

PROPERTY INFORMATION			
OWNER: SCOTT MARONA			
SITE: 11 EDGEMARTH HILL ROAD			
ZONE: RESIDENCE AA DISTRICT			
TOTAL SITE AREA: 2.991 AC, 130,292 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		130,292 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0	
3.	STREETS, ROADS, & ACCESSWAYS	10497	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)		10497 SF
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	12507	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	12507	
9.	WETLANDS / SLOPES REDUCTION	0.80 x LINE 8	10006 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		109,789 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	27,447 SF
EXISTING LOT COVERAGE			
12.	EMPTY LOT	0 SF	
13.	SUM OF LINE 12		0.000 SF
14.	ALLOWABLE LOT COVERAGE	25%	27,447 SF
15.	EXISTING LOT COVERAGE	0.0%	0.000 SF

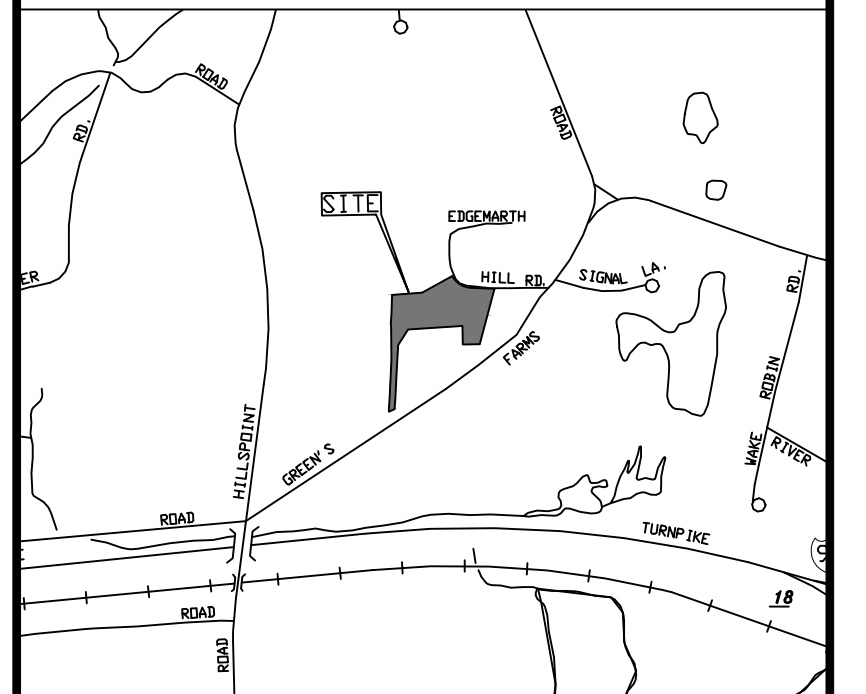
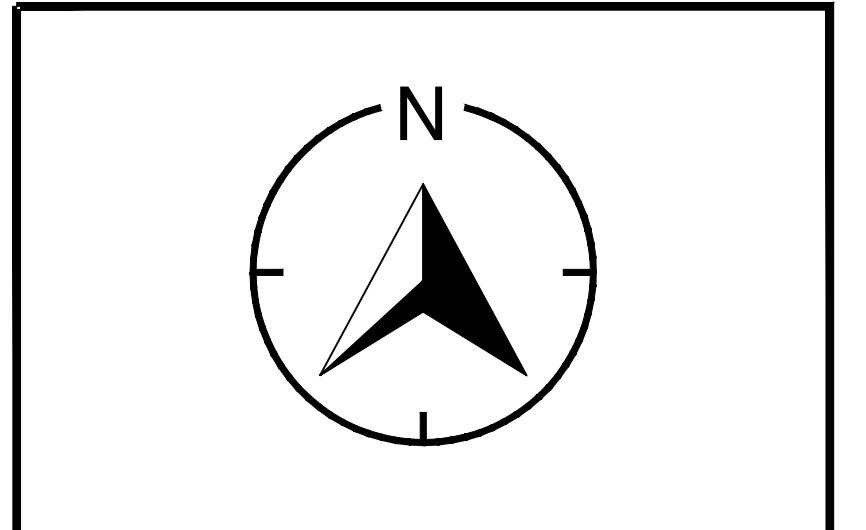
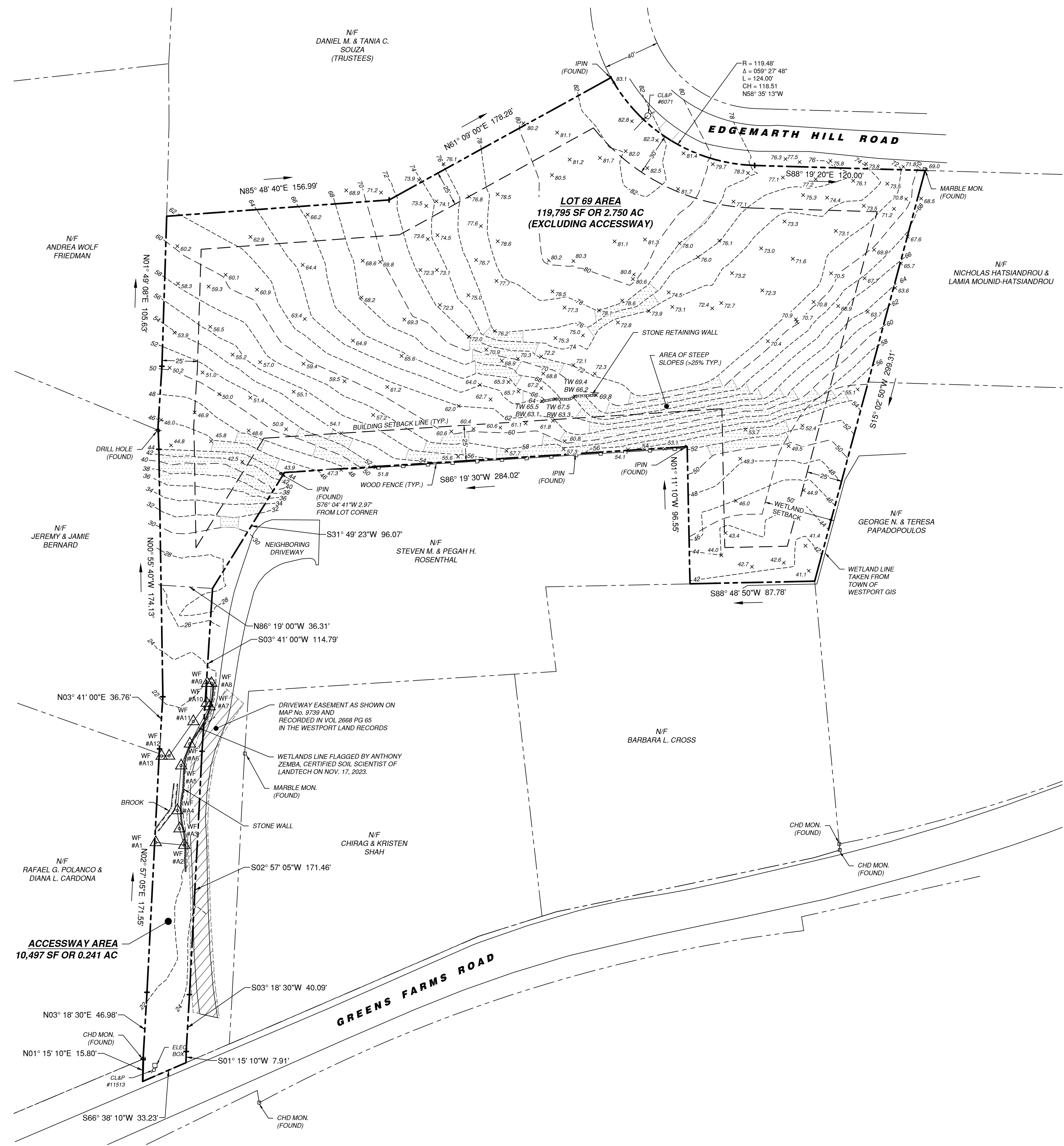
ZONING DATA			
ZONING DISTRICT: RESIDENCE AA DISTRICT			
11 EDGEMARTH HILL ROAD			
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING
LOT AREA		43,560 SF (1.0 AC.)	130,292 SF (2.991 AC.)
BASE LOT AREA			109,290 SF (2.509 AC.)
TOTAL COVERAGE		25% / 27,447 SF	0% / 0 SF
SHAPE		MINIMUM 150' SQUARE	<200'
YARDS		FRONT 30'	-
		SIDE 25'	-
		REAR 25'	-
BUILDING HEIGHT		MAXIMUM 3 STORIES	NA
		40'	

