

BASE LOT CALCULATION (All entries in square feet)		EXISTING	PROPOSED
1. GROSS LOT AREA	= 31,836 SQ. FT.		XX,XXX SQ. FT.
2. Above-Ground Utility Easements	+ 0	+ 0	
3. Streets and Roads	+ 0	+ 0	
4. Other Exclusive Surface Easements	+ 0	+ 0	
5. TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3, and 4)	= 0	= 0	
6. Wetlands Area	+ 3,574	+ 0	
7. Steep Slopes of 25% or Greater	+ 6,664	+ 0	
8. TOTAL WETLANDS AND STEEP SLOPES (Sum of lines 6 & 7)	= 10,238	= 0	
9. WETLANDS/SLOPES REDUCTION (0.80 x line 8)	= 8,190	= 0	
10. BASE LOT AREA (Line 1, minus line 8 and line 9)	= 23,645 SQ. FT.	= XX,XXX SQ. FT.	
MAXIMUM LOT AREA COVERAGE CALCULATION			
11. BASE LOT AREA (Copied from line 10, above)	23,645 SQ. FT.	XX,XXX SQ. FT.	
12. Square Feet of Total Coverage	6,529± SQ. FT.	XX,XXX± SQ. FT.	
13. Line 12 Divided by Line 11 for a Percentage	ALLOWABLE = 25%	27.6±%	XX,XXX±%
14. Square Feet of Building Coverage	N/A	N/A	
15. Line 14 Divided by Line 11 for a Percentage	ALLOWABLE = N/A	N/A	N/A

NOTE: WETLAND AND STEEP SLOPE AREAS DERIVED FROM THE TOWN OF WESTPORT GIS MAPPING.

ZONING CHART RESIDENCE AA ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1,000 ACRES 43,560 SQ. FT.	0.7308± ACRES 31,836± SQ. FT.	
LOT SHAPE	SQUARE 150 FT. ON A SIDE	125.2 FEET	
MIN. FRONT YARD	30 FEET	19.0± FEET	
MIN. SIDE YARD	15 FEET	24.7± FEET	
MIN. REAR YARD	25 FEET	11.1± FEET	
MAX. BUILDING HEIGHT (STORIES)	3 STORIES	2 STORIES	
MAX. BUILDING HEIGHT (FEET)	40 FEET	<23 FEET	

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" IN THE STATE OF CONNECTICUT AS AMENDED ON OCTOBER 26, 2018. IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THE TOPOGRAPHIC ACCURACY CLASS OF THIS SURVEY IS 'T - 2'.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN A 'RESIDENCE AA' ZONE.

REFER TO LOT A, MAP 658B OF THE WESTPORT LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN BK. 4012, PG. 91 OF THE WESTPORT LAND RECORDS.

REFER TO MAINTENANCE OBLIGATIONS, EASEMENTS, RESTRICTIONS AND CONDITIONS IN A DEED DATED 1-19-76 RECORDED IN BK. 410, PG. 141 AND REFERENCED IN A DEED DATED 6-31-96 RECORDED IN BK. 1489, PG. 42 OF THE WESTPORT LAND RECORDS.

REFER TO VARIANCE GRANTED BY THE TOWN OF WESTPORT ZBA DATED 10-7-81 AND RECORDED IN BK. 521, PG. 287 OF THE WESTPORT LAND RECORDS.

