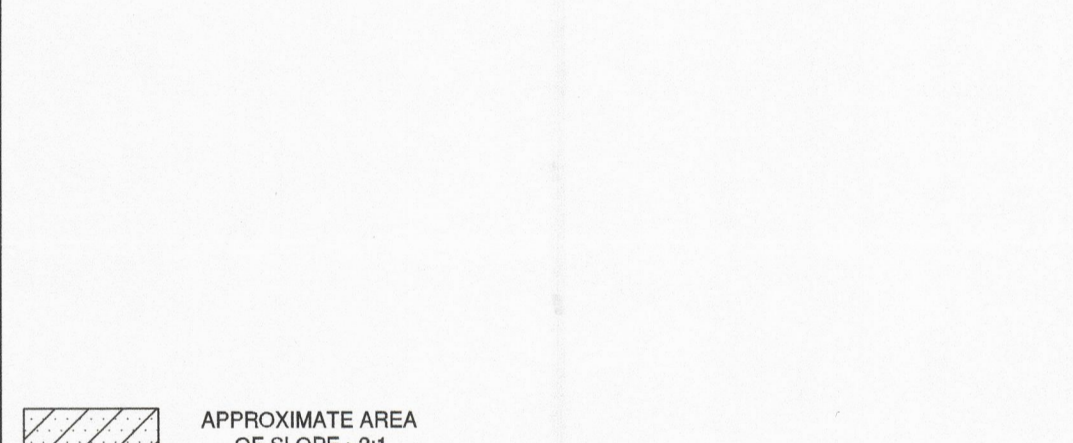


PROPERTY INFORMATION			
OWNER: SHARON LOEB COOPER AND SHARON TRUSTEE & ANDREW COOPER TESTAMENTARY TRUST			
SITE: 27A STURGES COMMONS			
ZONE: AA RESIDENCE ZONE			
TOTAL SITE AREA: 44,228 AC.; 1,015 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		44,228 SF
2.	EASEMENTS, ACCESSWAY	0	
3.	ADD'L EXCLUSIVE SURFACE EASEMENTS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL OF EASEMENTS & ROADS		0 SF
6.	WETLAND AREAS	6,960	
7.	STEEP SLOPES >25%	4,264	
8.	TOTAL WETLAND & STEEP SLOPES	11,224	
9.	WETLAND/SLOPE REDUCTION	0.80 X LINE B	8,979 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		35,249 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA X 25%	LINE 10 X 0.25	8,812 SF
EXISTING LOT COVERAGE			
12.	RESIDENCE	1,986± SF	
	COVERED PORCH	147± SF	
	FLAGSTONE PATIO	448± SF	
	POOL	430± SF	
	POOL OVERFLOW TROUGH	43± SF	
	WOOD DECK	783± SF	
	DRIVEWAY	2,231± SF	
	STEPS	268± SF	
13.	SUM OF LINE 12		6,336 ± SF
16.	ALLOWABLE LOT COVERAGE	25%	8,812 SF
17.	EXISTING LOT COVERAGE	18.0%	6,336 ± SF

REQUIRED SETBACKS: RESIDENCE		EXISTING SETBACKS	
AA RESIDENCE ZONE	27A STURGES COMMONS	STREET LINE	28.5'±
FRONT	30'	SIDE	25.2'±, 46.1'±
SIDE	25'	REAR	156'±
REAR	25'		

ZONING DATA			
ZONING DISTRICT: RESIDENCE AA DISTRICT			
27A STURGES COMMONS			
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	
LOT AREA	43,560 SF (1.0 AC.)	44,228 SF (1.015 AC.)	
BASE LOT AREA	35,249 SF (0.809 AC.)	35,249 SF (0.809 AC.)	
TOTAL COVERAGE	MAX 25% (8,812 SF)	18.0% (6,336 SF)	
SHAPE	MINIMUM 150' SQUARE	>150'	
YARDS	FRONT	28.5'±	
	SIDE	(25.2'±, 46.1'±)	
	REAR	150'±	
BUILDING HEIGHT	MAXIMUM	3 STORIES	
		EXISTING	

NOTES:

