

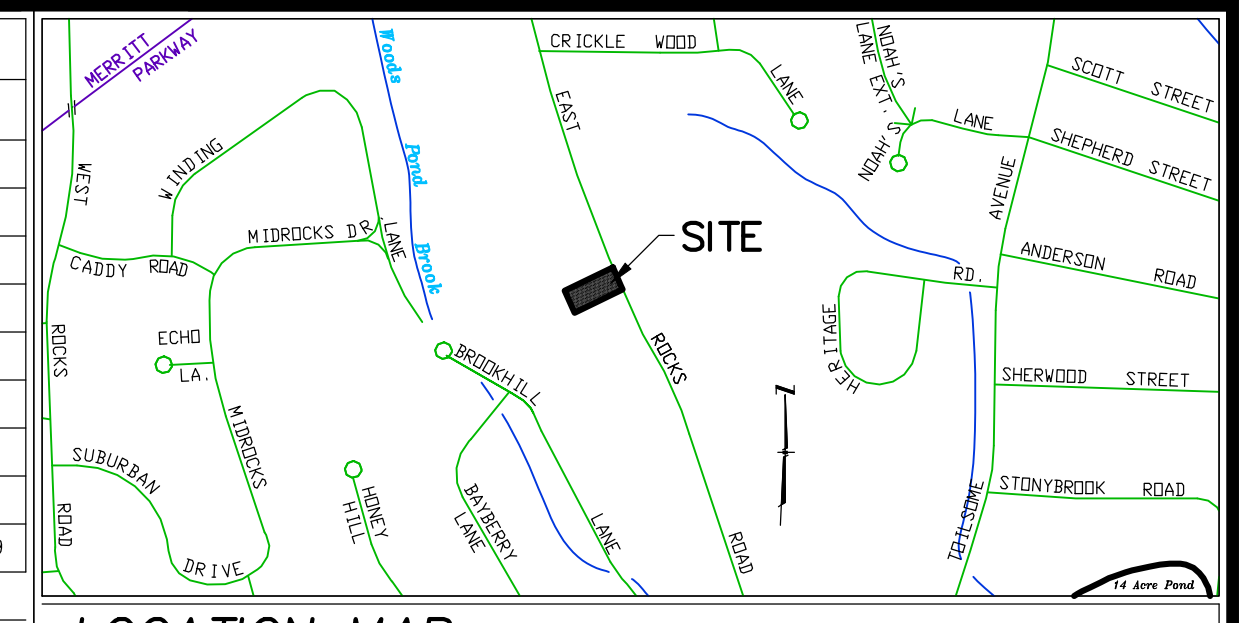
NOW OR FORMERLY
LAND OF
MARK M. STEVENS & CATHRYN T. STEVENS
42 PRINCES PINE ROAD
(REFER TO LOT #10 ON RECORD MAP #6705,N.L.R.)

NOW OR FORMERLY
LAND OF
BRUCE C. HEASLIP & PATRICIA HEASLIP
38 PRINCES PINE ROAD
(REFER TO LOT #8 ON RECORD MAP #6705,N.L.R.)

NOW OR FORMERLY
LAND OF
DENNIS PAPANATHIS & ANNE PAPANATHIS
6 OLD ROCK COURT
(REFER TO REV. LOT #4 ON RECORD MAP #8431,N.L.R.)

GRADE PLANE CALCULATION WORKSHEET				
BUILDING WALL DESIGNATION	ELEVATIONS	X	WALL LENGTH	Y
A	125.2+124.2/2 = 124.70	X	30.28	3,775.916
B	124.2+127.5/2 = 125.85	X	52.04	6,549.234
C	127.5+126.2/2 = 126.85	X	22.02	2,793.237
D	126.2+126.1/2 = 126.15	X	24.24	3,057.876
E	126.1+126.2/2 = 126.15	X	34.04	4,294.146
F	126.2+128.5/2 = 127.35	X	23.68	3,015.648
G	128.5+125.9/2 = 127.20	X	18.14	2,307.408
H	125.9+125.2/2 = 125.55	X	52.57	6,600.164
TOTALS			257.01	32,393.629

