

NOTES:

1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adapted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. It is an Improvement Location Survey based upon a Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. Total Area = 56,083 sq. ft.; 1.2875 Acres.
5. Parcel is located in Residential Zone 'AA'.
6. Property shown on Assessors map 26, block 9, as tax lot 17.
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted hereon.
8. Underground improvements or encroachments if any are not shown.
9. Reference is hereby made to the Weston Wetland Regulations for proper conservation setback distances per intended use.
10. Wetland and watercourse information extrapolated from Town of Weston Interactive G.I.S. application. For more specific inland wetland determinations a licensed soil scientist should be consulted.
11. Deed Reference: Vol. 188, Pg. 767; Vol. 240, Pg. 512.
12. The word 'certify' is understood to be an expression of professional opinion by the Land Surveyor which is based on his or her best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.
13. Building dimensions shown are for coverage purposes only and are not to be used for construction.
14. The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based upon the municipal, federal, and/or state departmental interpretation and/or changes in regulations affecting setbacks. The municipal zoning enforcement officer has current knowledge and authority in this determination and must be consulted prior to design and/or building of improvements on the property.
15. Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.
16. Map References:
 A. Property shown a certain map entitled,
 "Map of Stonybrook"
 Weston Land Records Map No. 313
 Scale 1" = 100', Aug. 1939
 By W.J. Wood Jr. C.E. & L.S.

Non - Exclusive Easement "B"
(area = 1,555 sq. ft.)

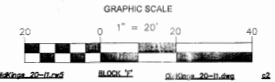
Non - Exclusive Easement "A"
(area = 232 sq. ft.)

PROPOSED PLOT PLAN
 PREPARED FOR
CRAIG L. COHEN
 20 OLD KINGS HIGHWAY
 WESTON, CONNECTICUT
 SCALE 1 in. = 20 ft. 9 OCTOBER 2023
 LEONARD SURVEYORS LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY

LEONARD SURVEYORS LLC
 830 POST ROAD EAST
 WESTPORT, CONNECTICUT 06890
 PHONE: (203) 226-7981
 FAX: (203) 469-1632

REVISION TABLE	
DATE	DESCRIPTION

GENERAL REQUIREMENTS				
DISTRICT 8-2A				
MIN. LOT AREA	SECTION	REQUIRED	ACTUAL	PROPOSED
321.4	2	ROFF	129.40RE	
MIN. RECTANGLE	321.0	100' x 200'	100' x 200'	
MIN. LOT FRONTAGE	321.0	50'	115.69'	
SETBACKS	321.0	-	41.3'	
FRONT	321.0	30'	22.2'	17.0'
REAR	321.0	30'	263.2'	
PAVEMENT	321.0	100'	103.4'	
MAX. BLDG. COVERAGE	321.7	15%	5.33% / 5.75% (incl. ROW)	5.84% / 6.10% (incl. ROW)



