

MAP REFERENCES:

- 1) "46.833 +/- ACRES PROPERTY / BOUNDARY SURVEY CONSERVATION EASEMENT PLAN, MAP PREPARED FOR DAN W. LUKIN, 36 HINKLE ROAD, ROMFORD ROAD, WASHINGTON, CONNECTICUT, SCALE 1" = 100', NOVEMBER 2007, PREPARED BY SAMUEL P. BERTACCINI, JR., R.L.S. MAP ON FILE NO. 1771 W.L.R.
- 2) "PROPERTY / BOUNDARY SURVEY MAP SHOWING PROPERTY OF ROUGHLANDS, ROMFORD ROAD AND HINKLE ROAD, WASHINGTON, CONNECTICUT, SCALE 1" = 100', APRIL 1998, PREPARED BY SAMUEL P. BERTACCINI, JR., R.L.S. MAP ON FILE NO. 1406 W.L.R.
- 3) "ROUGHLANDS, WASHINGTON, CONNECTICUT, SURVEY SHOWING PROPERTY TO BE CONVEYED BY WALTER M. HINKLE TO HARRY T. EGGERT, SCALE 1" = 100', AUG. 27, 1953, REVISED NOV. 10, 1962, PREPARED BY DOUGLAS G. LITTLE, R.L.S. MAP ON FILE NO. 2308 W.L.R.
- 4) "ROUGHLANDS, WASHINGTON, CONNECTICUT, SURVEY SHOWING PROPERTY TO BE CONVEYED BY WALTER M. HINKLE TO HARRY T. EGGERT, SCALE 1" = 100', AUG. 27, 1953, PREPARED BY DOUGLAS G. LITTLE, R.L.S. MAP ON FILE NO. 134A W.L.R.

- 5) "SUBDIVISION OF PROPERTY OF RODERICK A. STEWART, HINKLE ROAD, WASHINGTON, CONNECTICUT, SCALE 1" = 50', JANUARY 6, 1975, REVISED AUGUST 29, 1975, PREPARED BY GEORGE P. BURNHAM, R.L.S. MAP ON FILE NO. 381 W.L.R.
- 6) "MAP PREPARED FOR THE ESTATE OF IRINA ANDOGA, HINKLE ROAD, WASHINGTON, CONNECTICUT, SCALE 1" = 100', JULY 1973, PREPARED BY GEORGE P. BURNHAM, R.L.S. MAP ON FILE NO. 317A W.L.R.
- 7) "PROPERTY / BOUNDARY SURVEY MAP SHOWING PROPERTY TO BE CONVEYED TO C. CARTER WALKER, JR., JULIA A. WALKER, 38 HINKLE ROAD, WASHINGTON, CONNECTICUT, MARCH 2001, SCALE 1" = 50', PREPARED BY T. MICHAEL ALEX, L.L.S. MAP ON FILE NO. 1541 W.L.R.

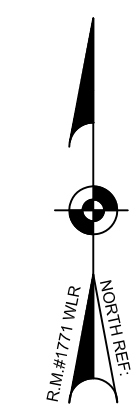
- 8) "LOT LINE REVISION PREPARED FOR WALLACE ROZE AT WASHINGTON, CONNECTICUT, SCALE 1" = 100', JULY 28, 1997, PREPARED BY CHARLES C. FARNSWORTH, L.L.S. MAP ON FILE NO. 1366 W.L.R.
- 9) "SUBDIVISION MAP OF PROPERTY PREPARED FOR WALLACE ROZE AT WASHINGTON, CONNECTICUT, SCALE 1" = 100', MAY 5, 1991, PREPARED BY CHARLES C. FARNSWORTH, L.L.S. MAP ON FILE NO. 1153 W.L.R.

