

GENERAL REQUIREMENTS DISTRICT R-2A	SECTION	MIN. REQUIRED MAX. ALLOW	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS	CLAIMED EXEMPTION / VARIANCE
MIN. LOT AREA	321.3	2 Acres	4,0042 Acres			
MIN. RECTANGLE	321.4	170'x200'	170'x200'			
MIN. LOT FRONTAGE	321.4	170'	825.96'			
SETBACKS	321.5	-	-			
FRONT	321.5	50'	57.8 to 90' Slope Coach Rd 156.7 to Kellogg Hill rd.			
SIDE	321.5	30'	144.3'			
REAR	321.5	30'	185.9'			
WATERCOURSE/WETLAND LINE	321.7	50'	66.4'			
WALL OR FENCE	313.2	20'	-			
MAX. BUILDING COVERAGE	321.6	15 %	3.15 %			
MAX. BUILDING HEIGHT	321.7	35'	23.07' for Garage			

LOT	
GROSS LOT AREA	174,423 SQ. FT.
ROAD, RIGHT OF WAY, ACCESS WAY	0 SQ. FT.
ABOVE-GROUND UTILITY EASEMENT	-
EXCLUSIVE-USE EASEMENT	-
LAND UNDER WATER OR VERY POORLY DRAINED IN EXCESS OF 20% OF TOTAL	-
NET LOT AREA	174,423 SQ. FT.

AREA OF FLAGGED WETLANDS = 18,984 SQ. FT.

AVERAGE GRADE AROUND RESIDENCE:
 250.0+247.1+246.7+246.8+247.0+250.6+253.9+254.8+
 252.6+252.4+251.9+251.5+251.5+251.4+256.3+251.3 = 4,015.8/16 = 250.99

ELEVATION OF RESIDENCE ROOF RIDGE = 276.18

HEIGHT OF RESIDENCE:
 ELEVATION OF RESIDENCE ROOF RIDGE - AVERAGE GRADE = 276.18-250.99 = 25.19 FEET

AVERAGE GRADE AROUND GARAGE:
 254.5+254.6+255.8+256.0+260.7+257.1+257.1 = 1,795.8/7 = 256.54

ELEVATION OF GARAGE ROOF RIDGE = 279.56

HEIGHT OF GARAGE:
 ELEVATION OF GARAGE ROOF RIDGE - AVERAGE GRADE = 279.56-256.54 = 23.02 FEET

ELEVATION OF FRONT DOOR SILL FOR RESIDENCE = 252.78
 ELEVATION OF GARAGE FLOOR = 257.12

EXISTING BUILDING COVERAGE:
 RESIDENCE, PORCH & DECKS 4,941.5 SQ. FT.
 GARAGE 1,229.8 SQ. FT.
 COTTAGE 552.5 SQ. FT.
 POOL HOUSE 458.4 SQ. FT.
 SHED 23.9 SQ. FT.
 TOTAL EXISTING BUILDING COVERAGE 7,205.9 SQ. FT./174,423 SQ. FT. = 4.13 %

PLANT SCHEDULE				
KEY	QTY	LATIN NAME	COMMON NAME	SIZE
Grasses				
CAP	170	Carex pensylvanica	Sedge Grass	1G
JE	37	Juncus effusus	Common Rush	1G
Fern				
MS	29	Matteuccia struthiopteris	Ostrich Fern	1G
OSC	16	Osmunda cinnamomea	Cinnamon Fern	1G
Perennials				
AC	9	Aquilegia canadensis	Columbine	1QT
IRV	7	Iris versicolor	Blue Flag Iris	1G
LOC	9	Lobelia cardinalis	Cardinal Flower	1QT
MF	11	Monarda fistulosa	Bee Balm	1QT
Shrubs				
AML	3	Amelanchier lamarckii	Serviceberry	6G
CA	15	Clethra alnifolia	Summersweet	3G
COR	5	Cornus racemosa	Gray Dogwood	3G
HAV	3	Hamamelis vernalis	Witch Hazel	6G
IV	7	Ilex verticillata	Winterberry	2G
VIT	6	Viburnum trilobum	Mapleleaf Viburnum	36-42" B/B
Trees				
NS	1	Nyssa sylvatica	Tupelo/Sour Gum	2-2.5" caliper

