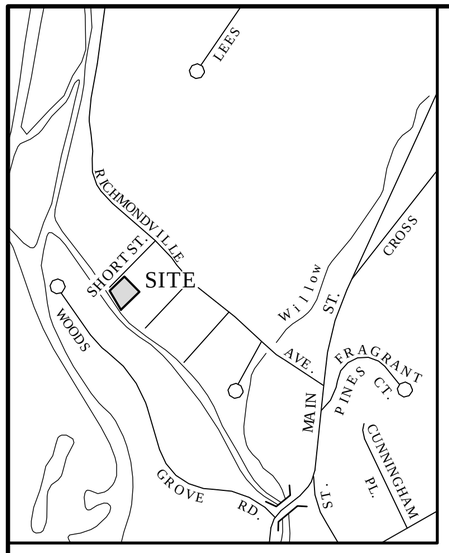


LOCATION MAP

0 500

1" = 500'

Per CT State Plane NAD 83

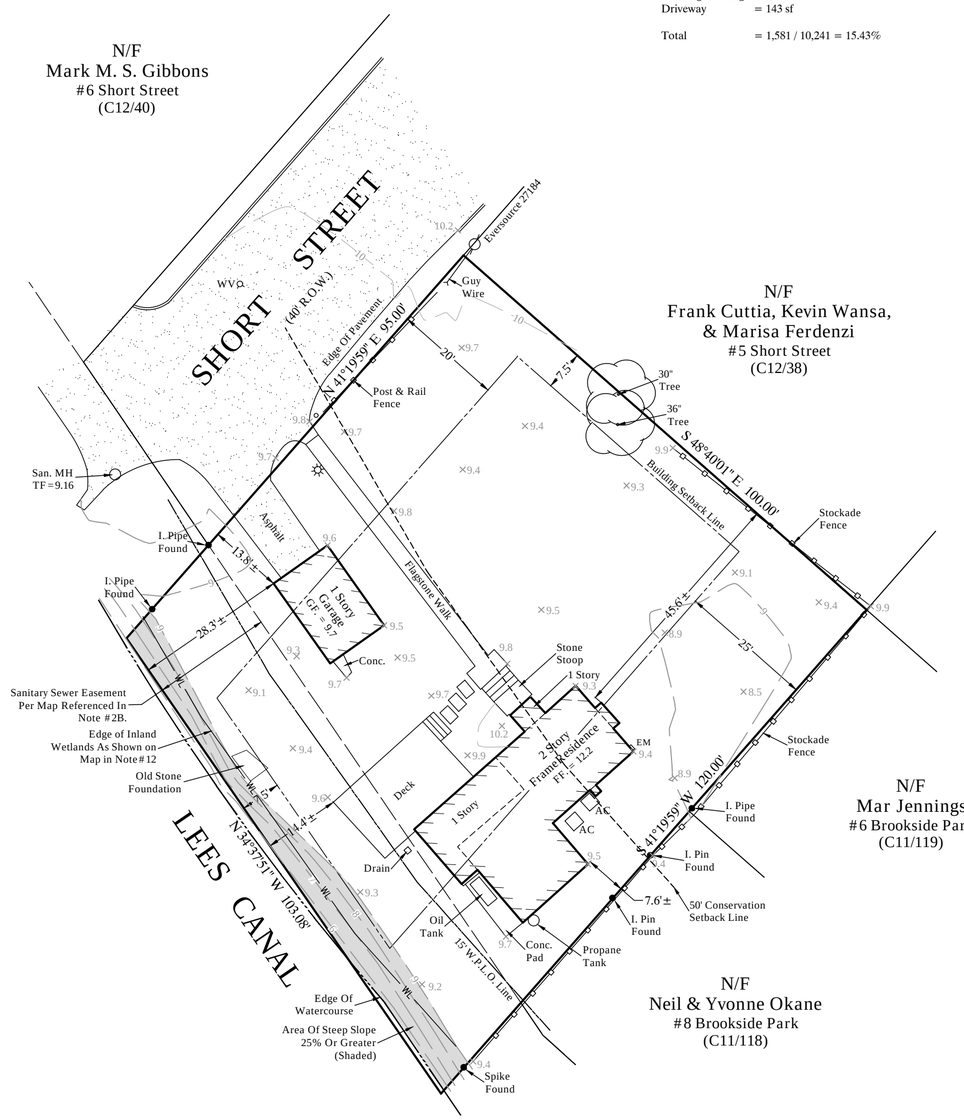
N/F
Mark M. S. Gibbons
#6 Short Street
(C12/40)

N/F
Frank Cuttia, Kevin Wansa,
& Marisa Ferdenzi
#5 Short Street
(C12/38)

N/F
Barbara E. Mathias
#4 Brookside Park
(C11/120)

N/F
Mar Jennings
#6 Brookside Park
(C11/119)

