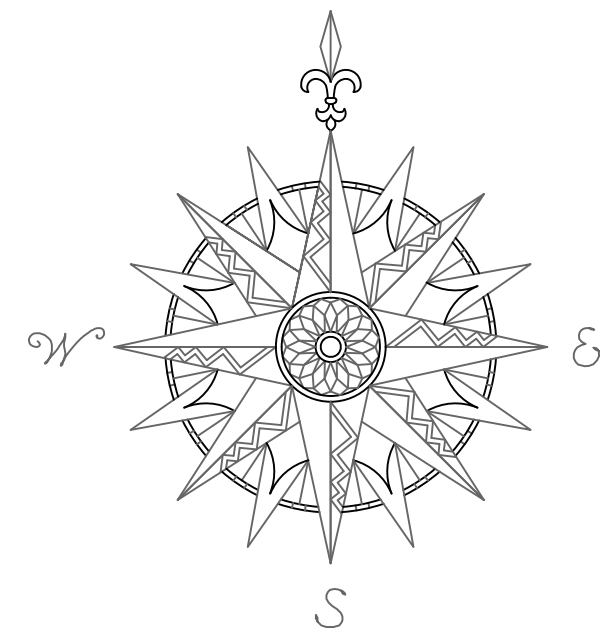


20 Hillcrest – Pool, Patio Walkway Retaining Wall - Leone CC 23-09 Modification Request 8-27-2023

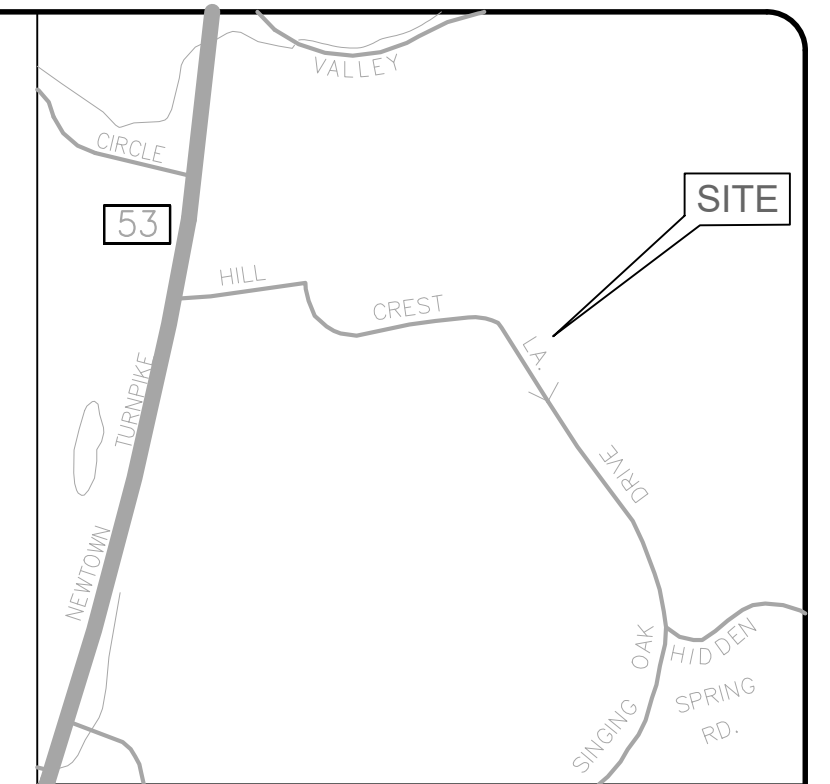


NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON REF. MAP #1 BELOW.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. OWNER OF RECORD: JOSEPH & IRINA LEONE
11. SUBJECT PARCEL IS IN 2 ACRE ZONE.
12. THIS PARCEL IS KNOWN AS BLOCK 1 LOT 16 ON ASSESSOR'S MAP 8.
13. SEPTIC INFORMATION DEPICTED IS TAKEN FROM INFORMATION PROVIDED BY OTHERS. THE LOCATION SHOULD BE CONSTRUED AS APPROXIMATE AND NOT FROM ACTUAL FIELD LOCATIONS AND DIMENSIONS FROM SEPTIC SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
14. WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY ALEKSANDRA MOCH PROFESSIONAL SOIL SCIENTIST MARCH 2023.

MAP REFERENCES:

