ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

JEFFERY N. BROWN

#26 PEACH HILL ROAD, DARIEN, CONNECTICUT

SCALE: 1" = 40' DATE: APRIL 8, 2020

BY "ARCAMONE LAND SURVEYORS, LLC"
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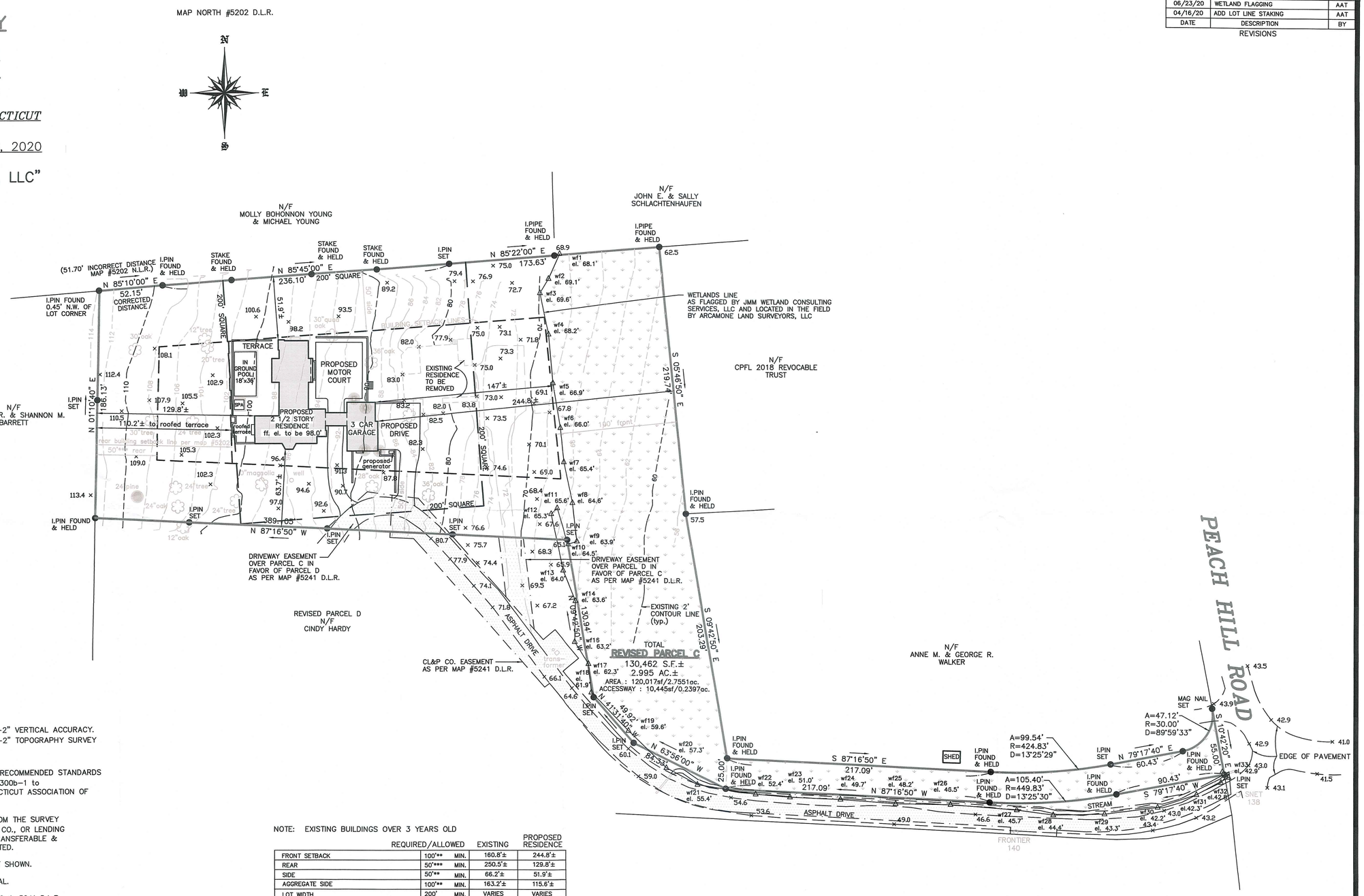
DATE	DESCRIPTION	BY
07/28/20	PROPOSED RESIDENCE	AAT
06/23/20	WETLAND FLAGGING	AAT
04/16/20	ADD LOT LINE STAKING	AAT

REVISIONS

RECEIVED
JUL 29 2020
TOWN OF DARIEN
PLANNING & ZONING



AVERAGE EXISTING GRADE AROUND RESIDENCE = 81.2'

X 100.0 DENOTES EXISTING SPOT ELEVATION – DATUM IS ASSUMED.

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

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 OF 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 SHOWN.

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

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAPS No. 5202 & 5241 D.L.R.

TAX MAP 6 & TAX LOT 129

PROPERTY IS LOCATED IN ZONE : "R-2"

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"

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

NOTE: EXISTING BUILDINGS OVER 3 YEARS OLD

	REQUIRED/ALLOWED		EXISTING	PROPOSED RESIDENCE
FRONT SETBACK	100'**	MIN.	160.8'±	244.8'±
REAR	50'***	MIN.	250.5'±	129.8'±
SIDE	50'**	MIN.	66.2'±	51.9'±
AGGREGATE SIDE	100'**	MIN.	163.2'±	115.6'±
LOT WIDTH	200'	MIN.	VARIES	VARIES
LOT DEPTH	200'	MIN.	VARIES	VARIES
LOT FRONTAGE	75'	MIN.	55.0'	55.0'
LOT AREA	87,120sf	MIN.	130,462sf	130,462sf
HEIGHT	30'	MAX.	17.8'±	27.7'±
# OF STORIES	2 1/2	MAX.	1 1/2	2 1/2
LOT COVERAGE: STRUCTURE	20%	MAX.	2.1% INCLUDES EAVES>6'	4.3% INCLUDES EAVES>6'
ACCESSORY STRUCTURES *				
FRONT SETBACK	50'	MIN.	103.3'±	
SIDE	35'	MIN.	102.4'±	
REAR	50'	MIN.	359.2'±	

* DETACHED ACCESSORY STRUCTURES WITHIN FIVE FEET OF A PRINCIPLE STRUCTURE OR OVER 15 FEET OR ONE STORY IN HEIGHT SHALL OBSERVE THE SAME SETBACKS AS FOR MAIN BUILDINGS

** BUILDING SETBACK LINES AS PER MAP #5202 D.L.R.

*** REAR BUILDING SETBACK LINE AS PER CURRENT ZONING REGULATIONS

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TAX MAP 6 & TAX LOT 129 Dar-5202C.DWG