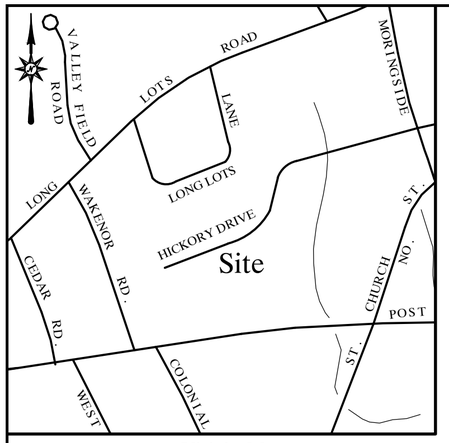


Vicinity Map
Scale: 1"=500'

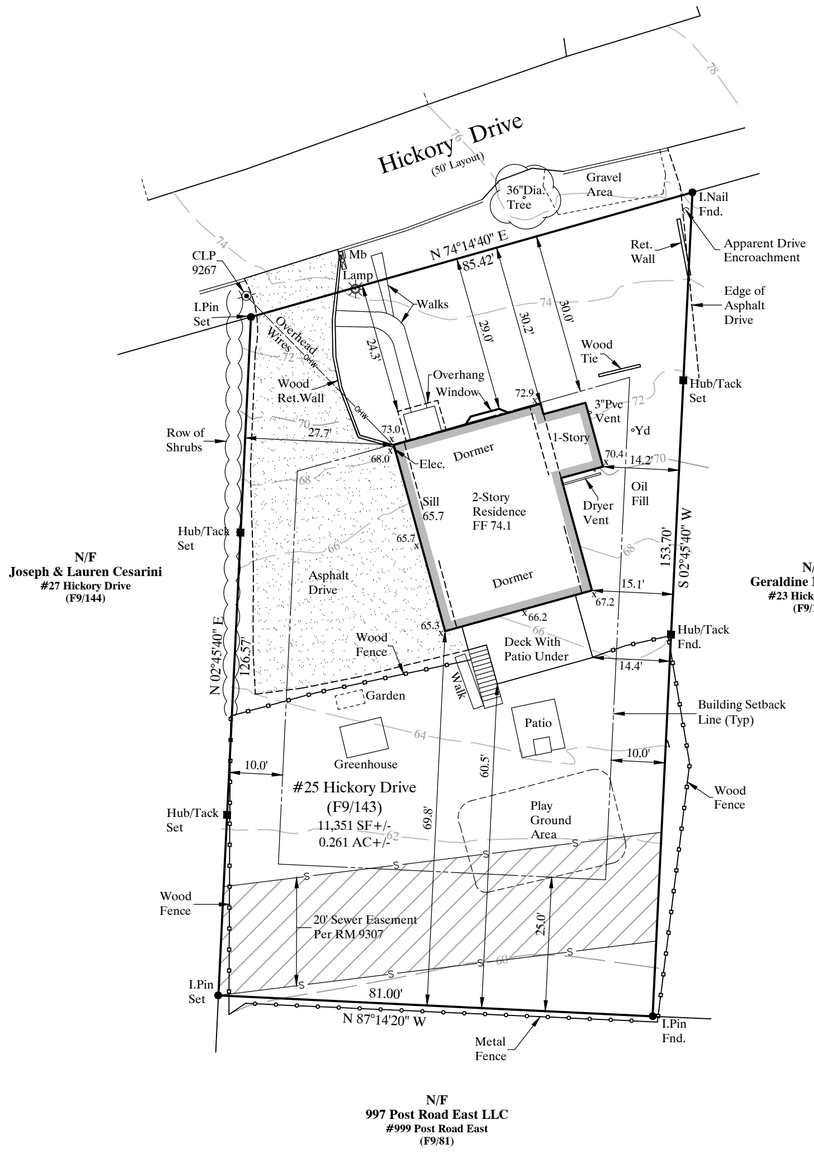
COVERAGE INCLUSIONS:

BUILDING = 1,133 SF
FRONT COVERED PORCH = 45 SF
GREENHOUSE = 47 SF
DECK/STEPS = 273 SF
DRIVEWAY = 1,827 SF

TOTAL BUILDING AREA = 1,498 SF
TOTAL COVERAGE AREA = 3,325 SF

AVERAGE GRADE	
73.0	NW Cor
68.0	NE Cor
72.9	NE Cor.
70.4	E Face
67.2	SE Cor
66.2	S Face
65.3	SW Cor
65.7	W Face
=548.7	/ 8 = 68.6
91.2	(Roof Midpoint)
68.6	(Average Grade)
22.6	(Height) 35' Max.