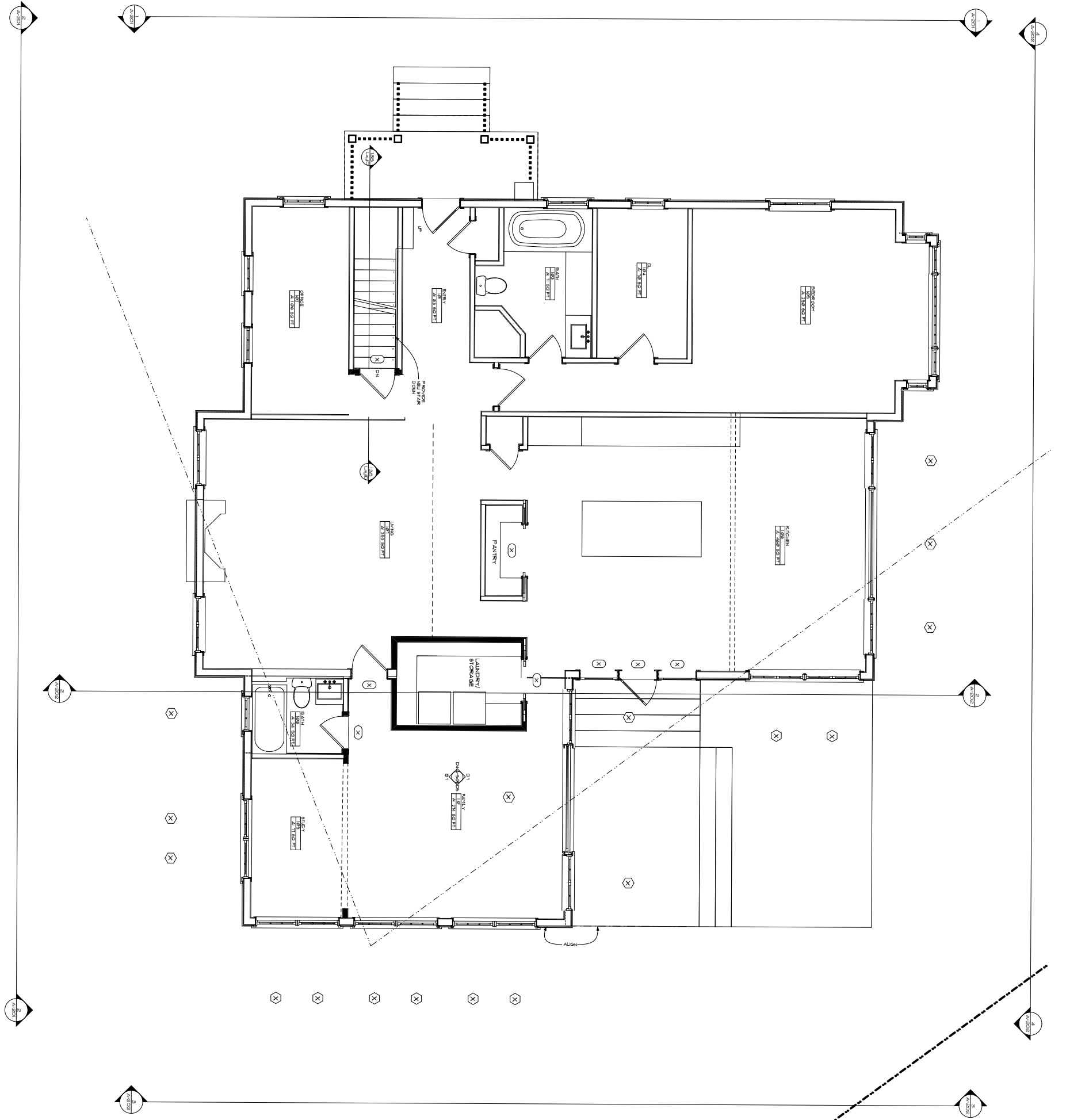
CHARLES L. LEONARD IV, L.S., CONN. REG. No. 20886

SK-27

Project Title: COHEN RESIDENCE 2312
 Drawing Title: SITE SURVEY
 Scale: 1" = 50'
 Date: <DATE OF ISSUE>



STONEY-DISSTON ARCHITECTS, LLC
 55 BRIDGE ROAD S.
 WESTON, CT 06883
 203-515-9989
 JStoney@stoney.net