PARCEL "A"
 AREA = 174,423 SQ. FT.
 or 4.0042 ACRES

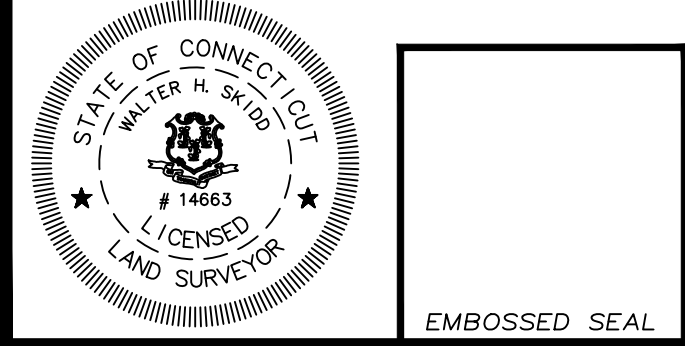
THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

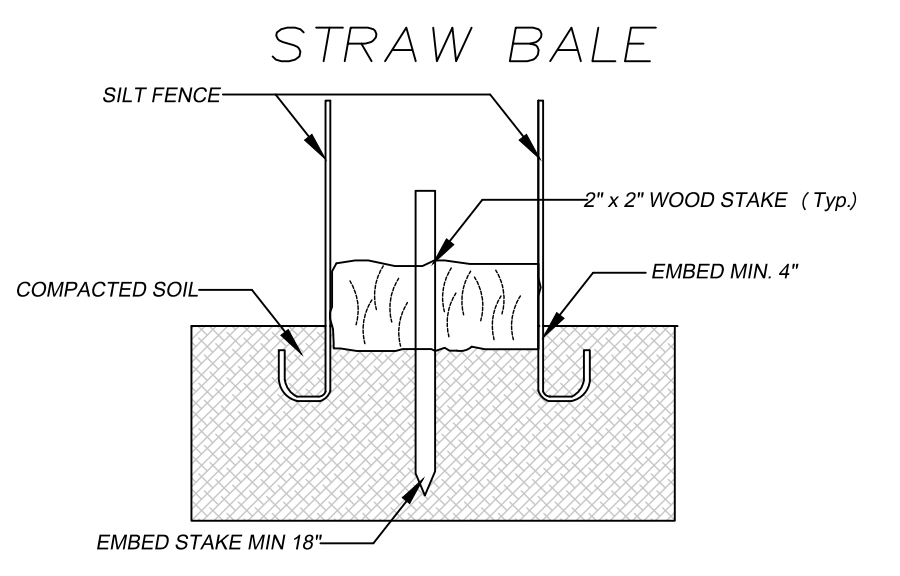
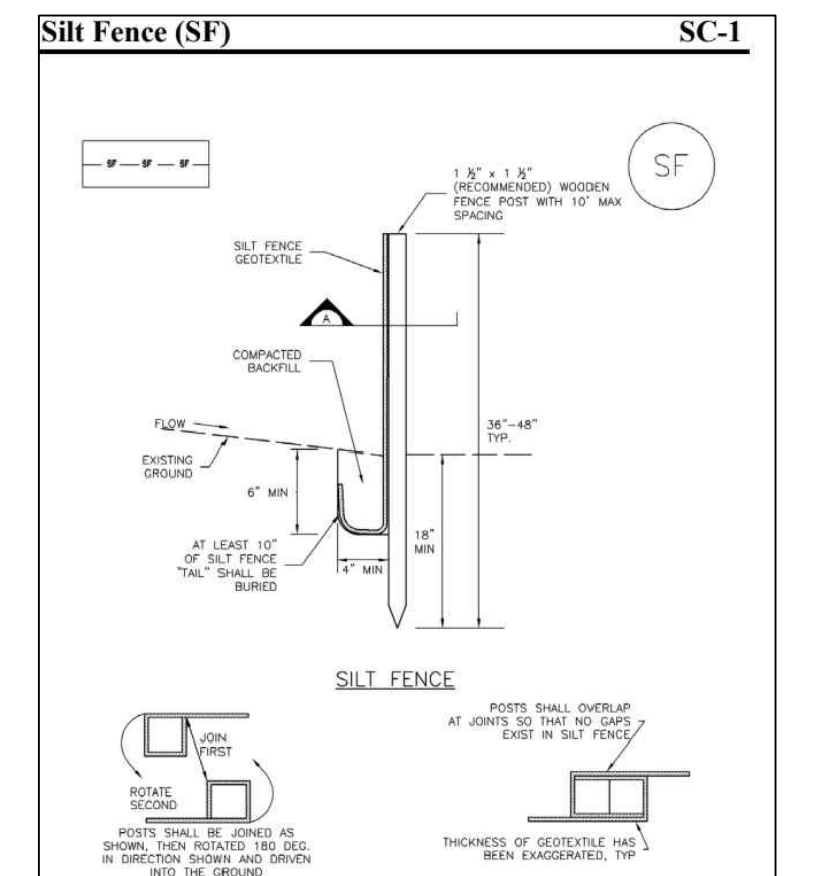
