



LEGEND

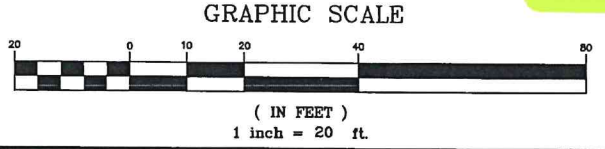
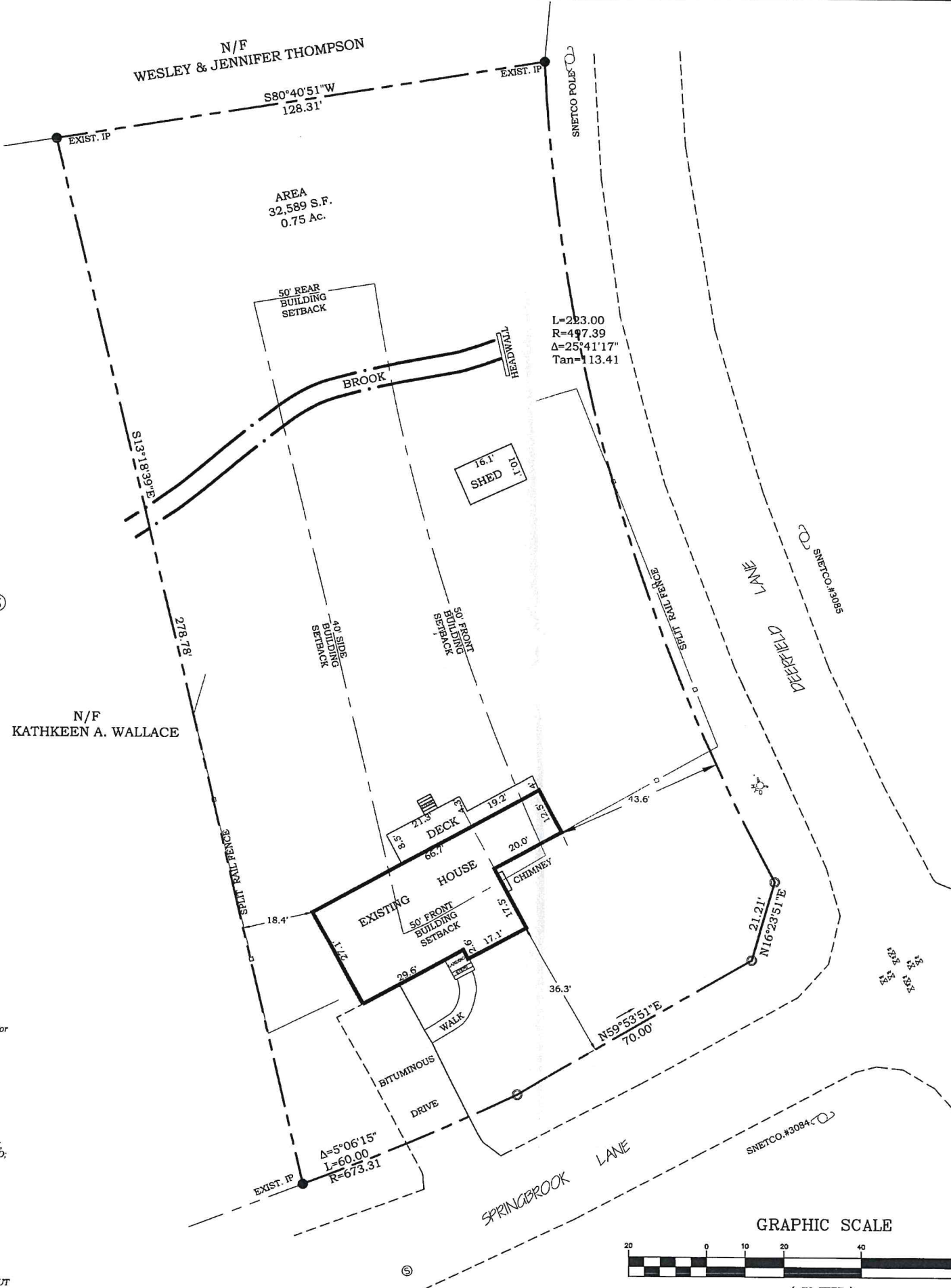
- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. PINS/MONS
- EX. E.D.P.
- EX. WETLANDS
- EX. WETLANDS BUFFER
- EX. CONTOUR
- EX. STREAM
- EX. CHAIN LINK FENCE
- EX. GUARD RAIL
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. UTILITY POLE
- EX. LIGHT POLE (SINGLE)
- EX. SANITARY CLEAN DUT
- EX. BOLLARD
- EX. GAS VALVE
- EX. WATER VALVE
- EX. TREELINE
- EX. TREE

Zoning Information Zone R-40	
ITEM	REQUIRED
MINIMUM LDT AREA	40,000 SF
MINIMUM LDT WIDTH	200'
BUILDING COVERAGE	N/A
MINIMUM SETBACKS FRONT	50'
MINIMUM SETBACKS SIDE	40'
MINIMUM SETBACKS REAR	50'

Survey Notes:

1. This map has been prepared within the "Minimum Standards For Surveys and Maps in the State of Connecticut" as adopted for use by the regulations of Connecticut state agencies on September 26, 1996. (CT Sections 20-300b-20).
 -Type Of Survey: Zoning Location Survey
 -Boundary Determination Category: Dependant Resurvey
 -Horizontal Accuracy Class: A-2
2. Map References
 - A. REVISED MAP, BUDHY HILLS FARMS SUBDIVISION, SIMSBURY, CONNECTICUT, PROPERTY OF GREEN ACRES, INC., DATED, FEBRUARY 9, 1953, SCALE: 1"=100', BY DESMOND & YARWOOD, INC., SIMSBURY, CONNECTICUT
3. Physical Evidence of Underground Utilities as Located In Field. All Underground Utilities Not Shown.

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.



FILE NUMBER	SHEET NUMBER
221176	1 of 1

EXHIBIT 3

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

NOT VALID UNLESS SIGNED AND SEALED BY REGISTERED PROFESSIONAL ENGINEER

JAMES E. JONES CT. J.S. REG. NO. 12329

REVISIONS:	DATE:
DATE:	DATE:
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DATE:	DATE:

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SCALE: 1"=20'
DATE: 12/17/2021
DRAWN BY: RBB
CHECKED BY: JEB

ZONING LOCATION SURVEY
PREPARED FOR
MICHAEL P. & TONIA J. GUGLIOTTI
#12 SPRINGBROOK LANE
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JONES ENGINEERING LLC