

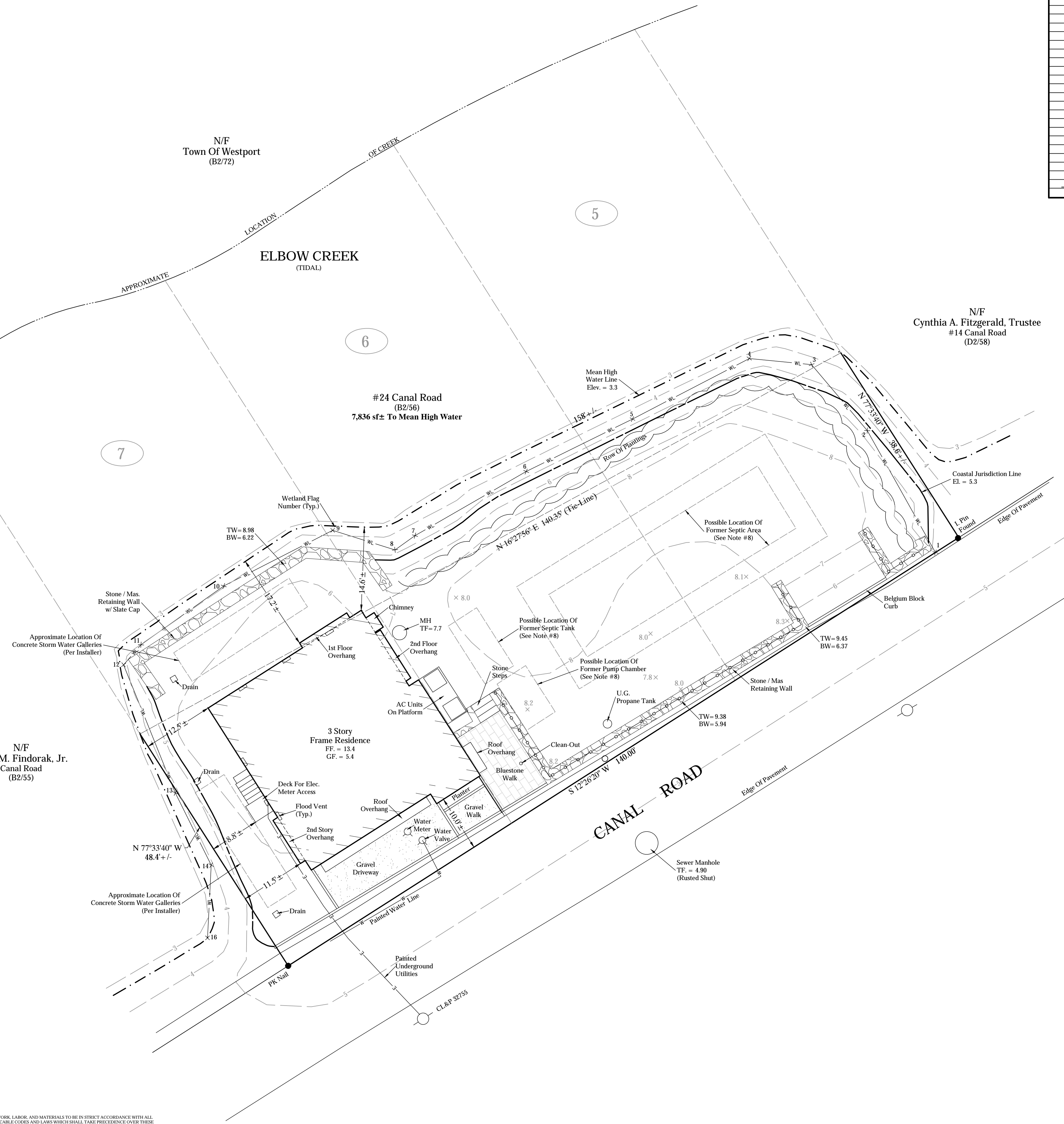
LEGEND	
(Symbol)	HYDRANT
(Symbol)	MANHOLE
(Symbol)	GAS VALVE
(Symbol)	UTILITY POLE
(Symbol)	WATER VALVE
(Symbol)	LAMP POST
(Symbol)	CATCH BASIN
(Symbol)	ELECTRIC BOX
(Symbol)	SIGN
(Symbol)	MAILBOX
(Symbol)	DECIDUOUS TREE
(Symbol)	CONIFEROUS TREE
(Symbol)	TEST HOLE
(Symbol)	EXISTING IRON PIN
(Symbol)	EXISTING CONCRETE MONUMENT
(Symbol)	STONE BOUND
(Symbol)	HEDGE
(Symbol)	STONE WALL
(Symbol)	INLAND WETLANDS
(Symbol)	METAL FENCE
(Symbol)	WOOD FENCE
(Symbol)	EXISTING CONTOUR LINE
(Symbol)	EXISTING SPOT ELEVATION

