



**NOTES:**

1. THE SUBJECT PROPERTY LIES IN THE R-44 ZONE.
2. DECK THAT WAS DESTROYED DURING THE MICROBURST ON MAY 15, 2018 AS PER THE OWNER.
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 LATOUNDJI & 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            | PROPOSED             |
|---------------------|---------------------|----------------------|
| 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'                 | 2.0'                 |
| REAR YARD           | 50'                 | 18.1'                |
| BUILDING HEIGHT     | 35'                 | 20.81'               |
| BUILDING AREA       | 20%                 | 21.2% (954.5 S.F.)   |
| IMPERVIOUS COVERAGE | 25%                 | 35.8% (1,613.5 S.F.) |

\* PRE-EXISTING NON-CONFORMITY

**VARIANCES REQUIRED:**

FRONT YARD - 40' TO 25.2'  
SIDE YARD - 20' TO 2.0'  
REAR YARD - 50' TO 15.0'

| DATE | DESCRIPTION |
|------|-------------|
|      |             |

PROPOSED ZONING LOCATION SURVEY  
PREPARED FOR  
**CONNOR ROSCOE**  
MBLU 45-1-13  
**LOT 27 ~ CANDLEWOOD KNOLLS**  
3 WOODS ROAD  
NEW FAIRFIELD, CONNECTICUT



Date: **01/04/2022**  
Scale: **1"=10'**  
Project: **18-952.27**  
File: **4225**  
Acad: **18952.27-11-A2T2**  
Sheet: **1 OF 1**  
Drawn by: **KST**      Checked by: **DSB**

"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.

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

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