SK-21

Project Title:
COHEN RESIDENCE

Drawing Title:
1ST FLOOR PLAN

2312

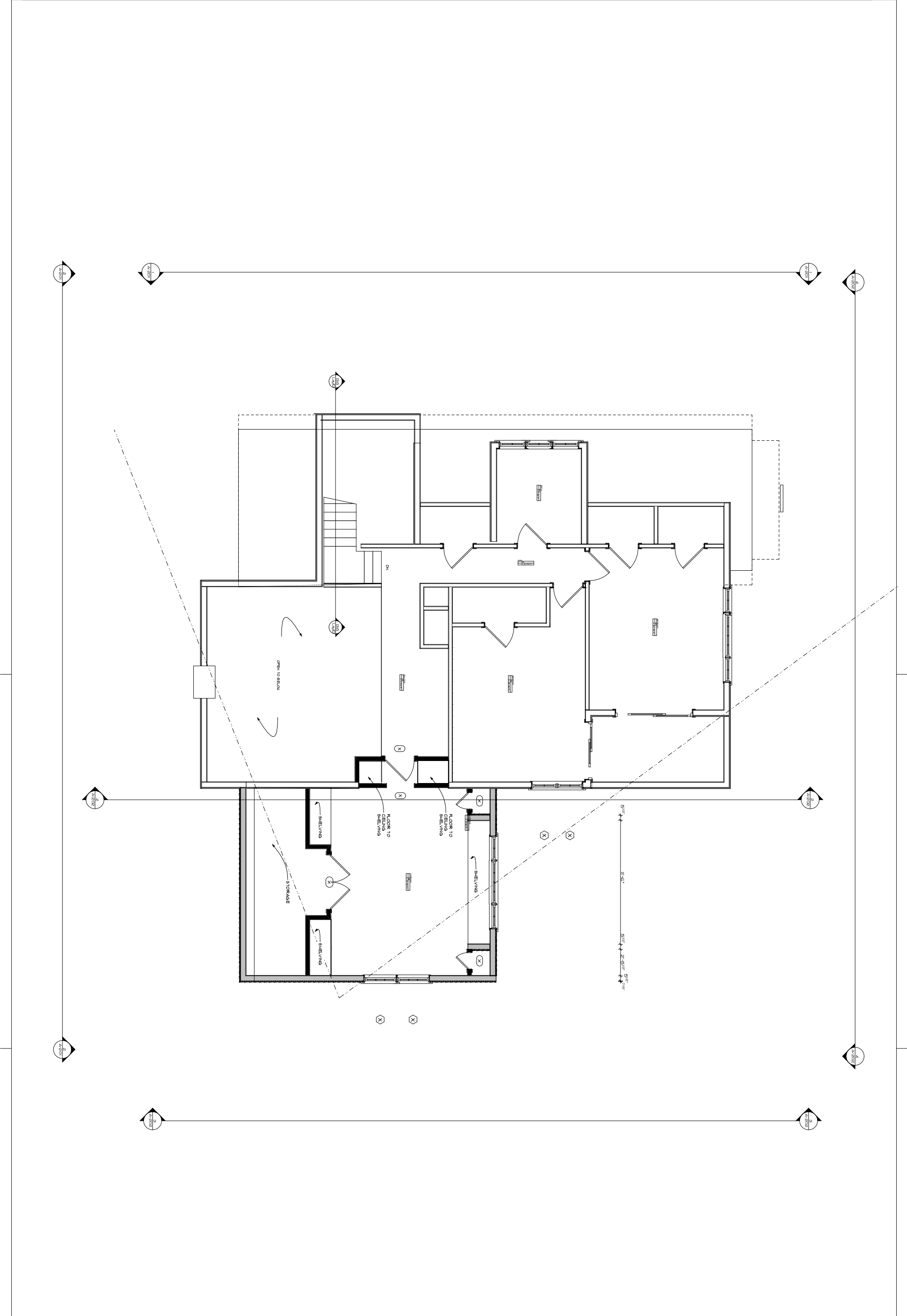
Scale:
1/8" = 1'-0"

Date:
2/21/24



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SK-22

Project Title:
COHEN RESIDENCE

2312

Scale:
1/8" = 1'-0"

