



GEOMETRIC CLOSING LINE
 (A) - (B) S38°37'44"E 343.55'

COVERAGE CALCULATIONS:
 EXISTING IMPERVIOUS: 18,192 S.F. = 8.2%
 PROPOSED IMPERVIOUS: 19,027 S.F. = 8.6%

EXISTING BUILDING AREA = 3,298 S.F.
 PROPOSED BUILDING AREA = 3,483 S.F.

VARIANCE REQUIRED FOR DECK
 REAR YARD SETBACK = PROPOSED 44.8' REQUIRES VARIANCE OF 5.2'

- NOTES:**
1. THE SUBJECT PROPERTY LIES IN THE R-44 ZONE.
 2. ALL MONUMENTATION FOUND OR SET DEPICTED HEREON.
 3. SEPTIC LOCATION TAKEN FROM SEPTIC AS-BUILT BY R.J. GALLAGHER, JR. & ASSOCIATES ON FILE IN THE NEW FAIRFIELD HEALTH DEPARTMENT RECORDS.
 4. UPON VISUAL COMPARISON OF THE 440 LINE DEPICTED ON THE EXHIBIT G MAPS WITH THE 440 LINE DEPICTED ON T.C. MAP 2429 IT WAS DETERMINED THEY ARE SUBSTANTIALLY IN ACCORDANCE WITH EACH OTHER.
 5. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
- REFERENCES:**
1. TAX MAPS AND ZONING MAP OF THE TOWN OF NEW FAIRFIELD.
 2. MAP ENTITLED "EXHIBIT G - SHEET 14 OF 29 SHEETS - AUGUST 30, 2013, ROCKY RIVER DEVELOPMENT, HOUSATONIC RIVER PROJECT No. 2576, PROJECT MAP, FIRSTLIGHT POWER GENERATION COMPANY"
 3. TOWN CLERK MAP 2429.
 4. VOLUME 559 PAGE 258 (RECORD OWNER DEED)
 5. VOLUME 199 PAGE 745

$\Delta = 52^{\circ}05'02''$
 $R = 55.00'$
 $L = 50.00'$
 $ChBrg = S79^{\circ}20'25''W$
 $Ch = 48.29'$

| | |
|------------|-----------------------|
| 11/28/2022 | REVISED PROPOSED DECK |
| 11/17/2022 | REVISED EXISTING DECK |
| DATE | DESCRIPTION |

PROPOSED ZONING LOCATION SURVEY
 PREPARED FOR
ANDREW & AURILY SANDLER
SAIL HARBOUR CLUB
LOT 41
 MBLU 3-3-13
 59 SAIL HARBOUR DRIVE
 NEW FAIRFIELD CONNECTICUT

Scale: 1"=40'

Date: 10/11/2022
 Project: 17-69141
 File: 4018
 Acad: 1769141-A2T2
 Sheet: 1 OF 1

Drawn by: KST
 Checked by: DSB

40 Old New Milford Road
 Brookfield, Ct. 06804
 (203)775-6207
 www.ccaengineering.com

ENVIRONMENTAL - CIVIL - ENGINEERING
CCA
 LLC
 SURVEYING

1. I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. IT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-29 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.

THIS MAP IS A RESURVEY CONFORMING TO THE STANDARDS OF A HORIZONTAL CLASS A-2 AND A TOPOGRAPHIC CLASS T-2 SURVEY.

DOUGLAS S. BELKNAP, L.S. CT LIC. #70505
 NOT VALID WITHOUT EMBOSSED SEAL