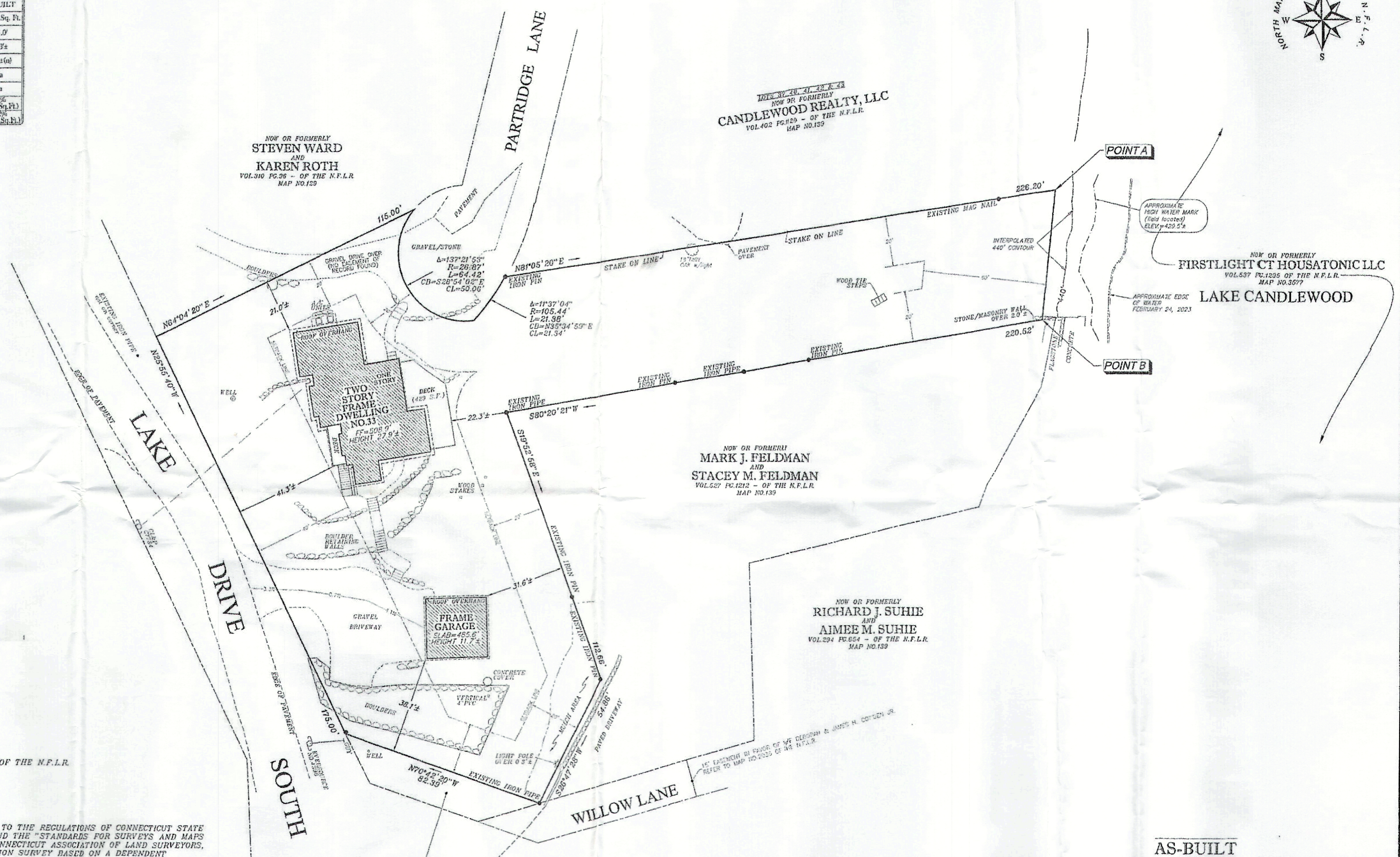
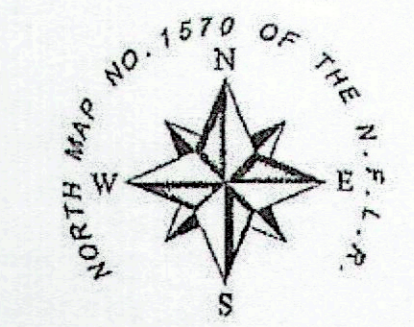


