

GUERON, MARC & NAVA

34 CANNON ROAD
WILTON, CT 06897

SEPTIC LOCATION & INSPECTION

1" = 30'

9/26/2015

J. THOMAS

EXCAVATING, LLC
5 Hayes Avenue - East Norwalk, CT 06855

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Phone (203) 838-2183

DANBURY - NORWALK BRANCH OF METRO NORTH RAILROAD LINE

EASEMENT IN FAVOR OF THE CONNECTICUT
LIGHT AND POWER COMPANY PER VOL. 50 PG. 29

APPROX. 210 L.F. OF LEACHING SYS.
COMPRISED OF 160 L.F. OF 12"
INFILTRATOR (TYPE) SYSTEM AND
ANOTHER 50' OF 4" PERFORATED
PIPE IN STONE LEACHING TRENCH.
SYSTEM IS WORKING PROPERLY
AND IS 85% FULL.

LOT 2 AND PARCEL X
AREA: 317,433 S.F. =
7.2873 AC.
(INCLUDES CONSERVATION EASEMENT)
RB ZONE

LOT 3
AREA: 86,982 S.F. =
1.9968 AC.
R-2A ZONE

NOTES:

- This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is a Resurvey conforming to Horizontal Accuracy Class A-2. The Topographic Accuracy conforms to Class T-2.
- Elevations are referenced to National Geodetic Datum of 1929.
- Underground utilities taken from maps and measurements by others and require field verification by the individual utility companies prior to any construction. Utilize "CALL BEFORE YOU DIG" to mark underground utilities prior to construction.
- 100 year flood zone line taken from Flood Insurance Rate Map Town of Wilton Community Panel Number 060020 0004 B with an effective date of Nov. 17, 1982 by the Federal Emergency Management Agency.
- Wetland Limit line delineated by Cynthia Rabinowitz, Soil Scientist on April 20, 2004.
- Property subject to Zoning Variances per Vol. 295 Pg. 155 and Vol. 322 Pg. 285.
- Property subject to a Special Permit per Vol. 324 Pg. 100.
- Conservation Easement subject to conditions in Deed of Conservation Easement in Vol. 794 Pg. 21.
- Property subject to conditions for Change of Zone Application as recorded in Vol. 795 Pg. 339.
- This map indicates that no property corners were set.
- Lot 2 together with a right of way over the asphalt drive to Cannon Road as shown on Town Clerk Map No. 3653.
- Lot 1 is together with a Septic Easement over Lot 2 per Vol. 341 Pg. 26.
- Floodway Flood Boundary and Floodway Map Town of Wilton, Connecticut Panel 4 of 8 Community-Panel Number 090020 0004 with an effective date of Nov. 17, 1982 by the Federal Emergency Management Agency (F.E.M.A.).

LEGEND

- | | | |
|--------|----------------------------------|--------------------|
| FO | PROPERTY LINE | |
| — | FIBER OPTICS LINE | |
| — | C L & P EASEMENT LINE | |
| 12" | STORM DRAINAGE PIPE | |
| OH—OH— | OVERHEAD SERVICE WIRES | |
| W—W— | WATER LINE | |
| S—S—S— | SANITARY SEWER PIPE | |
| — | ASPHALT CURB LINE (UNLESS NOTED) | |
| — | EDGE OF PAVEMENT | |
| CB | CATCH BASIN | |
| M.H. | MANHOLE | |
| LP | LIGHT POLE | |
| X—X— | CHAIN LINK OR WIRE FENCE | |
| ○○○○○○ | STONEWALL | |
| — | EXISTING CONTOUR | |
| — | SPLIT RAIL FENCE | |
| — | WOOD STOCKADE OR PICKET FENCE | |
| — | RETAINING WALL | |
| ⑧ | NUMBER OF PARKING SPACES IN BAY | |
| — | CHANNEL ENCROACHMENT LINE | |
| — | 100 YEAR FLOOD LINE | |
| — | MUNICIPAL ZONE LINE | |
| MW | MONITORING WELL | |
| S | SIGN | |
| — | WETLAND LINE WITH FLAG | |
| — | HT—HT— | HIGH TENSION WIRES |
| — | EDGE OR RIVER | |

TREES
A ASH
C CEDAR
E ELM
F FIR
M MAPLE
O OAK
P PINE

MAP REFERENCES:

- Topographic Map of Property prepared for Cannondale Village Company, Wilton, Conn., scale: 1" = 40' dated Nov. 18, 1988 and revised to March 18, 1992 by Leo Leonard.
- Revised Lot Layout prepared for June Havoc, Wilton, Conn., scale: 1" = 40' dated Oct. 3, 1978 by Leo Leonard, Wilton Town Clerk Map No. 3653.
- Map of Property for Ralph Gregory, Wilton, Conn., scale: 1" = 40' dated Nov. 13, 1951 by Leo Leonard, Jr., Wilton Town Clerk Map No. 1271.
- Map of Property prepared for Harry J. Clark, Jr., Wilton, Connecticut, scale: 1" = 20' dated Nov. 16, 2000 by Roland H. Gardner.
- Location of Right of Way of The Connecticut Light and Power Company across the property of Ralph S. Gregory, Wilton, Connecticut, scale: 1" = 100' dated Aug. 1947, Wilton Town Clerk Map No. 565.
- Right of Way and Track Map New York New Haven and Hartford R.R. Co. from Danbury to South Norwalk, scale: 1" = 100' dated June 30, 1915 No. V58-69 Sheet 15.
- State of Connecticut Department of Environmental Protection - Water Resources Unit, Norwalk River Channel Encroachment Lines, Wilton, Connecticut, scale: 1" = 200' dated Jan. 2, 1990 by Kasper Associates, Inc., Wilton Town Clerk Map No. 5131.
- Revised Mpa of Property prepared for Cannon Road LLC, Wilton, Connecticut, scale: 1" = 40' dated Feb. 19, 2007 revised Aug. 15, 2007 by Dennis A. Dellus, Norwalk Town Clerk Map No. 5604.
- Revised Map of Property Cannon Road LLC, Wilton, Connecticut, scale: 1" = 40' dated Nov. 19, 2007 and last revised to Sept. 24, 2008 by Dennis A. Dellus, Wilton Town Clerk Map No. 5635.

CONSERVATION EASEMENT
IN FAVOR OF
THE WILTON LAND CONSERVATION TRUST
AREA: 94,800 S.F. ± =
2.18 ± AC.
(CROSSHATCHED)

TOPOGRAPHIC SURVEY
CANNONDALE VILLAGE

PROPERTY LOCATED ON
CANNON ROAD
WILTON, CONNECTICUT

PREPARED FOR

MARC GUERON
SHEET 1 OF 2

SCALE: 1" = 30' DATE: 5-3-2004
REVISED 5-12-2004
REVISED 4-28-2008
ADDED TREES 5-15-2008
REVISED 9-30-08
REVISED 2-20-09

LEWIS ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
260 MAIN STREET, MONROE, CONNECTICUT
PHONE: 203-261-8648

This map is not valid unless it has a live
signature and embossed seal of Tracy H. Lewis.

TOTAL PARCEL AREA:
469,024 S.F. = 10.7673 AC.