

BUILDING COVERAGE CALCULATION

R-3 RESIDENCE DISTRICT = 15% ALLOWABLE COVERAGE
 LOT AREA = 0.5606 ACRES = 24,420 SQ.FT.
 ALLOWABLE COVERAGE = 3,663 SQ.FT.

RESIDENCE	2,347	SQ. FT.
GARAGE	540	SQ. FT.
TOTAL EXISTING COVERED AREA	2,887	SQ. FT.
EXISTING PERCENT BUILDING AREA	11.82%	
RESIDENCE	2,347	SQ. FT.
COVERED TRELLISES	573	SQ. FT.
TOTAL PROPOSED COVERED AREA	2,920	SQ. FT.
PROPOSED PERCENT BUILDING AREA	11.96%	

ZONING TABLE

	EXISTING	PROPOSED	REQUIRED
ZONE:	R-3	R-3	R-3
LOT AREA	24,420 SQ. FT	24,420 SQ. FT	20,000 SQ. FT
BUILDING COVERAGE	11.82%	11.96%	ALL BUILDINGS: 15%
MINIMUM FRONTAGE	314.5 FT	314.5 FT	100 FT
MIN. STREET LINE SETBACK	40.24 FT	40.24 FT	40 FT
MIN. STREET LINE SETBACK, CORNER LOT	20.82 FT	20.82 FT	30 FT
MIN. SIDE YARD, ONE SIDE	49.62 FT	49.62 FT	15 FT
MIN. REAR PROPERTY SETBACK	89.47 FT	89.47 FT	30 FT

SURVEY NOTES:

1. THE ENTIRETY OF THE PROPERTY IS IN AN "AE-11" ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) #09001C0438G, EFFECTIVE DATE: JULY 8, 2013.
2. REFERENCE IS MADE TO MAP No. 5690, 969 & 1086 ON FILE IN THE FAIRFIELD TOWN CLERK'S OFFICE
3. TOPOGRAPHIC AND SURVEY INFORMATION TAKEN FROM MAP ENTITLED "DATA ACCUMULATION PLAN PREPARED FOR SOPHIE COLEMAN" DATED JUNE 29, 2022.
4. PROPERTY IS SERVICED BY TOWN SEWER AND TOWN WATER.
5. EASEMENTS, RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
6. THE PROPOSED BUILDING SETBACKS AND SETBACK LINES, IF PROVIDED HEREON, ARE FOR DISCUSSION PURPOSES ONLY. FINAL DETERMINATION OF ZONING SETBACKS WILL BE MADE BY THE TOWN'S ZONING ENFORCEMENT OFFICER.
7. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
8. BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY.

ZONING LOCATION RE-SURVEY IN ACCORDANCE WITH A CLASS A-2 SURVEY AS SET FORTH IN THE STATE OF CONNECTICUT REGULATIONS SECTION 20-300b-1 THROUGH SECTION 20-300b-20

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



BY: _____ FOR: _____



ZONE : R-3
AREA = 24,420 SQ. FT.

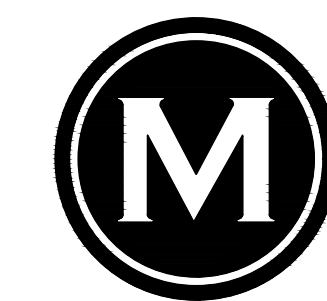
SCALE: 1" = 20'

**ZONING LOCATION SURVEY
 ON PROPERTY OF
 SOPHIE COLEMAN**

**349 BEACH ROAD
 FAIRFIELD, CONN.**

PARCEL ID No. 09254

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SHEET No

2

SHEET 2 OF 5