

NOTES:

1. a. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES, 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., SEPT. 26, 1996;
 - b. THIS IS A RESURVEY OF LOTS 183 AND THE SOUTHERLY PORTION OF LOT 182 AS SHOWN ON A MAP ENTITLED, "CANDLEWOOD HILLS, SECTION B, NEW FAIRFIELD, CONN., ERIC TRIEGAL, REVISED OCT. 1956", PREPARED BY K. W. ROGERS, SURVEYOR, AND WHICH IS ON FILE AS MAP #792 IN THE NEW FAIRFIELD LAND RECORDS.
 - c. THE INTENT OF THIS ZONING LOCATION SURVEY IS TO SHOW PROPOSED EXTENSION OF EXISTING BUILDING.
 - d. THIS MAP CONFORMS TO STANDARDS FOR CLASS A-2 HORIZONTAL ACCURACY.
2. PROPERTY IS SHOWN ON TAX RECORDS AS LOT 15, BLOCK 6 ON SHEET 44.
 3. PROPERTY IS SITUATED IN ZONE R-44: FRONT YARD SETBACK IS 40'; SIDE YARD SETBACK IS 20'; REAR YARD SETBACK IS 50'. MAX. BUILDING COVERAGE= 20%. MAX. IMPERVIOUS SURFACES= 25%.
 4. REFER TO VOL. 525, PG. 953 OF THE NEW FAIRFIELD LAND RECORDS FOR OWNER OF RECORD.
 5. EXISTING LOT COVERAGE: HOUSE= 930± SQ. FT.
SHED= 57± SQ. FT.
TOTAL BUILDING COVERAGE= 987± SQ. FT. = 8.4%
EXISTING DRIVE= 690± SQ. FT. = 5.9%
TOTAL LOT COVERAGE=1,677± SQ. FT. = 14.3%
 - PROPOSED BUILDING ADDITION= 648 SQ. FT.
PROPOSED TOTAL BUILDING COVERAGE= 1,635 SQ. FT. =13.9%
PROPOSED TOTAL LOT COVERAGE= 2,325 SQ. FT. = 19.7%
 6. UNDERGROUND UTILITIES MAY EXIST. CALL 811 BEFORE YOU DIG.
 7. REFER TO MAPS #2684 AND #3576 OF THE NEW FAIRFIELD LAND RECORDS.

MAP REFERENCES:

1. BOUNDARY PLAN FOR AMELIA GRIESE, 25 DEER LANE, CANDLEWOOD HILLS, NEW FAIRFIELD, CONN., REVISED OCT 25, 1989", PREPARED BY DAVID A. WHITE, LAND SURVEYOR, AND WHICH IS ON FILE AS MAP No. 2648 IN THE NEW FAIRFIELD LAND RECORDS.
2. DATA ACCUMULATION PLANPREPARED FOR ROBERT H. JESSER, 18 FAIR LANE, NEW FAIRFIELD, CONNECTICUT, DECEMBER 14, 2015", PREPARED BY CHARLES C. FARNSWORTH, LAND SURVEYOR, AND WHICH IS ON FILE AS MAP No. 3576 IN THE N.F.L.R.

ZONING LOCATION SURVEY

PREPARED FOR

CORINNE ZERRENNER

SHOWING PROPERTY AT

21 DEER LANE

CANDLEWOOD HILLS

NEW FAIRFIELD, CONNECTICUT

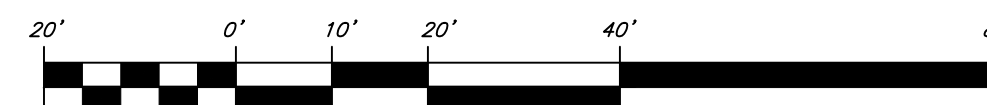
LOT AREA= 11,788± SQ. FT.
= 0.27± AC.

REVISED AUG. 23, 2021 TO SHOW PROPOSED BUILDING ADDITION.

REVISED SEPT. 16, 2021 TO SHOW DISTANCE FROM NE'LY CORNER OF PROPOSED ADDITION TO FRONT PROPERTY LINE.

SCALE: 1"=20'

JULY 20, 2021



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

MARTIN J. POST, L.S. No. 17252

POST LAND SURVEYING
250 TOWN HILL ROAD
NEW HARTFORD, CONNECTICUT

PROJ. 21-12
FB59-126
21-12ADD_ZERRENNER.DWG

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

NORTH
REFER TO MAP #620-A