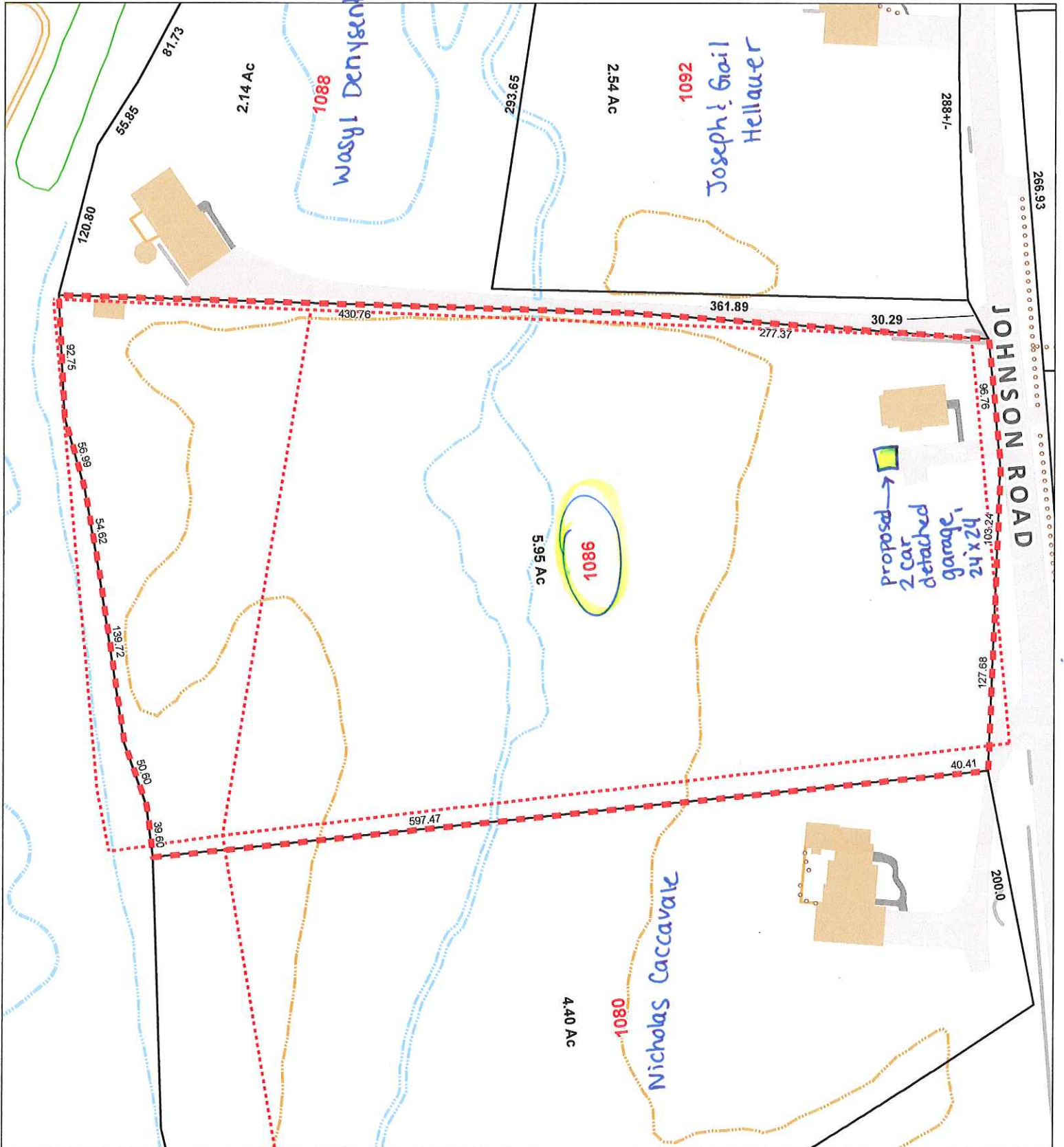


# Town of Woodbridge, Connecticut - Assessment Parcel Map



GIS ID: 756

Address: 1086 JOHNSON RD



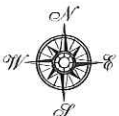
1087 Johnson Rd - Joseph & Graig Hellauer

Approximate Scale:

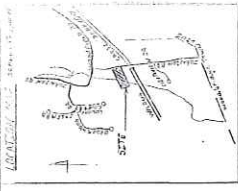
1:1,200

Map Produced July 2019

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.







