

Timeline of Cease and Correct Order for 11 Devon Road

1930

- House built at 11 Devon Road.

1995

- Stephen and Frances Rowland purchase home.

1995

- Permit issued for 1st floor addition, 2nd floor addition, and interior renovation. Certificate of compliance 02/06/96

2001

- Wetland line approved.

2001

- Permit issued for garage addition, rear addition, patios. Certificate of compliance 9/20/02

2005

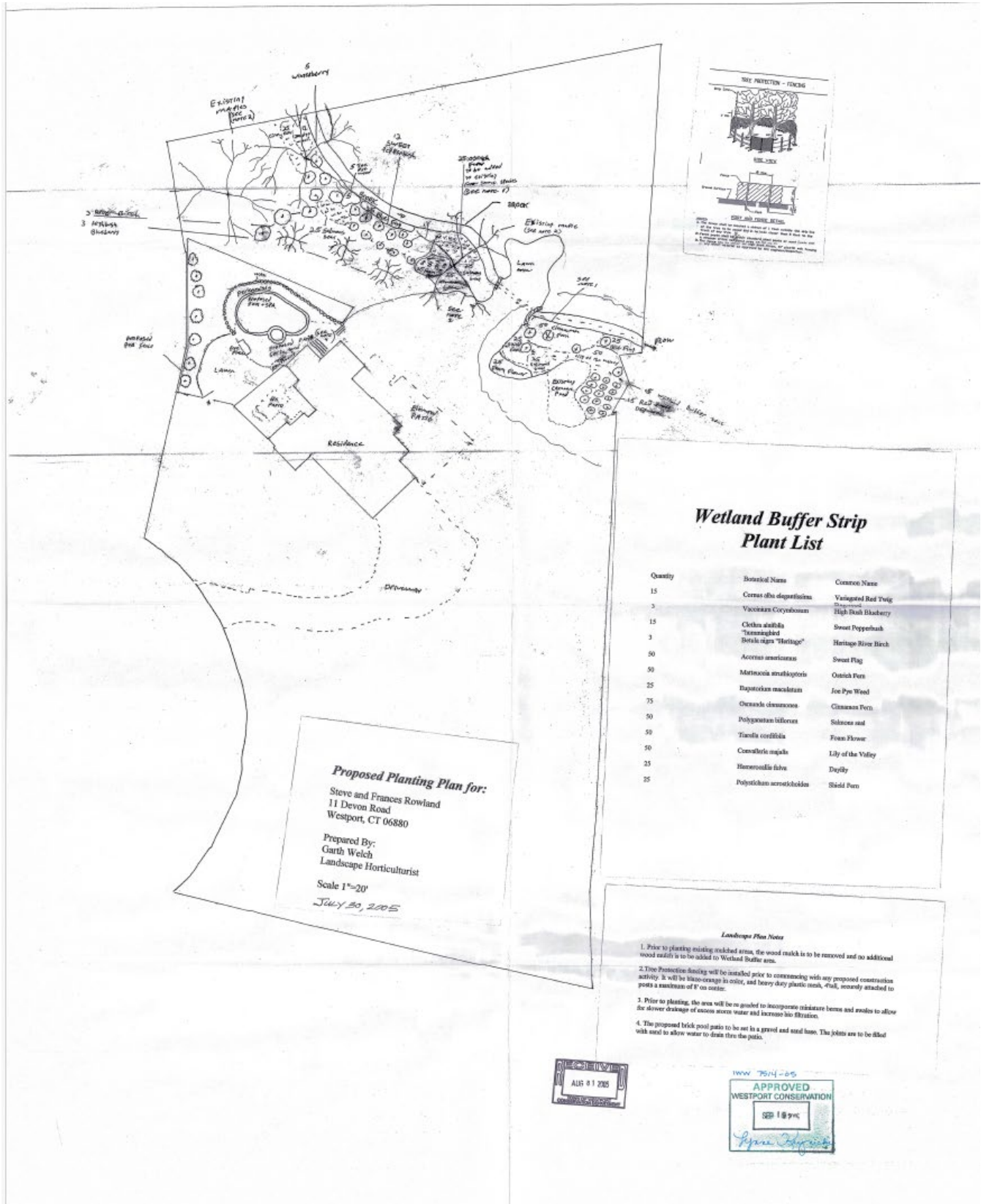
- Conservation Commission Permit issued for pool, hot tub, patio, retaining wall. Commission required buffer planting. Certificate of compliance 9/15/08.

2007

- Permit issued for pool, hot tub, patio, retaining wall, and renovation of cement pond. Certificate of compliance 9/15/08
- Permit issued for garage addition (old one converted to playroom), covered walkway, interior renovation. Certificate of compliance 9/15/08

2009

- Wetland planting plan and invasives removal approved.