CALCULATED GRADE PLANE ELEVATION = 126.04



GRADE PLANE ACROSS FRONT OF RESIDENCE CALCULATION WORKSHEET				
BUILDING WALL DESIGNATION	ELEVATIONS	X	WALL LENGTH	Y
H	125.9+125.2/2 = 125.55	X	52.57	6,600.164
TOTALS			52.57	6,600.164

CALCULATED GRADE PLANE ELEVATION ACROSS FRONT OF RESIDENCE = 125.55

BUILDING ZONE REGULATION ZONE "AAA"	MIN. / MAX. REQUIRE ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	UNDER CONSTRUCTION	AS-BUILT CONDITIONS
MAXIMUM HEIGHT	2 1/2 STY. 20.00' / 20.00'				
MINIMUM SIZE OF PLOT					
AREA	43,560 S.F.	43,614 S.F.			
WIDTH	150 FT	206.99 FT			
FRONT	40 FT.	74.9'			
SIDE 15% need not exceed 30 feet	30 FT.	36.6'			
AGG. SIDE 30% need not exceed 60 feet	60 FT.	130.7'			
REAR 30% need not exceed 30 feet	25 FT.	83.2'			
MAXIMUM BUILDING AREA	25 %	5.76 %			
DRIVEWAY MINIMUM WIDTH	8 FT.	12.0'			

FINISH FLOOR ELEVATION = 128.6
GARAGE FLOOR ELEVATION = 126.3
LOWER FLOOR ELEVATION = 120.6
BASEMENT CEILING = 127.4± DIFFERENCE = 1.85 FT.
ELEV. OF ROOF PEAK = 147.80 = HEIGHT = 21.76 FEET
ELEV. OF ROOF MIDPOINT = 146.97 = HEIGHT = 20.93 FEET

EXISTING BUILDING COVERAGE:
RESIDENCE, CHIMNEY & PORCHES 2,514.3 SQ. FT. = 5.76 %

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO APPROXIMATE NAVD '88 DATUM.
- THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 96, BLOCK 61, DISTRICT 5.
- THE SUBJECT PROPERTY IS LOCATED IN 'AAA' RESIDENCE ZONE.
- THE SUBJECT PROPERTY IS OWNED BY KELLY E. JOYCE & R. TAYLOR INGRAHAM REFER TO RECORD DEED VOL. 8275, PG. 071 ON FILE IN THE OFFICE OF THE NORWALK TOWN CLERK.
- WETLAND LINE FLAGGED BY OTTO THEALL, SOIL SCIENTIST ON JULY 27, 2020.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 527 OF 626 CONTAINS: CITY OF NORWALK, NUMBER 090012, PANEL 0527, SUFFIX F, MAP NUMBER 09001C0527F, EFFECTIVE DATE JUNE 18, 2010".

MAP REFERENCE:

RECORD MAP # 6705,N.L.R. ENTITLED "MAP OF RIVER FALLS NORWALK, CONN. SCALE 1" = 80' FEB. 4, 1966" CERTIFIED SUBSTANTIALLY CORRECT BY RICHARD M. RYAN, L.S. FOR RYAN & FAULDS - LAND SURVEYORS NORWALK, CONN.

LOT "9"
AREA = 43,614 SQ. FT.
OR 1.0012 ACRES

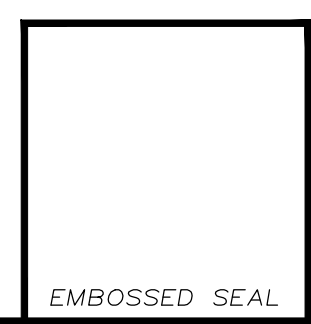
THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

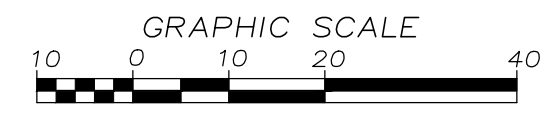
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.



ZONING/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR
Kelly E. Joyce & R. Taylor Ingraham

40 PRINCES PINE ROAD
NORWALK, CONNECTICUT
SCALE: 1" = 20' JULY 28, 2020



WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Walter H. Skidd

WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD - FAIRFIELD, CONN.
TELEPHONE (203) 373-0401