ZONING DATA - R-44 (SEC. 3.0.2.A)

GENERAL PROVISIONS	PERMITTED	AS-BUILT
a. MINIMUM LOT AREA	43,560 Sq. Ft.	34,444 Sq. Ft.
b. MINIMUM ROAD FRONTAGE	125.0'	175.0'
c. MINIMUM FRONT YARD	40.0'	41.3'
d. MINIMUM SIDE YARD	20.0'	21.0'±(6)
e. MINIMUM REAR YARD	50.0'	N/A
f. MAXIMUM HEIGHT	35.0'	N/A
g. MAXIMUM BUILDING AREA	7,356 Sq. Ft.	7,356 Sq. Ft.
h. MAXIMUM IMPERVIOUS SURFACES	15.2%	15.2%

LEGEND

	CATCH BASIN
	UTILITY POLE
	UTILITY BOX (SIZE & USE VARIES)
	OVERHEAD SERVICE WIRES
	EDGE OF PAVEMENT
	EDGE OF GRAVEL/STONE
	CURB/DRIVEWAY (TYPE VARIES)
	LIGHT POLE
	WOOD FENCE



OWNERSHIP NOTES:

- OWNERS OF RECORD: **33 LDS, LLC** - VOL.548 PG.136-137 - OF THE N.F.L.R.

SURVEY NOTES:

- 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.
- MONUMENTATION FOUND OR SET DEPICTED HEREON.
- ELEVATIONS DEPICTED HEREON REFER TO THE CONNECTICUT LIGHT AND POWER ROCK RIVER DATUM.
- REFERENCE MADE TO MAP NOS. 139, 1570, 2036, 3677 AND 3633 OF THE DANBURY LAND RECORDS.
- REFERENCE MADE TO VOL.173 PG.562 AND VOL.173 PG.600 OF THE DANBURY LAND RECORDS.
- REFERENCE TO THE LINE BETWEEN POINT A - POINT B - S05°00'47"W-51.82.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST WITHIN THE AREA DEPICTED, THE EXISTENCE OF WHICH ARE UNKNOWN TO SYDNEY A. HAPP LAND SURVEYING, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 811 or 1-800-922-4465.
- PROPERTY/BOUNDARY LINES DEPICTED HEREON ESTABLISHED BY MAP NO.3633 AND VOL.548 PG.136 OF THE NEW FAIRFIELD LAND RECORDS.
- SUBJECT TO COVENANTS, RIGHTS, RESTRICTIONS RECORDED IN VOL.84 PG.659 AND VOL.84 PG.667 OF THE NEW FAIRFIELD LAND RECORDS.
- SUBJECT TO CANDLEWOOD ISLE CORPORATION DECLARATION OF RESTRICTIONS RECORDED IN VOL.86 PG.516 OF THE NEW FAIRFIELD LAND RECORDS.
- SUBJECT TO BUILDING USE RESTRICTIONS RECORDED IN VOL.92 PG.138 OF THE NEW FAIRFIELD LAND RECORDS.
- REFERENCE MADE TO TOPOGRAPHIC SURVEY PREPARED BY THIS OFFICE DATED MARCH 31, 2021.

AS-BUILT

IMPROVEMENT LOCATION SURVEY

PREPARED FOR
33 LDS, LLC
DEPICTING PROPERTY SITUATED AT
33 LAKE DRIVE SOUTH
NEW FAIRFIELD, CONNECTICUT
TAX ASSESSOR MAP 20 - BLOCK 4 - LOTS 99+103-106

SCALE: 1"=20'
AREA: 34,444 Sq. Ft.
DATE: FEB. 21, 2023
DRAWN BY: J.A.S./J.P.P.
SYDNEY A. HAPP LAND SURVEYING, P.C.
200 Lakeside Drive, Danbury, Connecticut 06811
1-800-922-4465
www.happandco.com Phone: (203) 744-0281

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

ZACHARY A. HAPP, PLS.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 70420
NOT TAVERN REGISTERED - NOT SIGNATURE AND EXERCISE SEAL