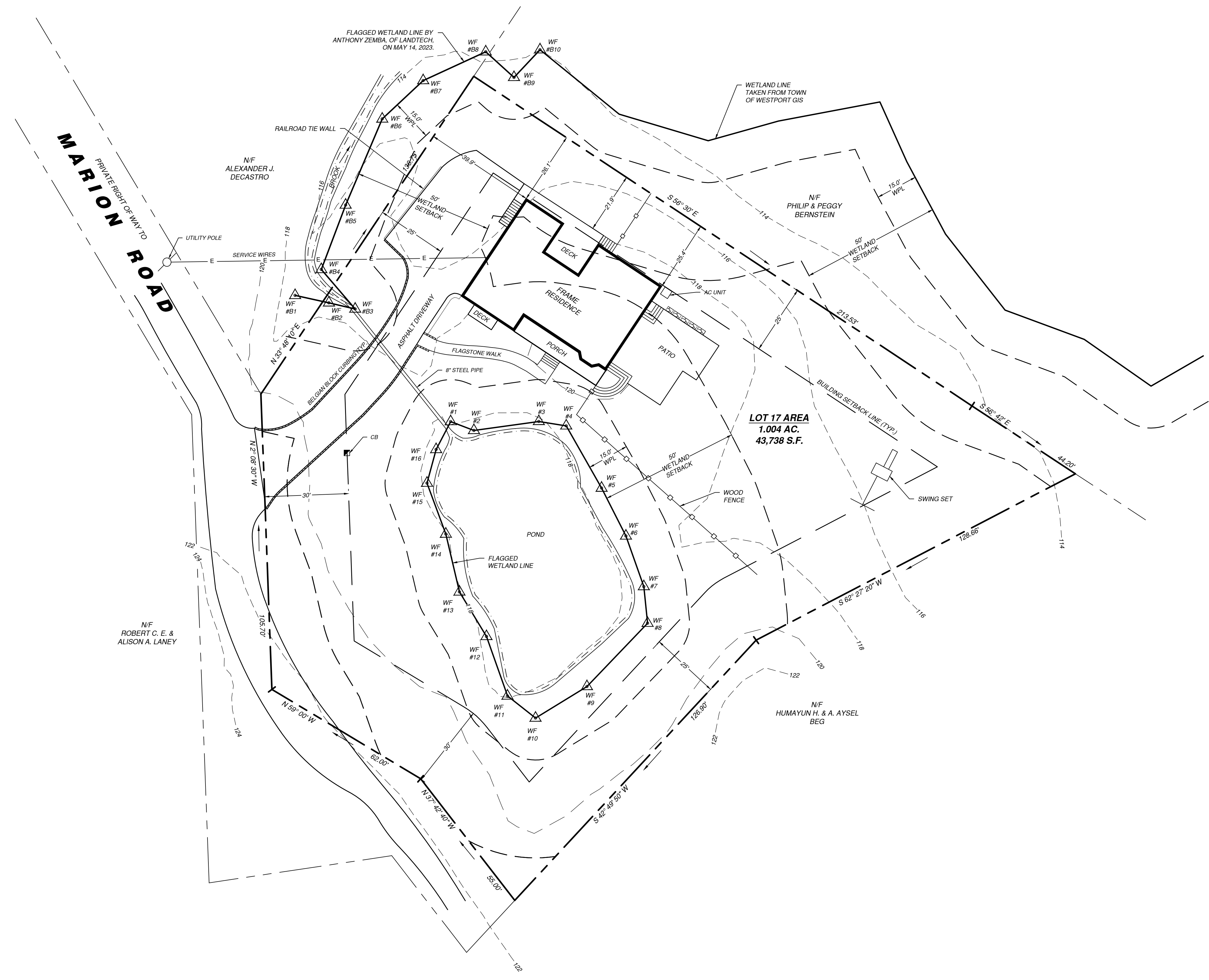


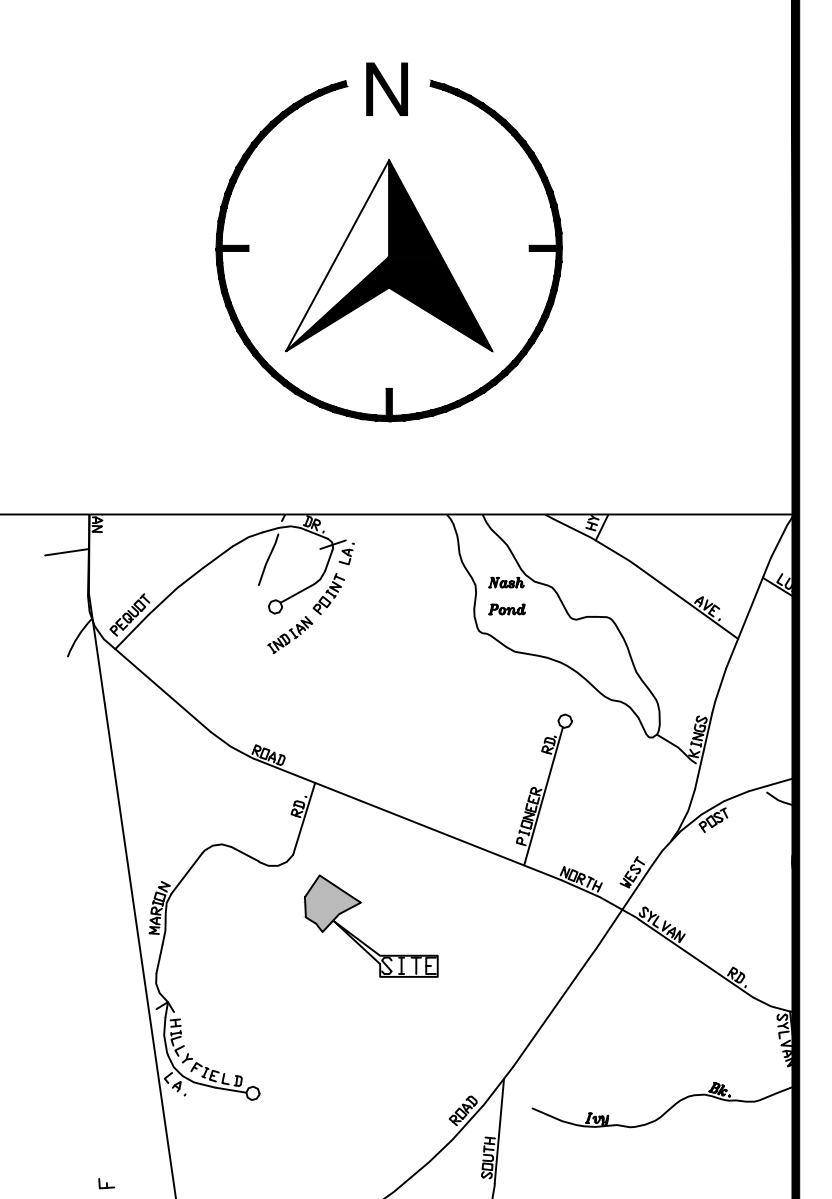
PROPERTY INFORMATION			
OWNER: DOUGLAS & SAMANTHA DEBONO			
SITE: 52 MARION ROAD			
ZONE: RESIDENCE AA DISTRICT			
TOTAL SITE AREA: 1.004 AC, 43,738 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		43,738 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0	
3.	STREETS, ROADS, & ACCESSWAYS	265	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)		265 SF
6.	WETLAND AREAS	5508	
7.	STEEP SLOPES > 25%	0	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	5508	
9.	WETLANDS / SLOPES REDUCTION (0.80 x LINE 8)	4406 SF	
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)	39,067 SF	
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	9,767 SF
EXISTING LOT COVERAGE			
12.	RESIDENCE & PORCHES	2271 SF	
	DECKS	363 SF	
	DRIVEWAY	2786 SF	
13.	SUM OF LINE 12		5,400 SF
14.	ALLOWABLE LOT COVERAGE	25%	9,767 SF
15.	EXISTING LOT COVERAGE	13.8%	5,400 SF



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LEGEND	
SYMBOLS	
CB	CATCH BASIN
UP#	UTILITY POLE
---	PROPERTY LINE
E	ELECTRIC LINE
20	CONTOUR
---	WATERCOURSE LIMIT
WF#1	WETLAND FLAG

- SURVEY NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.
 - THIS SURVEY IS A ZONING LOCATION SURVEY WITH 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 IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
 - 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.
 - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
 - UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
 - THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
 - REFER TO MAP NO. 5357, IN WESTPORT LAND RECORDS.
 - VERTICAL DATUM: TOPOGRAPHY TAKEN FROM TOWN OF WESTPORT GIS 2013.
 - WETLANDS AS FLAGGED BY CHRIS ALLAN & ANTHONY ZEMBA, CERTIFIED SOIL SCIENTISTS.
 - SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0394F, EFFECTIVE JUNE 18, 2010.



LOCATION MAP
(NTS)

PROPERTY INFORMATION:

OWNER: DOUGLAS & SAMANTHA DeBONO
 ADDRESS: 52 MARION ROAD
 WESTPORT, CT

LOT AREA: 43,738 SF, 1.004 AC
 ZONE: "AA"
 DEED: BK. 3700 PG. 22

MAP: B08
 LOT: 51

SETBACK LINES:

30' FRONT
 25' SIDE
 25' REAR

03/06/2024	ADDED OFF-SITE WETLANDS FROM GIS
01/03/2024	UPDATED SURVEY
05/16/2023	UPDATED FEATURES
REVISION DATE	ISSUE

LANDTECH
 SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
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 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
DOUGLAS & SAMANTHA DeBONO

PROJECT LOCATION:
**52 MARION ROAD
 WESTPORT, CT**

DRAWING TITLE:
**ZONING LOCATION &
 TOPOGRAPHIC SURVEY**

PROJECT No. **23080-01**

DATE: 11/10/2021	DRAWN BY: LAM	CHECKED BY: TAD
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SCALE: 1" = 20'

IN FEET
 0 20 40 60

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

THOMAS A. DEILUS, LAND SURVEYOR
 CT. REGISTRATION NO. 70098

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND SEAL.

SV-1.0