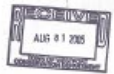


Proposed Planting Plan for:
 Steve and Frances Rowland
 11 Devon Road
 Westport, CT 06880
 Prepared By:
 Garth Welch
 Landscape Horticulturist
 Scale 1"=20'
 July 30, 2005

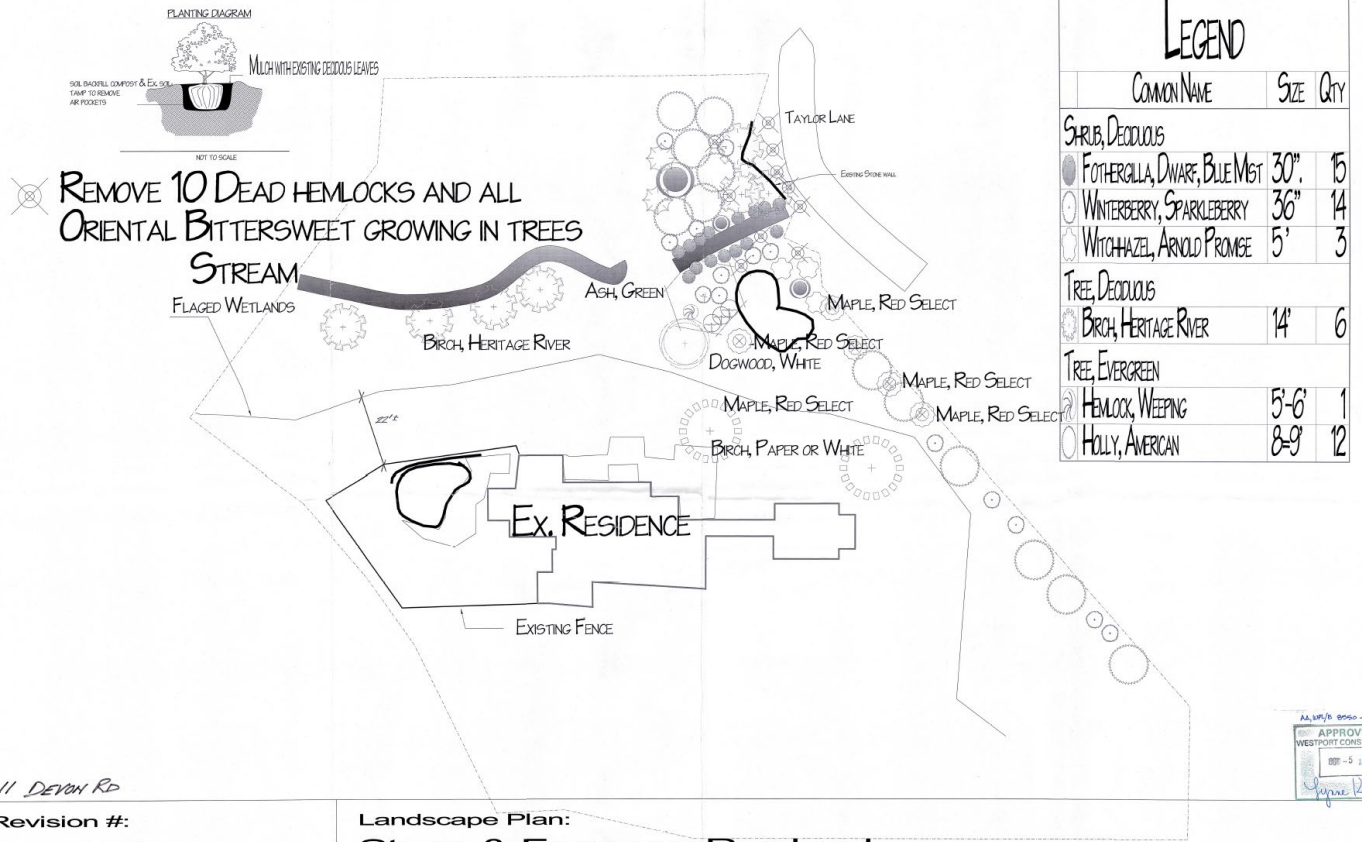
Wetland Buffer Strip Plant List

Quantity	Botanical Name	Common Name
15	<i>Cornus alba dogoniana</i>	Variagated Red Twig
5	<i>Vaccinium corymbosum</i>	High Bush Blueberry
15	<i>Croton alabilla</i>	Sweet Pepperbush
3	<i>Hamamelis virginiana</i>	Heritage River Birch
30	<i>Aceris americanus</i>	Sweet Flag
50	<i>Morus nigra americana</i>	Osage Orange
25	<i>Rhus typhina</i>	Staghorn Sumac
75	<i>Ostrya virginiana</i>	Hickory
50	<i>Polygonum bistorta</i>	Spatterdock
50	<i>Thalictrum flavum</i>	Bladder Poppy
50	<i>Conoclinium octocostatum</i>	White Top
25	<i>Hemerocallis fulva</i>	Day Lily
25	<i>Polypodium acrostichoides</i>	Shield Fern

- Landscape Plan Notes**
- Prior to planting existing mulched areas, the wood mulch is to be removed and no additional wood mulch is to be added to Wetland Buffer area.
 - The Protection fencing will be installed prior to commencing with any proposed construction activity. It will be blue-orange in color, and heavy duty plastic mesh, 4' tall, securely attached to posts a maximum of 8' on center.
 - Prior to planting, the area will be mulched to incorporate miniature berms and mounds to allow for slower drainage of excess storm water and increase bio filtration.
 - The proposed brick pool patio to be set in a gravel and sand base. The joints are to be filled with sand to allow water to drain thru the patio.



