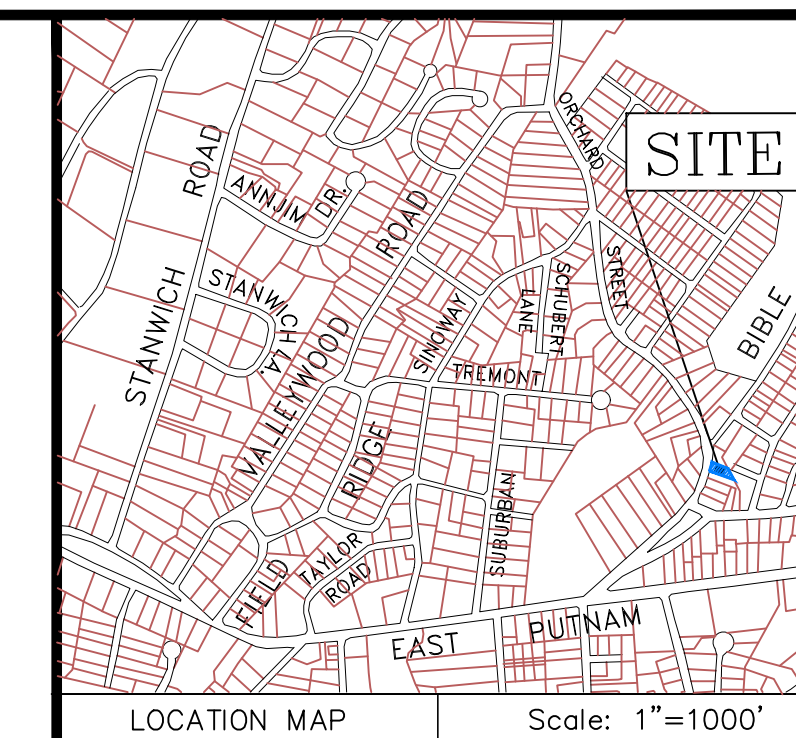


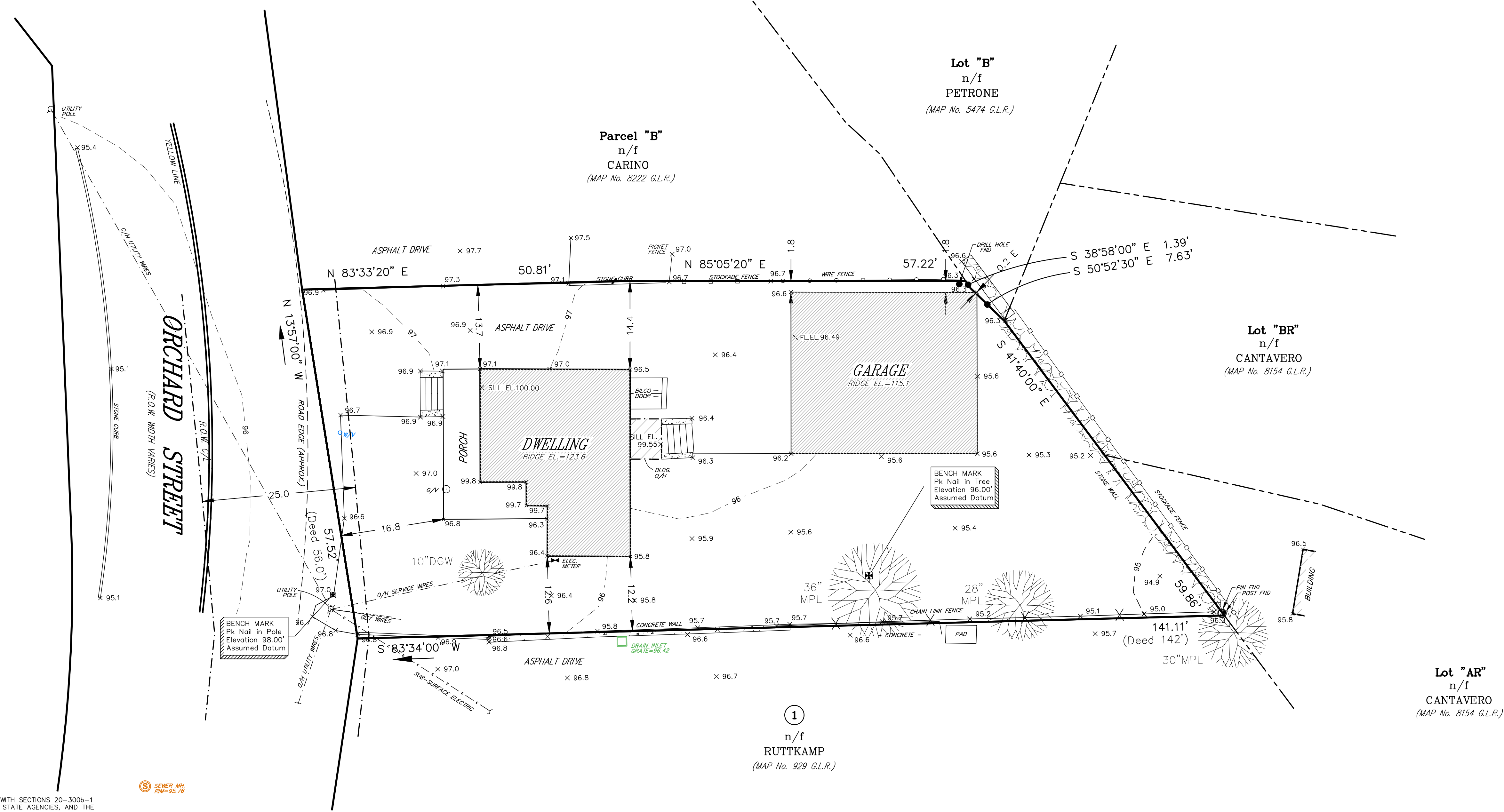
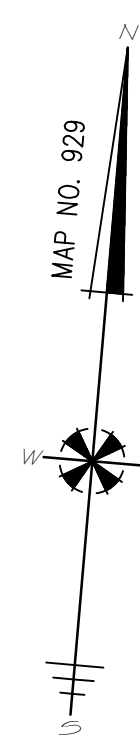
ZONING REQUIREMENTS (ZONE R-6)

** SINGLE, TWO FAMILY **

LOT SIZE	LOT FRONTAGE	LOT SHAPE	F.A.R.	GREEN AREA	FRONT YARD	ONE SIDE YARD	TWO SIDES	REAR	STREET SIDE	ACCESSORY SIDE	ACCESSORY REAR
7,500 Sq. Ft.	60 Feet	45' X 85' RECTANGLE	.55	35%	25 Feet	5 Feet	15 Feet	25 Feet	15 Feet	5 Feet	5 Feet



Zone: R-6
Area = 7,063 Sq. Ft.
0.1621 Acres



NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS SURVEY IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO AN ASSUMED SITE VERTICAL DATUM.

PROPERTY IS LOCATED IN ZONING DISTRICT R-6 UNDER THE TOWN OF GREENWICH ZONING REGULATIONS.

PREMISES HEREON LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0901005110, EFFECTIVE DATE JULY 8, 2013 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FIELD SURVEY COMPLETED: SEPTEMBER 27, 2022

DEED REFERENCES: BK. 6338 P. 289, BK. 793 P. 451

MAP REFERENCES: 407, 929, 1498, 2140, 5474, 7667, 8154, 8222 GREENWICH LAND RECORD

SURVEY ENTITLED "ZONING LOCATION SURVEY OF PROPERTY OF 2 COS COB AVENUE....." DATED NOVEMBER 29, 2006 PREPARED BY ROCCO D'ANDREA, INC.

SURVEY ENTITLED "ZONING LOCATION SURVEY SHOWN REVISION OF LOT LINES ON ORCHARD STREET....." DATED MAY 2, 2006 PREPARED BY ROCCO D'ANDREA, INC.