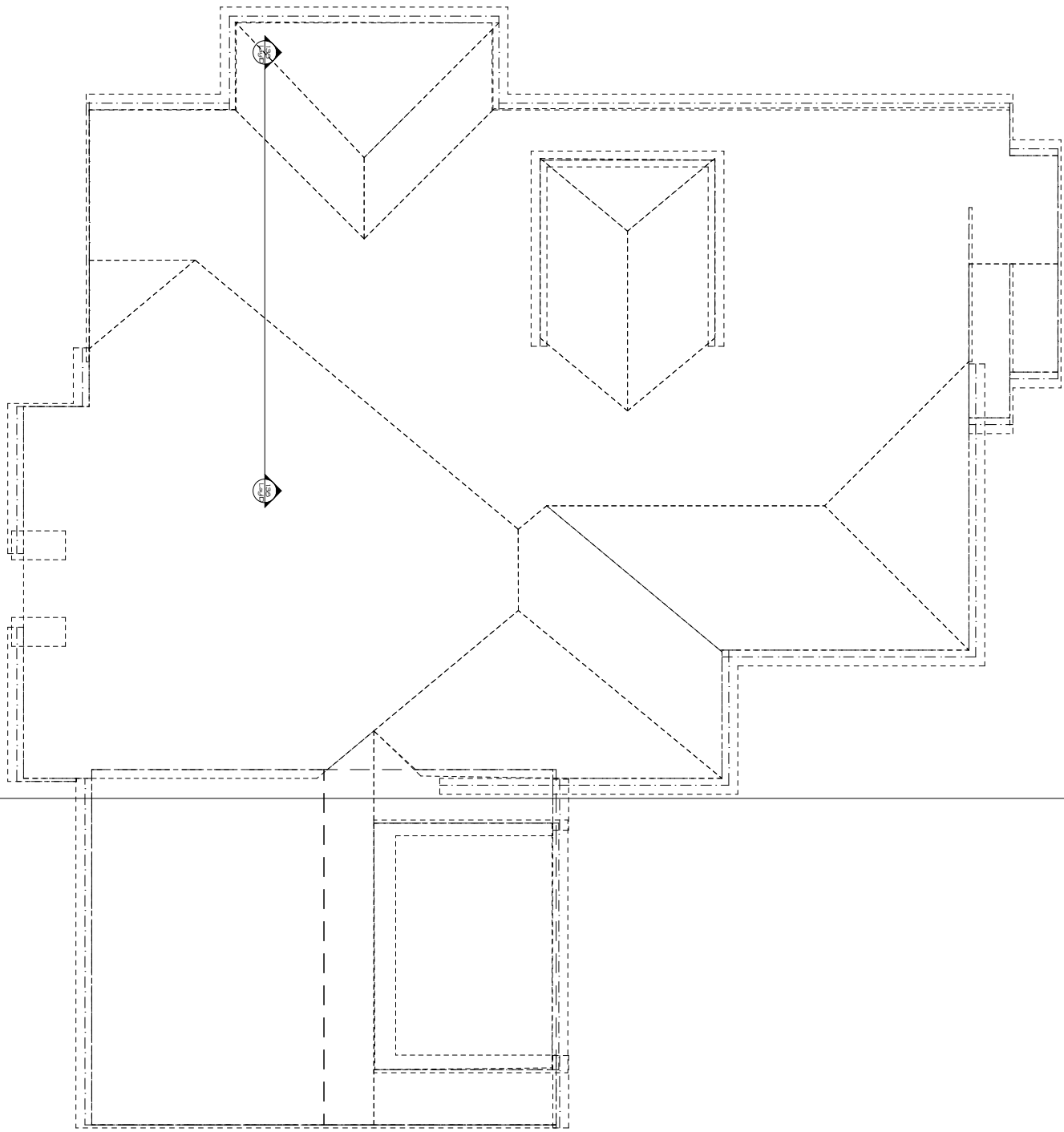
Drawing Title:
2ND FLOOR PLAN

Date:
2/21/24



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SK-23

Project Title:
COHEN RESIDENCE

2312

Scale:
1/8" = 1'-0"

