

**LOCATION MAP**  
not to scale

**NOTES**

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies sections 20b-300b-1 thru 20b-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. This survey conforms to horizontal Class A-2.
2. The type of survey performed is a Limited Property/Boundary Survey, conforming to a Zoning Location Survey, which depicts or notes the position, horizontally & where required, vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
3. The boundary determination is based upon the dependent resurvey and is intended to depict a parcel of land acquired by Richard T. Johnson, et al as recorded in v. 380 p. 490, March 3, 2004 on file in the New Fairfield Town Clerk's Office.
4. No attempt has been made as part of this boundary survey to obtain or show data concerning existence (other than what is shown hereon), size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
5. This parcel is subject to utility easements, if any, for overhead and/or underground service. Substructures and/or their encroachments below grade, if any, not shown.
6. Lot lines depicted hereon established according to record maps & deeds as they exist as well as physical features such as stone walls, wire fences, monuments, iron pins, or pipes, etc. all taken under consideration to establish said lot lines.
7. MAP REFERENCES: 1154, 1664, 2099, 2720 & 3293 on file in the New Fairfield Town Clerk's Office.  
Connecticut State Highway Department, Right of Way Map, Town of New Fairfield, Candlewood Lake Road from Danbury - Sherman Road, Rt. 39, no. 90-12, sh.2 of 3, 1"=40', 12-31-37.  
Lot served by private sewer system & well.  
Subject parcel is also depicted as Map 19, Block 12, Lot 21.1 on file in the New Fairfield Assessor's Office.  
Subject parcel is in Flood Zone "X" (area of minimal flooding) as per FEMA MAP no. 08001C0128F, New Fairfield, CT, effective date June 18, 2010.

**Owner of Record**

Richard T. Johnson, et al. V. 380, P. 490  
Total Lot Area: 49,173<sup>±</sup> s.f. = 1.1289 ac<sup>±</sup>

**Zoning Coverage**

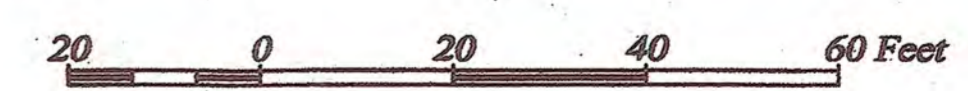
Existing building Coverage: 12.2%<sup>±</sup> = 6,000<sup>±</sup> s.f. (garage)  
(max. 25%)  
Existing Impervious Coverage: 55.1%<sup>±</sup> = 27,103<sup>±</sup> s.f. (garage, concrete & asphalt pavement)  
(max. 75%)  
Proposed Impervious Coverage: 61.2%<sup>±</sup> = 30,103<sup>±</sup> s.f. (Proposed & Rebuilt Gar. & asp./conc. pavement)  
(max. 50%)  
NOTE: Maximum Effective Impervious Coverage shall not exceed more than 50% of the lot area. To comply with the Maximum Effective Impervious Coverage requirement a Stormwater Management Plan must be completed in accordance with Section 4.1.10, Section 6.7 and Section 8.1.

**Zoning Location Survey**  
(showing Proposed Addition)

prepared for  
**Richard T. Johnson**

situate  
**60 Saw Mill Road, New Fairfield, Connecticut**  
Zone: "C"