2009 Invasives Removal and Planting Plan



11 DEVON RD

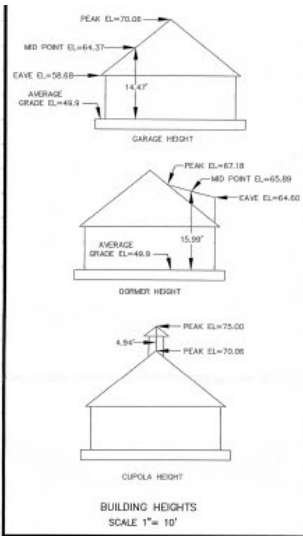
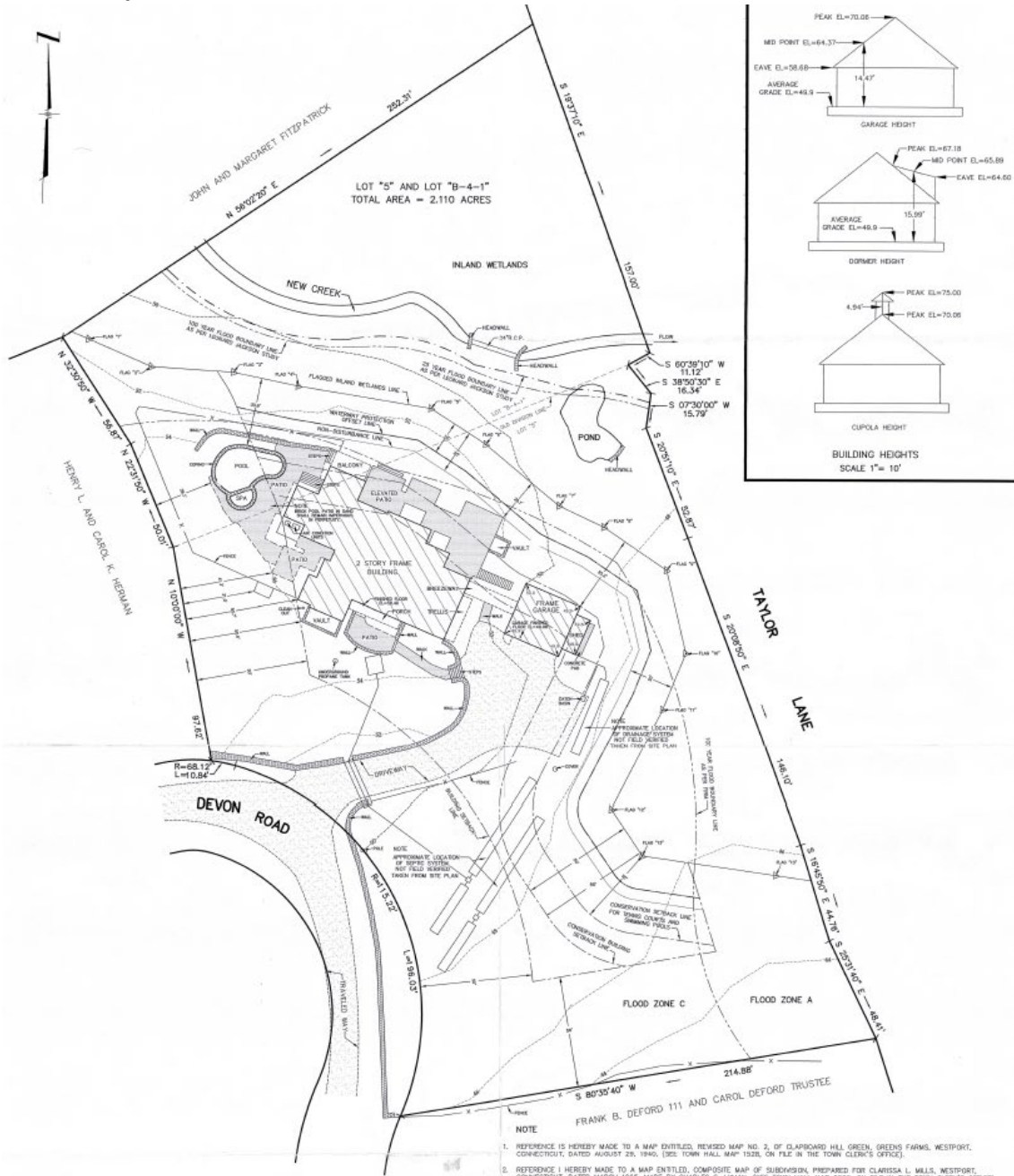
Revision #:
Date: 9/28/2009

Landscape Plan:
Steve & Frances Rowland

Scale:
0' 1" = 16' 0"

Landscape Design by: Garth Welch
Garth Welch landscape Horticulturist,

2008 Survey



LOT AREA AND COVERAGE REQUIREMENTS

LOT AREA = 91,896 SQ. FT.
INLAND WETLANDS AREA = 24,208 SQ. FT.
FACTOR = 80% 24,208 = 27,369 SQ. FT.

