

PROPERTY INFORMATION			
OWNER: SCOTT MARONA			
SITE: 11 EDMARTH HILL ROAD			
ZONE: RESIDENCE AA DISTRICT			
TOTAL SITE AREA: 2.991 AC; 130,292 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		130,292 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0	
3.	STREETS, ROADS, & ACCESSWAYS	10497	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)		10497 SF
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	12507	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	12507	
9.	WETLANDS / SLOPES REDUCTION	0.80 x LINE 8	10006 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		109,789 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	27,447 SF
EXISTING LOT COVERAGE			
12.	EMPTY LOT	0 SF	
13.		SUM OF LINE 12	0.000 SF
14.	ALLOWABLE LOT COVERAGE	25%	27,447 SF
15.	EXISTING LOT COVERAGE	0.0%	0.000 SF
NOTES:			

PROPERTY INFORMATION			
OWNER: SCOTT MARONA			
SITE: 11 EDMARTH HILL ROAD - LOT X			
ZONE: RESIDENCE AA DISTRICT			
TOTAL SITE AREA: 1.293 AC; 56,315 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		56,315 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0	
3.	STREETS, ROADS, & ACCESSWAYS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)		0 SF
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	8340	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	8340	
9.	WETLANDS / SLOPES REDUCTION	0.80 x LINE 8	6672 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		49,643 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	12,411 SF
EXISTING LOT COVERAGE			
12.	EMPTY LOT	0 SF	
13.		SUM OF LINE 12	0.000 SF
14.	ALLOWABLE LOT COVERAGE	25%	12,411 SF
15.	EXISTING LOT COVERAGE	0.0%	0.000 SF
NOTES:			

PROPERTY INFORMATION			
OWNER: SCOTT MARONA			
SITE: 11 EDMARTH HILL ROAD - LOT Y			
ZONE: RESIDENCE AA DISTRICT			
TOTAL SITE AREA: 1.898 AC; 73,977 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		73,977 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0	
3.	STREETS, ROADS, & ACCESSWAYS	10497	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)		10497 SF
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	4167	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	4167	
9.	WETLANDS / SLOPES REDUCTION	0.80 x LINE 8	3334 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		60,146 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	15,037 SF
EXISTING LOT COVERAGE			
12.	EMPTY LOT	0 SF	
13.		SUM OF LINE 12	0.000 SF
14.	ALLOWABLE LOT COVERAGE	25%	15,037 SF
15.	EXISTING LOT COVERAGE	0.0%	0.000 SF
NOTES:			

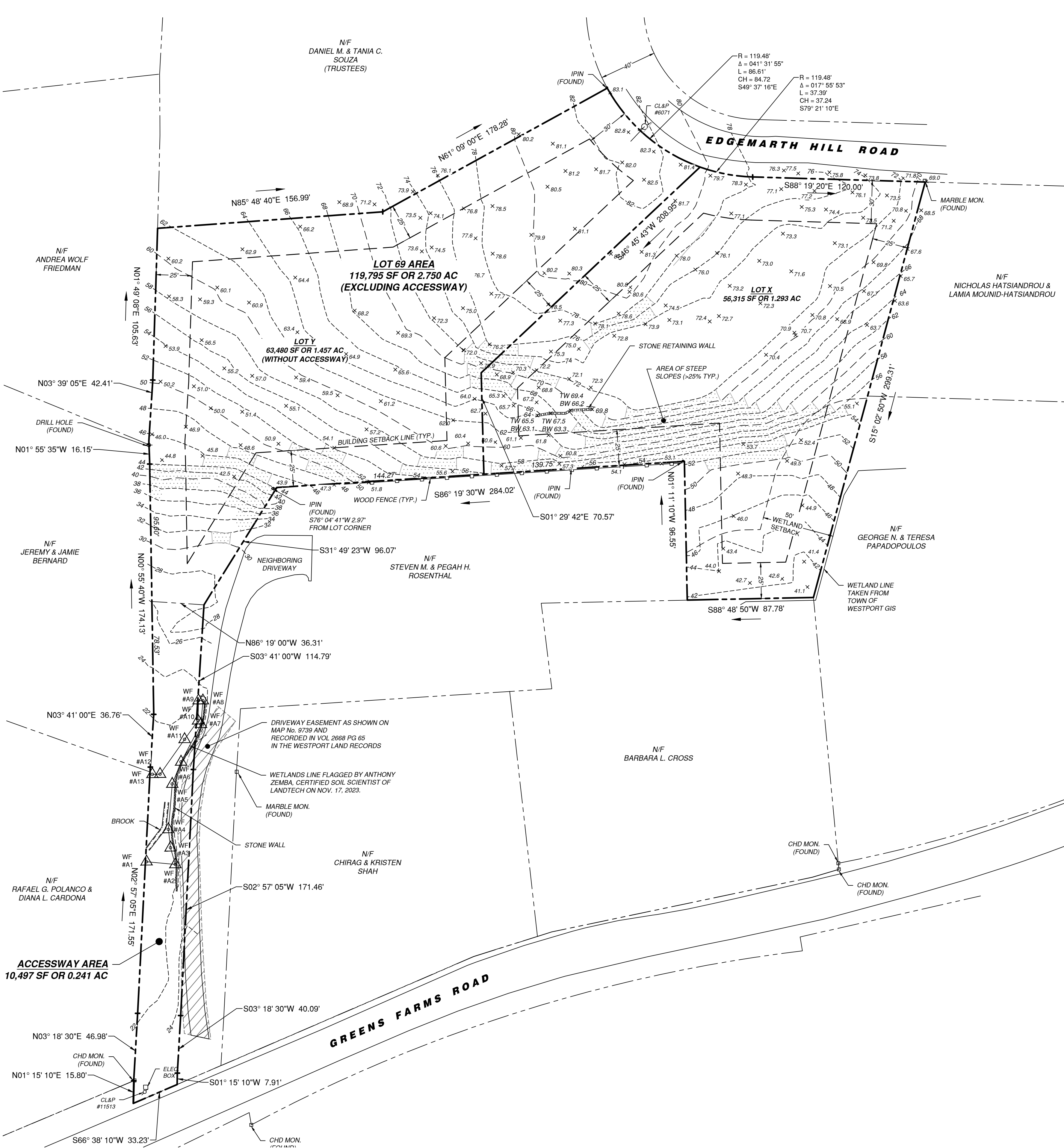
SURVEY NOTES:

