

**MAP REFERENCES**

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

- MAP OF PROPERTY PREPARED FOR ONE MORNINGSIDES GROUP, LLC WESTPORT, CONNECTICUT SCALE: 1"=20' DATE: NOV. 30, 2001 BY: ROLAND H. GARDNER, WILTON CT
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WESTPORT BOSTON POST ROAD FROM FAIRFIELD TOWNLINE WESTERLY ABOUT 9,200 FEET ROUTE U.S.1 SCALE: 1"=40' DATE: SET. 30, 1929 REVISED TO SHOW CONNECTION WITH MAP 506 SHEET 1 OCT. 30, 1970
- MAP SHOWING ACCESS EASEMENT PARKING AND DRAINAGE AREAS PREPARED FOR THE WESTPORT BANK & TRUST CO. WESTPORT, CONN. SCALE: 1"=20' DATE: JANUARY 23, 1984 BY: LEO LEONARD TOWN CLERK MAP NO. 8184
- MAP OF PROPERTIES OF GEORGE S. FERRIS & ELSIE M. FERRIS AND GEORGE M. KNAPMAN & BESS ELLEN KNAPMAN WESTPORT, CONN. SCALE: 1"=20' DATE: JUNE 4, 1969 TOWN CLERK MAP NO. 6686
- RESUBDIVISION MAP PREPARED FOR THE WESTPORT BANK AND TRUST CO. WESTPORT, CONN. SCALE: 1"=20' DATE: JULY 21, 1984 BY: LEO LEONARD TOWN CLERK MAP NO. 7982
- PROPERTY/BOUNDARY SURVEY PREPARED FOR ONE MORNINGSIDES GROUP L.L.C. WESTPORT, CONN. SCALE: 1"=20' DATE: APRIL 28, 1997 BY: LEO LEONARD
- LAYOUT/GRADING PLAN, THE WESTPORT BANK & TRUST CO., PROPOSED OPERATIONS CENTER, WESTPORT, CONNECTICUT, DRAWING L1, DATE 4-3-1984, SCALE 1"=20', PREPARED BY ENVIRONMENTAL DESIGN ASSOCIATES.
- NUMBER ONE MORNINGSIDES OFFICE COMPLEX, HVAC, PLUMBING & ELECTRICAL - SITE UTILITIES PLAN, SCALE 1"=20', DATE 3-30-84, DRAWING NO. SU-1, PETER SZILAGYI & ASSOC. CONSULTING ENGINEERS

**PARKING CALCULATIONS**

**EXISTING PARKING:**

TOTAL EXISTING PARKING ..... 116 SPACES (1)X(2)