LOT AREA = 91,896 SQ. FT.
MINI-FACTOR = 27,369 SQ. FT.

BASE LOT AREA = 24,530 SQ. FT.

2 STORY FRAME BUILDING INCLUDING ELEVATED PATIO = 4,925 SQ. FT.
FRAME GARAGE AND SHED = 748 SQ. FT.
POOL AND SPA = 620 SQ. FT.
BREEZEWAY = 141 SQ. FT.
DRIVEWAY = 3,693 SQ. FT.

TOTAL LOT COVERAGE = 10,167 SQ. FT. = 15.76%

ALLOWABLE LOT COVERAGE = 16,133 SQ. FT. = 25.0%



- NOTE**
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, REVISED MAP NO. 2, OF CLARIBROAD HILL GREEN, GREENS FARMS, WESTPORT, CONNECTICUT, DATED AUGUST 28, 1940, (SEE TOWN HALL MAP 1928, ON FILE IN THE TOWN CLERK'S OFFICE).
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED, COMPOSITE MAP OF SUBDIVISION, PREPARED FOR CLARISSA L. MILLS, WESTPORT, CONNECTICUT, DATED MARCH 1965, MADE BY CHARLES S. LYMAN, (SEE TOWN HALL MAP 2868, ON FILE IN THE TOWN CLERK'S OFFICE).
 - PROPERTY IS LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, FLOOD ZONE A, AREA OF 100 YEAR, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED AND FLOOD ZONE C, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, TOWN OF WESTPORT, CONNECTICUT, FAIRFIELD COUNTY, PANEL 2 OF 3, COMMUNITY PANEL NUMBER 050019 0000L, MAP REVISION 000001, MAP REVISION 000001, 4, 1984.
 - 100 YEAR FLOOD BOUNDARY LINE BY FIRM SHOWN HEREON EXTRAPOLATED FROM NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, TOWN OF WESTPORT, CONNECTICUT, FAIRFIELD COUNTY, PANEL 2 OF 3, COMMUNITY PANEL NUMBER 050019 0000L, MAP REVISION 000001, 4, 1984.
 - 25 YEAR AND 100 YEAR FLOOD BOUNDARY LINE BY LEONARD JACOBSON STUDY, SHOWN HEREON EXTRAPOLATED FROM COMPREHENSIVE DRAINAGE IMPROVEMENT PLAN FOR NEW CREEK, SEE SHEET NO. 6 OF VOL. 7, BY LEONARD JACOBSON ASSOCIATES.
 - FLAGGED INLAND WETLANDS, SHOWN HEREON FLAGGED BY SOIL SCIENTIST EUGENE MAMAMARA, AND FIELD LOCATED BY LEONARD LIND SURVEYORS ON APRIL 26, 2001.
 - REFERENCE IS HEREBY MADE TO WESTPORT CONSERVATION COMMISSION, MAP AMENDMENT APPLICATION, RESOLUTION 11 DEVON ROAD #000/W/0506-01, ON FILE IN THE WESTPORT TOWN HALL.
 - BENCH MARK USED TO ESTABLISH TWO FOOT CONTOUR LINES AND BUILDING FINISHED FLOOR ELEVATIONS, EXTRAPOLATED FROM WESTPORT CONSERVATION COMMISSION MAP 148, BY AND ARMAV, INC.
 - PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER ON SET TWO FOOT CONTOUR LINES.
 - PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP HE. LOT 002.
 - PROPERTY IS LOCATED IN "AAA" RESIDENCE ZONE.
 - NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
 - NO ABSTRACT OF TITLE PROVIDED.