SURVEY ENTITLED "PROPERTY OF AUBREY F. SKELLY, GREENWICH, CONN....." (23 ORCHARD STREET) PREPARED BY S.E. MINOR & CO. INC.

SURVEY ENTITLED "SURVEY OF PROPERTY FOR DONNA MURPHY CALUCCI, 27 ORCHARD ST, COS COB....." PREPARED BY S.E. MINOR & CO. INC.

PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

UNLESS DEPICTED HEREON, NO NEW MONUMENTATION HAS BEEN SET.

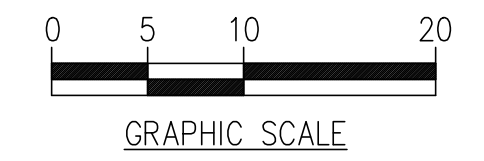
AREA OF PROPERTY IS 7,063 SQ. FT., 0.1621 ACRES

MAPPING OF SUBSURFACE UTILITIES HEREON IS BASED ON FIELD LOCATION OF SURFACE APPURTENANCES, MEASUREMENTS OF GRAVITY SYSTEM PIPES, EVIDENCE OF SURFACE MARKINGS FOR SUBSURFACE CONDUITS AND RECORD MAPS. SAME IS SUBJECT TO METHOD LIMITATIONS AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION. OTHER UTILITIES, NOT SHOWN HEREON, MAY EXIST.

IN ACCORDANCE WITH CONNECTICUT PUBLIC ACT 87-71 AND CONNECTICUT GENERAL STATUTES (CGS) SECTIONS 16-345 THROUGH 16-359, THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION, AND SHALL CONTACT "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455, 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.

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

Aidan C. McCann 11/16/22
AIDAN C. McCANN, LS#70154 DATE
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC



REV.	DATE	DESCRIPTION
1	09-27-22	ROOF HEIGHTS ADDED
2	10/06/22	NEW OWNER
3	11/16/22	YELLOW LINE & ROAD EDGE ADDED

Sound View
ENGINEERS & LAND SURVEYORS, LLC

239 Glenville Road, Suite 300
Greenwich, CT 06831
(203) 532-1300 PHONE info@soundviewengineers.com
www.soundviewengineers.com

CONSULTING CIVIL STRUCTURAL SITE DEVELOPMENT LAND SURVEYING

PREPARED FOR:
L&M ORCHARD STREET, LLC

ADDRESS:
25 ORCHARD STREET
COS COB, CONNECTICUT

PARCEL ID: 08-1647/S

DRAWING TITLE:
TOPOGRAPHIC SURVEY

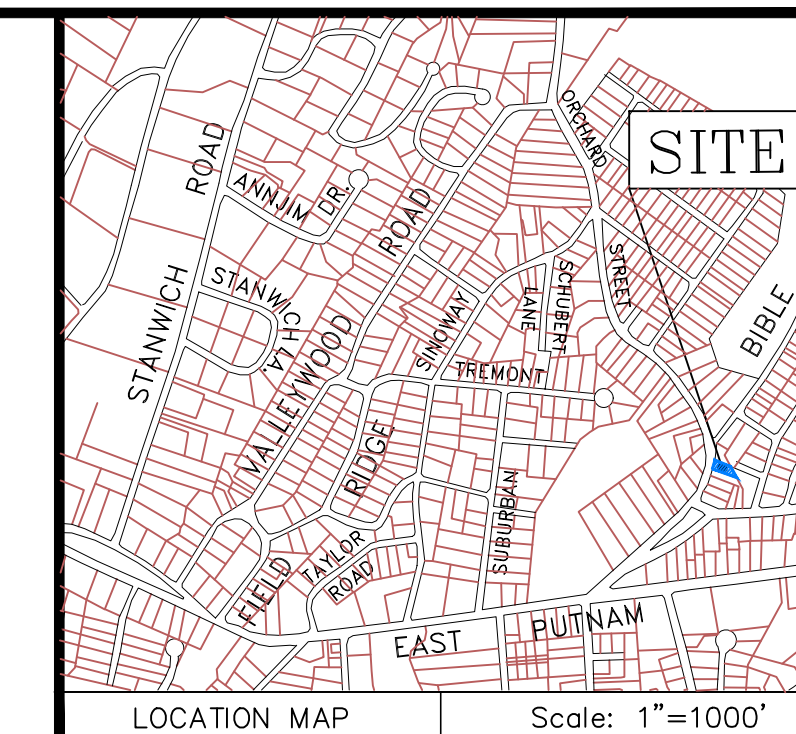
STATE OF CONNECTICUT
LAND SURVEYORS
No. 70154
AIDAN C. McCANN
THIS PRINT IS INVALID WITHOUT EMBOSSED SEAL.

