

**ZONING/DESIGN DATA**

ZONE	REQUIRED/ALLOWED	EXISTING
R-40		
MIN. LOT AREA	40,000 S.F.	207,686 S.F.
MIN. WIDTH	200 FT.	468 FT.
MIN. FRONTAGE	50 FT.	431.11 FT.
MIN. SIDE YARD	30 FT.	78.5 FT.
MIN. FRONT YARD	40 FT.	40.9 FT.
MIN. REAR YARD	40 FT.	165.3 FT.
MAX. BLDG HEIGHT	40 FT.	-
MAX. LOT COVERAGE	10%	0.8%

**SWING-TIE DIMENSIONS (FT.)**

	1	2	3	4	5	6
A	31.6	36.6	68.6	58.8	91.4	76.9
B	14.0	21.1	61.6	54.6	77.2	62.1
C	26.8	33.1	79.8	68.8	84.1	69.3

**MAP REFERENCES:**

- MAP ENTITLED, "SIMPLE DIVISION MAP LAND OF MARGARET J. OSSOLA, #573 CORNWALL AVENUE, CHESHIRE, CONNECTICUT," SCALE: 1"=50', DATED: 8/5/17, PREPARED BY STONEWALL BOUNDARIES LLC.
- MAP ENTITLED, "SITE PLAN PREPARED FOR HOUSE 2 HOME, #573 CORNWALL AVENUE, CHESHIRE, CONNECTICUT," SCALE: 1"=50', DATED: 9/7/18, PREPARED BY CONNECTICUT CONSULTING ENGINEERS.
- MAP ENTITLED, "FOUNDATION AS-BUILT PREPARED FOR HOUSE 2 HOME, 573 CORNWALL AVENUE, CHESHIRE, CONNECTICUT," SCALE: 1"=20', DATED: 7/9/19, PREPARED BY CONNECTICUT CONSULTING ENGINEERS.