NOTES:

- 1) THE EXISTING "CONSERVATION RESTRICTION" DEPICTED HEREON IS SUBJECT TO POSSIBLE EFFECTS OF A "GRANT OF CONSERVATION RESTRICTION" IN V. 141 P. 161 W.L.R.
- 2) PROPERTY IS SUBJECT TO A NOTICE OF SPECIAL PERMIT GRANTED IN V. 192 P. 862 W.L.R.
- 3) TOPOGRAPHY AND SELECTED FEATURES ARE SOURCED FROM A TOPOGRAPHIC WORKSHEET OF THE HINKLE RD AREA, WASHINGTON, CT BY EASTERN TOPOGRAPHICS, WOLFEBORO, NH, SCALE 1" = 40', CONTOUR INTERVAL 1', PHOTO DATE: 24 NOV. 2020 (153300), COMPILATION DATE: 28 DEC. 2020, SHEET 1 OF 1, (PROJ.) X2B14492-1."

N/F
Cameron C. Brown
V. 231 P. 741 W.L.R.
(Lot 2)

N/F
Cameron C. Brown
V. 231 P. 741 W.L.R.
(Lot 1)



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE (ADJUSTED)
- EXISTING BUILDING LINE / SETBACKS
- EXISTING IRON PIN
- EXISTING IRON PIPE
- EXISTING MONUMENT
- EXISTING DRILL HOLE
- EXISTING SPOT ELEVATION
- EXISTING LEDGE OUTCROP
- EXISTING TREELINE OR TREE
- EXISTING SHRUB
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WELL
- EXISTING STORM PIPE
- EXISTING STORM STRUCTURE
- EXISTING SEPTIC SYSTEM (PRIMARY)
- EXISTING EDGE OF PAVEMENT (ROAD)
- EX. EDGE OF GRAVEL (DRIVEWAY)
- EX. EDGE OF PAVEMENT (DRIVEWAY)
- EXISTING BUILDING HOUSE
- EXISTING PORCH / DECK
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING GUIDERAIL
- EXISTING RETAINING WALL
- EXISTING STONE WALL
- EXISTING STONE BOUND
- EXISTING TREE WITH WIRE
- EXISTING WETLAND FLAG
- EXISTING STAKE

LOT COVERAGE CALCULATIONS

| | EXISTING | PROPOSED |
|--|--------------------|------------------------|
| PROPOSED RESIDENCE (INCLUDES CHIMNEYS, PORCHES AND DECKS) | N/A | 7,320.9 SF |
| PATIOS | N/A | 1,346.4 SF |
| WALKWAYS | N/A | 1,140.3 SF |
| A/C EQUIPMENT | N/A | N/A |
| GENERATOR | N/A | N/A |
| UTILITY METER | N/A | N/A |
| TRANSFORMER | N/A | N/A |
| EXISTING RESIDENCE/PROPOSED GUEST HOUSE (INCLUDES CHIMNEYS, PORCHES AND DECKS) | 4,883.7 SF | 1,427.5 SF |
| PATIOS | 1,548.9 SF | 295.8 SF |
| WALKWAYS | 923.1 SF | 443.8 SF |
| A/C EQUIPMENT | 21.5 SF | 21.5 SF |
| GENERATOR | 8.3 SF | 8.3 SF |
| UTILITY METER | 2 SF | 2 SF |
| TRANSFORMER | N/A | N/A |
| COTTAGE #1 (INCLUDES CHIMNEYS, PORCHES AND DECKS) | 1,317.1 SF | 1,317.1 SF |
| PATIOS | 52.9 SF | 52.9 SF |
| WALKWAYS | 15.5 SF | 15.5 SF |
| A/C EQUIPMENT | 9 SF | 9 SF |
| GENERATOR | N/A | N/A |
| UTILITY METER | N/A | N/A |
| TRANSFORMER | N/A | N/A |
| COTTAGE #2 (INCLUDES CHIMNEYS, PORCHES AND DECKS) | 242.6 SF | 242.6 SF |
| PATIOS | N/A | N/A |
| WALKWAYS | N/A | N/A |
| A/C EQUIPMENT | N/A | N/A |
| GENERATOR | N/A | N/A |
| UTILITY METER | N/A | N/A |
| TRANSFORMER | N/A | N/A |
| SHED | 106.2 SF | 106.2 SF |
| STONE GAZEBO | 75.9 SF | 75.9 SF |
| POOL #1 | 1,000.1 SF | 1,001.1 SF |
| POOL #1 EQUIPMENT | 173.4 SF | 173.4 SF |
| POOL #2 | 182.7 SF | 182.7 SF |
| POOL #2 EQUIPMENT | N/A | N/A |
| SPORTS COURTS | N/A | N/A |
| DRIVEWAY AND PARKING AREAS | 27,915.9 SF | 60,322.3 SF |
| PROPANE TANK | 29.1 SF | 29.1 SF |
| BARN #1 | 4,000 SF | 1,185.3 SF (RELOCATED) |
| BARN #2 | 1,061.8 SF | N/A |
| BUILDING | 407.9 SF | 407.9 SF |
| TOTAL | 43,977.6 SF / 2.2% | 77,127.5 SF / 3.78% |