DWG. NO: 2299-1-EX
SCALE: 1" = 10'
DATE: FEBRUARY 8, 2017
EX-1

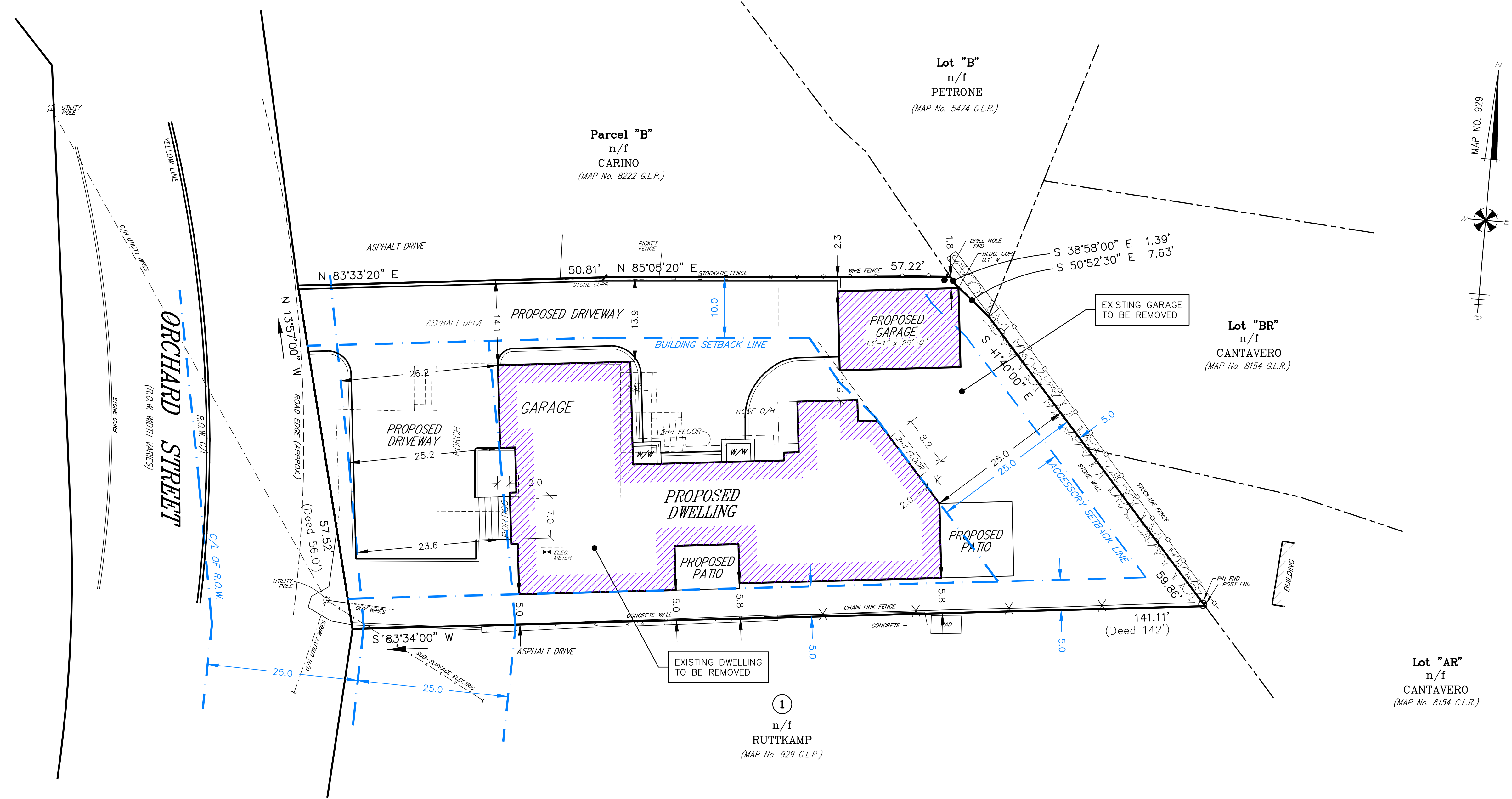
ZONING REQUIREMENTS (ZONE R-6)