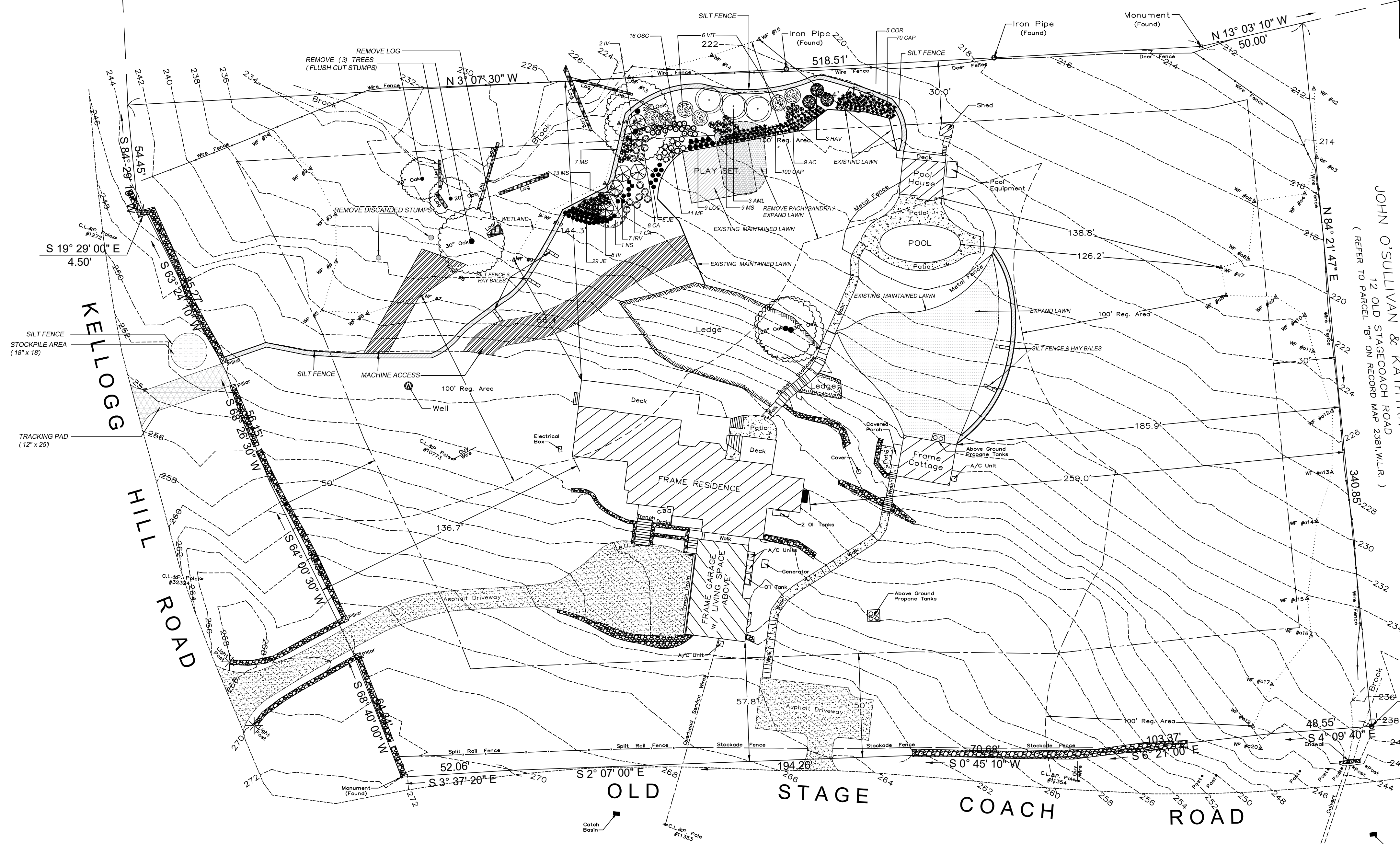
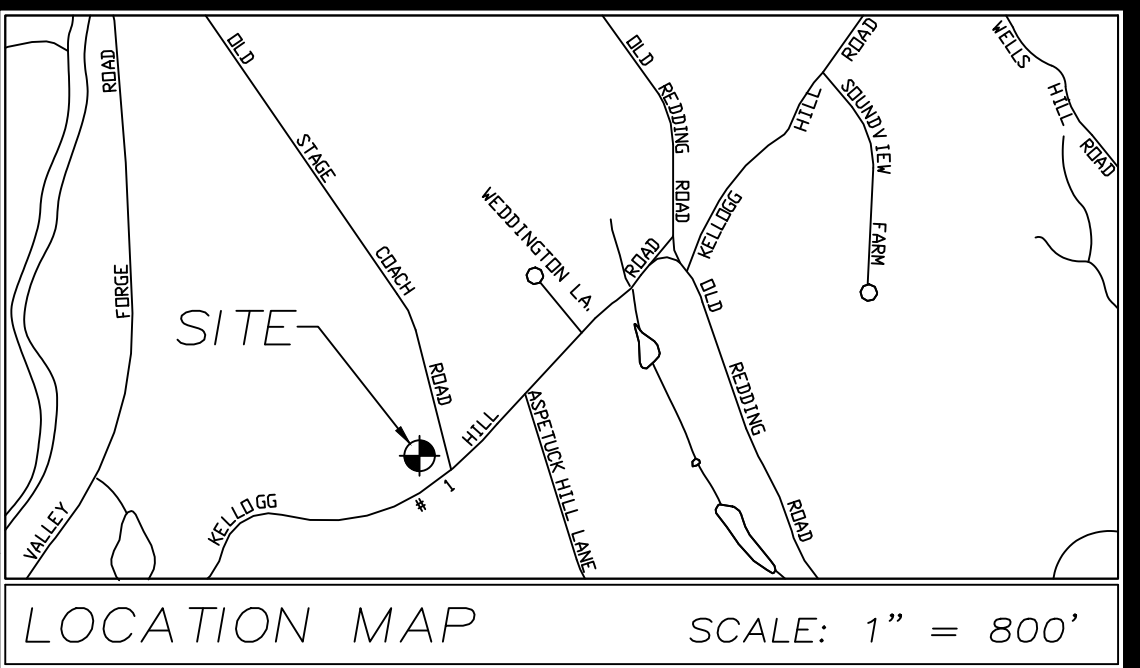
THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.