- 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 SUBDIVISION MAP WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND VERTICAL ACCURACY CLASS "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. 8534, IN WESTPORT LAND RECORDS.
- TOPOGRAPHIC INFORMATION TAKEN FROM TOWN OF WESTPORT GIS.
- VERTICAL DATUM: NAVD 88
- WETLAND LINES FLAGGED BY ANTHONY ZEMBA, CERTIFIED SOIL SCIENTIST OF LANDTECH ON 11/17/2023.
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0414G, EFFECTIVE JULY 8, 2013.

EXISTING LOT AREA WORKSHEET			
11 EDMARTH HILL ROAD (LOT 69)			
(All entries in square feet)			
1	GROSS LOT AREA		130,292.00
2	Above-Ground Utility Easements	0.00	
3	Streets and Roads	0.00	
4	Other Exclusive Easements	10,497.00	
5	TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3, and 4)		10,497.00
6	Wetland area	0.00	
7	Steep Slopes of 25% or greater	12,507.00	
8	TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 & 7)	12,507.00	
MINIMUM LOT AREA CALCULATION			
9	Zoning District Minimum		
	Enter value:		
	Res AAA: 17,424		
	Res AA: 8,712	8,712.00	
	Res A: 4,356		
	Res B: 1,200		
	Res C: 870		
10	Minimum wetland and slope (Smaller of line 9 or line 8)		8,712.00
11	Actual Lot Size (Line 1 minus line 5 minus line 8 plus line 10)		116,000.00
12	District Minimum Lot Size		
	Enter value:		
	Res AAA: 97,120		
	Res AA: 43,560	43,560.00	
	Res A: 21,780		
	Res B: 6,000		
	Res C: 5,000		
13	EXCESS OR SHORTFALL (Line 11 minus line 12)		72,440.00
IF LINE 13 IS POSITIVE, THE LOT COMPLIES. OTHERWISE, THE LOT DOES NOT COMPLY.			
LOT REGULATORY FACTOR WORKSHEET			
14	Lot Perimeter as derived from Survey Map	1,759.09	
15	Perimeter Squared (multiplied by itself)	3,024,434.0261	
16	Lot Area Excluding Accessway	119,789.00	
17	Lot Area multiplied by the number 16	1,916,720.00	
18	Divide Line 17 above by line 15, enter number in box. This is Regulatory Factor	0.63	
IF REGULARITY FACTOR IS 0.65 OR ABOVE, THE LOT SHAPE COMPLIES. IF REGULARITY FACTOR IS 0.64 OR BELOW, THE LOT SHAPE DOES NOT COMPLY.			