** SINGLE, TWO FAMILY **

LOT SIZE	LOT FRONTAGE	LOT SHAPE	F.A.R.	GREEN AREA	FRONT YARD	ONE SIDE YARD	TWO SIDES	REAR	STREET SIDE	ACCESSORY SIDE	ACCESSORY REAR
7,500 Sq. Ft.	60 Feet	45' X 85' RECTANGLE	.55	35%	25 Feet	5 Feet	15 Feet	25 Feet	15 Feet	5 Feet	5 Feet



Zone: R-6
Area = 7,063 Sq. Ft.
0.1621 Acres



REV.	DATE	DESCRIPTION
1	08/01/22	GARAGE REVISION
2	10/06/22	NEW OWNER
3	10/14/22	ROOF O/H
4	11/02/22	GARAGE REVISION
5	11/16/22	YELLOW LINE & ROAD EDGE ADDED

Sound View
ENGINEERS & LAND SURVEYORS LLC
239 Glenville Road, Suite 300
Greenwich, CT 06831
(203) 532-1300 PHONE info@soundviewengineers.com
www.soundviewengineers.com

PREPARED FOR:
L&M ORCHARD STREET, LLC
ADDRESS:
25 ORCHARD STREET
COS COB, CONNECTICUT
PARCEL ID: 08-1647/S

DRAWING TITLE:
**ZONING
LOCATION
SURVEY**

DWG. NO: 2299-2-ZLS
SCALE: 1" = 10'
DATE: JULY 28, 2022
P-2

NOTES:
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
THIS SURVEY IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
PROPERTY IS LOCATED IN ZONING DISTRICT R-6 UNDER THE TOWN OF GREENWICH ZONING REGULATIONS.
PREMISES HEREON LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0900100510, EFFECTIVE DATE JULY 8, 2013 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FIELD SURVEY COMPLETED: JANUARY 15, 2018
DEED REFERENCES: BK. 6338 P. 289, BK. 793 P. 451
MAP REFERENCES: 407, 929, 1498, 2140, 5474, 7667, 8154, 8222 GREENWICH LAND RECORD
SURVEY ENTITLED "ZONING LOCATION SURVEY OF PROPERTY OF 2 COS COB AVENUE....." DATED NOVEMBER 29, 2006 PREPARED BY ROCCO D'ANDREA, INC.
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AREA OF PROPERTY IS 7,063 SQ. FT., 0.1621 ACRES
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP AND SEAL, RENDERS ANY DECLARATION HEREON NULL AND VOID.
Aidan C. McCann 11-16-22
AIDAN C. McCANN, LS#70154 DATE
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC

GREEN AREA CHART			
** PROPOSED CONDITIONS **			
SURFACE	LOT AREA	SURFACE AREA	GREEN AREA
	7,063		
DWELLING W/ PORTICO		1,982	
GARAGE		262	
DRIVEWAY		2,040	
COVD AREA		22	
TOTAL	7,063	4,306	2,757 Sq. Ft.
	100%	61.0%	39.0%
MINIMUM REQUIRED			2,472 Sq. Ft.
			35%
AVAILABLE "COVERAGE"			285 Sq. Ft.