1. "SUBDIVISION MAP PREPARED FOR HILL CREST SUBDIVISION WESTON, CONNECTICUT" SCALE: 1"=50' NOV. 18, 2002 W.L.R. #36041

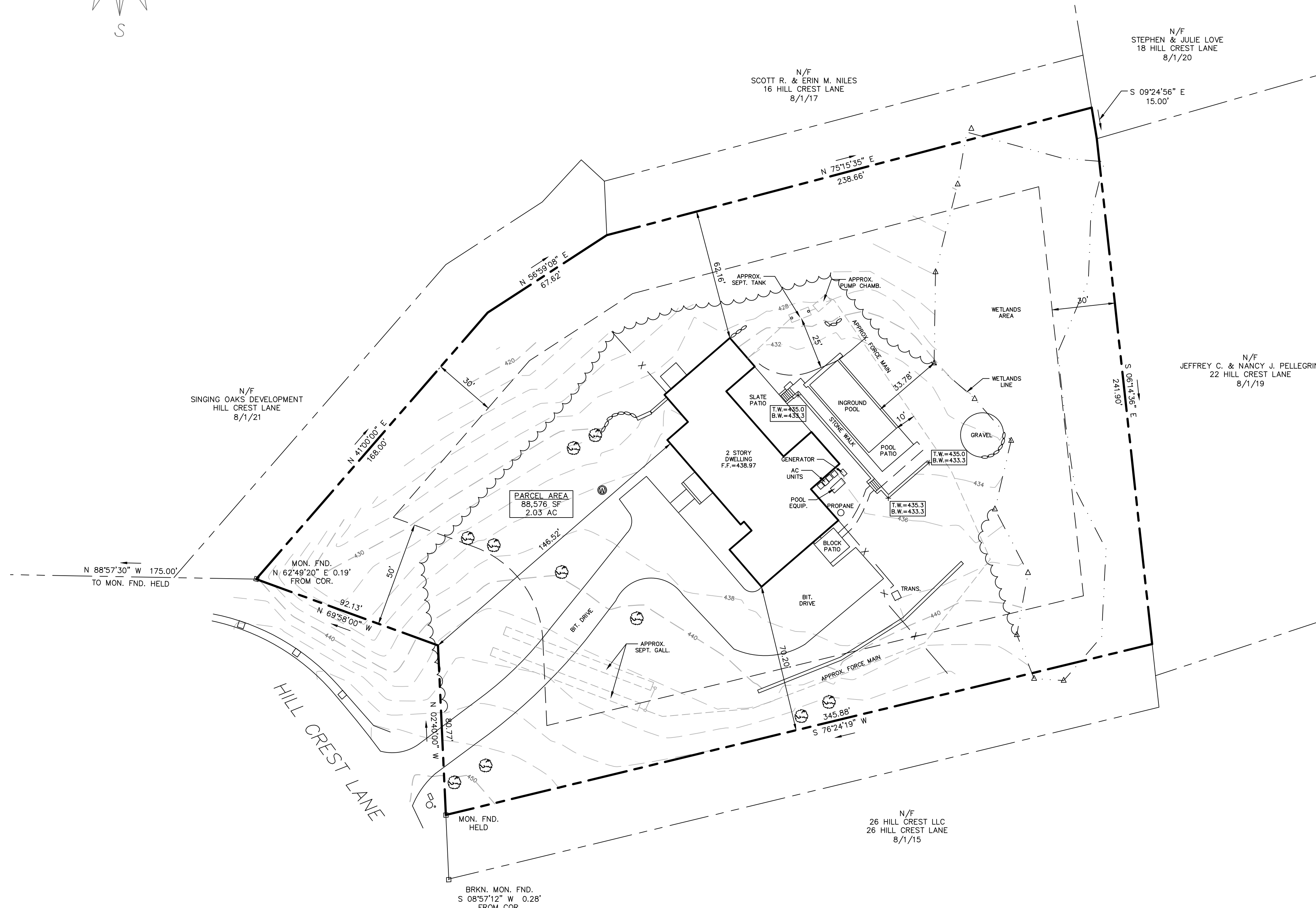


LOCATION MAP
NTS

WESTON ZONE TABLE (DISTRICT R-2)		
STANDARDS	REQUIRED	EXISTING
MIN. LOT AREA	2 AC.	2.03 AC
MIN. RECTANGLE	170' X 200'	> 170' X 200'
MIN. LOT FRONTAGE	170'	172.90'
MAX. BLDG. COVERAGE	15 %	5.8 %
SETBACKS:		
FRONT	50'	146.52'
SIDE	30'	62.16'
REAR	30'	> 30'
WATERCOURSE	50'	-
MAX. BLDG. HEIGHT	35'	31' ±

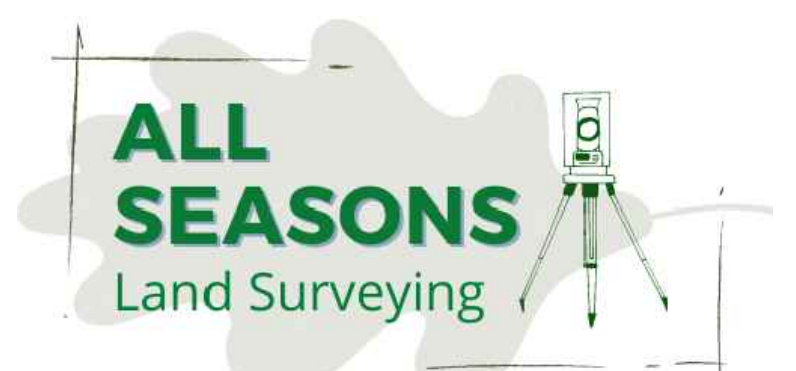
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- TREE LINE
- WETLAND LINE
- EXISTING GUIDE RAIL
- EXISTING STONE WALL
- EXISTING SANITARY SEWER MAIN
- EXISTING FENCE
- EXISTING WELL
- TREE SYMBOLS
- MONUMENT



**ZONING LOCATION SURVEY
POOL AS-BUILT
PREPARED FOR
JOSEPH & IRINA LEONE
20 HILL CREST LANE**

COPYRIGHT © 2024
SCALE: 1" = 30' AUGUST 6, 2024
REVISED: AUGUST 8, 2024 - ADD WALL ELEVATIONS
PROJ. NO.: 0664



LAND SURVEYING - LAND PLANNING
44 Fair Street Wallingford, CT 06492
1 John Street Millerton, NY 12546
Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