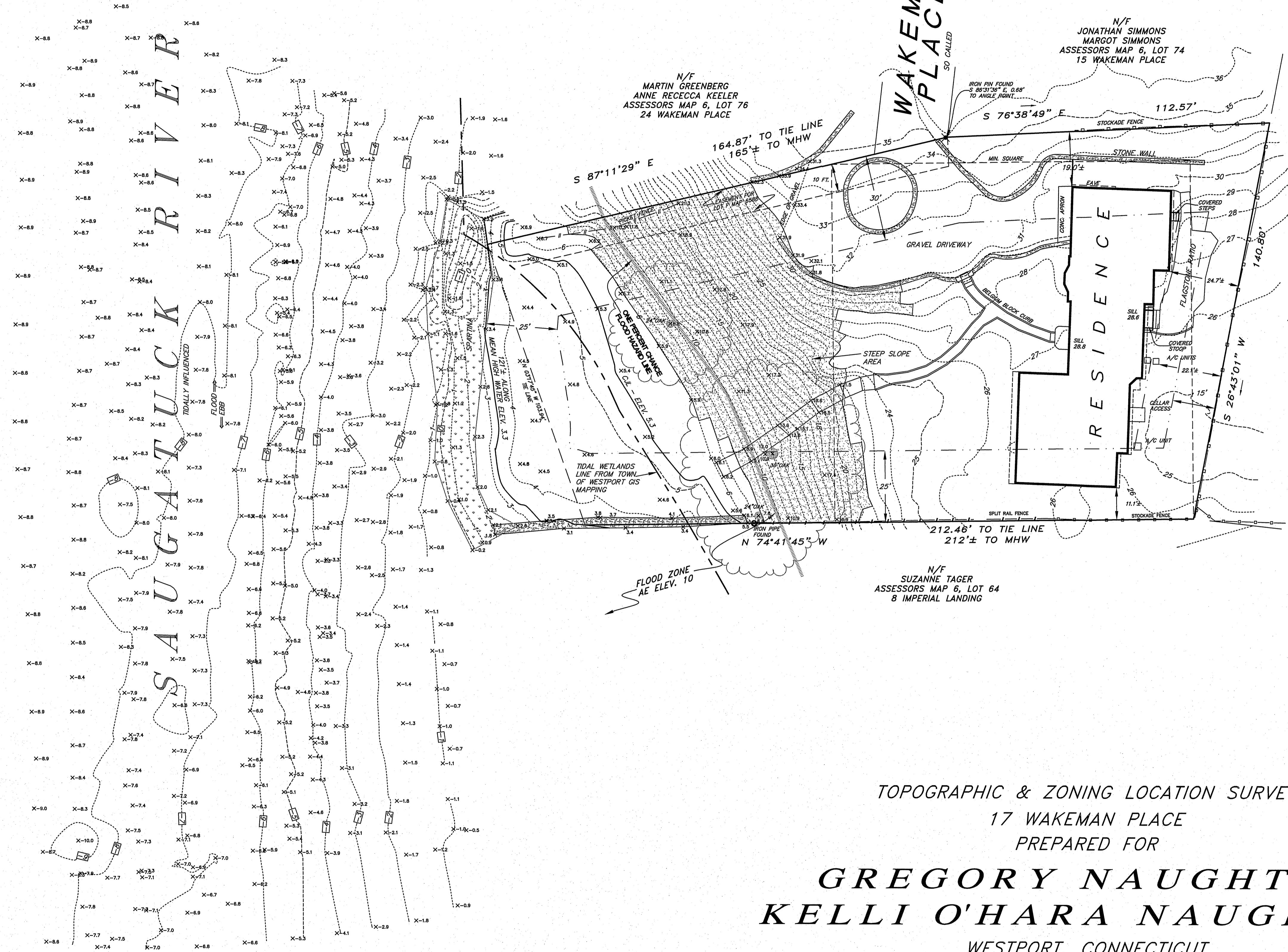
REFER TO VARIANCE GRANTED BY THE TOWN OF WESTPORT ZBA DATED 3-26-03 AND RECORDED IN BK. 2171, PG. 22 OF THE WESTPORT LAND RECORDS.

THE ONE PERCENT CHANGE FLOOD HAZARD BOUNDARY DEPICTED HEREON IS BASED ON THE FEMA DIGITAL GIS MAPPING AND REPRESENTS THE FLOOD ZONE LINES NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 080100551G DATED JULY 8, 2013.

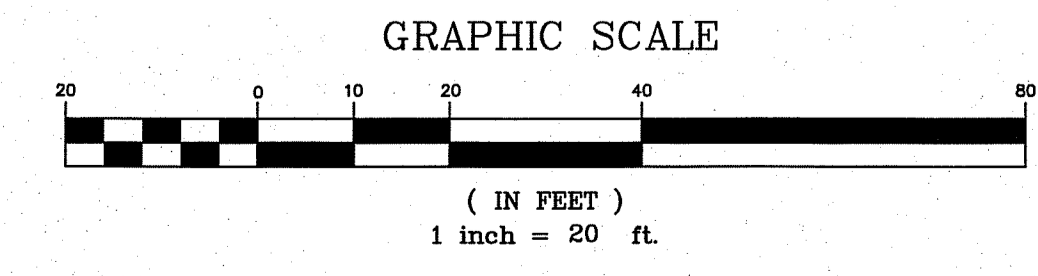
THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT (C.A.M.) BOUNDARY.

ELEVATIONS NOTED HEREON ARE BASED ON NAVD 1988 VERTICAL DATUM AND CONFORM TO VERTICAL ACCURACY CLASS 'V - 3'.



**AREA = 31,836± SQ. FT.
OR 0.7308± ACRES**



TOPOGRAPHIC & ZONING LOCATION SURVEY
17 WAKEMAN PLACE
PREPARED FOR
**GREGORY NAUGHTON
KELLI O'HARA NAUGHTON**
WESTPORT, CONNECTICUT

SCALE: 1" = 20 FT. MAY 20, 2021
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

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

Jeffrey W. McDougal CT PLS #70090