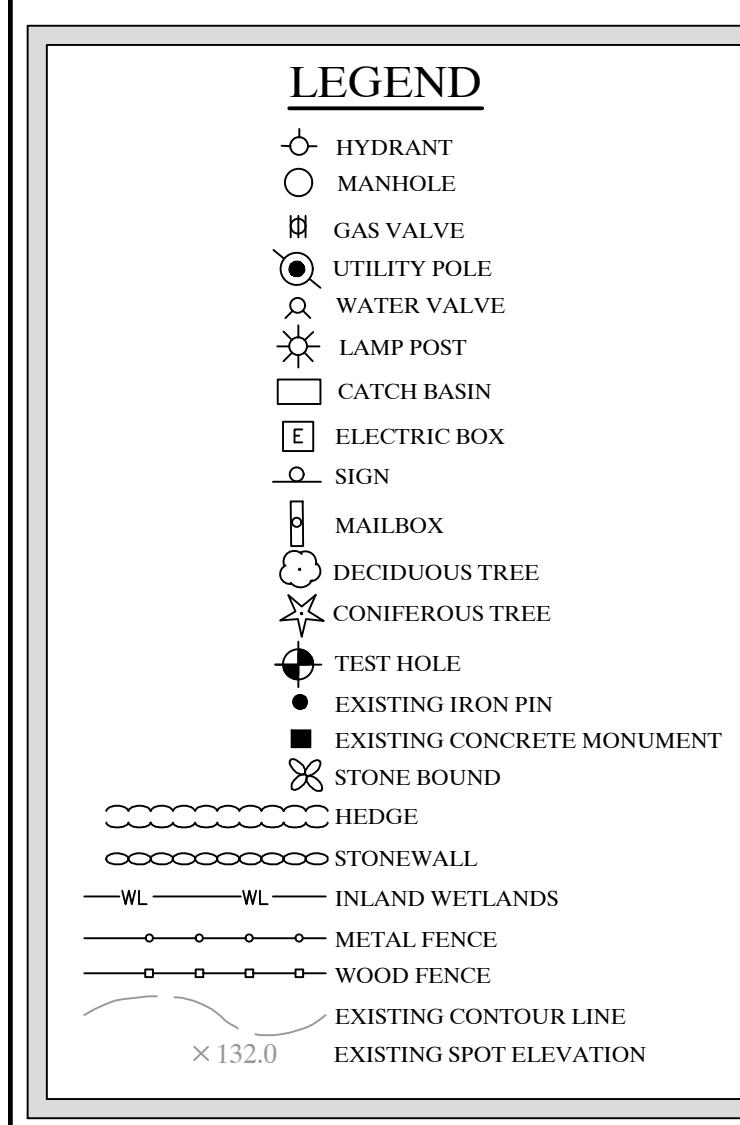
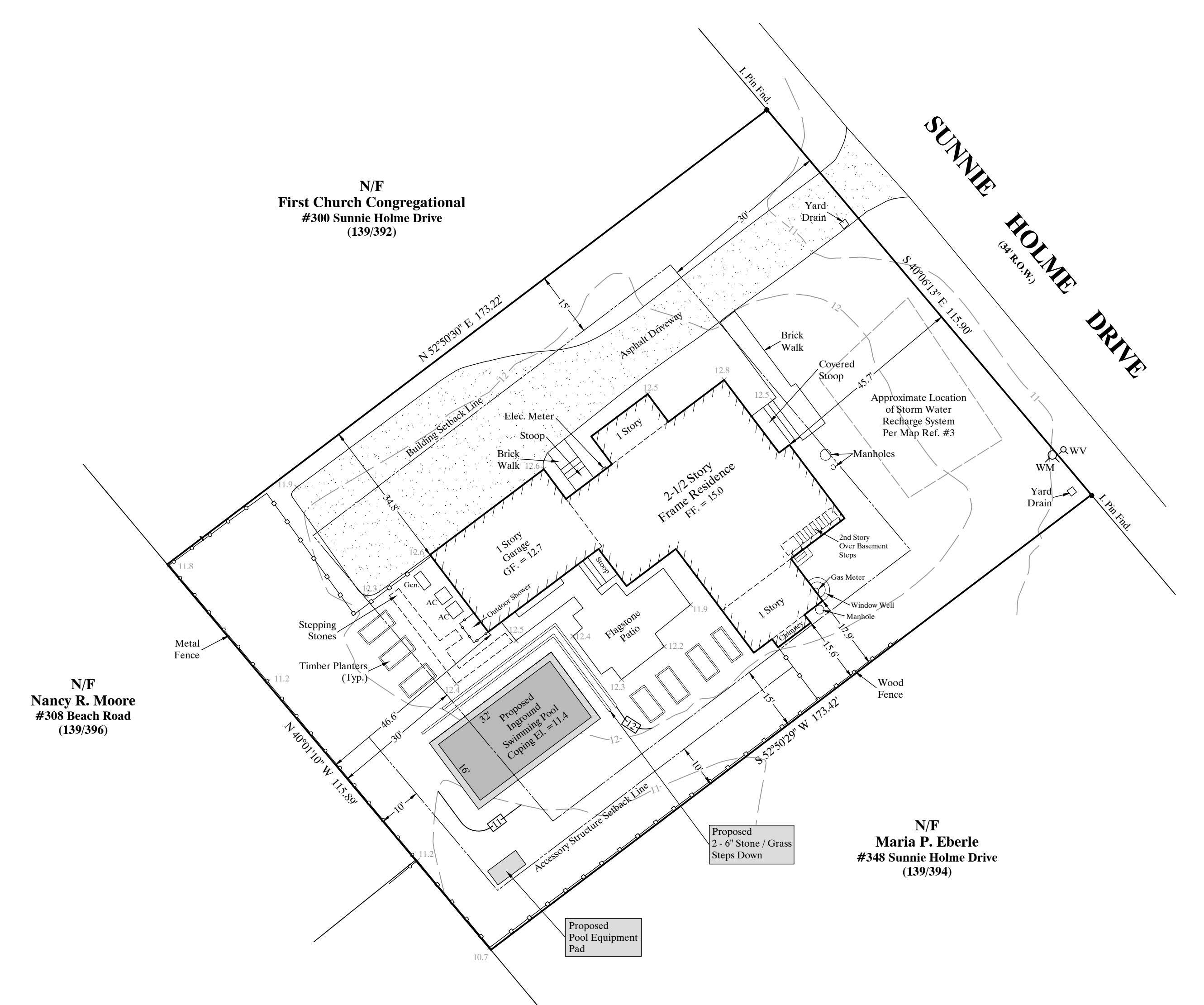


