

LANDTECH

PROPERTY INFORMATION			
OWNER: AMY ZEIDMAN			
SITE: 21 DEERWOOD LANE			
ZONE: RESIDENCE AA DISTRICT			
TOTAL SITE AREA: 1.017 AC, 44,309 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		44,309 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0	
3.	STREETS, ROADS, & ACCESSWAYS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)		0 SF
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	3542	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	3542	
9.	WETLANDS / SLOPES REDUCTION	0.80 x LINE 8	2834 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		41,475 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	10,369 SF
EXISTING LOT COVERAGE			
12.	RESIDENCE & STEPS	3802 SF	
	DRIVEWAY	4087 SF	
	POOL	803 SF	
	DECK	565 SF	
	PORCH & STEP	74 SF	
13.	SUM OF LINE 12		9,331 SF
14.	ALLOWABLE LOT COVERAGE	25%	10,369 SF
15.	EXISTING LOT COVERAGE	22.5%	9,331 SF

ZONING DATA				
ZONING DISTRICT: RESIDENCE AA DISTRICT				
21 DEERWOOD LANE				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	CONFORMS	
LOT AREA	43,560 SF (1.0 AC.)	44,309 SF (1.017 AC.)	Y	
BASE LOT AREA		41,475 SF (0.952 AC.)		
TOTAL COVERAGE	MAX. 25% / 10,369 SF	22.5% / 9,331 SF	Y	
SHAPE	MINIMUM 150' SQUARE	150' SQUARE	Y	
YARDS	FRONT	39.2'	Y	
	SIDE	25'	(18.4', 92.3')	N
	REAR	25'	24.7'	N
BUILDING HEIGHT	MAXIMUM 3 STORES	2 1/2 STORES	Y	
	40'	26.3'		

NOTES:

RESIDENCE: ROOF PEAK = 138.4' LOW ROOF = 127.0' MIDPOINT = 132.7'

AVERAGE GRADE: 101.4 + 108.1 + 108.2 + 108.5 + 108.6 + 108.2 + 106.4 + 104.9 + 105.9 + 105.4 + 104.7 + 105.5 + 107.4 + 106.8 + 106.6 = 1,596.6' / 15 = 106.4'

ROOF MIDPOINT = 132.7' - 106.4' = 26.3'

LEGEND ABBREVIATIONS:

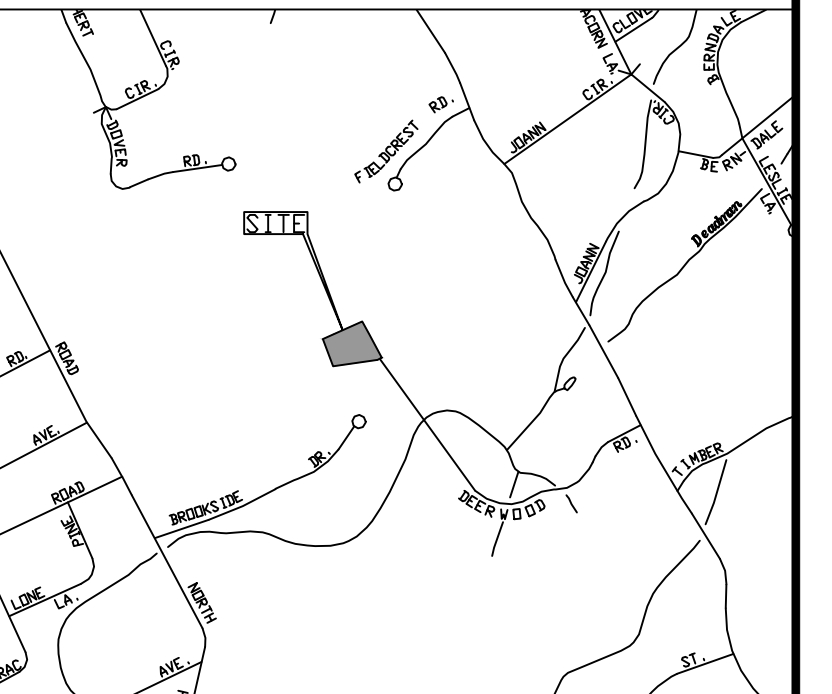
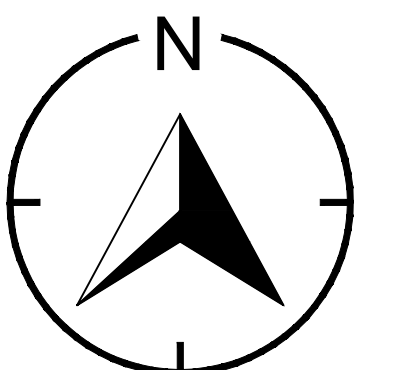
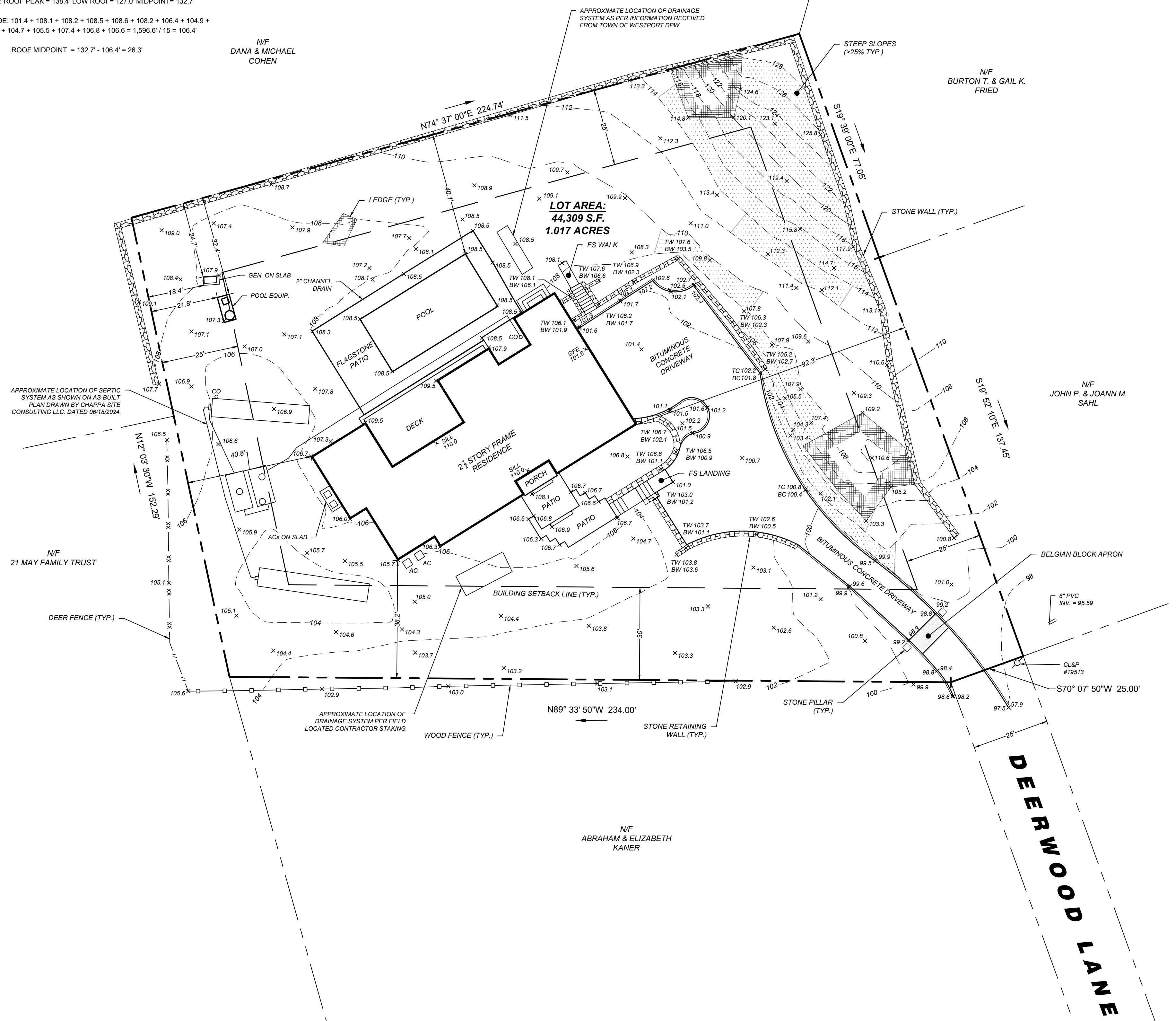
AC	AIR CONDITIONING UNIT
BC	BOTTOM CURB
BW	BOTTOM OF WALL
CLAP	CONNECTICUT LIGHT AND POWER
GFE	GARAGE FLOOR ELEVATION
INV	INVERT
NFS	FLAGSTONE
NOW	NOW OR FORMERLY
NAVD	NORTH AMERICAN VERTICAL DATUM
PVC	POLYVINYL CHLORIDE PIPE
TC	TOP CURB
TW	TOP OF WALL
TYP	TYPICAL

LEGEND

SYMBOLS	DESCRIPTION
○	IRON PIN (FOUND)
UP#	UTILITY POLE
○ CO	CLEANOUT
---	PROPERTY LINE
---	CONTOUR
X 20.1	SPOT ELEVATION

SURVEY 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 OCTOBER 26, 2018.
- THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A' - 2' AND VERTICAL ACCURACY CLASS 'T' - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS 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 OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
- REFER TO MAP NO. 6185 IN WESTPORT LAND RECORDS.
- VERTICAL DATUM: NAVD88
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 06001C 0413G, EFFECTIVE 7/8/2013.



LOCATION MAP (NTS)

PROPERTY INFORMATION:

OWNER:	AMY ZEIDMAN
ADDRESS:	21 DEERWOOD LANE WESTPORT, CT
LOT AREA:	44,309 SF, 1.017 AC
ZONE:	"AA"
DEED:	BK. 4335 PG. 514
MAP:	E11
LOT:	35

REVISION DATE: _____ ISSUE: _____

LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING

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PREPARED FOR:

AMY ZEIDMAN

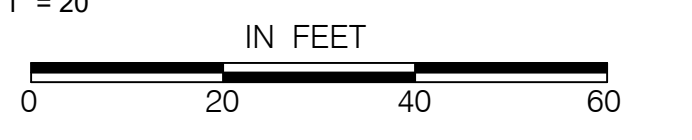
PROJECT LOCATION:

21 DEERWOOD LANE
WESTPORT, CT

DRAWING TITLE:

FINAL AS-BUILT SURVEY

PROJECT No.	24190-01
DATE:	08/13/2024
DRAWN BY:	CM
CHECKED BY:	TAD
SCALE:	1" = 20'



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

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S SIGNATURE AND SEAL.

SV-1.0