BASE LOT CALCULATION ZONE A (All entries in square feet-- do not write in shaded areas)			EXISTING CONDITIONS VS. (ALLOWED)	AS-BUILT CONDITIONS
1.	GROSS LOT AREA		= 11,351 SF (21,780)	=
2.	Above Ground Utility Easements	0 +		
3.	Streets and Roads	0 +		
4.	Other Exclusive Surface Easements	0 +		
5.	TOTAL EASEMENTS AND ROADS (Sum of lines 2,3 and 4)		= 0	=
6.	Wetlands area	0 +		
7.	Steep Slopes of 25% or greater	0 +		
8.	TOTAL WETLAND AND STEEP SLOPES (Sum of line 6 & 7)	= 0		
9.	Wetlands/Slopes reduction 0.8 x line 8		= 0	=
10.	BASE LOT AREA Lines 1, minus line 5 and line 9		= 11,351 SF	=
	MAXIMUM LOT AREA COVERAGE CALCULATION			
11.	BASE LOT AREA (Copied from line 10, above)	11,351 SF		
12.	Square feet of Total Coverage		3,325 SF	
13.	Line 12 divdided by line 11 for a percentage		29.3% (25%)	
14.	Square feet of Building Coverage		1,498 SF	
15.	Line 14 divided by line 11 for a percentage		13.2% (15%)	
IF LINE 13 AND 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 Zoning Location Survey 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:

A. RM 9307 - "Map Showing Sanitary Sewer Easement; To be Conveyed to Van & Rachael Wallach; 25 Hickory Drive; to Town of Westport; Scale: 1"=-20'; Feb. 10, 1993; by Walter H. Skidd."

B. RM 2630-"Property of Sereno Jennings; Westport. Conn.; scale: 1"=40'; Jan. 1950; by Charles S. Lyman."

C. RM 8026-"Map of Property; Prepared for; The Jennings Realty Co.; Westport, Conn.; Scale: 1"=20'; Feb. 26, 1974; by Leonard Surveyors."

D. RM 9306-"Map Showing Sanitary Sewer Easement; To be Conveyed to Arthur S. & Francine R. Crystal; 27 Hickory Drive; to Town of Westport; Scale: 1"=-20'; Feb. 10, 1993; by Walter H. Skidd."

E. Volume 45 Page 478 (CLP Easement); Volume 100 Page 198 (BHC Easement); Volume 100 Page 215 (CLP Easement); Volume 110 Page 98 (Water Easement & Agreement); Volume 118 Page 449 (Water & Drainage Easement); Volume 1313 Page 203 (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 Weston authorities prior to use.

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

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

8. The property is located in Zone X per FEMA Flood Map #09001C0414G; Panel 414 of 626; Effective Date: 7/8/2013.

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

10. The topography shown hereon is the result of a field survey. The elevations have been adjusted to coincide with the Town of Westport GIS system.

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. This lot is non-conforming due to lot size; the building setbacks are as follows: Front Setback = 30'; Rear Setback = 25'; Side Setback = 10'

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 LIVE STAMP OF THE SIGNATORY

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

STATE OF CONNECTICUT · MICHAEL S. SHEVLIN · 70339 · LICENSED LAND SURVEYOR

Michael S. Shevlin, Jr. PLS #70339

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ZONING LOCATION SURVEY

DEPICTING EXISTING CONDITIONS

PREPARED FOR

LOUIS E. DONOFRIO JR. & TAMMY W. LO

#25 HICKORY DRIVE

WESTPORT, CONNECTICUT

20 0 20 40

NO.	DATE	DESCRIPTION

REVISIONS

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	SHEET NUMBER:
4-1-2024	1"=20'	DCH	11722	1/1

SHEVLIN LAND SURVEYING, LLC
593 Main Street, Monroe, CT - 303 Linwood Avenue, Fairfield, CT
(203)-218-5840 - ShevlinLS.com

MAP# C-0042