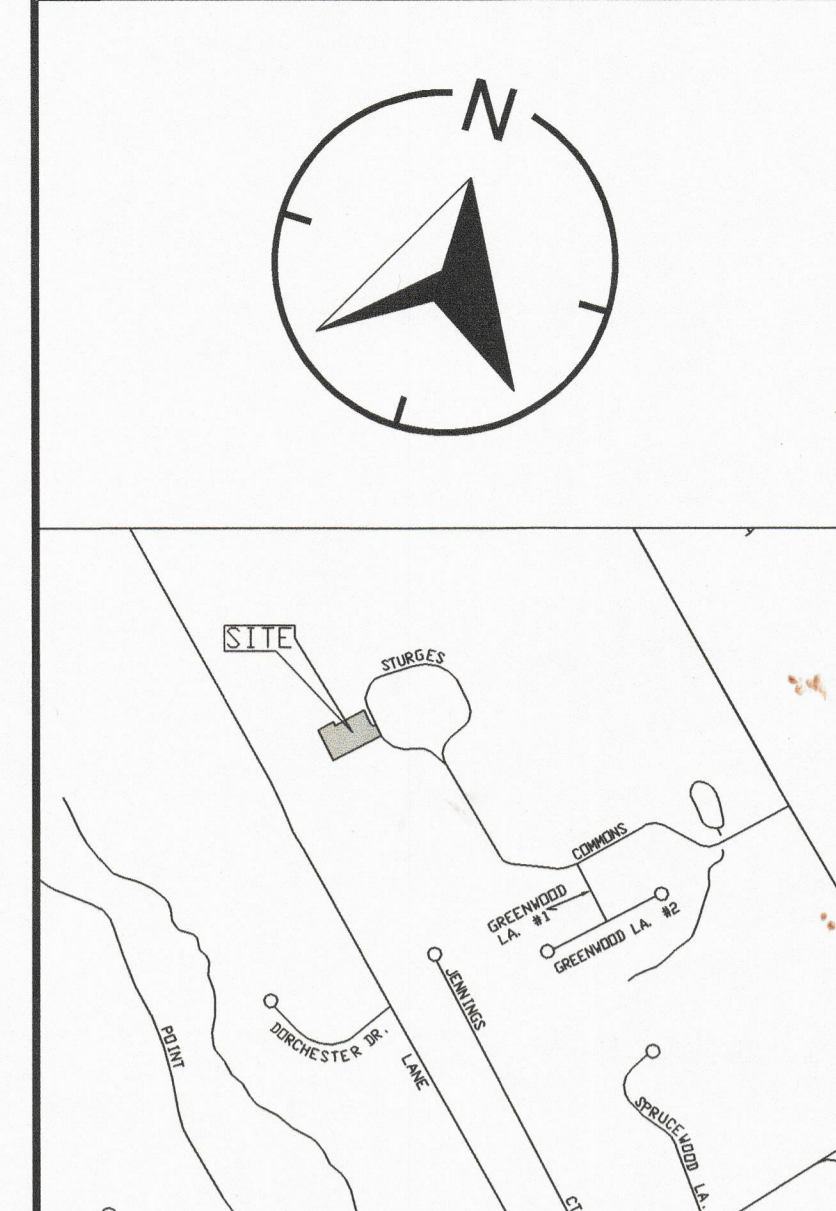
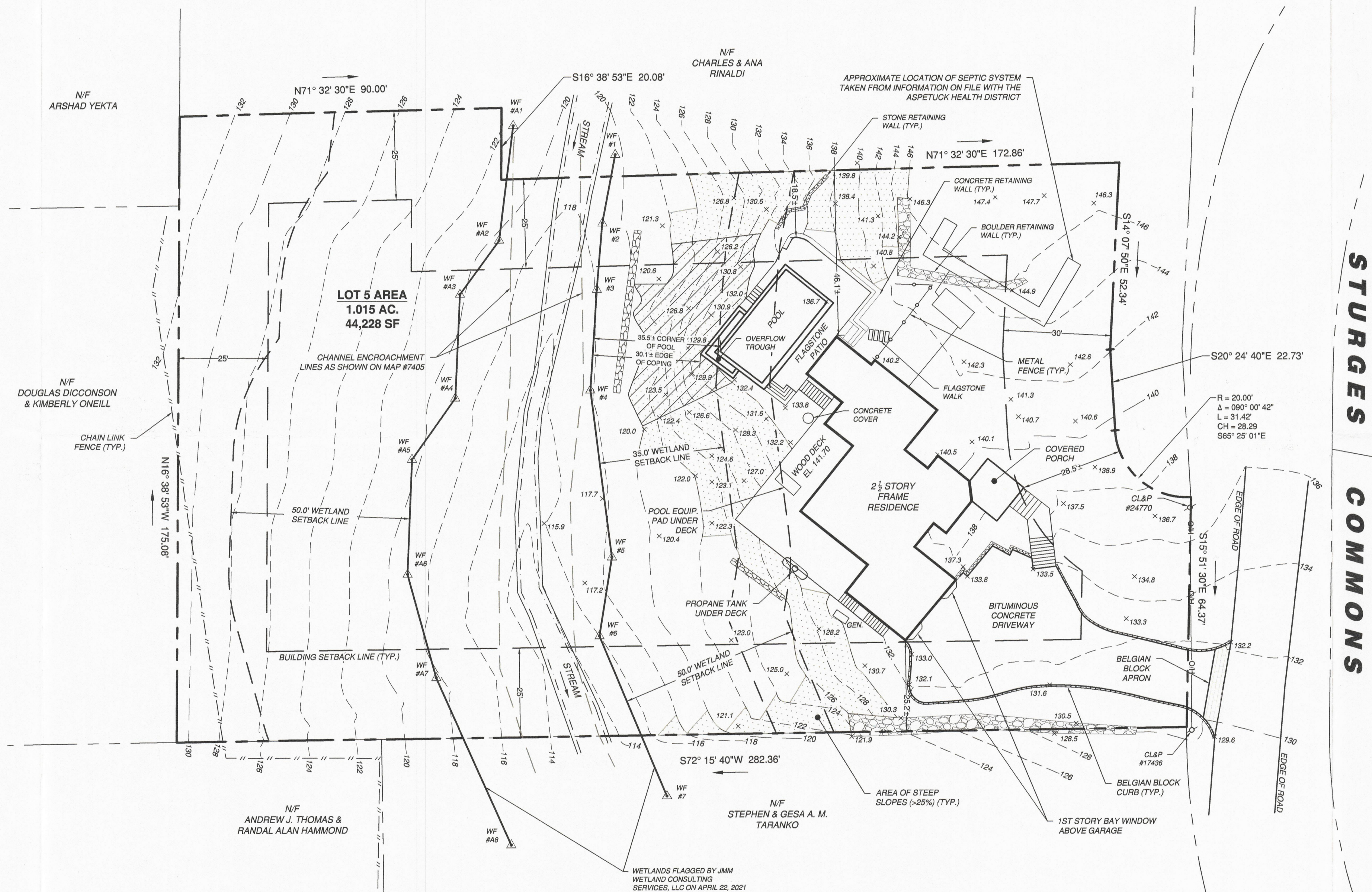


