

OWNERSHIP NOTES:

1. OWNERS OF RECORD: **DAVID DICAIRANO and STACEY L. DICAIRANO**
VOL.490 PG.435 OF THE D.L.R.

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. MONUMENTATION FOUND OR SET DEPICTED HEREON.
3. REFERENCE MADE TO MAP NO. 872, 1960 AND 3601 OF THE NEW FAIRFIELD LAND RECORDS.
4. PROPERTY LINES SHOWN ESTABLISHED FROM MAP NO.872 AND LOCATION OF IRON PIPES AND IRON PINS LOCATED DURING FIELD SURVEY.
5. SUBJECT TO EASEMENTS RECORDED AND UNRECORDED, IF ANY.
6. SUBJECT TO RESTRICTIONS AND COVENANTS RECORDED IN VOL.87 PG.364 OF THE N.F.L.R.
7. PROPOSED IMPROVEMENTS/FEATURES AND APPROXIMATE POOL LOCATION TAKEN FROM PLANS PREPARED BY BUILDING DESIGNS, LLC., PO BOX 813, GEORGETOWN, CT 06829.
8. PROPOSED IMPROVEMENTS/FEATURES DEPICTED HEREON SUBJECT TO APPROVAL BY PROPER GOVERNING DEPARTMENTS OF THE TOWN OF NEW FAIRFIELD.
9. REVISION OF JANUARY 24, 2021 MADE TO DEPICT PROPERTY/BOUNDARY LINES AS DEPICTED ON MAP NO.3601 AND UPDATE ZONING DATA, BUILDING AND COVERAGE TABLES. NO FIELD INSPECTION OF PREMISES PERFORMED FOR JANUARY 24, 2021 MAPPING.

ZONING DATA - R-88 (SEC.3.0.2.A)

| GENERAL PROVISIONS | PERMITTED | EXISTING |
|------------------------------|--------------------|------------------------|
| a. MINIMUM LOT AREA | 87,120 Sq. Ft. | 81,027 Sq. Ft. |
| b. MINIMUM LOT WIDTH | 175.0' | 131.49' |
| c. MINIMUM FRONT YARD | 75.0' | 36.6'± |
| d. MINIMUM SIDE YARD | 35.0' | 24.4'±(c) 20.5'±(w) |
| e. MINIMUM REAR YARD | 60.0' | 215.3'± |
| f. MAXIMUM HEIGHT | 35.0' | DOES NOT EXCEED 35' |
| g. MAXIMUM BUILDING COVERAGE | SEE COVERAGE TABLE | |

BUILDING AND COVERAGE REQUIREMENTS

| GENERAL PROVISIONS | PERMITTED | EXISTING |
|--------------------------------|------------------------|---------------------------|
| a. MAXIMUM BUILDING AREA | 15% (12,154 Sq.Ft.) | 2.68% (2,171 Sq.Ft.) |
| b. MAXIMUM IMPERVIOUS SURFACES | 25% (20,257 Sq.Ft.) | 4.5% ± (3,652± Sq.Ft.) |

EXISTING/PROPOSED IMPERVIOUS COVERAGE

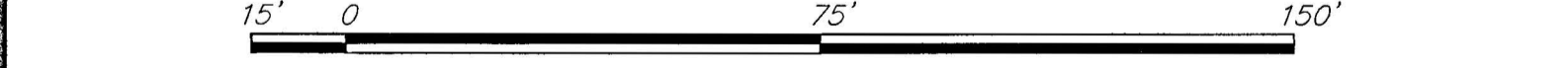
| | |
|---------------------------|--------------------|
| EXISTING | 4,104±Sq.Ft. |
| PROPOSED | 681±Sq.Ft. |
| TOTAL (EXISTING/PROPOSED) | 4,785±Sq.Ft.(5.9%) |

LOT 6
NOW OR FORMERLY
PAUL J. KENT
AND
CAROL L. KENT
VOL.243 PG.672 OF THE N.F.L.R.
MAP NO.1960

LOT 5
NOW OR FORMERLY
BARTHOLOMEW R. FLAHERTY, IV
AND
HEIDI A. FLAHERTY
VOL.391 PG.850-852 OF THE N.F.L.R.
MAP NO.1960

IMPROVEMENT LOCATION SURVEY

PREPARED FOR
DAVID DICAIRANO and STACEY L. DICAIRANO
DEPICTING PROPERTY SITUATED AT
14 ERIN DRIVE
NEW FAIRFIELD, CONNECTICUT
TAX ASSESSOR MAP 23 ~ BLOCK 14 ~ LOT 15 & 16



SCALE: 1"=30'
AREA: 1.860 Acres
ZONE: R-88

DATE: JULY 19, 2017
REVISED: JAN. 24, 2021
REVISED: APR. 22, 2021

Sydney A. Rapp Land Surveying, P.C.
30 Lindencrest Drive, Danbury, Connecticut 06811
1-B Grand Street, Bethel, Connecticut 06801
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TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

ZACHARY S. RAPP
LICENSE NO.70420
NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL

*** IMPORTANT ***
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE. NO WARRANTY NOR GUARANTEE OF LOCATION MADE.
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