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY  
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



Michael S. Shevlin, Jr. PLS #70359

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AVERAGE GRADE	
EXISTING	
5.5	
5.4	
5.4	
5.4	
5.7	
5.6	
6.4	
7.0	
7.8	
5.6	
60.4 10-6.04	
31.9 (Roof Deck)	
-0.84 (Average Grade)	
25.86 (Height)	

LOT AREA WORKSHEET				
	EXISTING	PROPOSED	AS-BUILT	
1. Gross Lot Area	7,836	0	0	0
2. Aboveground utility easements	0	0	0	0
3. Streets and roads	0	0	0	0
4. Other Exclusive surface easements	0	0	0	0
5. Total easements and roads	0	0	0	0
6. Wetland Area	605	0	0	0
7. Steep slopes of 12% or greater	1,184	0	0	0
8. Total wetland and steep slopes	1,789±	0	0	0
9. Wetland/slopes reduction	0.80 X LINE 8	1.431	0.80 X LINE 8	0.80 X LINE 8
10. Base lot area	6,405	0	0	0
<b>MAXIMUM LOT AREA COVERAGE CALCULATION</b>				
11. Base lot area	6,405	0	0	0
12. Square feet of total coverage	1,697	0	0	0
13. Line 12 divided by line 11 for a percentage	26.5%	0	0	0
14. Square feet of building coverage	1,237	0	0	0
15. Line 14 divided by line 11 for a percentage	19.3%	0	0	0

- NOTES:**
- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
  - Reference is made to the following documents on file in the Westport Town Clerk's Office:
    - A. FM #374 - "Map Showing Building Lots owned and developed by John Knapp at Great Marsh Westport, Conn., scale: 1" = 40'; June 1925; prepared by Samuel W. Hoy Jr., Co., Inc."
    - B. Volume 1091, Page 54 - Zoning Board of Appeal Variance.
    - C. Volume 2766, Page 274 - Zoning Board of Appeals Variance.
  - Reference is also made to the following unrecorded maps:
    - A. Zoning Location Survey, prepared for Lincoln M. Weekes dated: 9/21/05; prepared by Walter H. Skidd - Land Surveyor, LLC, Fairfield CT.
  - The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).
  - Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
  - Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Westport authorities prior to use.
  - Property is located in Zone A:
    - Minimum Lot Area = 21,780 Sq. Ft.
    - Non Conforming Lots: 6,000 - 10,889 sq. ft. Setbacks: Front = 30', Side = 7.5', Rear = 25'
    - Maximum Total Coverage = 25%
    - Maximum Building Coverage = 15%
    - Non Conforming Lots: 10,890 - 21,779 sq. ft.
    - Maximum Building Height = 2 Stories or 26' (South of Railroad Tracks)
  - The existing septic information depicted hereon taken from the following plan titled:
    - "Site Plan, Detail & Notes, prepared for Lincoln M. Weekes 24 Canal Road Westport, CT. Dated: 10/10/06 prepared by Chappa and Paulni, Consulting Engineers & Site Planners."
  - The property is located in Zone AE(13) per FEMA Flood Map #09001C0511G; Panel 551 of 626; Effective Date: 7/8/2013.
  - Property is served by public water and sanitary sewer.
  - The elevations are based on Vertical Datum NAVD 88. (GPS Verified, 2-16-23)
  - Wetlands were flagged by Matt Popp and located in the field by The Huntington Company, LLC.
  - Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
  - Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
  - It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

NO.	DATE	DESCRIPTION
REVISIONS		

DATE:	FEBRUARY 16, 2023	SCALE:	1" = 10'	DRAFTER:	SJR	JOB NUMBER:	112072	PROJECT #:	11207
				THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors A Division Of Shevlin Land Surveying, LLC 303 Linwood Avenue, Fairfield, CT 203.259.1091					