LEGEND ABBREVIATIONS:
 CL&P CONNECTICUT LIGHT AND POWER
 EL. ELEVATION
 EQUIP. EQUIPMENT
 GEN. GENERATOR
 NAVD NORTH AMERICAN VERTICAL DATUM
 TYP. TYPICAL

LEGEND	
UP#	UTILITY POLE
---	PROPERTY LINE
---	OVERHEAD UTILITIES
---	CONTOUR
X 20.1	SPOT ELEVATION
---	WATERCOURSE LIMIT
WLF1	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 & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A' - 2' AND VERTICAL ACCURACY CLASS 'T' - 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. 2075, 5354, 6321, 7405, & 7423 IN WESTPORT LAND RECORDS.
- VERTICAL DATUM: NAVD 88
- WETLANDS AS FLAGGED BY JMM WETLAND CONSULTING SERVICES LLC, ON APRIL 22, 2021, TAKEN FROM SITE PLAN TITLED "POOL DRAINAGE PLAN B-100a SEPTIC PLAN" FROM GRUMMAN ENGINEERING LLC, DATED MAY 17, 2021, REVISED NOVEMBER 29, 2021.
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0412F, EFFECTIVE JUNE 18, 2010.



LOCATION MAP
SCALE: 1" = 1000'

PROPERTY INFORMATION:	
OWNER:	SHARON LOEB COOPER & SHARON TRUSTEE & ANDREW COOPER TESTAMENTARY TRUST
ADDRESS:	27A STURGES COMMONS WESTPORT, CT
LOT AREA:	44,228 SF, 1.015 AC
ZONE:	"AA"
DEED:	BK. 3541 PG. 0220
MAP:	G12
LOT:	068
SETBACK LINES:	
30'	FRONT
25'	SIDE
25'	REAR
06/14/2023	EXISTING SEPTIC SYSTEM ADDED
REVISION DATE	ISSUE

LANDTECH
 SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
 518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
SHARON LOEB COOPER & SHARON TRUSTEE & ANDREW COOPER TESTAMENTARY TRUST

PROJECT LOCATION:
**27A STURGES COMMONS
 WESTPORT, CT**

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

PROJECT NO.	23078-01
DATE:	04/21/2023
DRAWN BY:	YP
CHECKED BY:	TAD
SCALE:	1" = 20'
IN FEET	
0 20 40 60	

RECEIVED
 JUL 10 2023
 TOWN OF WESTPORT
 CONSERVATION DEPARTMENT

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 SURVEYOR'S LIVE SIGNATURE AND SEAL

STATE OF CONNECTICUT
 THOMAS A. DEILUS
 No. 70098
 LICENSED LAND SURVEYOR

SV-1.0

LANDTECH

T:\ACTIVE PROJECTS\2023\04\21\2023\27A STURGES COMMONS\WESTPORT\LANDTECH\2023\27A STURGES COMMONS - BERRY.DWG