

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR
JENNIFER STROM SIMONTE

#21 DUCK POND ROAD, WESTPORT, CONNECTICUT

SCALE: 1" = 20' DATE: JAN. 2, 2018

BY "ARCAMONE LAND SURVEYORS LLC"

RECEIVED

SEP 03 2020

TOWN OF WESTPORT
CONSERVATION DEPARTMENT

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

WPL-11068-20
Filed: 09/03/20
Rec'd: N/A

NOTE : EXISTING BUILDING OVER 3 YEARS OLD.

	REQUIRED/ALLOWED	EXISTING	PROPOSED POOL
FRONT SETBACK	30' MIN.	83.3'±	AS DEPICTED
REAR	25' MIN.	33.4'±	
SIDE	15' ** MIN.	16.8'±	
ALL PLANS	AGGREGATE SIDE	30' ** MIN.	40.1'±
LOT SHAPE	SQUARE 150' ON A SIDE MIN.		
LOT AREA	43,560sf MIN.	21,982sf	21,982sf
HEIGHT	30' ** MAX.	24.7'	
# OF STORIES	2 1/2 ** MAX.	2 1/2	
LOT COVERAGE: BUILDING	N/A MAX.	N/A	N/A
TOTAL	25% MAX.	24.9% *	27.2% *

** NON-CONFORMING LOT * SEE CHART BELOW

LOT AREA COVERAGE WORKSHEET BASE LOT CALCULATION

1. GROSS LOT AREA		= 21,982 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)		= 0 S.F.
6. WETLAND AREA	520 S.F.	+
7. STEEP SLOPES OF 25% OR GREATER	0 S.F.	+
8. TOTAL WETLAND AND STEEP SLOPES (SUM OF LINES 6 & 7)		= 520 S.F.
9. WETLANDS/SLOPES REDUCTION	0.80 X LINE 8	= 416 S.F.
10. BASE LOT AREA (LINES 1, MINUS LINE 5 & LINE 9)		= 21,566 S.F.
MAXIMUM LOT AREA COVERAGE CALCULATION		EXISTING
11. BASE LOT AREA (COPIED FROM LINE 10, ABOVE)		21,566 S.F.
12. SQUARE FEET OF TOTAL COVERAGE		5,377 S.F.
13. LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE		24.9%
14. SQUARE FEET OF BUILDING COVERAGE		N/A
15. LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE		N/A

LOWEST AVERAGE GRADE AROUND HOUSE WITHIN 10' PERIMETER = 9.2'
X 8.0 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(S) No. 9271, 6459 & 10,082 W.L.R. PROPERTY SUBJECT TO BENEFITS & RESTRICTIONS OUTLINED IN VOL. 2410, PGS. 288-289 W.L.R.

TAX MAP A03 & TAX LOT 25

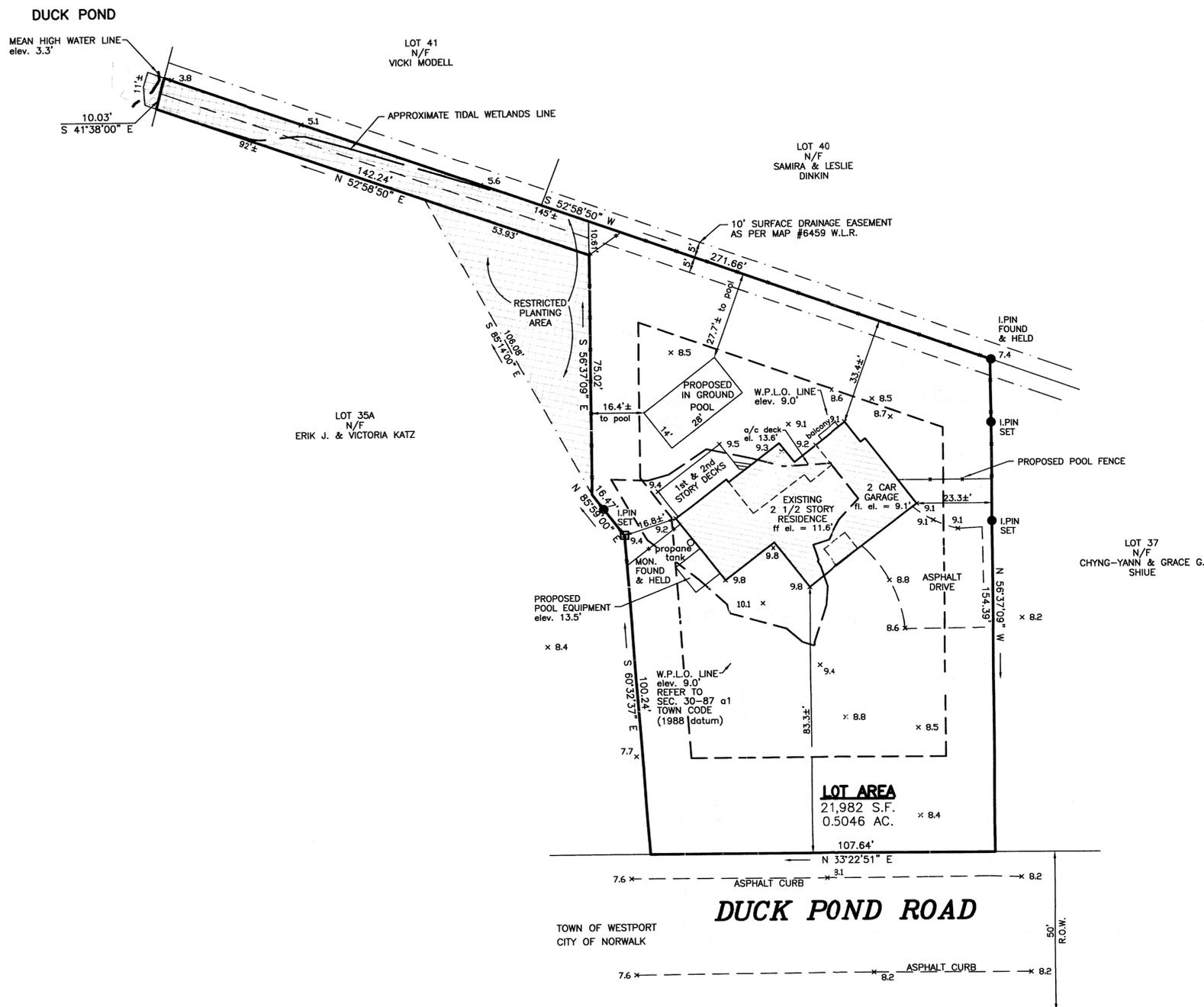
PROPERTY IS LOCATED IN ZONE : "AA" RESIDENCE

F.I.R.M. ZONE: "AE" (el. 13') PANEL 532 of 626 MAP NO. 09001C0532G DATE JULY 8, 2013

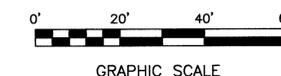
DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

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


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



DATE	DESCRIPTION	BY
07/28/20	PROPOSED TOTAL COVERAGE	AAT
07/02/20	PROPOSED POOL & EQUIPMENT	AAT
10/03/18	AS-BUILT	AAT
03/06/18	PROPOSED SILT FENCING	AAT
03/06/18	PROPOSED ADDITIONS	AAT
	REVISIONS	



GRAPHIC SCALE