

ZONING TABLE - R44 (ZONE 1) - 11B LAKE DRIVE SOUTH

	AREA (S.F.)	BUILDING AREA (S.F.)/%	IMP. SURFACE (S.F.)/%
ALLOWABLE	43560	6181 20.0%	4121 10.0%
EXISTING	41206	592 1.4%	752 1.8%
PROPOSED	N/A	592 1.4%	752 1.8%

ZONING TABLE - R44 (ZONE 1) - 16 LAKE DRIVE SOUTH

	AREA (S.F.)	BUILDING AREA (S.F.)/%	IMP. SURFACE (S.F.)/%
ALLOWABLE	43560	2530 20.0%	3163 25.0%
EXISTING	12650	1910 15.1%	2867 22.7%
PROPOSED			

N/F BLEIMAN
TAX LOT ID: 15-6-100.2
11C LAKE DRIVE SOUTH

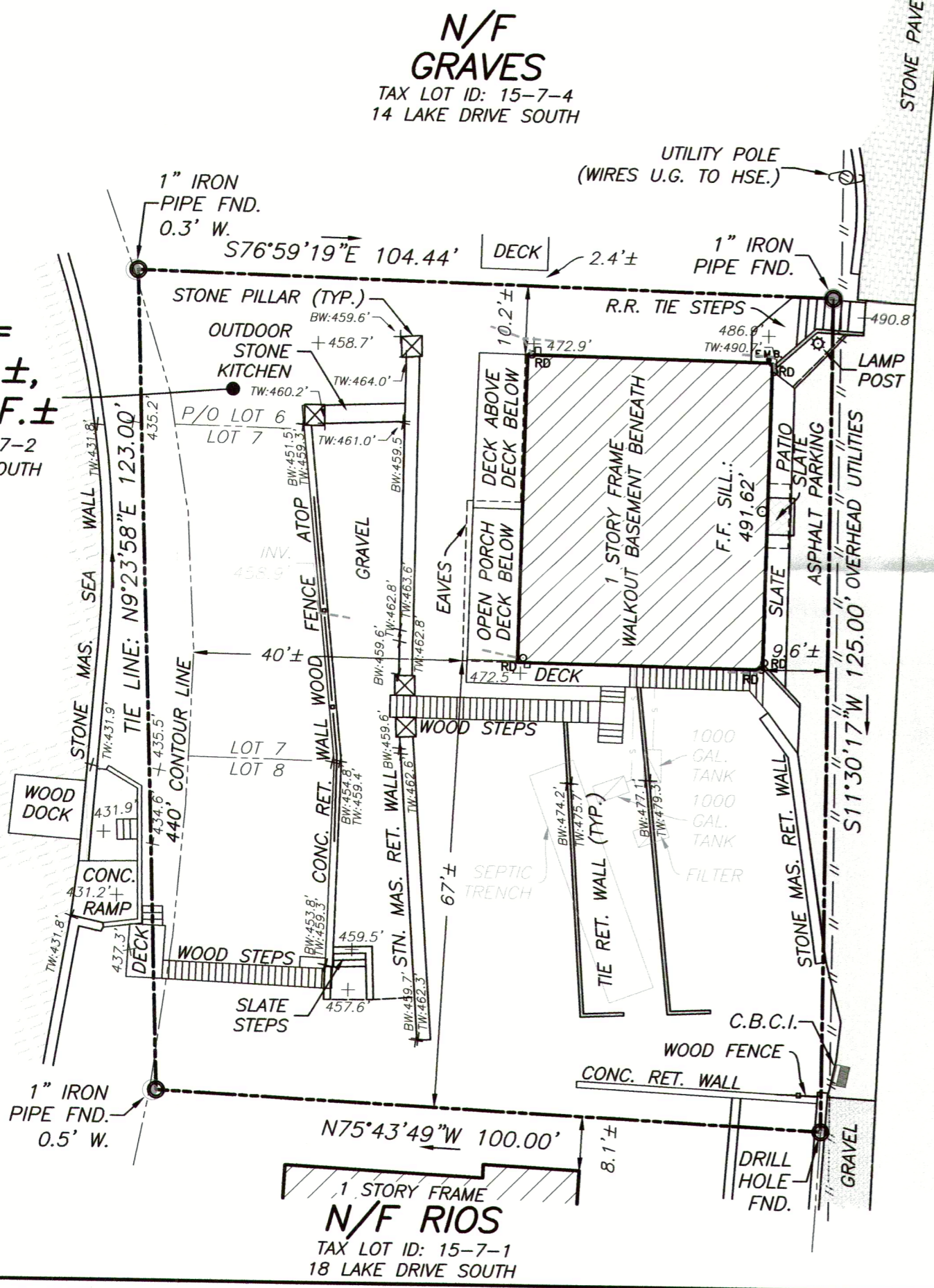
N/F GABRIELESKU
TAX LOT ID: 15-6-123
54 RIDGE ROAD

