE #1.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
40 20 0 -20

ROB HELLSTROM
LAND SURVEYING LLC
Mailing Address:
P.O. BOX 497
COLUMBIA, CT. 06237-0497
(860) 228-9853
(860) 228-1360 (FAX)
32 MAIN STREET HEBRON, CT 06248
rob44@sbcglobal.net
www.hellstromlandsurveying.com

SHEET NO.:	1 OF 1	JOB NO.:	2020-017
SCALE:	1" = 20'	FILE NO.:	H020017_bndy
BY:	RWH/AKS		
DATE:	MAY 26, 2020		

REVISIONS

NO.	DATE	DESCRIPTION

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THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL

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

ROBERT W. HELLSTROM, L.S. #18626