NOW OR FORMERLY LAND OF
DAVID CARP & BLAIR CARP
 40 KELLOGG HILL ROAD
 (REFER TO LOT #4 ON RECORD MAP #2914.W.L.R.)

NOW OR FORMERLY LAND OF
SCOTT MORVILLO & DEBORAH A. MORVILLO
 38 KELLOGG HILL ROAD
 (REFER TO LOT #5 ON RECORD MAP #3798.W.L.R.)



- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 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 TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP. ZONING, THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
 - THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
 - THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO APPROXIMATE NAVD'88 DATUM.
 - THE SUBJECT PROPERTY IS SHOWN AS TAX MAP 18, BLOCK 2, TAX LOT 6
 - THE SUBJECT PROPERTY IS LOCATED IN 'R-2AC' RESIDENCE ZONE.
 - THE SUBJECT PROPERTY IS OWNED BY JEREMY COVINO & SUSAN DELORY REFER TO RECORD DEED VOL. 661, PG. 104 ON FILE IN THE OFFICE OF THE WESTON TOWN CLERK.
 - WETLAND LINE FLAGGED BY JMM WETLAND CONSULTING SERVICES, LLC ON

- MAP REFERENCE:
- RECORD MAP # 2381.W.L.R. ENTITLED "MAP OF PROPERTY PREPARED FOR MARIE H. SCHACHTE WESTON, CONN. SCALE 1in. = 80ft. OCT. 24, 1975" CERTIFIED SUBSTANTIALLY CORRECT BY RICHARD W. PLAIN, L.S. CONN. REG. #8172.
 - RECORD MAP # 968.W.L.R. ENTITLED "MAP OF PROPERTY TO BE ACQUIRED BY MARIE H. SCHACHTE WESTON, CONN. SCALE 1" = 40" CERTIFIED SUBSTANTIALLY CORRECT BY MILTON J. GOODMAN, P.E. & L.S. DATED: JUNE 24, 1954.
 - RECORD MAP # 646.W.L.R. ENTITLED "MAP OF PROPERTY OF ESTHER ROOT ADAMS TO BE CONVEYED TO CURTIS G. BENJAMIN SCALE 1" = 40' JULY 14, 1950 AREA = 8 36/100 ACRES" CERTIFIED SUBSTANTIALLY CORRECT B.J. SHALOMIS.
 - RECORD MAP # 3798.W.L.R. ENTITLED "PROPERTY SURVEY & PROPERTY LINE CHANGE MAP PREPARED FOR RICHARD & LAURA NICHOLS AND DANIEL CROWN 38 & 36 KELLOGG HILL ROAD WESTON, CONNECTICUT SCALE: 1" = 40' DATE: 10/31/07 ... REVISED TO 8/25/11" CERTIFIED SUBSTANTIALLY CORRECT BY PAUL A. BRAUTIGRAM, L.S. CONN. REG. No. 15166.
 - RECORD MAP # 1163.W.L.R. ENTITLED "MAP OF PROPERTY FOR HENRY M. SCHACHTE WESTON, CONN. SEPT. 1956 SCALE 1" = 40" CERTIFIED SUBSTANTIALLY CORRECT MARTIN J. CASASSE, SURVEY.

LANDSCAPE IMPROVEMENT & WETLAND MITIGATION

PREPARED FOR
Jeremy Covino & Susan Delory
 44 KELLOGG HILL ROAD
 WESTON, CONNECTICUT

SCALE: 1" = 30' MARCH 13, 2024

GRAPHIC SCALE
 0 15 30 60

Craig E. Kopfmann
 Certified Landscape Professional

Craig E. Kopfmann

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