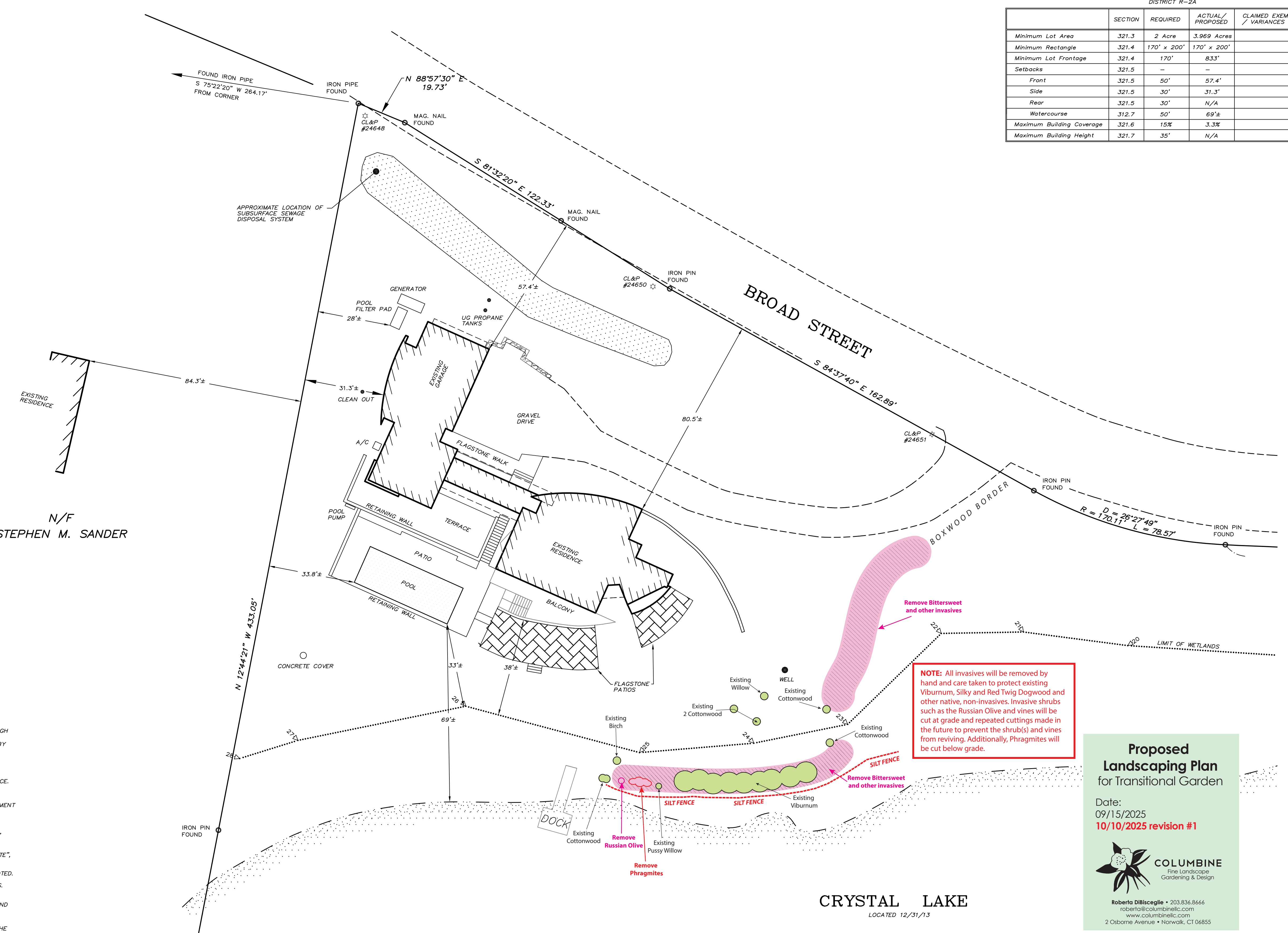


GENERAL REQUIREMENTS
DISTRICT R-2A

	SECTION	REQUIRED	ACTUAL/ PROPOSED	CLAIMED EXEMPTIONS / VARIANCES
Minimum Lot Area	321.3	2 Acre	3.969 Acres	
Minimum Rectangle	321.4	170' x 200'	170' x 200'	
Minimum Lot Frontage	321.4	170'	833'	
Setbacks	321.5	-	-	
Front	321.5	50'	57.4'	
Side	321.5	30'	31.3'	
Rear	321.5	30'	N/A	
Watercourse	312.7	50'	69'±	
Maximum Building Coverage	321.6	15%	3.3%	
Maximum Building Height	321.7	35'	N/A	



AREA:
171,657± S.F.
3.941± ACRES

BUILDING COVERAGE ~ 3.3% ±
INCLUDES RESIDENCE, GARAGE, BALCONY AND POOL

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS "A-2" ACCURACY AND IS INTENDED TO BE USED FOR ZONING COMPLIANCE PURPOSES.

PROPERTY IS DEPICTED AS LOT 33, IN BLOCK 6, ON MAP 31 IN THE ASSESSORS OFFICE. PROPERTY IS LOCATED IN A 2 ACRE ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP Nos. 593, 2662 AND 3062 ON FILE IN THE TOWN CLERKS OFFICE.

REFER TO A MAP ENTITLED "MAP OF PROPERTY PREPARED FOR DR. PERRY MOLINOFF" REVISED 12-5-95, SCALE 1"=40', PREPARED BY DENNIS A. DEILUS.

REFER TO A MAP ENTITLED "PLOT PLAN PREPARED FOR JOHN F. & SUZANNE M. CHUTE", DATED 9-16-91, SCALE 1"=40', PREPARED BY LEO LEONARD.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

*POOL FILTER PAD EXISTED PRIOR TO JAN. 2011. THE PROVISIONS SET FORTH IN C.G.S. 8-13(A) APPLY.

DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

WETLANDS, AS DEPICTED HEREON, WERE DELINEATED BY ALEKSANDRA MOCH, WETLAND AND SOIL SCIENTIST, ON 12/7/13, AND FIELD LOCATED BY THIS OFFICE.

NOTE: All invasives will be removed by hand and care taken to protect existing Viburnum, Silky and Red Twig Dogwood and other native, non-invasives. Invasive shrubs such as the Russian Olive and vines will be cut at grade and repeated cuttings made in the future to prevent the shrub(s) and vines from reviving. Additionally, Phragmites will be cut below grade.

Proposed Landscaping Plan
for Transitional Garden

Date:
09/15/2025
10/10/2025 revision #1

COLUMBINE
Fine Landscape
Gardening & Design

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E-mail Surveyor@BrautigamLand.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

PAUL A. BRAUTIGAM CT. LIC. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 9305003-02 SCALE: 1" = 20' DRAWN BY: JAB

FIELD NOTES: 213-64 DATE: 01/02/14 CHECKED BY: PAB

NO. DATE REVISIONS

20 0 20 40 60

9305003-01-ILS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
GREGORY P. & BARBARA J. JOSEPH
10 BROAD STREET
WESTON, CONNECTICUT