

N/F ETHEL A. & RONALD W.
KERN, TRUSTEES
VOL. 521, P. 1004
LOTS 17, 18 & 19, T.C. MAP # 122

MONUMENT FOUND
N 00° 34' E 0.30'
FROM CORNER.

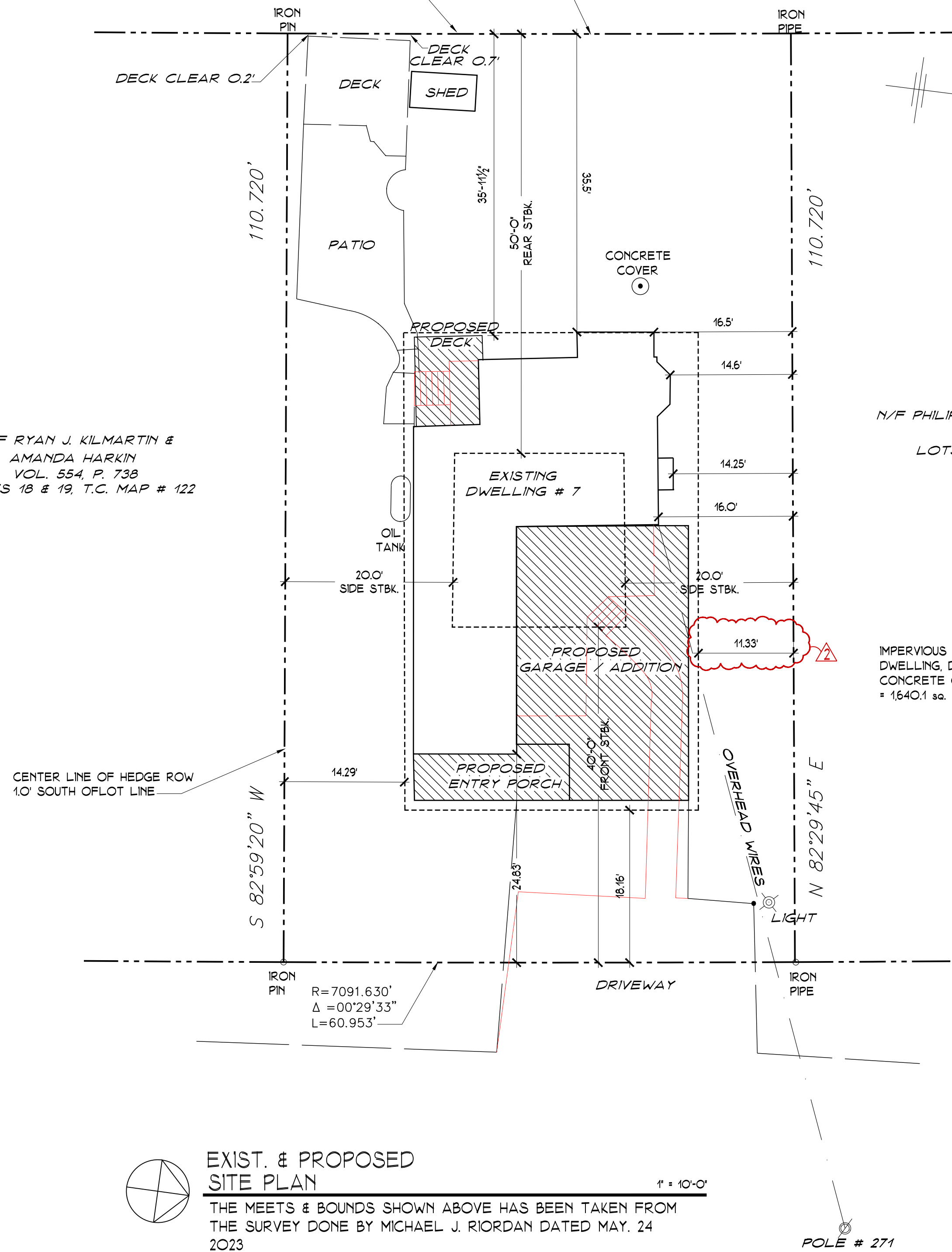
R=6980.910'
Δ=00°29'33"
L=60.000'