N/F BRAND
TAX LOT ID: 15-6-119
56 RIDGE ROAD

N/F FERRY
TAX LOT ID: 15-6-113
58 RIDGE ROAD

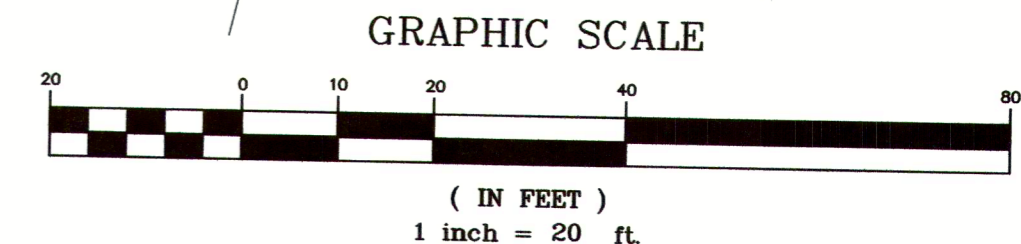
AREA = 0.946 AC.±, 41,206 S.F.±
TAX LOT ID: 15-6-102
11B LAKE DRIVE SOUTH

AREA = 0.29 AC.±, 12,650 S.F.±
TAX LOT ID: 15-7-2
16 LAKE DRIVE SOUTH



LAKE DRIVE SOUTH

N/F CANDLEWOOD ISLE ASSOCIATES, INC.
TAX LOT ID: 20-2-8
13 LAKE DRIVE SOUTH



THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:

- THIS MAP WAS PREPARED AS A LIMITED BOUNDARY/PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 3111 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Evan J. Fogle
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PLOT PLAN / PROPERTY SURVEY
PREPARED FOR
YAKOV & ANNA KRAYN
BEING
T.C. MAP No. 3111
(ALSO KNOWN AS SOUTH HALF LOT OF 6, 7, & 8 AND LOTS 33-36 AS SHOWN ON T.C. MAP NO. 139)
ALSO KNOWN AS
11B & 16 LAKE DRIVE SOUTH
SITUATE IN THE
TOWN OF NEW FAIRFIELD FAIRFIELD CO., CT.
SCALE: 1" = 20'
DECEMBER 15, 2020
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REVISIONS / ADDITIONS		
DATE	DESCRIPTION	BY
4/1/21	ADD PROP. AWNING	EF
7/26/21	UPDATE SURVEY / ADD ELEVATIONS	EF

- MAP NOTES**
- THIS SURVEY WAS CONDUCTED ON THE GROUND ON DECEMBER 15, 2020.
 - PROPERTIES LOCATED IN ZONE 1 (R44) ZONING DISTRICT.
 - PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
 - NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
 - REFERENCES MADE TO TOWN CLERK MAP No. 139, 3111 AS WELL AS BOOK 334 PAGE 759 AND ANY OTHER REFERENCES ON THE FACE OF THIS SURVEY.
 - ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE, COPIES.
 - VERTICAL DATUM: ROCKY RIVER
 - 440 CONTOUR LINE SHOWN HEREON IS RELATIVE TO THE EXISTING SITE TOPOGRAPHY AT THE DATE OF THIS SURVEY.
 - OFFSETS SHOWN HEREON REFER TO THE BUILDING EAVES UNLESS OTHERWISE NOTED.

JOB NO. 15-7-2 (KRAYN 2020)