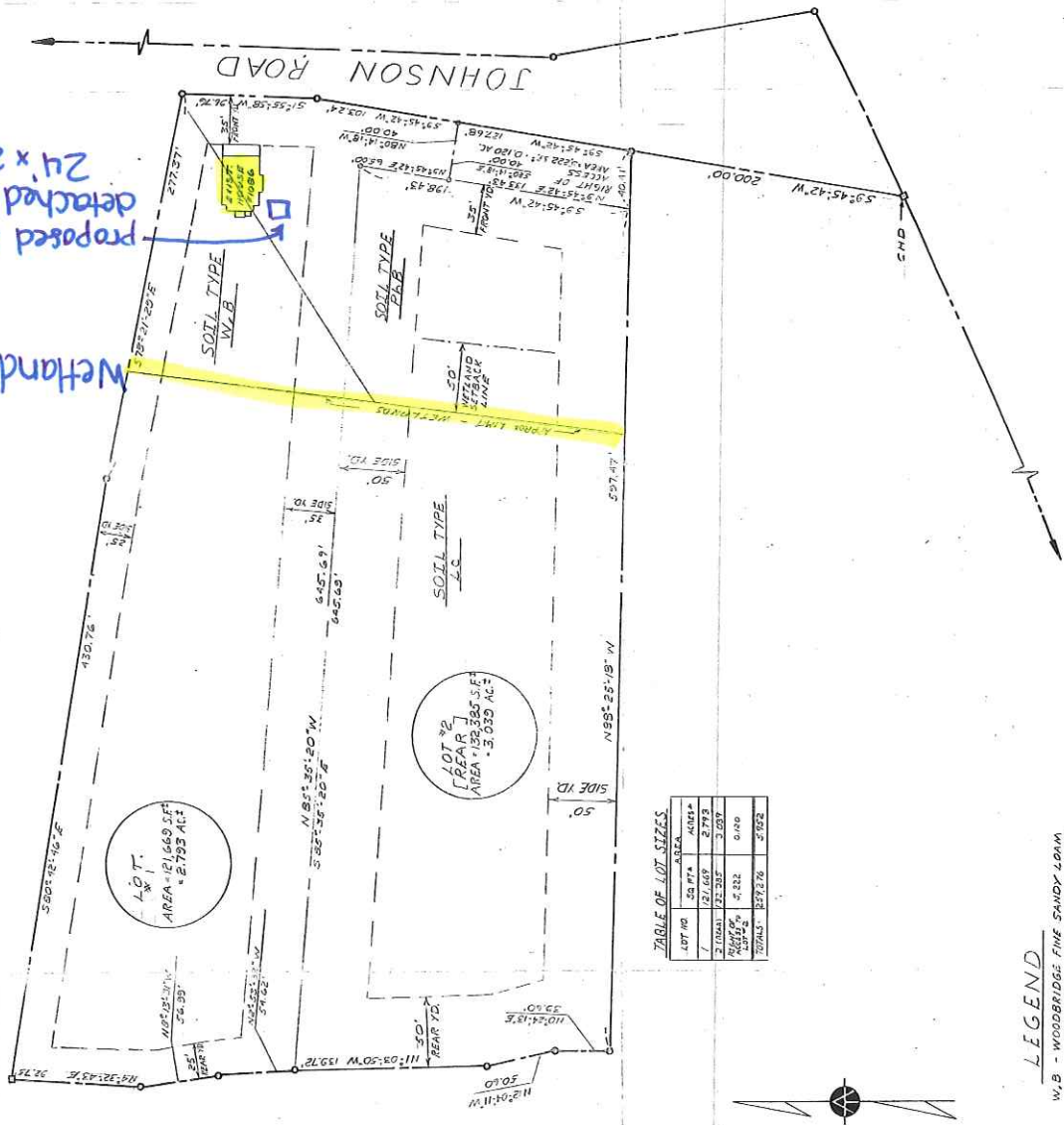
**TABLE OF STANDARDS**

STANDARD	REQ'D	PROV'D
MIN. LOT SIZE	50 FT x 100 FT	151' x 212' 3/4"
MIN. OLD AREA	12% AC	12%
MIN. BEAR YD.	30 FT	30 FT
MIN. SIDE YD.	30 FT	30 FT
MIN. FRONTAGE ACCESS	30% WIDTH	30% WIDTH
MIN. FRONTAGE	20 FT	127 FT
MIN. FRONTAGE - 10/75	200 FT	200 FT

- NOTES:**
- PROPERTY ZONING AND REGULATIONS, LOCAL, STATE AND FEDERAL.
  - NEEDLAND IDENTIFICATION IS BASED UPON SOIL TYPE AND SUBJECT TO THE SPECIAL.
  - LOT 2 IS TO BE CONSIDERED A REAR LOT AND SUBJECT TO THE SPECIAL.
  - ALL LOTS TO BE SITED BY DISTRICT FIELD AND SUBSURFACE DISPOSAL.
  - STREETS TO BE MADE FOR FRONT YARD REQUIREMENT TO BE IN ACCORDANCE WITH OTHER CODES IN THE AREA.

**PRELIMINARY SUBDIVISION PLAN**  
 PREPARED FOR  
**HAROLD A. THOMAS, JR.**  
 1086 JOHNSON ROAD  
 WOODBRIDGE, CONN.  
 PREPARED BY  
**AQUA TERRA ENGINEERING**  
 26 OLD POST ROAD  
 NORTHFORD, CONN.  
 SCALE: 1" = 40' DATE: FEB. 26, 1983

Handwritten notes in blue ink:  
 "Proposed garage 24' x 24'" with an arrow pointing to a yellow-shaded rectangular area.  
 "Wetlands" with a yellow-shaded area along the western boundary of the lot.



**TABLE OF LOT SIZES**

LOT NO.	50 FT. AREA	AREA
1	127,639	2,793
2 (TOTAL)	12,305	3,097
<b>TOTALS</b>	<b>140,944</b>	<b>5,890</b>

- LEGEND**
- WLB - WOODBRIDGE FINE SANDY LOAM
  - PLS - LEICESTER FINE SANDY LOAM
  - SLS - PAXTON FINE SANDY LOAM
  - BUILDING SETBACK LINE
  - PROPERTY LINE
  - STREET LINE
  - WETLAND SETBACK LINE

I CERTIFY THIS PLAN TO BE SUBSTANTIALLY CORRECT TO A 2 ACCURACY  
 LESLIE G. MARIS  
 L.S. NO. 6690