N/F EDWARD J. & DIANE M.
FITZGERALD
VOL. 483, P. 251
LOTS 15 & 16, T.C. MAP # 122

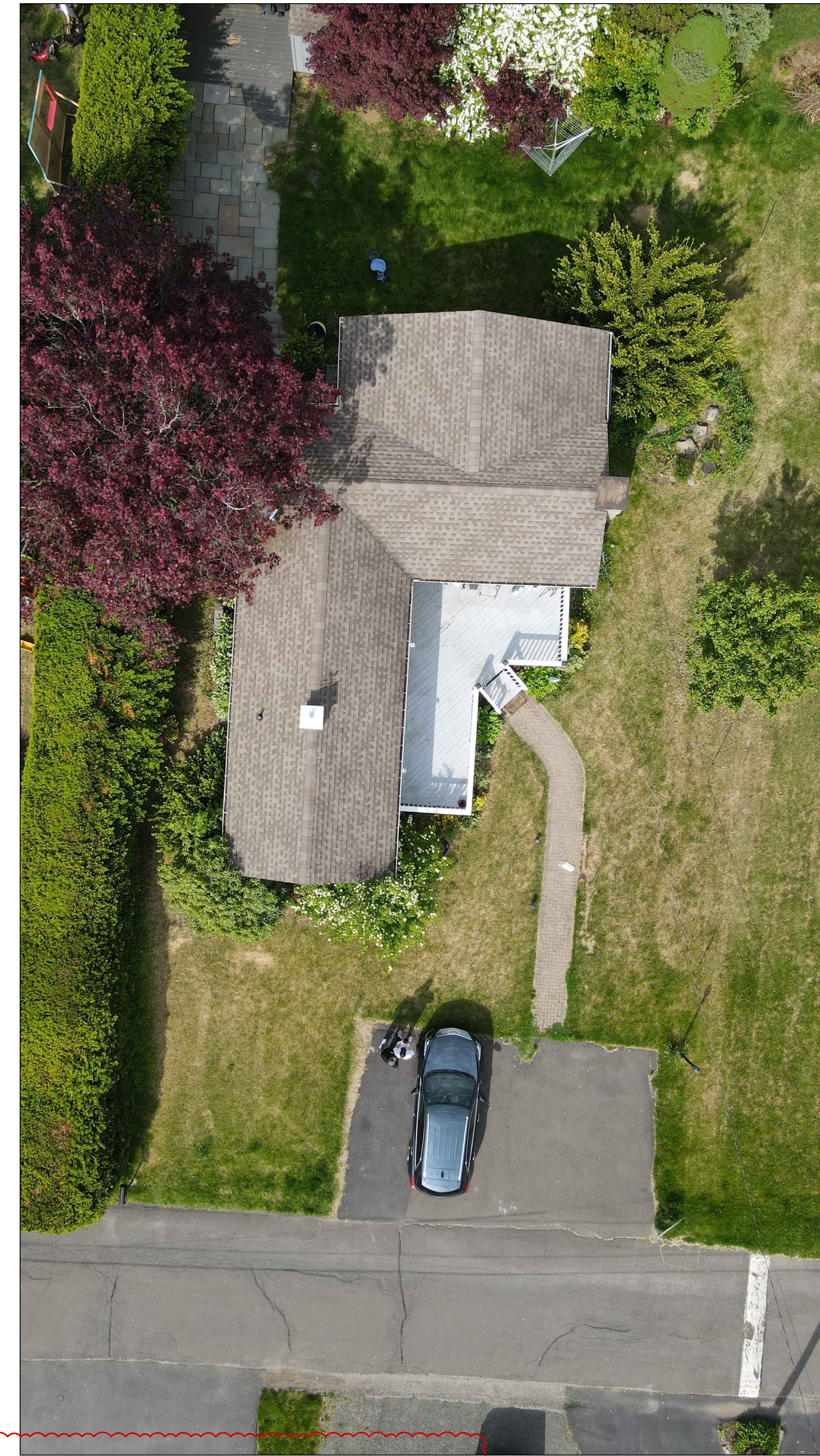
N/F RYAN J. KILMARTIN &
AMANDA HARKIN
VOL. 554, P. 738
LOTS 18 & 19, T.C. MAP # 122

N/F PHILIP W. NARYNIECKI LIVING TRUST
VOL. 366, P. 1063
LOTS 15 & 16, T.C. MAP # 122

IMPERVIOUS COVERAGE:
DWELLING, DRIVEWAY, WALK, CONCRETE PAD,
CONCRETE COVER, PATIO, STEPS/LANDING
= 1640.1 sq. ft. = 24.49 %



EXIST. & PROPOSED
SITE PLAN
f = 10'-0"
THE MEETS & BOUNDS SHOWN ABOVE HAS BEEN TAKEN FROM THE SURVEY DONE BY MICHAEL J. RIORDAN DATED MAY, 24 2023