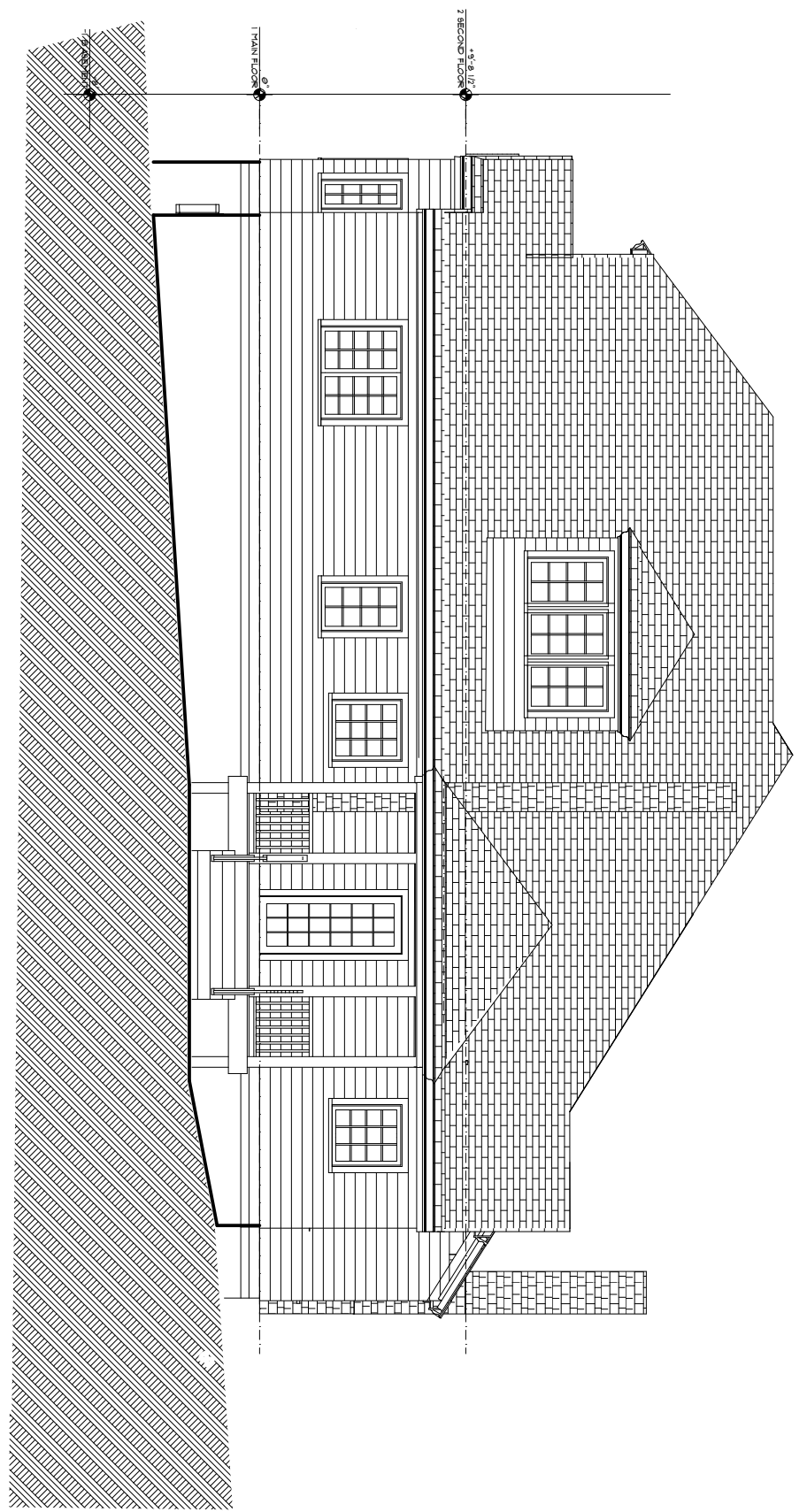