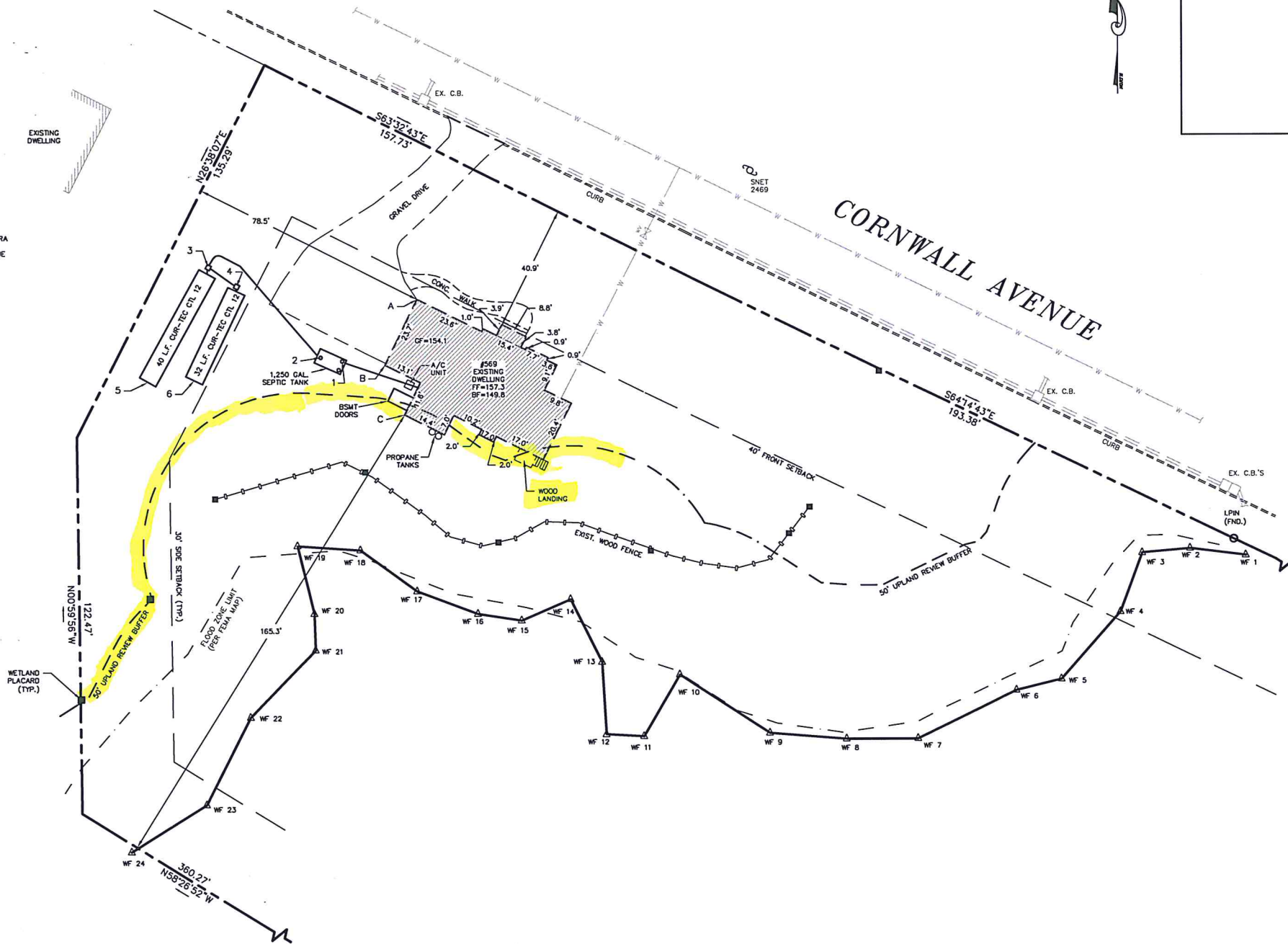
**SURVEYOR'S GENERAL NOTES:**

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO SHOW COMPLIANCE WITH LOCAL ZONING REGULATIONS.
- THE BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY, SEE MAP REFERENCES.
- THIS SURVEY CONFORMS TO A CLASS "A-2".

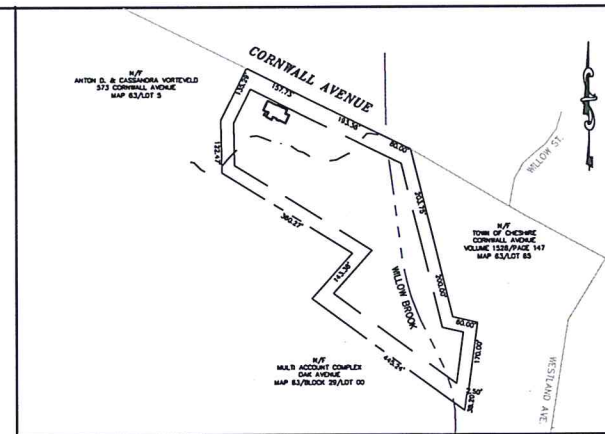
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



SCOTT D. PORYANDA, P.E./L.S. #19299  
 (THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.)



LOT AREA  
 207,686 sq. ft.  
 4.77 acres



**Key Map**  
 1 Inch=200± Feet

LATEST REVISION: 5/26/2020

**CONNECTICUT CONSULTING ENGINEERS L.L.C.**  
 CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE SUITE 110  
 203-639-8636

**CCE** MERIDEN, CT. 06450  
 FAX 203-639-0022

DRAWN BY WZ/JG	DESIGN BY -	CHECKED BY SOP
DATE 10/30/19	SCALE 1" = 20'	PROJ. NO. CCE 1842
		CAD DRAW. NO. 0-SEPIC AS-BUILT

**PRELIMINARY**

**FINAL AS-BUILT**

PREPARED FOR  
**HOUSE 2 HOME**

**569 CORNWALL AVENUE**  
 CHESHIRE, CONNECTICUT