

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

LUCILLE STORY

#11 RAYMOND HEIGHTS, DARIEN, CONNECTICUT

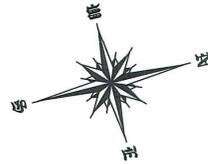
SCALE: 1" = 10' DATE: OCT. 22, 2019

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RECEIVED
AUG 18 2020
TOWN OF DARIEN
PLANNING & ZONING

MAP NORTH #209 D.L.R.



08/12/20	PROPOSED ADDITION	AAT
DATE	DESCRIPTION	BY
	REVISIONS	

NOTE: EXISTING BUILDINGS OVER 3 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSED ADDITION	
FRONT SETBACK	65' FROM CENTERLINE OF STREETLINE MIN.	28.6'±	62.5'±/61.3'± to proposed eave	- VARIANCE REQUIRED 3.7' TO EAVE
REAR	25' MIN.	70.2'±	61.3'±	
SIDE	15' MIN.	9.9'±	15.3'±	
AGGREGATE SIDE	30' MIN.	31.9'±	35.0'±	
LOT WIDTH	100' MIN.	VARIES	VARIES	
LOT DEPTH	100' MIN.	VARIES	VARIES	
LOT FRONTAGE	50' MIN.	50.0'	50.0'	
LOT AREA	21,780sf MIN.	7,901sf	7,901sf	
HEIGHT	30' MAX.	22.3'±	13'±	
# OF STORIES	2 1/2 MAX.	2	1	
LOT COVERAGE: STRUCTURE	20% MAX.	14.7% INCLUDES EAVES	17.7% INCLUDES EAVES	
ACCESSORY STRUCTURES *				
FRONT SETBACK	40' MIN.	88.6'±		
SIDE	10' MIN.	1.6'±		
REAR	10' MIN.	49.1'±		

* 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

AVERAGE GRADE AROUND EXISTING RESIDENCE = 99.5'

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.

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 MAP No. 209, D.L.R.

TAX MAP 36 & TAX LOT 87

PROPERTY IS LOCATED IN ZONE : "R-1/2"

F.I.R.M. ZONE : "X" PANEL 529 of 626 MAP NO. 09001C0529G DATE 7/8/13

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

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