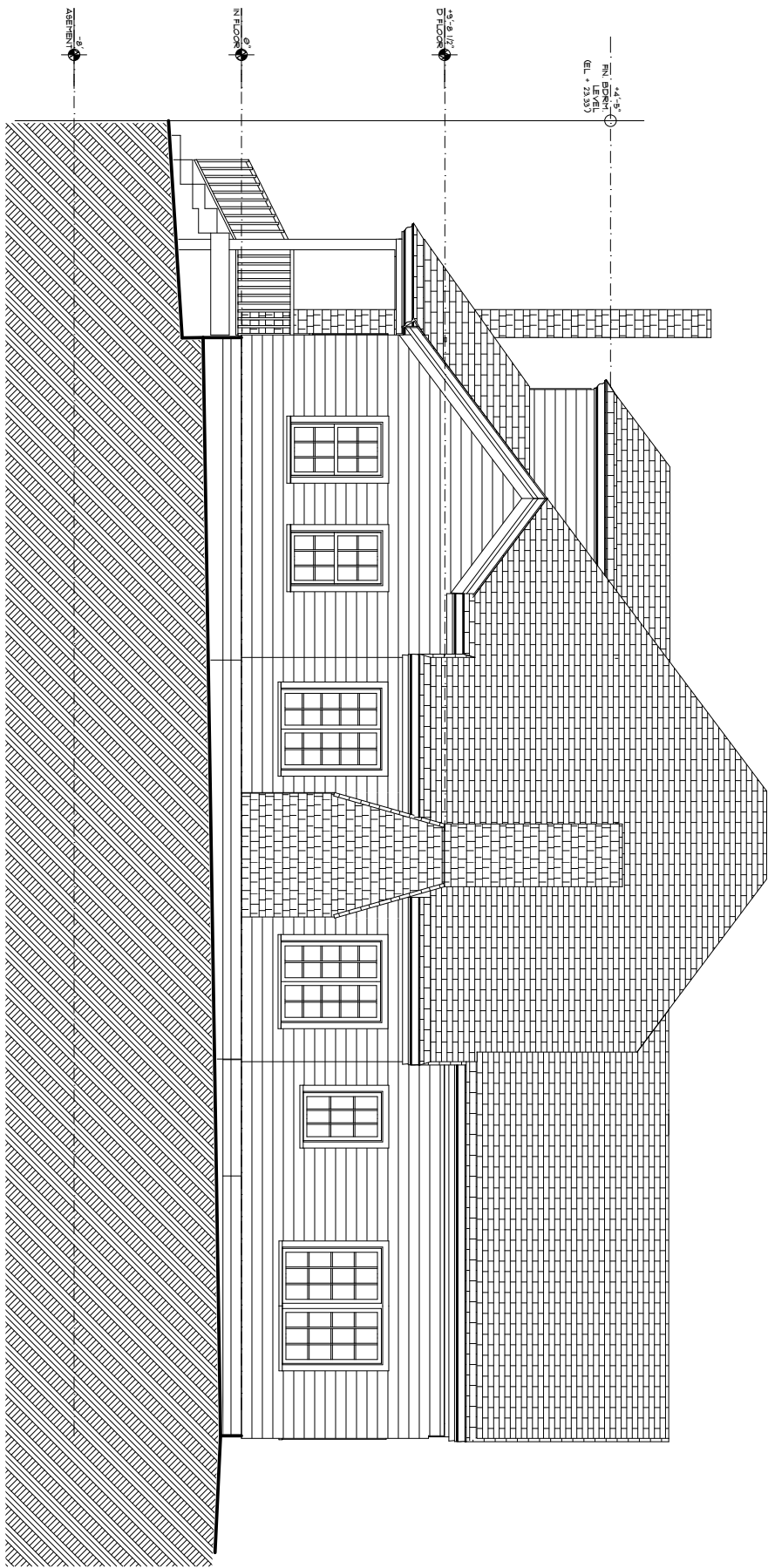
DrawingTitle:
ROOF PLAN

