

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

CHRISTIAN R. & JACQUELINE C. SCHIAVONE

#20 FAIRFIELD AVENUE, WESTPORT, CONNECTICUT

SCALE: 1" = 10' DATE: FEB. 8, 2023

BY "ARCAMONE LAND SURVEYORS LLC"

4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.ArcamoneSurveyors.com

NOTE : EXISTING BUILDING OVER 3 YEARS OLD.

	REQUIRED/ALLOWED	EXISTING	PROPOSED ADDITION
FRONT SETBACK	30'	32.0'±	72.0'±
REAR	25'	56.1'±	56.1'±
SIDE	7.5'*	8.0'±	7.9'±
AGGREGATE SIDE	15'*	16.8'±	16.7'±
LOT SHAPE	100' X 150' RECTANGLE	MIN. 50' X 140'	50' X 140'
LOT AREA	(1/2 ACRE)	21,780sf	7,000sf
HEIGHT	31.1'*	MAX. 27'±	27'±
# OF STORIES	2	MAX. 2 & ATTIC	2
LOT COVERAGE: BUILDING	15% MAX.	22.8%*	23.6%*
TOTAL	25% MAX.	34.2%*	35.0%*

* SEE CHART BELOW
** NON-CONFORMING LOT
^ SEE VARIANCES GRANTED ZBA CASE #6150 & ZBA CASE #6531
^^ ONE ADDITIONAL FOOT OF BUILDING HEIGHT AS MEASURED FROM AVERAGE GRADE SHALL BE PERMITTED FOR EACH FOOT THAT THE AVERAGE GRADE IS BELOW THE BASE FLOOD ELEVATION. B.F.E 11.0' - AVERAGE GRADE 5.9' = 5.1' + 26' (REQUIRED HEIGHT) = 31.1' ALLOWED HEIGHT.

LOT AREA COVERAGE WORKSHEET BASE LOT CALCULATION

1. GROSS LOT AREA		= 7,000 S.F.
2. ABOVE-GROUND UTILITY EASEMENTS	0 S.F.	+
3. STREETS AND ROAD	0 S.F.	+
4. OTHER EXCLUSIVE SURFACE EASEMENTS	0 S.F.	+
5. TOTAL EASEMENTS AND ROADS (SUM OF LINES 2, 3 & 4)		= 7,000 S.F.
6. WETLAND AREA	0 S.F.	+
7. STEEP SLOPES OF 25% OR GREATER	0 S.F.	+
8. TOTAL WETLAND AND STEEP SLOPES (SUM OF LINES 6 & 7)	= 0 S.F.	
9. WETLANDS/SLOPES REDUCTION	0.80 X LINE 8	= 0 S.F.
10. BASE LOT AREA (LINES 1, MINUS LINE 5 & LINE 9)		= 7,000 S.F.
MAXIMUM LOT AREA COVERAGE CALCULATION		EXISTING
11. BASE LOT AREA (COPIED FROM LINE 10, ABOVE)		7,000 S.F.
12. SQUARE FEET OF TOTAL COVERAGE	2,392 S.F.	2,450 S.F.
13. LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE		34.2%
14. SQUARE FEET OF BUILDING COVERAGE	1,595 S.F.	1,653 S.F.
15. LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE		22.8%
		23.6%

AVERAGE LOWEST GRADE WITHIN 10' PERIMETER OF HOUSE = 5.9'

X 6.0 DENOTES EXISTING SPOT ELEVATION - DATUM IS REFERENCED TO N.A.V.D. 1988

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, "V-2" VERTICAL ACCURACY.

SURVEY TYPE : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE CONNECTICUT". SEC. 20-300b-1 to 20-300b-20. EFFECTIVE; JUNE 21,1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

THE CERTIFICATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP Nos. 167 & 4504 W.L.R.

TAX MAP D3 BLOCK 86 & TAX LOT 86

PROPERTY IS LOCATED IN ZONE : RESIDENCE "A"

F.I.R.M. ZONE: "AE" (el. 11') PANEL 551 OF 626 MAP NO. 09001C0551G DATE 7/8/2013

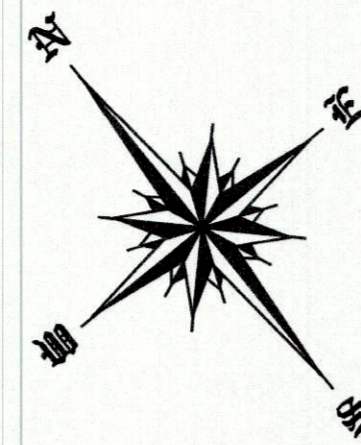
DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