**PROPOSED PARKING (NO CHANGE)**

REGULAR SPACES ..... 112 SPACES

HANDICAPPED SPACES ..... 4 SPACES

TOTAL PROVIDED PARKING ..... 116 SPACES

NOTE: ALL NUMBERS INCLUDE THE 12 SHARED PARKING SPACES

(1) SEE VARIANCE 7288 GRANTED JUNE 24, 2014

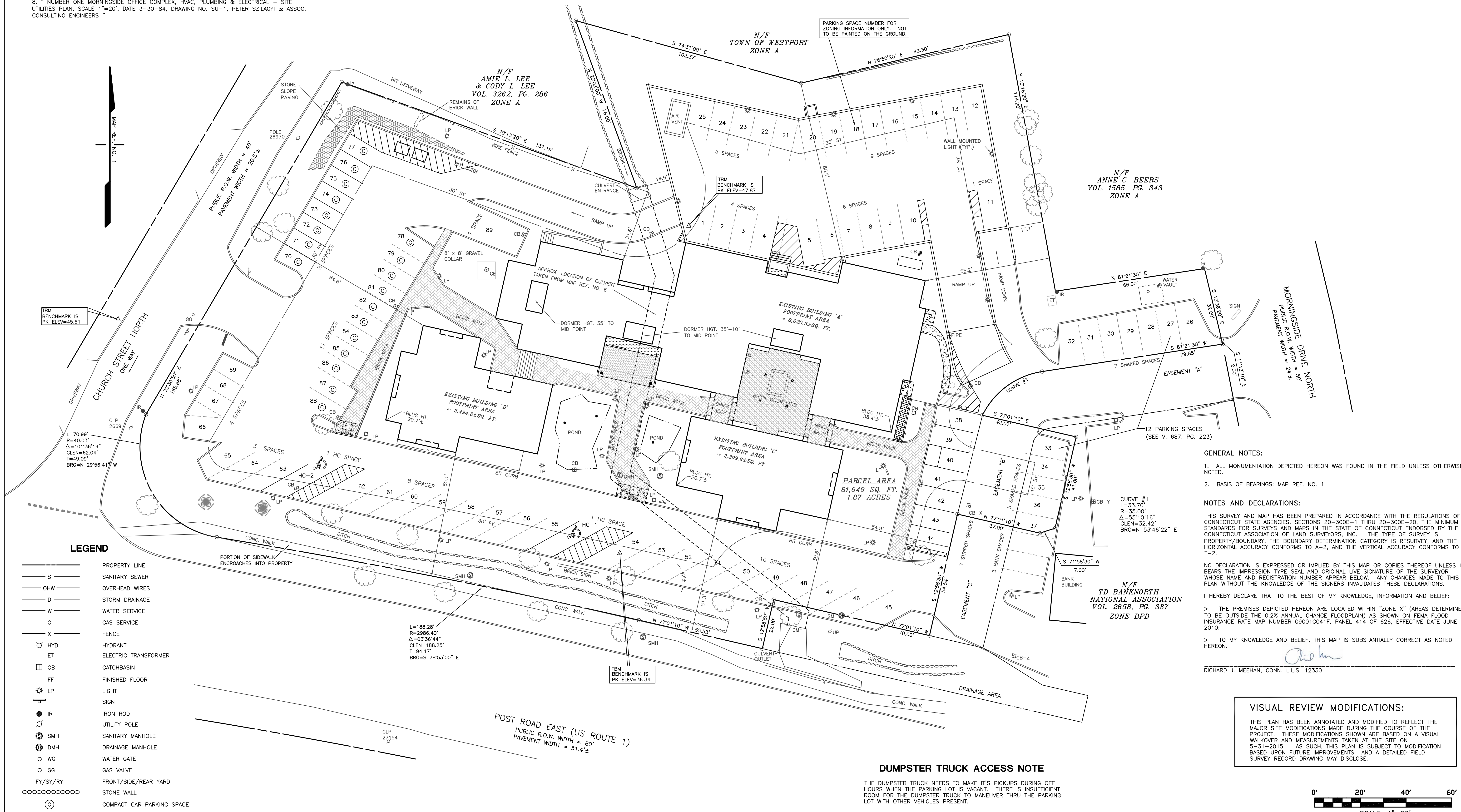
(2) INCLUDES THE LOWER GARAGE LEVEL: 2 HANDICAP SPACES AND 22 REGULAR SPACES

**ZONING DATA**

ZONE:	REQUIRED	PROVIDED
LOT AREA	N/R	81,649 SQ. FT.
MIN. FRONTAGE	50 FT	243.81 FT (POST RD EAST)
MIN. FRONT YARD	30 FT	51.3 FT
MIN. SIDE YARD	15 FT (2)	34.3 FT
MIN. REAR YARD	25 FT	N/A
MAX. BLDG COVERAGE	20%	(1)
MAX. BLDG. HEIGHT	2.5 STY/30 FT	(1)
MAX. BUILDING AREA	2500 SF	(1)
FLOOR AREA RATIO	0.25	(1)

(1) SEE VARIANCE GRANTED AUGUST 22, 2002, V2036 P342

(2) 30 FT WHEN ADJACENT TO RESIDENTIAL ZONE (SECTION 28-4)



**GENERAL NOTES:**

- ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS: MAP REF. NO. 1

**NOTES AND DECLARATIONS:**

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, AND THE VERTICAL ACCURACY CONFORMS TO T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

- THE PREMISES DEPICTED HEREON ARE LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 09001C041F, PANEL 414 OF 626, EFFECTIVE DATE JUNE 18, 2010;
- TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

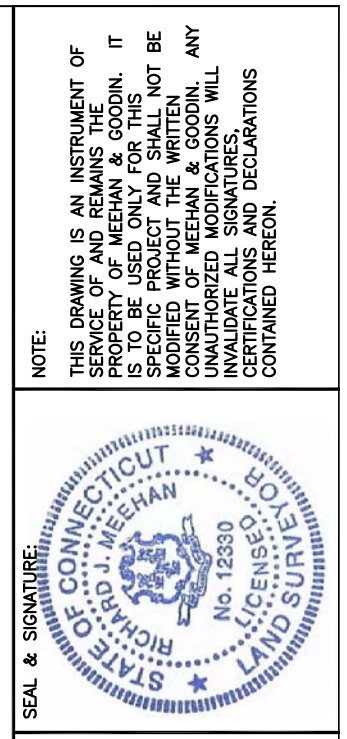
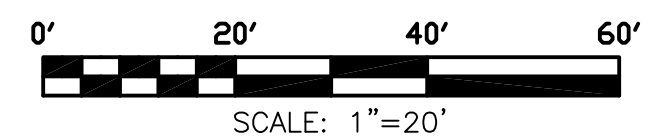
RICHARD J. MEEHAN, CONN. L.L.S. 12330

**VISUAL REVIEW MODIFICATIONS:**

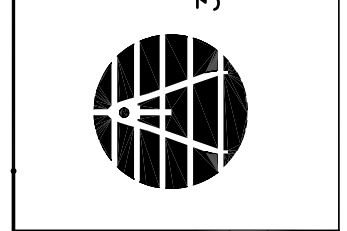
THIS PLAN HAS BEEN ANNOTATED AND MODIFIED TO REFLECT THE MAJOR SITE MODIFICATIONS MADE DURING THE COURSE OF THE PROJECT. THESE MODIFICATIONS SHOWN ARE BASED ON A VISUAL WALKOVER AND MEASUREMENTS TAKEN AT THE SITE ON 5-31-2015. AS SUCH, THIS PLAN IS SUBJECT TO MODIFICATION BASED UPON FUTURE IMPROVEMENTS AND A DETAILED FIELD SURVEY RECORD DRAWING MAY DISCLOSE.

**DUMPSTER TRUCK ACCESS NOTE**

THE DUMPSTER TRUCK NEEDS TO MAKE IT'S PICKUPS DURING OFF HOURS WHEN THE PARKING LOT IS VACANT. THERE IS INSUFFICIENT ROOM FOR THE DUMPSTER TRUCK TO MANEUVER THRU THE PARKING LOT WITH OTHER VEHICLES PRESENT.



**Meehan & Goodin**  
 Engineers - Surveyors, P.C.  
 387 North Main Street, Manchester, CT 06042  
 (860) 643-2520



DATE	REVISION
6-15-15	MISC.
7-27-15	ADD DORMER HGTS.
4-25-2017	NUMBER PARKING SPACES
9-8-2017	NUMBER PARKING SPACES

PLAN PREPARED FOR  
**NEWMAN'S OWN FOUNDATION.**  
 1 MORNINGSIDES DRIVE  
 WESTPORT, CONN.

SCALE: 1" = 20'  
 DATE: 5-29-2015  
 SHEET NO. 1 OF 1  
 PROJ.: 13-087