Date:
2/21/24



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SK-24

Project Title:
COHEN RESIDENCE

2312

Scale:
1/8" = 1'-0"

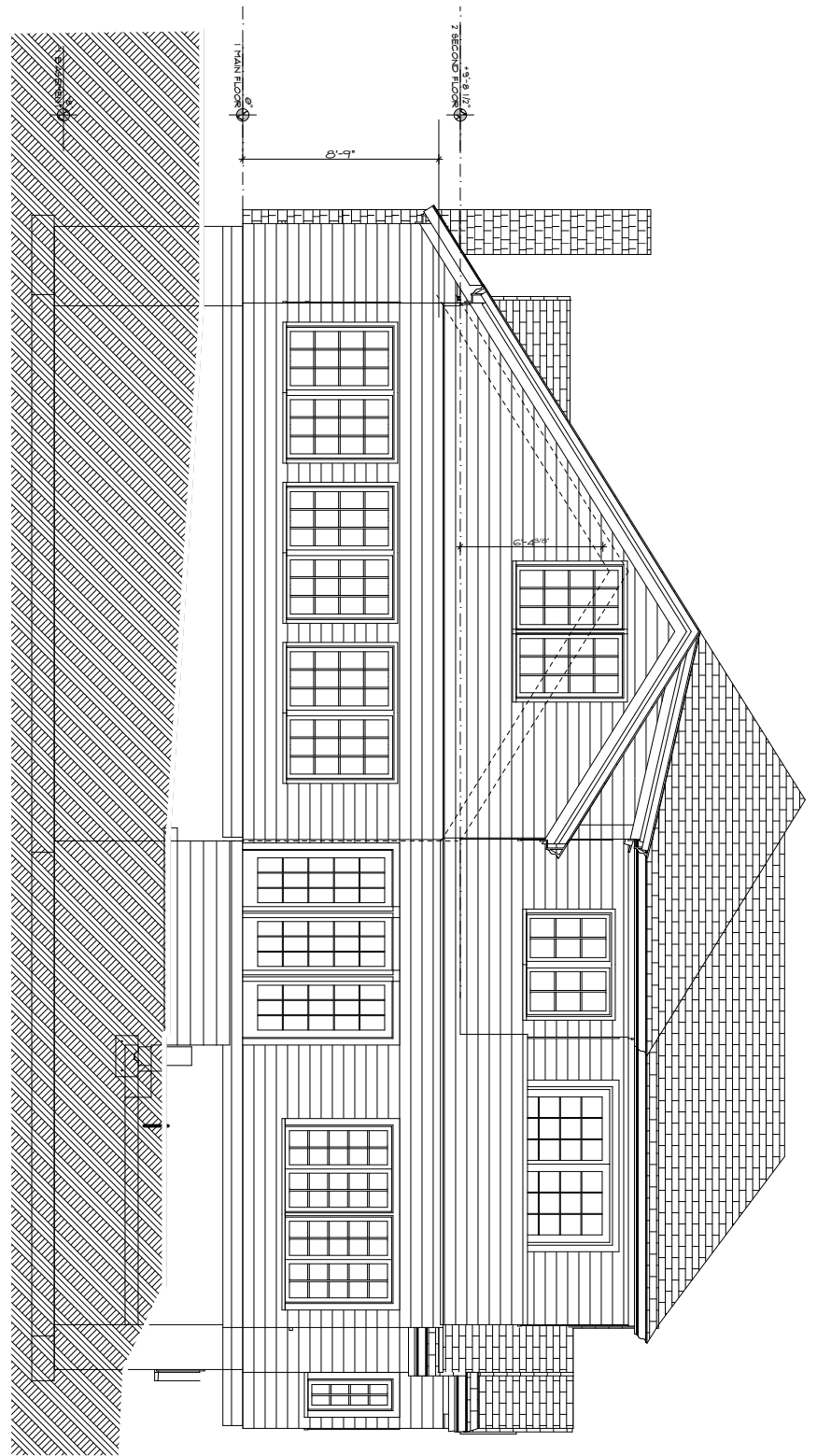
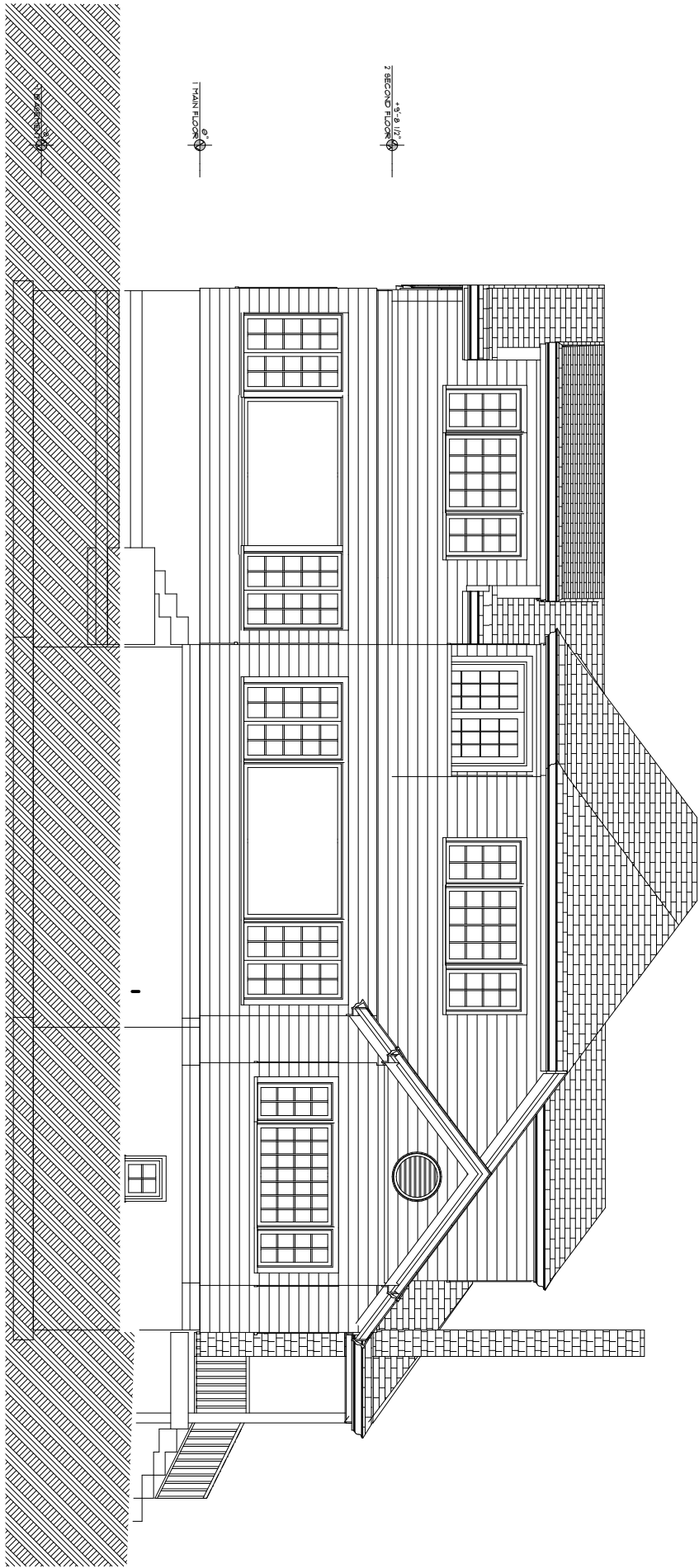
Drawing Title:
N & W ELEVATIONS

