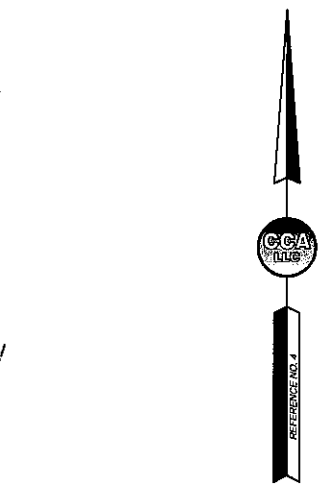


MBLU 45-1-14
N/F
WILLIAM M. DIAL & NICOLE GUIDA
VOLUME 533 PAGE 447

MBLU 45-1-13
4,502 S.F.
0.103 AC.

1 1/2 STORY FRAME
HOUSE NO. 3

MBLU 45-1-11&12
N/F
MARK PRICHARD & NATALIE DEHAAN
VOLUME 511 PAGE 632



LAKE
CANDLEWOOD

MBLU 7-1-1
N/F
FIRSTLIGHT CT HOUSATONIC, LLC
VOLUME 537 PAGE 1295

GEOMETRIC CLOSING LINE
(A) - (B) S13°01'45"E 51.88'

NOTES:

1. THE SUBJECT PROPERTY LIES IN THE R-44 ZONE.
2. VERTICAL DATUM: ROCKY RIVER.
3. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.

REFERENCES:

1. TAX MAPS AND ZONING MAP OF THE TOWN OF NEW FAIRFIELD.
2. MAP ENTITLED "EXHIBIT G - SHEET 22 OF 29 SHEETS - AUGUST 30, 2013, ROCKY RIVER DEVELOPMENT, HOUSATONIC RIVER PROJECT No. 2576, PROJECT MAP, FIRSTLIGHT POWER GENERATION COMPANY"
3. TOWN CLERK MAP 109-1.
4. AN UNFILED MAP ENTITLED "PLOT PLAN, WOODS ROAD, NEW FAIRFIELD, CONNECTICUT, PREPARED FOR MICHAEL FAY" DATED 10/7/87 BY KASPER ASSOCIATES.
5. MAP ENTITLED "PLOT PLAN LOT 27 CANDLEWOOD KNOLLS PREPARED FOR DAVID LATOUNDI & MARY LYNN MORSE 3 WOODS ROAD NEW FAIRFIELD, CONNECTICUT" DATED APRIL 23, 2015 BY CJOJ LLC.
6. MAP ENTITLED "AS BUILT PLOT PLAN FOR JEANNETTE OSTUNI 5 WOODS ROAD, NEW FAIRFIELD, CONN." DATED OCT. 27, 1997 REVISED ON OCT. 28, 1998 BY DAVID A. WHITE R.L.S.
7. VOLUME 525 PAGE 492.

ZONING REQUIREMENTS (ZONE R44):

	REQUIRED	EXISTING
LOT AREA	1 AC. (43,560 S.F.)	0.103 AC. (4,502)
LOT FRONTAGE	125'	50'
FRONT YARD	40'	25.2'
SIDE YARD	20'	5'
REAR YARD	50'	23.8'
BUILDING HEIGHT	35'	<35'
BUILDING AREA	20%	20.9% (941.5 S.F.)
IMPERVIOUS COVERAGE	25%	32.8% (1,476.1 S.F.)

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." IT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS MAP IS A DEPENDENT RESURVEY CONFORMING TO THE STANDARDS OF A HORIZONTAL CLASS A-2 & TOPOGRAPHIC CLASS T-2 SURVEY.

DRAFT

DOUGLAS S. BELKNAP, L.S. CT LIC. #70505
NOT VALID WITHOUT EMBOSSED SEAL

01/12/2022	ADDED ZONING CHART, CHANGED PREPARED FOR
10/04/2021	MAP REVISED
DATE	DESCRIPTION

PROPERTY & TOPOGRAPHIC SURVEY
PREPARED FOR
CONNER ROSCOE
MBLU 45-1-13
LOT 27 ~ CANDLEWOOD KNOLLS
3 WOODS ROAD
NEW FAIRFIELD, CONNECTICUT



	Date: 06/24/2021
	Scale: 1"=10'
	Project: 18-952.27
	File: 4225
	Acad: 18952.27-A2T2
	Sheet: 1 OF 1
Drawn by: DLR	Checked by: DSB

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