

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

**WILLIAM B. GRAVES &
GILLIAN JAYSON GRAVES**

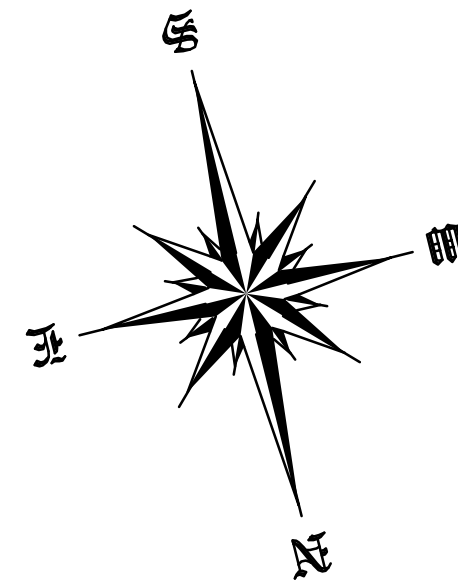
#52 SAMMIS STREET, ROWAYTON, CONNECTICUT

SCALE: 1" = 20' DATE: MAY 17, 2022

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

MAP NORTH #2380 N.L.R.



NOTE: EXISTING BUILDING OVER 3 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSED RESIDENCE
FRONT SETBACK	40' MIN.	50.8'±	40.7'±
REAR	20' MIN.	97.5'±	79.0'±
SIDE	10' MIN.	7.9'±	10.8'±
AGGREGATE SIDE (25% OF LOT WIDTH)	22.5' MIN.	19.6'±	25.2'±
LOT WIDTH	100' MIN.	90'	90'
LOT AREA	12,500sf MIN.	17,269sf	17,269sf
HEIGHT (MID ROOF)	36' MAX.	15.4'±	33.1'±
HEIGHT (PEAK ROOF)	41' MAX.	19.5'±	40.9'±
# OF STORIES	2 1/2 MAX.	1	2 1/2
LOT COVERAGE: STRUCTURE	25% MAX.	15.1%	23.0%*

* OUTSIDE SHOWER, PROPOSED POOL & TERRACE NOT INCLUDED IN LOT COVERAGE COMPUTATIONS

[11.5] = PROPOSED SPOT ELEVATION

X 9.2 = EXISTING SPOT ELEVATION - DATUM IS REFERENCED TO N.A.V.D. 1988

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

SURVEY TYPE : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : DEPENDENT 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 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 #2380, N.L.R.

TAX MAP 10NW DISTRICT 6 BLOCK 15 TAX LOT 9

PROPERTY IS LOCATED IN ZONE : "A" RESIDENCE

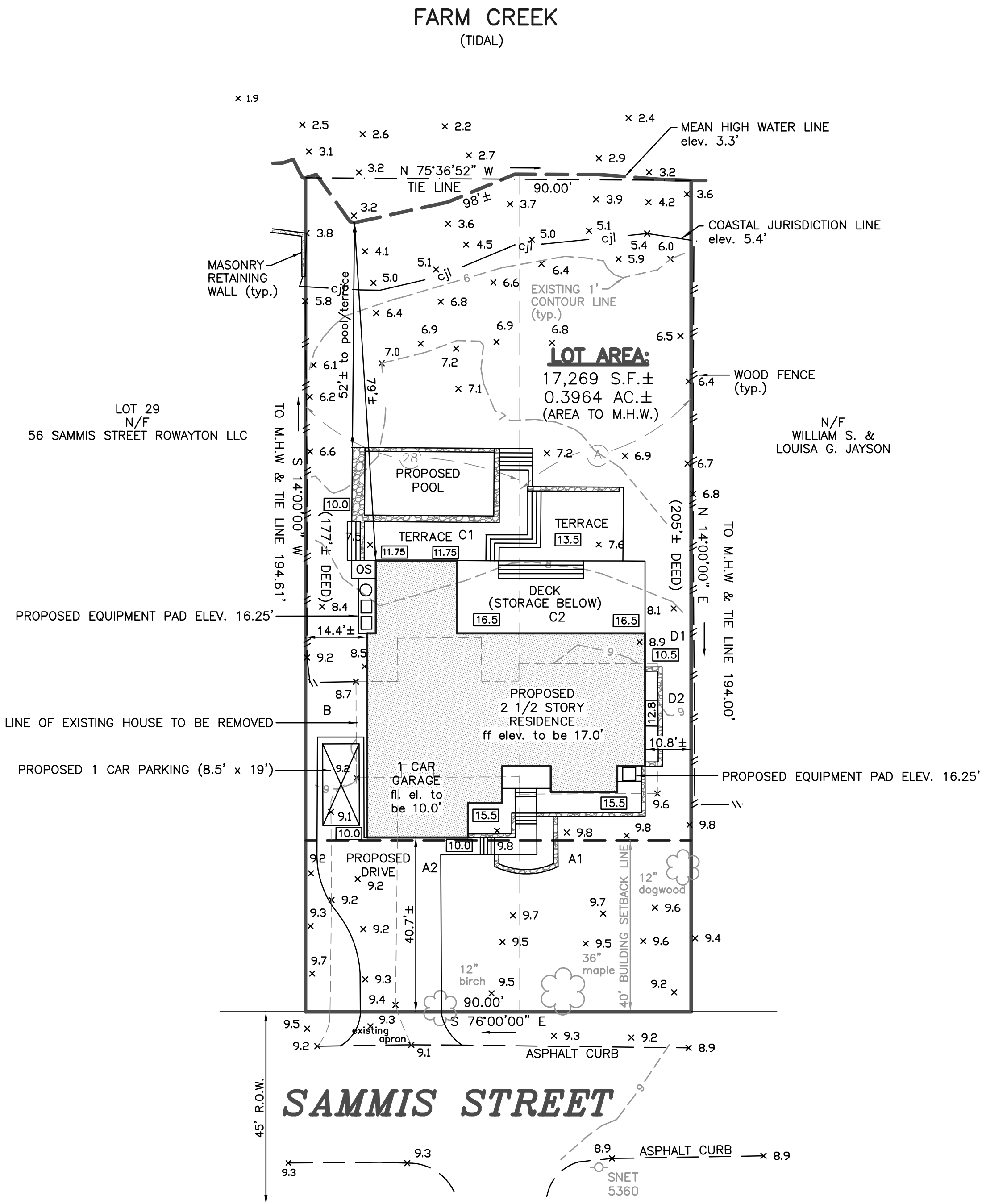
F.I.R.M. ZONE : "AE" (el. 15') PANEL 541 of 626 MAP NO. 09001C0541G DATE 7/8/13