PLOT PLAN
PREPARED FOR
STEPHEN & FRANCES ROWLAND
11 DEVON ROAD
WESTPORT ~ CONNECTICUT
SCALE 1" = 20' APRIL 14, 2008

LEONARD SURVEYORS
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY

CHANCE L. DEWOLF, L.S., 1006 NEW RD. 17079

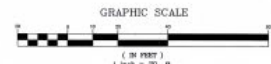


LEGEND

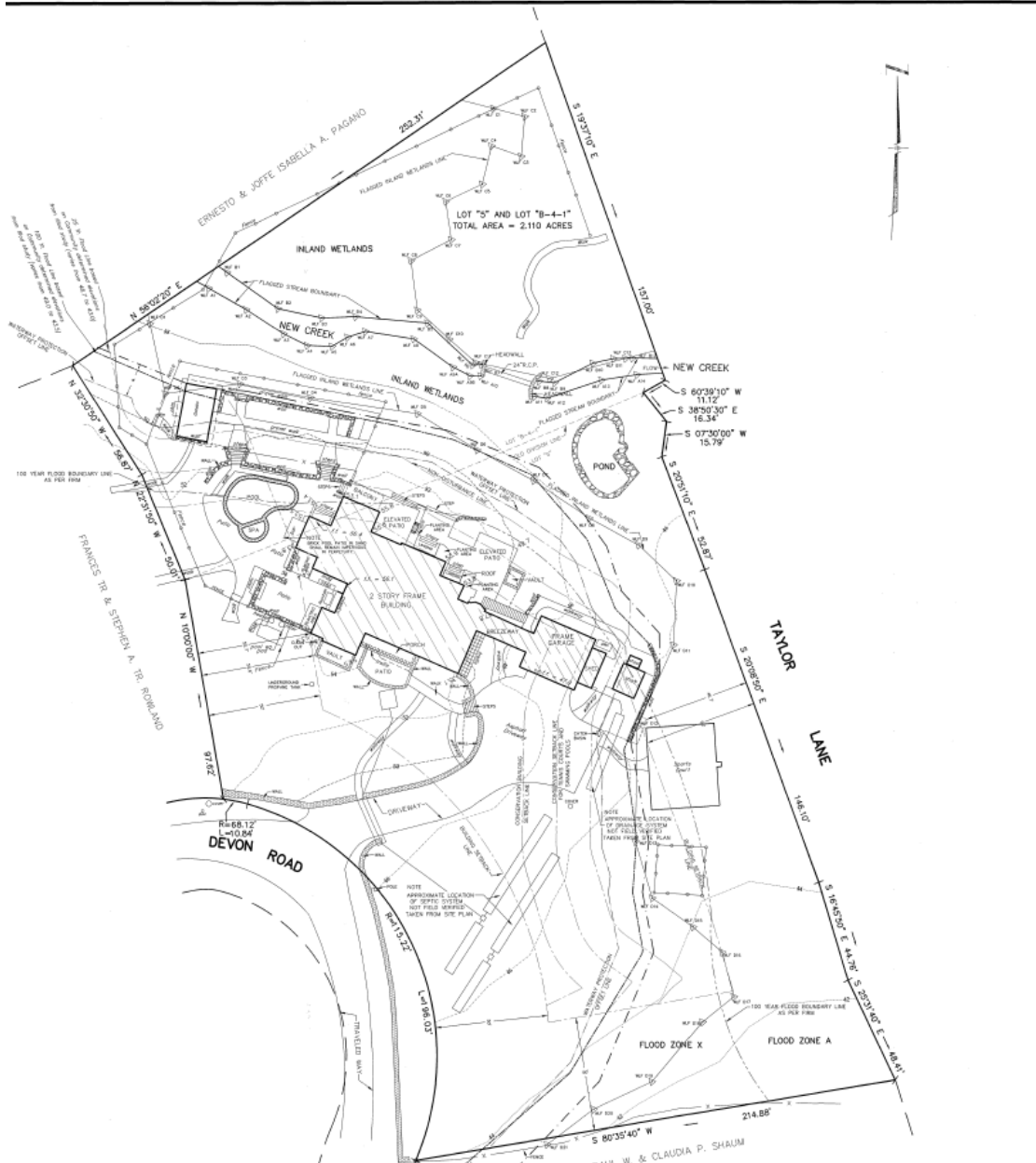
— 2' FOOT CONTOUR LINES
- - - - - SPOT ELEVATIONS

LEONARD SURVEYORS, INC.
1175 FISH BARN ROAD
WESTPORT, CONNECTICUT 06880
PHONE (203) 528-7861
FAX (203) 434-1832

"DEVON COURT," COMPUTER REG. A, IN 523-112, FN 567-44, IN 585-50, DATA COLLECTOR, FILE BLOCK 178



2024 Survey



LOT AREA AND COVERAGE REQUIREMENTS

LOT AREA = 91,898 SQ. FT.
 INLAND WETLANDS AREA = 31,177 SQ. FT.
 FACTOR = .80 X 31,177 = 24,942 SQ. FT.

LOT AREA = 91,898 SQ. FT.
 WETLANDS FACTOR = 24,942 SQ. FT.
 BASE LOT AREA = 66,956 SQ. FT.

BUILDING COVERAGE = 5,505 SQ. FT.
 ELEVATED PATIOS = 1,075 SQ. FT.
 POOL AND SPA = 500 SQ. FT.
 DRIVEWAY = 3,550 SQ. FT.
 SPORTS COURT = 1,095 SQ. FT.