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

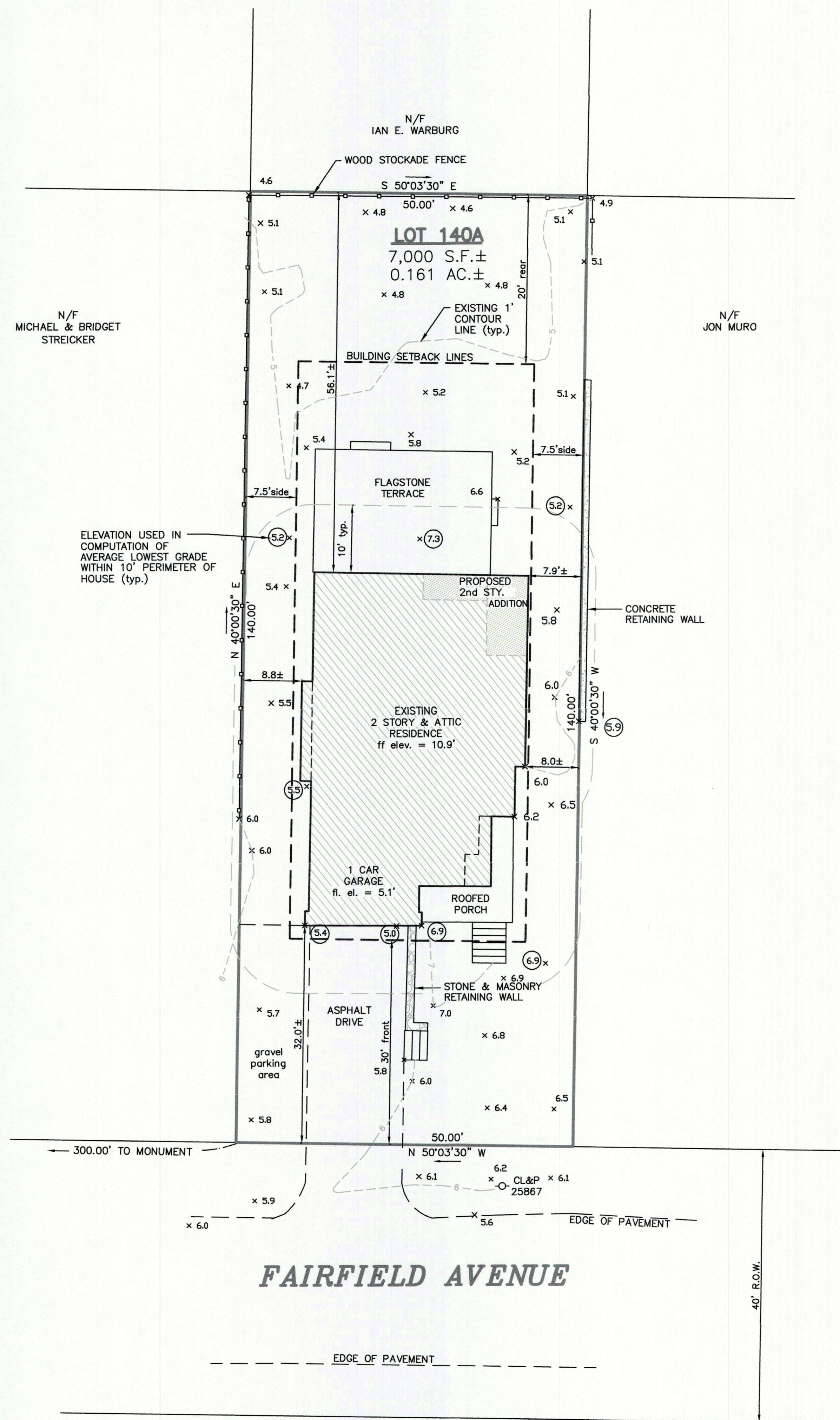
Wayne J. Arcamone
CONNECTICUT REG # 15773
WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.



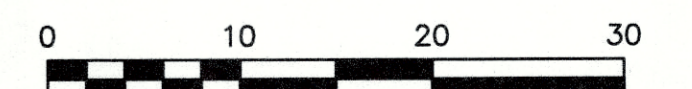
MAP NORTH #167 W.L.R.



DATE	DESCRIPTION	BY
03/26/24	ELEVATIONS ADJUSTED	AAT
06/14/23	EXISTING AVERAGE GRADE	AAT
05/23/23	PROPOSED EXISTING LOT COVERAGE	AAT



FAIRFIELD AVENUE



GRAPHIC SCALE