Approximate
Per Map in Note 2a



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NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE SIGNATURE OF THE SIGNATORY
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
Michael S. Shevin, Jr. PLS #70339
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RESIDENCE R3 DISTRICT

	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	20,000 SF	20,063±	20,063±	-
	0.459 AC	0.461±	0.461±	-
Minimum Square On Lot	100	100	100	-
Minimum Lot Frontage	100	115.90'	115.90'	-
MINIMUM SETBACK				
Setback From Street Line	40	45.7'	45.7'	-
Setback From Side Property Lines - One Story	30	-	-	-
Setback From Side Property Lines - More Than One Story	30	50.4'	50.4'	-
Setback From One Side Property Line	15	15.6'	15.6'	-
Setback From Rear Property Lines	30	46.6'	46.6'	-
Setback From Street Line On A Corner Lot - One Story	30	-	-	-
Setback From Street Line On A Corner Lot - More Than One Story	30	-	-	-
FLOOR AREA				
Minimum Floor Area - One Story Building	900	-	-	-
Minimum Floor Area - Split Level Building	1,200	-	-	-
Minimum Floor Area - Two Or More Story Building Total Floor Area	1,200	4,215±	4,215±	-
Minimum Floor Area - Two Or More Story Building Ground Floor Area	800	2,074±	2,074±	-
Maximum Height For A Building Or Structure	40	28.0'	28.0'	-
Maximum Number Of Stories Per Building	3	2-1/2	2-1/2	-
Building Lot Coverage		2,986±	2,986±	-
Maximum Building Lot Coverage As A Percentage Of Lot Area	15%	14.9%	14.9%	-
Maximum Floor Area - Includes items in 31.2.15 Paragraph 2)		4,944±	4,944±	-
Maximum Building Floor Area As A Percentage Of Lot Area	30%	24.6%	24.6%	-
Base Flood Elevation		-	-	-
Main Floor Elevation		-	-	-
COVERAGE INCLUSIONS				
Existing: Residence w/ Stoops, Overhangs & Chimney = 2,986 sf				
Proposed:				