TOTAL LOT COVERAGE = 11,725 SQ. FT. = 17.51%

ALLOWABLE LOT COVERAGE = 16,738 SQ. FT. = 25.0%

LEGEND

--- TWO FOOT CONTOUR LINES
 --- SPOT ELEVATIONS

NOTES

- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, REVISED MAP NO. 2, OF CLAYBORN HILL GREEN, GREENS FARMS, WESTPORT, CONNECTICUT, DATED AUGUST 20, 1940, (SEE TOWN HALL MAP 1528, ON FILE IN THE TOWN CLERK'S OFFICE).
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, COMPOSITE MAP OF SUBDIVISION, PREPARED FOR CLARISSA L. MILLS, WESTPORT, CONNECTICUT, DATED MARCH 1955, MADE BY CHARLES S. LYMAN, (SEE TOWN HALL MAP 1565, ON FILE IN THE TOWN CLERK'S OFFICE).
- PROPERTY LOCATED IN FLOOD "A" (UNDERDETERMINED) AREA OF 100 YR. FLOOD AND FLOOD ZONE "X" (AREA OF MINIMAL FLOODING) PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY NO. 090019C, PANEL NO. 414, SUPPL. C, MAP EFFECTIVE DATE 8 JULY 2013.
- FLAGGED INLAND WETLANDS, SHOWN HEREON FLAGGED BY SOIL SCIENTIST ANTHONY ZEMBA OF LAND TECH, ON MARCH 5, 2024 AND FIELD LOCATED BY LEONARD SURVEYORS ON MARCH 16, 2024.
- REFERENCE IS HEREBY MADE TO WESTPORT CONSERVATION COMMISSION, MAP AMENDMENT APPLICATION, RESOLUTION 11 DEVON ROAD, #W/M 0589-01, ON FILE IN THE WESTPORT TOWN HALL BENCH MARK USED TO ESTABLISH TWO FOOT CONTOUR LINES AND BUILDING FINISHED FLOOR ELEVATIONS, EXTRAPOLATED FROM WESTPORT CONSERVATION COMMISSION MAP 08, BY AUIS AIRMAP, INC.
- PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER ON SITE TWO FOOT CONTOUR LINES.
- PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP 188, LOT 802.
- PROPERTY IS LOCATED IN "AAA" RESIDENCE ZONE.
- NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
- NO ABSTRACT OF TITLE PROVIDED.

PLOT PLAN
 PREPARED FOR
STEPHEN AND FRANCES ROWLAND
 11 DEVON ROAD
 WESTPORT, CONNECTICUT
 SCALE 1" = 20' ON APRIL 14, 2024

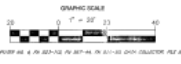
LEONARD SURVEYORS
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-3 ACCURACY

Charles A. Leonard
 SURVEYOR - LICENSE NO. 10,000, REG. REG. 2002



REVISION TABLE	
DATE	DESCRIPTION
July 1, 2024	LOC. (SHOUL. AREA, STAIRS, PATIO, POOL, SPA, DRIVE AND BUILDING)
18 June 2024	Survey
16 March 2024	Survey
16 March 2024	Survey

