

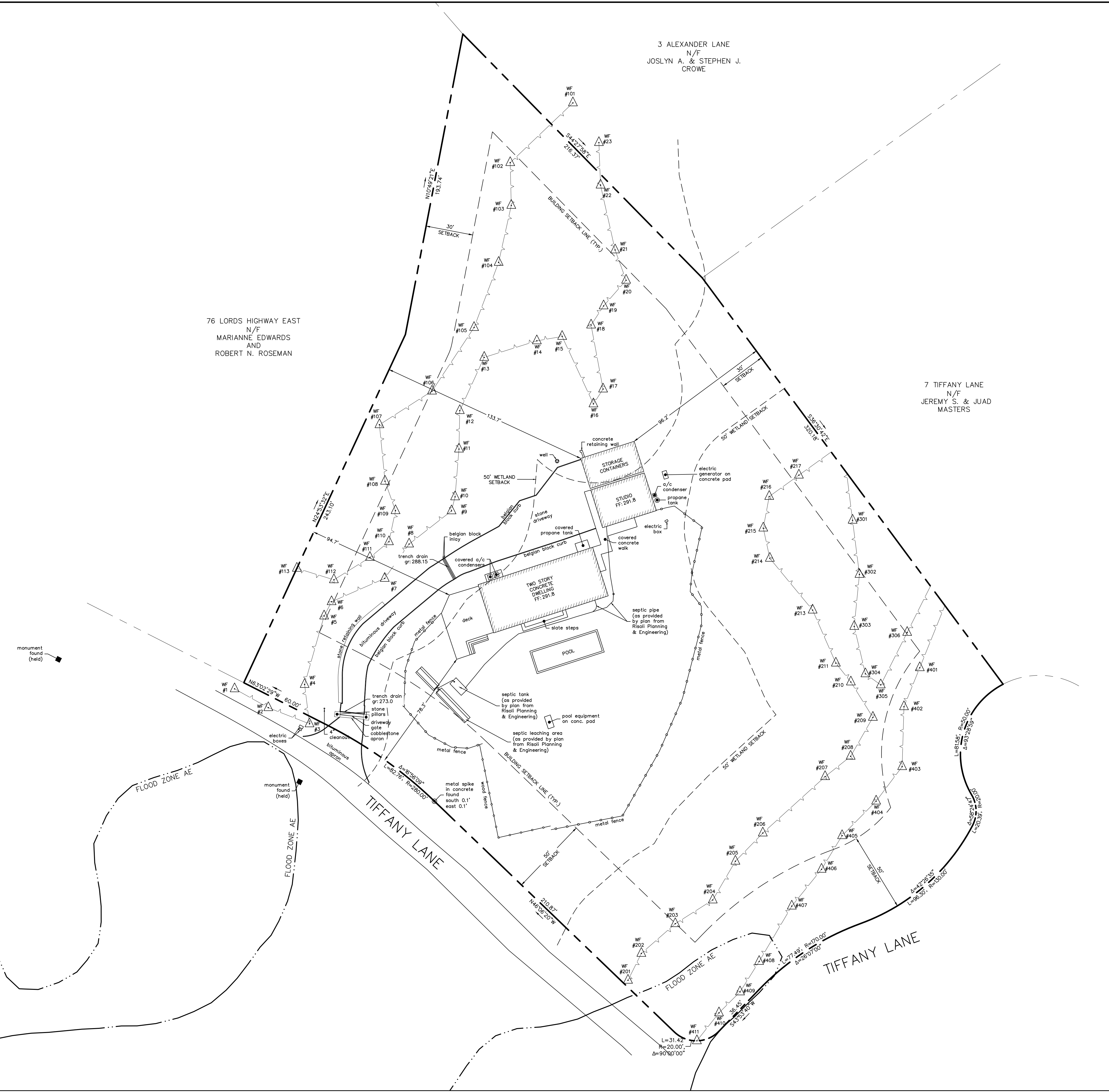
LOCATION MAP
SCALE: 1"=800'