N/F
Neil & Yvonne Okane
#8 Brookside Park
(C11/118)



COVERAGE BREAKDOWN

Building Coverage:

Main House w/ Deck & Front Stoop = 1,214 sf
Garage = 224 sf

Total = 1,438 / 10,241 = 14.04%

Total Coverage:

Building Coverage = 1,438 sf
Driveway = 143 sf

Total = 1,581 / 10,241 = 15.43%

AVERAGE GRADE	
9.3	N Cor.
9.4	NE Cor.
9.5	SE Face
9.7	S Cor.
9.8	E Cor.
9.9	NW Face
57.6	/ 6 = 9.6
28.2	(Roof Midpt)
9.6	(Average Grade)
18.6	(Height) 35' Max.

LOT AREA WORKSHEET

	EXISTING		PROPOSED		AS-BUILT	
1. Gross Lot Area		10,750		0		0
2. Aboveground utility easements	0		0		0	
3. Streets and roads	0		0		0	
4. Other Exclusive surface easements	0		0		0	
5. Total easements and roads (sum of lines 2,3 and 4)		0		0		0
6. Wetland Area	22		0		0	
7. Steep slopes of 25% or greater	614		0		0	
8. Total wetland and steep slopes (sum of lines 6 and 7)	636		0		0	
9. Wetlands/slopes reduction	0.80 X LINE 8	509	0.80 X LINE 8	0	0.80 X LINE 8	0
10. Base lot area (line 1, minus line 5 and 9)		10,241		0		0
MAXIMUM LOT AREA COVERAGE CALCULATION						
11. Base lot area (copied from line 10, above)	10,241		0		0	
12. Square feet of total coverage		1,581		0		0
13. Line 12 divided by line 11 for a percentage (35% MAX.)		15.43%		0		0
14. Square feet of building coverage		1,438±		0		0
15. Line 14 divided by line 11 for a percentage (15% MAX.)		14.04%		0		0

If line 13 and line 15 are equal to or less than the percentage for maximum permitted building and/or total coverage within the zoning district, the coverage complies

NOTES:

1. 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.

2. Reference is made to the following documents on file in the Westport Town Clerk's Office

   A. RM #4083 - "Survey Prepared For Geoffrey & Marilyn Prentiss, Westport, Conn.; Scale: 1" = 30'; Dated: Oct. 1955" prepared by Charles S. Lyman.

   B. RM #4790 - Town Of Westport Engineering Department, Plan Of Sewer Easements - Brookside Park; Scale: 1" = 30'; Dated: July, 1959".

   C. Volume 2570, Page 78

   D. Volume 166, Page 101 - Sewer Easement.

3. 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).

4. Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.

5. Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Westport authorities prior to use.

6. Property is located in Zone B:

   Minimum Lot Area = 6,000 Sq. Ft.
   Setbacks: Front = 20', Side = 7.5', Rear = 25'
   Maximum Total Coverage = 35%
   Maximum Building Coverage = 15%
   Maximum Building Height = 2-1/2 Stories or 35' (North Of Railroad Tracks)

6. The property is located in Zone AE per FEMA Flood Map #09001C0413G; Panel 413 of 626; Effective Date: 7/8/2013. Base Flood Elevation is 11.9 Per FEMA, Fairfield County, CT Flood Profiles, Saugatuck River (Lower Reach) Sheet 345P.

7. Property is served by public water and sanitary sewer.

8. The elevations are based on Vertical Datum: NAVD 88 (GPS Derived).

9. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.

10. Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.

11. 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.

12. Reference is made to the following unrecorded map: "Existing Conditions Plot Plan Prepared For Peggy S. Van Witt And Emil Wansa 7 Short Street, Westport, Connecticut; Scale: 1" = 10'; Dated: Oct. 1, 2015" Prepared by Leonard Surveyors, LLC.

LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- TEST HOLE
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- STONE BOUND
- HEDGE
- STONEWALL
- WL — WL — INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- × 132.0 EXISTING SPOT ELEVATION

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE ORIGINAL SIGNATURE OF THE SIGNATORY

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

STATE OF CONNECTICUT · MICHAEL S. SHEVLIN · LICENSED LAND SURVEYOR

Michael S. Shevlin, PLS #70339

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NO.	DATE	DESCRIPTION
1	9-20-23	Misc. / Wetlands

REVISIONS

DATA ACCUMULATION PLAN

PREPARED FOR

KATHERINE A. HALSO & MICHAEL T. FRANCIA

#7 SHORT STREET
WESTPORT, CONNECTICUT

20 0 20 40

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
JUNE 2, 2023	1" = 20'	SJR	2823	2823

HC Since 1921

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
A Division Of Shevlin Land Surveying, LLC
303 Linwood Avenue, Fairfield, CT 203.259.1091

1/1

14-2632