ZONING TABLE

| ZONE: R-1 (Farming and Residential District) | PRO NEW RES. | PRO GUEST HO. | PRO GUEST HO. | PRO GUEST HO. |
|--|-----------------------|-----------------|-----------------|-----------------|
| BUILDING SETBACKS | PERMITTED | PROVIDED | PROVIDED | PROVIDED |
| MAXIMUM LOT COVERAGE | 10% FOR LOTS >3 ACRES | 1.91% | 1.91% | 3.78% |
| MINIMUM FRONTAGE | 200' | 2,390.38' | 2,390.38' | 2,390.38' |
| MINIMUM LOT WIDTH | 200' | 580.9' | 580.9' | 580.9' |
| MINIMUM FRONT YARD | 50' | 362.93' | 224.8' | 979.1' |
| MINIMUM SIDE YARD | 25' | 621.96'/155.45' | 422.98'/106.6' | 279.1' |
| MINIMUM REAR YARD | 50' | 720.87' | 782.33' | 160.0' |

EXISTING CONSERVATION RESTRICTION
Granted to STEEP ROCK ASSOCIATION, INC.
V. 141 P. 161 W.L.R.
15.0000 Acres

EXISTING CONSERVATION RESTRICTION
Granted to STEEP ROCK ASSOCIATION, INC.
V. 202 P. 3 & MODIFIED BY V. 203 P. 573 W.L.R.
21.6730 Acres

UNENCUMBERED AREA
442,569 S.F. / 10.1600 ACRES

N/F
Franklin Tompkins
V. 92 P. 484 W.L.R.

N/F
James Reid, Trustee of the C. Carter Walker Jr. Irrevocable Trust of 2014
V. 230 P. 877 W.L.R.

N/F
Gregory Rath & Takako Onishi
V. 227 P. 901 W.L.R.

- 1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.
- 2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

SUBJECT PROPERTY DEED REFERENCE:
Vol. 251 Pg. 76 WASHINGTON LAND RECORDS.
PROPERTY IS LOCATED WITHIN THE R-1 ZONE DISTRICT.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

TYPE OF SURVEY:
ZONING LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY:
RESURVEY
CLASS OF ACCURACY:
A2 HORIZONTAL
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

JAMES M. MCTIGUE, CT PLS #70312

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
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SOIL SCIENTISTS • LAND PLANNERS
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WEB: WWW.AHOWLAND.COM

New Residence and Remodeled Guest House Zoning Location Survey
prepared for

Owner of Record:
Richard Perlman & Ellen Hanson

Area = 2,040,041 S.F.
= 46.8329 Acres
36 Hinkle Road
Town of Washington
County of Litchfield
State of Connecticut

DATE:
September 15, 2021

SCALE:
1" = 80'



SHEET:
ZLS.1

Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction. Call Before You Dig, 1-800-322-4455.