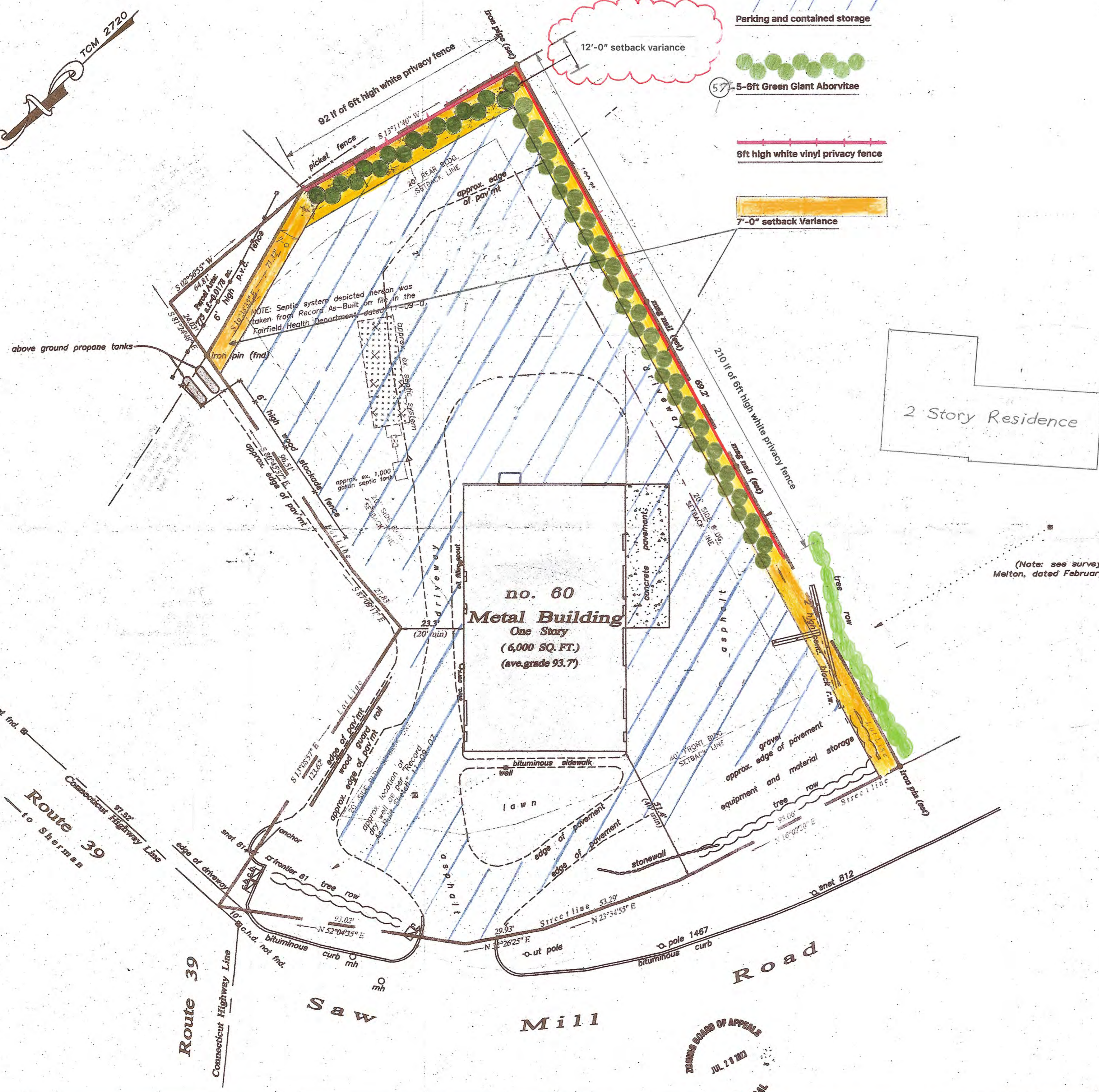
Scale: 1" = 20' February 20, 2021.



To the best of my knowledge and belief, this is substantially correct as noted hereon.  
This document & copies thereof are valid only if they are signed in red ink & bear the signature & embossed seal of the surveyor noted below. Unauthorized alterations render any declaration hereon null and void.

*Robert G. Balaha*  
**Robert G. Balaha**  
Connecticut Professional Land Surveyor  
License No. 14656

prepared by  
**Precision Land Surveys, LLC**  
45 Rock Ridge Road, Hamington, Connecticut 06484, 203-944-0384



(Note: see survey map for Benjamin & Jennifer Melton, dated February 22, 2021 for detailed information)



Route 39  
to Sherman

Route 39  
Connecticut Highway Line

Saw Mill Road

no. 60  
Metal Building  
One Story  
(6,000 SQ. FT.)  
(ave. grade 93.7)

2 Story Residence