LANDTECH

LEGEND ABBREVIATIONS:  
 CL&P CONNECTICUT LIGHT AND POWER  
 N/F NOW OR FORMERLY  
 TYP TYPICAL

LEGEND	
○	IRON PIN (FOUND)
□	MONUMENT (FOUND)
⊕	UTILITY POLE
○ WM	WATER METER
---	PROPERTY LINE
W	WATER LINE
20	CONTOUR
X 20.1	SPOT ELEVATION
---	WATERCOURSE LIMIT
WF#1	WETLAND FLAG

- 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 AUGUST 29, 2019.
  - THIS SURVEY IS A SUBDIVISION MAP 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. 8534, IN WESTPORT LAND RECORDS.
  - VERTICAL DATUM: NAVD 88
  - WETLAND LINES FLAGGED BY ANTHONY ZEMBA, CERTIFIED SOIL SCIENTIST OF LANDTECH ON 11/17/2023.
  - SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0414G, EFFECTIVE JULY 8, 2013.



LOCATION MAP (NTS)

PROPERTY INFORMATION:	
OWNER:	SCOTT MARONA
ADDRESS:	11 EDGEMARTH HILL ROAD WESTPORT, CT
LOT AREA:	130,292 SF, 2.991 AC
ZONE:	"AA"
DEED:	BK. 4294 PG. 0209
MAP:	E07
LOT:	069
SETBACK LINES:	
30'	FRONT
25'	SIDE
25'	REAR

REVISION DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_

# LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING  
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PREPARED FOR:  
**SCOTT MARONA**

PROJECT LOCATION:  
**11 EDGEMARTH HILL ROAD  
 WESTPORT, CT**

DRAWING TITLE:  
**ZONING LOCATION &  
 TOPOGRAPHIC SURVEY**

PROJECT NO.:	23051-01
DATE:	02/16/2024
DRAWN BY:	CM
CHECKED BY:	TAD
SCALE:	1" = 40'

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 LIVE SIGNATURE AND SEAL.

**SV-1.0**