NOTES:

1. This survey and map has been prepared in accordance with Sections 20-309-1 and 20-309-2 of the Regulations of Connecticut State Agencies, "Minimum Standards for Survey and Maps in the State of Connecticut" as amended October 26, 2010 and endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019.
It is a Zoning Location Survey based upon a Resurvey and conforms to: Horizontal Accuracy Class A-2 and Topographical Class T-2.

2. Reference is made to the following documents on file in the Fairfield Town Clerk's Office:

A. RM #1086 - "Map of Sunnie-Holme, Fairfield, Connecticut; Scale: 1"=50'; Dated: September 30, 1940; Prepared by Andrew S. Huntington, (Being the Southeasterly Portion of Lot 12-A)

B. RM #969 - "Map of Beach Road Property for Estate Annie B. Jennings; Scale: 1"=30'; Dated: Jan. 11, 1940; Prepared by Andrew S. Huntington, (Being the Southeasterly Portion of Land Designated Samuel Clover).

C. Volume 4412, Page 14 - Quit Claim Deed.

D. Volume 2305, Page 206 - Warranty Deed.

3. Reference is made to the following unrecorded map:

"Data Accumulation Plan Depicting As-Built Conditions Prepared For Michael & Elizabeth B. Kehane, #324 Sunnie Holme Drive, Fairfield, Connecticut; Scale: 1"=20'; Dated: January 15, 2009, Revised Through 5-13-10" Prepared By The Huntington Company, LLC.

4. The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as part of this survey to obtain or show data concerning existence, size, depth, condition, or service life of any underground utility or utility service facilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).

5. Distances shown from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.

6. Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Fairfield authorities prior to use.

7. The property is located in Zone AE(1) per FEMA Flood Map #09001C0438G; Panel 438 of 426; Effective Date: 7/8/2013.

8. According to the GIS Mapping of the Town of Fairfield this property does not contain inland wetland "Regulated Area" as defined in Section 2.1.35 of the Inland Wetlands and Watercourses Regulations of the Town of Fairfield.

9. Property is served by public water and sanitary sewer.

10. The topography shown herein is the result of a field survey. The elevations are based on Vertical Datum: NAVD 88 (GPS Derived).

11. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.

12. Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown herein null and void.

13. It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

STREET ADDRESS #324 SUNNIE HOLME DRIVE

ASSESSORS MAP# 139 PARCEL# 393

ZONE RESIDENCE R3

OWNER/APPLICANT ELIZABETH B. KOPP
& MICHAEL KEOHANE
324 SUNNIE HOLME DRIVE
FAIRFIELD, CT 06430

PROPOSAL CONSTRUCT INGROUND SWIMMING
POOL

DATE 12/23/2025 SCALE 1"=20'

NO.	DATE	DESCRIPTION	REVISIONS	DATE: DECEMBER 23, 2025	SCALE: 1"=20'	DRAFTER: SIR	JOB NUMBER: H 13208	PROJECT #: 13208

ZONING LOCATION SURVEY

PREPARED FOR
ELIZABETH B. KOPP
& MICHAEL KEOHANE

#324 SUNNIE HOLME DRIVE
FAIRFIELD, CONNECTICUT

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
A Division Of Shevin Land Surveying, LLC
303 Linwood Avenue, Fairfield, CT 06430-1991