Date:
2/21/24



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SK-25

Project Title:
COHEN RESIDENCE

2312
1/8" =

Scale:
1'-0", 1/4" = 1'-0"

Drawing Title:
S & E ELEVATIONS

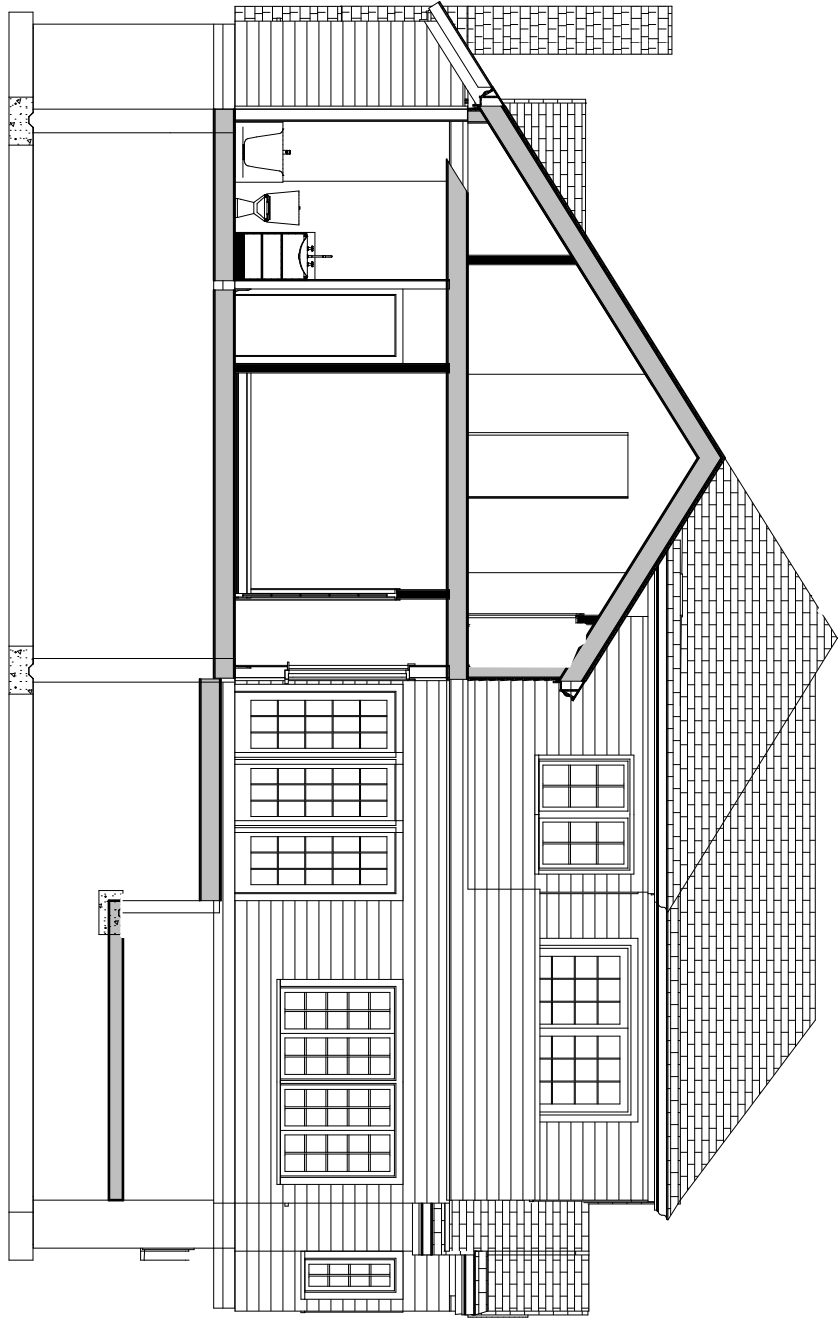
Date:
2/21/24



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1 SECTION THROUGH STORAGE
SCALE: 1/8" = 1'-0"



SK-26

Project Title:
COHEN RESIDENCE

2312

Scale:
1/8" = 1'-0"

DrawingTitle:
SECTION

Date:
2/21/24



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