PROPOSED LOT AREA WORKSHEET			
11 EDMARTH HILL ROAD (LOT X)			
(All entries in square feet)			
1	GROSS LOT AREA		56,315.00
2	Above-Ground Utility Easements	0.00	
3	Streets and Roads	0.00	
4	Other Exclusive Easements	0.00	
5	TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3, and 4)		0.00
6	Wetland area	0.00	
7	Steep Slopes of 25% or greater	8,340.00	
8	TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 & 7)	8,340.00	
MINIMUM LOT AREA CALCULATION			
9	Zoning District Minimum		
	Enter value:		
	Res AAA: 17,424		
	Res AA: 8,712	8,712.00	
	Res A: 4,356		
	Res B: 1,200		
	Res C: 870		
10	Minimum wetland and slope (Smaller of line 9 or line 8)		8,340.00
11	Actual Lot Size (Line 1 minus line 5 minus line 8 plus line 10)		56,315.00
12	District Minimum Lot Size		
	Enter value:		
	Res AAA: 97,120		
	Res AA: 43,560	43,560.00	
	Res A: 21,780		
	Res B: 6,000		
	Res C: 5,000		
13	EXCESS OR SHORTFALL (Line 11 minus line 12)		12,788.00
IF LINE 13 IS POSITIVE, THE LOT COMPLIES. OTHERWISE, THE LOT DOES NOT COMPLY.			
LOT REGULATORY FACTOR WORKSHEET			
14	Lot Perimeter as derived from Survey Map	1,000.31	
15	Perimeter Squared (multiplied by itself)	1,000,620.1061	
16	Lot Area (from Line 1)	56,315.00	
17	Lot Area multiplied by the number 16	901,040.00	
18	Divide Line 17 above by line 15, enter number in box. This is Regulatory Factor	0.89	
IF REGULARITY FACTOR IS 0.65 OR ABOVE, THE LOT SHAPE COMPLIES. IF REGULARITY FACTOR IS 0.64 OR BELOW, THE LOT SHAPE DOES NOT COMPLY.			

PROPOSED LOT AREA WORKSHEET			
11 EDMARTH HILL ROAD (LOT Y)			
(All entries in square feet)			
1	GROSS LOT AREA		73,977.00
2	Above-Ground Utility Easements	0.00	
3	Streets and Roads	0.00	
4	Other Exclusive Easements	10,497.00	
5	TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3, and 4)		10,497.00
6	Wetland area	0.00	
7	Steep Slopes of 25% or greater	4,167.00	
8	TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 & 7)	4,167.00	
MINIMUM LOT AREA CALCULATION			
9	Zoning District Minimum		
	Enter value:		
	Res AAA: 17,424		
	Res AA: 8,712	8,712.00	
	Res A: 4,356		
	Res B: 1,200		
	Res C: 870		
10	Minimum wetland and slope (Smaller of line 9 or line 8)		4,167.00
11	Actual Lot Size (Line 1 minus line 5 minus line 8 plus line 10)		63,480.00
12	District Minimum Lot Size		
	Enter value:		
	Res AAA: 97,120		
	Res AA: 43,560	43,560.00	
	Res A: 21,780		
	Res B: 6,000		
	Res C: 5,000		
13	EXCESS OR SHORTFALL (Line 11 minus line 12)		19,920.00
IF LINE 13 IS POSITIVE, THE LOT COMPLIES. OTHERWISE, THE LOT DOES NOT COMPLY.			
LOT REGULATORY FACTOR WORKSHEET			
14	Lot Perimeter as derived from Survey Map	1,287.83	
15	Perimeter Squared (multiplied by itself)	1,658,221.0089	
16	Lot Area Excluding Accessway	63,480.00	
17	Lot Area multiplied by the number 16	1,015,680.00	
18	Divide Line 17 above by line 15, enter number in box. This is Regulatory Factor	0.66	
IF REGULARITY FACTOR IS 0.65 OR ABOVE, THE LOT SHAPE COMPLIES. IF REGULARITY FACTOR IS 0.64 OR BELOW, THE LOT SHAPE DOES NOT COMPLY.			



LOCATION MAP (NTS)

PROPERTY INFORMATION:

OWNER: VENTI LLC
ADDRESS: 11 EDMARTH HILL ROAD WESTPORT, CT

LOT AREA: 130,292 SF, 2.991 AC
ZONE: "AA"
DEED: BK. 4294 PG. 0209

MAP: E07
LOT: 069

SETBACK LINES:

30'	FRONT
25'	SIDE
25'	REAR

REVISION DATE: _____ ISSUE: _____

LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
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PREPARED FOR:

SCOTT MARONA

PROJECT LOCATION:

11 EDMARTH HILL ROAD
WESTPORT, CT

DRAWING TITLE:

SUBDIVISION MAP

PROJECT No. 23051-01

DATE: 5/7/2024 DRAWN BY: CM CHECKED BY: TAD

SCALE: 1" = 40'

IN FEET

0 40 80 120

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 SIGNATURE AND SEAL.

SV-1.1