



CENTER DESIGNED BUSINESS DISTRICT	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	NO MIN.	4,115± sf	4,115± sf	-
Minimum Square On Lot	NO MIN.	n/a	n/a	-
Minimum Lot Frontage	20	47.45'	47.45'	-
Setback From Street Line	10	11.6±	11.6± (1)	-
Setback From Side Property Lines - One Story	-	-	-	-
Setback From Side Property Lines - More Than One Story	-	12.7±	12.7±	-
Setback From One Side Property Lines	-	3.8±	3.8±	-
Setback From Rear Property Lines	10	32.5±	32.5±	-
Setback From Street Line On A Corner Lot - One Story	N/A	-	-	-
Setback From Street Line On A Corner Lot - More Than One Story	N/A	-	-	-
Maximum Height For A Building Or Structure	50	26.2±	30±	-
Maximum Number Of Stories Per Building	5	2-1/2	3	-
Maximum Building Lot Coverage As A Percentage Of Lot Area	90%	35.8%	39.2%	-
Maximum Building Floor Area As A Percentage Of Lot Area	200%	72.4%	85.5%	-
Minimum First Floor Elevation	-	-	-	-

* Zero on one side and not less than ten feet on the other side, except that adjoining owners may by mutual agreement recorded on land records, agree to reduce the setback from the common property line to a minimum of ten feet between adjacent structures.

(1) 5.1'± To Proposed Porch

NOTES:

- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2.
- Reference is made to the following documents on file in the Fairfield Town Clerk's Office:
 - A. RM # 1391 - "Map Of Property For Ama A. Kinsella, Fairfield, Conn.; Scale: 1"=20'; Dated: Dec. 12, 1946" prepared by Andrew S. Huntington
 - B. RM # 5021 - "Schedule 'C' Map Of Property For Connecticut National Bank, Fairfield, Conn.; Scale: 1"=20'; Dated: June 12, 1981" prepared by The Huntington Company, Engineers & Surveyors.
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees 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).
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Fairfield authorities prior to use.
- The property is located in Zone X per FEMA Flood Map #09001C0419G; Panel 419 of 626; Effective Date: 7/8/2013.
- According to the GIS Mapping of the Town of Fairfield this property does not contain inland wetland "Regulated Area" as defined in Section 2.1.27 of the Inland Wetlands and Watercourses Regulations of the Town of Fairfield.
- Property is served by public water and sanitary sewer.
- The elevations are based on Town of Fairfield GIS system.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
- 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.

LEGEND	
	HYDRANT
	MANHOLE
	GAS VALVE
	UTILITY POLE
	WATER VALVE
	LAMP POST
	CATCH BASIN
	ELECTRIC BOX
	SIGN
	MAILBOX
	DECIDUOUS TREE
	CONIFEROUS TREE
	TEST HOLE
	EXISTING IRON PIN
	EXISTING CONCRETE MONUMENT
	STONE BOUND
	HEDGE
	STONEWALL
	INLAND WETLANDS
	METAL FENCE
	WOOD FENCE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE SIGNATURE OF THE SIGNATORY TO THIS MAP. BELIEF, THIS MAP IS SUBMITTED AS A CONTRACT AS NOTED HEREON

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

THE WORD "CERTIFY" OR "I CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR, AND NOT A GUARANTEE, WHICH IS BASED UPON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

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STREET ADDRESS #53 UNQUOWA PLACE
 ASSESSORS MAP# 180 PARCEL# 235
 ZONE COMMERCIAL DESIGNED BUSINESS DISTRICT
 OWNER/APPLICANT JOCKO ENTERPRISES, LLC
 200 HOLLYDALE ROAD
 FAIRFIELD, CT 06824
 PROPOSAL CONSTRUCT ADDITION PORCHES AND RAMP, ETC.
 DATE 07.03.2023 SCALE 1"=10'

DATA ACCUMULATION PLAN
 PREPARED FOR
JOCKO ENTERPRISES, LLC
 #53 UNQUOWA PLACE
 FAIRFIELD, CONNECTICUT



NO.	DATE	DESCRIPTION	DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
2	6-27-24	Revise Proposed Improvements	JULY 3, 2023	1"=10'	SJR	24399-7	24399-7
1	6-20-24	Revise Proposed Improvements					
REVISIONS					THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors A Division Of Shevlin Land Surveying, LLC 303 Linwood Avenue, Fairfield, CT 203.259.1091		
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