- GENERAL SURVEY NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
 - THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. ELEVATIONS REFER TO NAVD 88 DATUM.
 - BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
 - THIS IS AN IMPROVEMENT LOCATION SURVEY. THE PURPOSE OF WHICH IS TO SHOW AS-BUILT CONDITIONS.
 - PROPERTY IS ALSO KNOWN AS TOWN OF WESTON TAX LOT 128 ON ASSESSORS MAP 16 BLOCK 2.
 - TOTAL AREA = 155,780 SQ.FT. OR 3.576 ACRES
 - PROPERTY LIES IN ZONING DISTRICT "TWO ACRE RESIDENTIAL".
 - A PORTION OF THE PARCEL LIES WITHIN FLOOD ZONE AE (NO ELEV.) AS SHOWN ON FEMA FIRM MAP 090010041F, EFFECTIVE DATE JUNE 18, 2010.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
 - MAP REFERENCE:**
 - PLAN ENTITLED "MAP OF PROPERTY PREPARED FOR CHARLES NIENHOUH, WESTON, CONNECTICUT". SCALE: 1" = 60'. DATED: NOVEMBER 15, 2002; REVISED THRU: JUNE 3, 2003. BY DENNIS A. DELIUS. ON FILE IN THE TOWN OF WESTON CLERK'S OFFICE AS MAP 3625.
 - PLAN ENTITLED "ZONING MAP OF PROPERTY PREPARED FOR CLC ASSET HOLDINGS LLC, 5 TIFFANY LANE, WESTON, CT.". SCALE: 1" = 30'. DATED: 4/26/18. BY DENNIS A. DELIUS.
 - EXISTING SEPTIC SYSTEM INFORMATION SHOWN HEREON WAS OBTAINED THROUGH AN ELECTRONIC FILE PROVIDED BY RISALI PLANNING & ENGINEERING. FOR OFFICIAL AS-BUILT INFORMATION, SEE THE OFFICIAL PLAN FILED AT THE ASPETUCK HEALTH DEPARTMENT.

76 LORDS HIGHWAY EAST
N/F
MARIANNE EDWARDS
AND
ROBERT N. ROSEMAN

7 TIFFANY LANE
N/F
JEREMY S. & JUAD
MASTERS

3 ALEXANDER LANE
N/F
JOSLYN A. & STEPHEN J.
CROWE



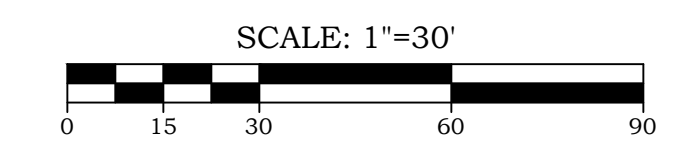
GENERAL REQUIREMENTS
DISTRICT R-2A

	SECTION	REQUIRED	ACTUAL/PROPOSED	CLAIMED EXEMPTIONS/VARIANCES
MIN. LOT AREA	321.4	2.0 ACRES (87,120 S.F.)	3,576 ACRES (155,780 S.F.)	
MIN. RECTANGLE	321.5	170' X 200'	251' X 365'	
MIN. LOT FRONTAGE	321.5	170'	697.3'	
SETBACKS	321.6			
FRONT	321.6	50'	78.3'	
SIDE	321.6	30'	94.7'	
REAR	321.6	30'	330'	
FARMING STRUCTURES	321.1	100'	N/A	
MAX. BUILDING COVERAGE	321.7	15% = 23,367 S.F.	5,967 S.F. (3.8%)	
MAX. BUILDING HEIGHT	321.8	35'	34.6'	

BUILDING HEIGHT CALCULATIONS

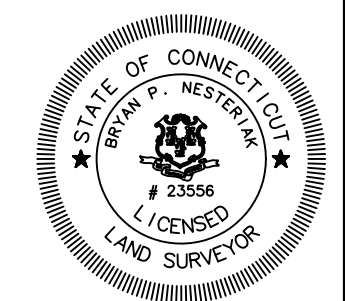
	LENGTH	HEIGHT	PRODUCT
NORTH SIDE:	78.3'	34.1'	2,617.1 SF
SOUTH SIDE:	76.3'	34.3'	2,617.1 SF
EAST SIDE:	32.3'	33.8'	1,159.3 SF
WEST SIDE:	32.3'	35.5'	1,146.7 SF
AVERAGE HEIGHT=	7,524.9 SF/217.2' =		34.6'

No.	Date	REVISION DESCRIPTION
2.	5/24/2023	ADDED EXISTING SEPTIC SYSTEM INFORMATION
1.	5/1/2023	SITE STATISTICS UPDATED



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IMPROVEMENT LOCATION SURVEY
OF
5 TIFFANY LANE
WESTON, CONNECTICUT



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

Date 04/20/2023
Scale 1"=30'
Job No. 851
Drawing No. 1 of 1

BRYAN P. NESTERIAK, PE, LS 23556

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