LEONARD SURVEYORS
 631 POST ROAD EAST
 WESTPORT, CONNECTICUT 06890
 PHONE: (203) 230-7901
 FAX: (203) 454-1822



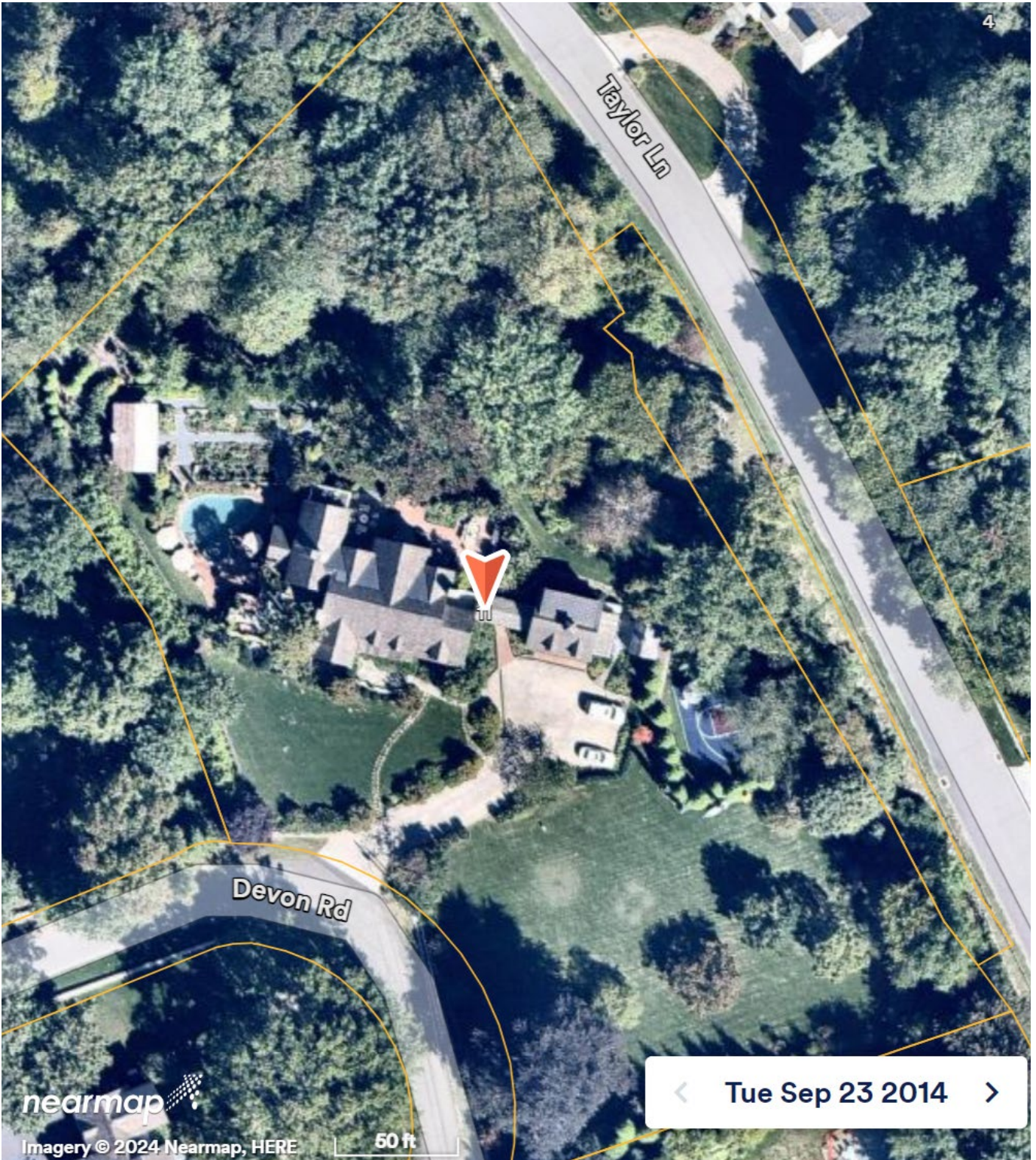
2005 Town GIS Aerial



2013 Town GIS Aerial



9/23/14



4

Taylor Ln