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"

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



DATE	DESCRIPTION	BY
05/25/22	PROPOSED RESIDENCE	AAT
	REVISIONS	

WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL (L)	PRODUCT E x L = Y
A	9.6	9.2	9.4	70.2'	659.88
B	9.2	8.7	8.95	22.4'	200.48
C	8.7	9.8	9.25	70.2'	649.35
D	9.8	9.6	9.7	30.4'	294.88
TOTAL				193.2'	1804.59
Y + L = GRADE PLANE					GRADE PLANE = 9.3'

WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL (L)	PRODUCT E x L = Y
A	9.6	9.2	9.4	70.2'	659.88
TOTAL				70.2'	659.88
Y + L = GRADE PLANE					GRADE PLANE = 9.4'
GRADE PLANE = 9.4' FRONT HOUSE FACADE					BASEMENT CEILING EL. = 11.3' - 9.4' = 1.9' (DIFF.)

WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL (L)	PRODUCT E x L = Y
A1	9.6	9.8	9.7	41.3'	400.61
A2	9.8	9.1	9.45	23.5'	222.08
B	9.1	7.5	8.3	64.7'	537.01
C1	7.5	7.7	7.6	19.0'	144.40
C2	8.5	8.9	8.7	43.8'	381.06
D1	8.9	9.0	8.95	7.8'	69.81
D2	9.0	9.6	9.3	23.2'	215.76
TOTAL				223.3'	1970.73
Y + L = GRADE PLANE					GRADE PLANE = 8.8'

WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL (L)	PRODUCT E x L = Y
A	9.6	9.8	9.7	41.3'	400.61
B	9.8	9.1	9.45	23.5'	222.08
TOTAL				64.8'	622.69
Y + L = GRADE PLANE					GRADE PLANE = 9.6'
GRADE PLANE = 9.6' FRONT HOUSE FACADE					BASEMENT CEILING EL. = 16.0' - 9.6' = 6.4' (DIFF.)

WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL (L)	PRODUCT E x L = Y
A1	15.5/12.6*	15.5/12.8*	12.7*	41.3'	524.51
A2	10.0	10.0	10.0	23.5'	235.00
B	10.0	10.0	10.0	64.7'	647.00
C1	11.75/10.5*	11.75/10.7*	10.6*	19.0'	201.40
C2	16.5/11.5*	16.5/11.9*	11.7*	43.8'	512.46
D1	10.5	10.5	10.5	7.8'	81.90
D2	12.8/12.0*	12.8/12.6*	12.3*	23.2'	285.36
TOTAL				223.3'	2487.63
Y + L = GRADE PLANE					GRADE PLANE = 11.1'

WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL (L)	PRODUCT E x L = Y
A	15.5	15.5	15.5	41.3'	640.15
B	10.0	10.0	10.0	23.5'	235.00
TOTAL				64.8'	875.15
Y + L = GRADE PLANE					GRADE PLANE = 13.5'
GRADE PLANE = 13.5' FRONT HOUSE FACADE					BASEMENT CEILING EL. = 16.0' - 13.5' = 2.5' (DIFF.)