100 EXECUTIVE BLVD, SUITE 204
OSSING, NY 10562
PHONE: (914) 944-3377
FAX: (866) 567-6240

PAUL A. BERTE P.E.
CT LICENSE NUMBER: 32229

REVISIONS	DATE	BY
COORDINATION	8-20-2023	ARQ
Z.B.A COMMENTS	10-23-2023	ARQ

DRAWING TITLE:
PROPOSED
SITE PLAN

PROJECT:
PROPOSED
RENOVATION

PROJECT ADDRESS:
7 SOUTHVIEW RD.
NEW FAIRFIELD
CT, 06812

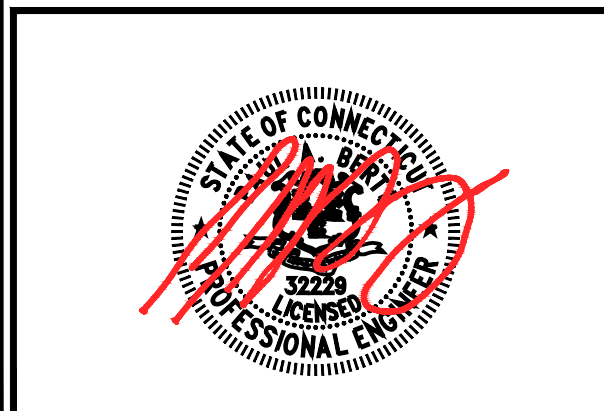
DOB EXAMINER SIGNATURE:



DOB BSCAN STICKER:



SEAL & SIGNATURE



DATE:

04/20/2023

PROJECT NO.:

22-124

DRAWING BY:

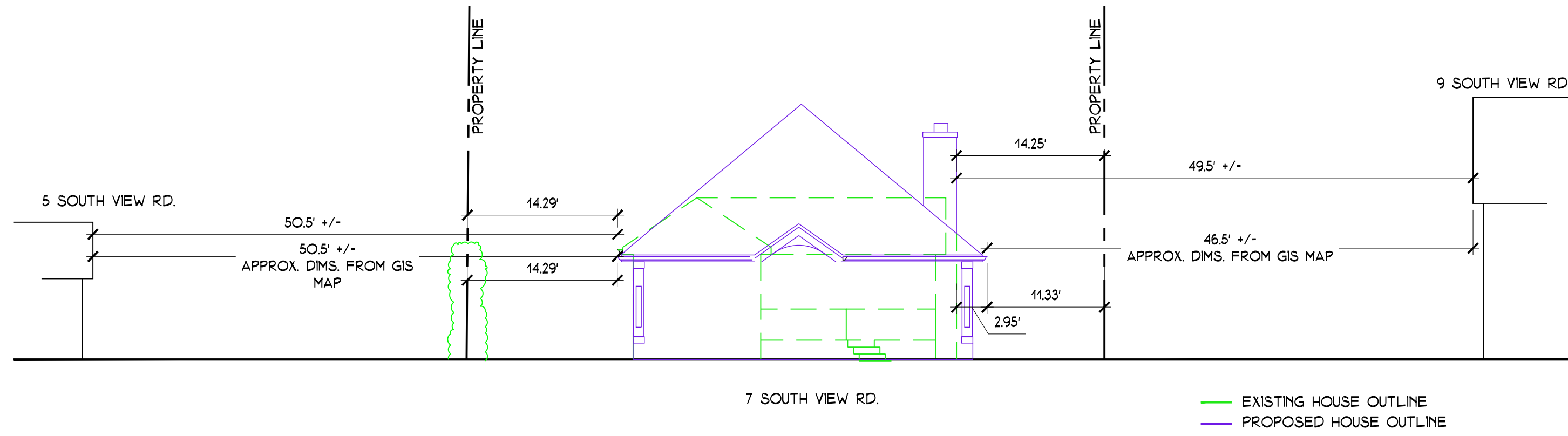
ARQ

CHECKED BY:

PB

DWG. NO.:

S-1



EXISTING & PROPOSED
HOUSE OUTLINE
f = 10'-0"



EXISTING & PROPOSED
3D VIEW
N.T.S.

ZONING DATA - NEW FAIRFIELD

TAX MAP DESIGNATION:		PARCEL ID: 555600			
ZONING DISTRICT: R-44					
		MINIMUM REQUIREMENTS	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT AREA	AC.	1 AC.	0.15 AC.	N.C.	E.N.C.
MIN ROAD FRONTAGE	FT.	125.0'	60.95"	N.C.	E.N.C.
SETBACK REQUIREMENTS					
FRONT YARD	FT.	40.0'	24.83'	18.16'	YES
1 SIDE	FT.	20.0'	14.25'	11.33'	YES
2 SIDE	FT.	20.0'	14.29'	N.C.	E.N.C.
REAR YARD	FT.	50.0'	35.5'	N.C.	E.N.C.
BUILDING AND COVERAGE REQUIREMENTS					
MAXIMUM BUILDING AREA	%	20%	17.55%	25.58%	YES
MAXIMUM IMPERVIOUS SURFACES	%	25%	23.03%	32.31%	YES
MAXIMUM EFFECTIVE IMPERVIOUS COVERAGE	%	10%	TBD	TBD	TBD
MAXIMUM BUILDING HEIGHT	FT.	35'	17'	24.6'	NO
N.C. - NO CHANGE E.N.C. - EXISTING NON-CONFORMING T.B.D. - TO BE DETERMINED					