Devon Rd

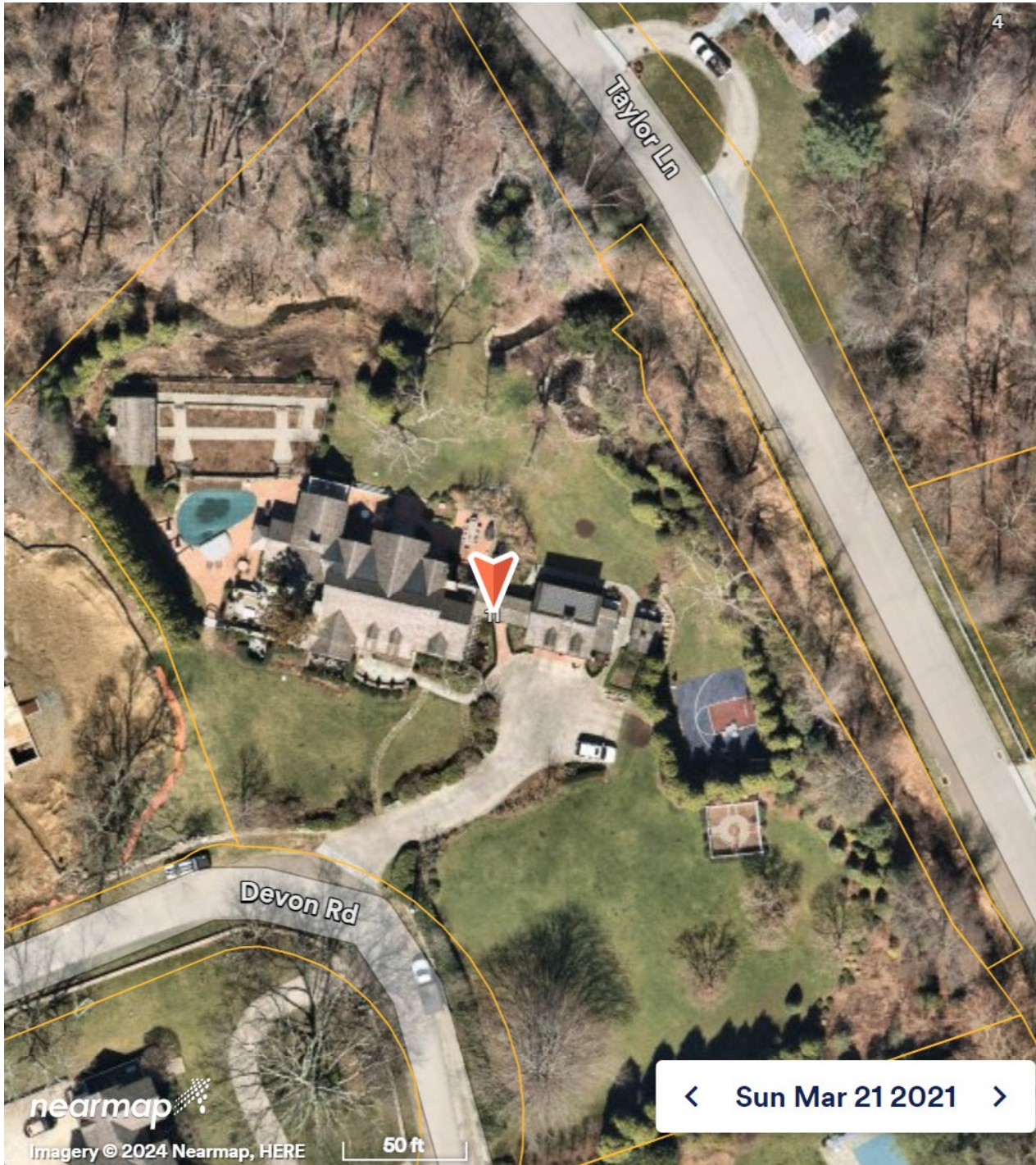
nearmap

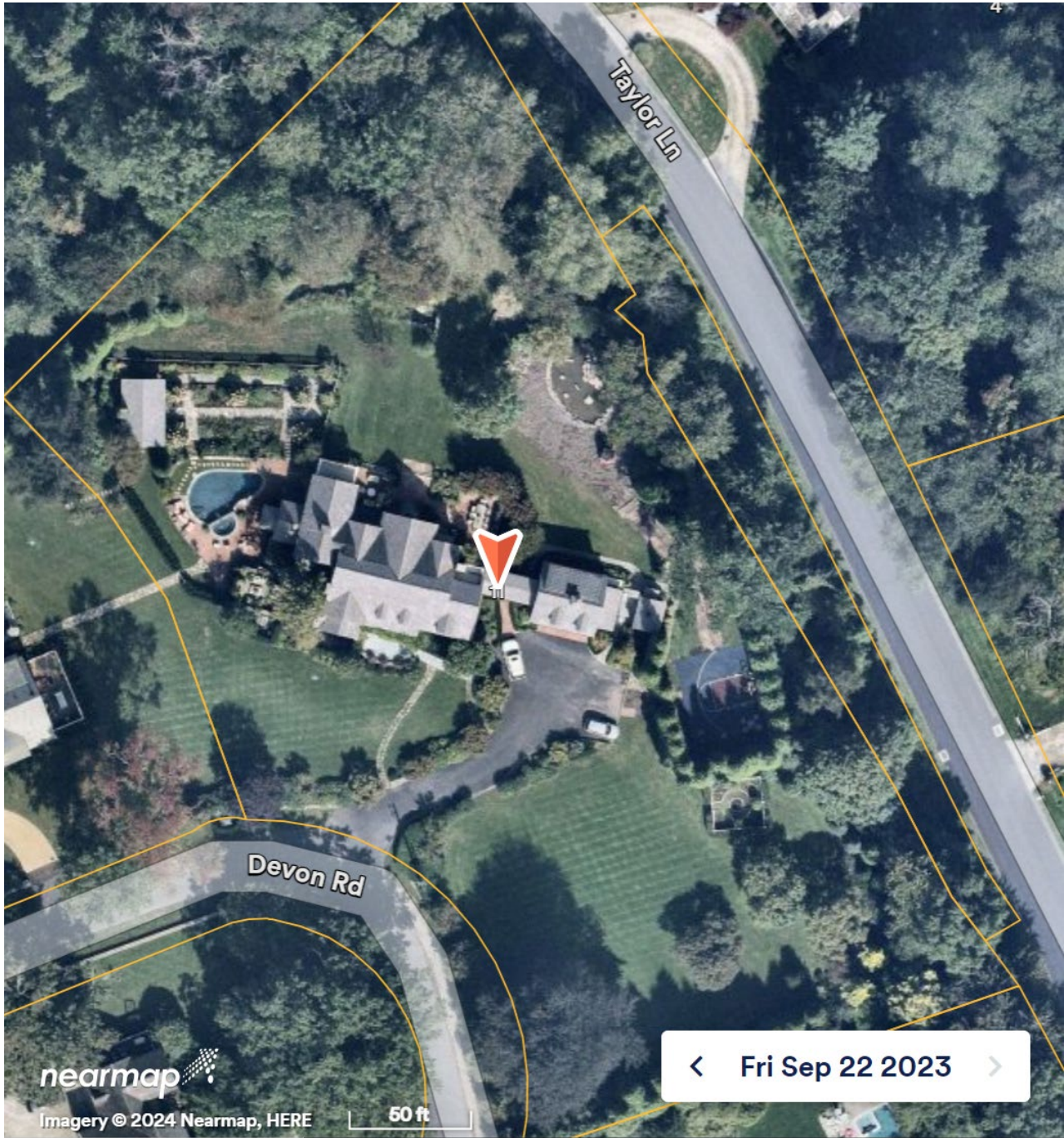
Imagery © 2024 Nearmap, HERE

50 ft

< Tue Sep 23 2014 >

3/21/21 Nearmaps





Photos taken 4/5/24



















