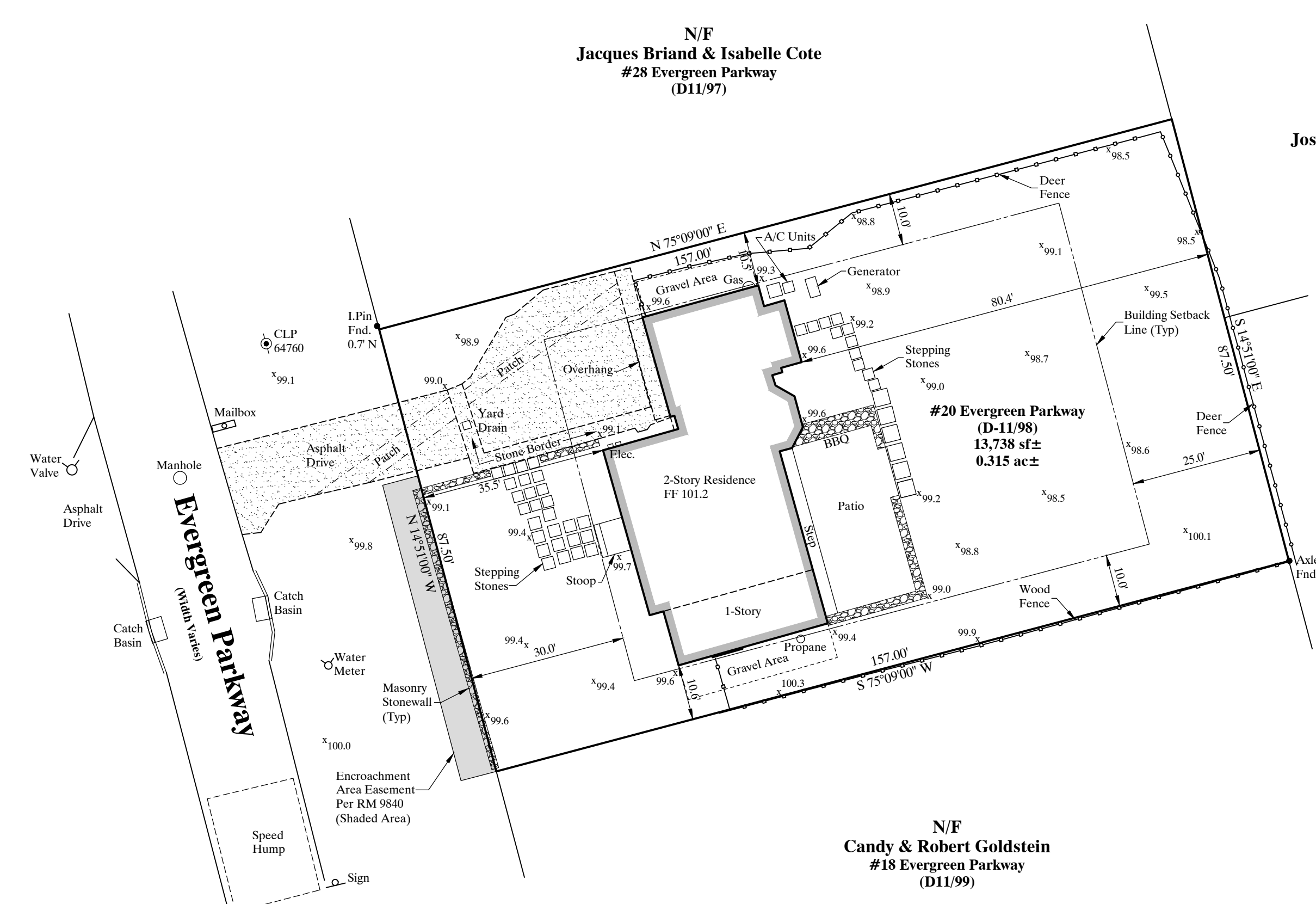


Vicinity Map
Scale: 1"=1000'



COVERAGE INCLUSIONS:
 BUILDING = 1,989 sf
 DRIVEWAY = 1,179 sf
 OUTDOOR BBQ = 15 sf
 TOTAL BUILDING COVERAGE = 2,004 SF
 TOTAL COVERAGE = 3,183 SF

AVERAGE GRADE		BASE LOT CALCULATION ZONE A (All entries in square feet - do not write in shaded areas)		EXISTING CONDITIONS VS. (ALLOWED)	AS-BUILT CONDITIONS
99.6	NW Cor	1.	GROSS LOT AREA	= 13,738 SF (21,780)	=
99.3	NE Cor	2.	Above Ground Utility Easements	0	+
99.6	E Face	3.	Streets and Roads	0	+
99.6	E Face	4.	Other Exclusive Surface Easements	0	+
99.4	SE Cor	5.	TOTAL EASEMENTS AND ROADS (Sum of lines 2,3 and 4)	= 0	=
99.6	SW Cor	6.	Wetlands area	0	+
99.7	W Face	7.	Steep Slopes of 25% or greater	0	+
99.1	W Face	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	= 13,738 SF	=
		MAXIMUM LOT AREA COVERAGE CALCULATION			
		11.	BASE LOT AREA (Copied from line 10, above)	13,738 SF	
		12.	Square feet of Total Coverage	3,183	
		13.	Line 12 divided by line 11 for a percentage	23.2% (25%)	
		14.	Square feet of Building Coverage	2,004	
		15.	Line 14 divided by line 11 for a percentage	14.6% (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			



N/F
 Jacques Briand & Isabelle Cote
 #28 Evergreen Parkway
 (D11/97)

N/F
 Joseph & Erin Catapano
 #24 Tamarac Road
 (D11/110)

N/F
 Liza Vangundy & Matthew Hooper
 #26 Tamarac Road
 (D11/109)

N/F
 Candy & Robert Goldstein
 #18 Evergreen Parkway
 (D11/99)

NOTES:

- 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.
- Reference is made to the following documents:
 - A. RM 1977-Map of Property of Julia M. Gault; and Edward B. Bradley; Westport, Conn.; Scale: 1"=80'; Jan. 1946; By Charles Lyman.*
 - B. RM 9840-"Property Survey; Prepared for David & Lourdes C. Blansfield; 20 Evergreen Parkway; Town of Westport; Fairfield County, Ct.; Dec. 28, 2006; Scale: 1"=20'; By Paul A. Hiro.*
 - B. Volume 74 Page 460 (CLP Grant)
 - C. Volume 84 Page 179 (Restrictions)
 - D. Volume 2820 Page 128 (Encroachment Easement)
 - E. Volume 4161 Page 130 (Warranty Deed)
- 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).
- Distances shown from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Westport authorities prior to use.
- Property is served by public water and sanitary sewer.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
- The property is located in Zone X per FEMA Flood Map #09001C0413G; Panel 413 of 626; Effective Date: 7/8/2013.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- The topography shown hereon is based on a field survey. The elevations are on an assumed datum.
- 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.
- The lot is non-conforming by lot area, the building setbacks are as follows: Front Setback = 30'; Side Setback = 10'; Rear Setback = 25'

LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- TELEPHONE BOX
- CATV
- FLARED END
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- IRON PIN TO BE SET
- CONCRETE MONUMENT TO BE SET
- WELL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TRAVERSE POINT
- TEST HOLE
- PERC HOLE
- STONE BOUND
- HEDGE
- STONEWALL
- WOOD GUIDERAIL
- WI-WI INLAND WETLANDS
- DE-DE DRAINAGE EASEMENT
- WE-WE WETLANDS EASEMENT
- SE-SE LINE OF SIGHT EASEMENT
- CE-CE CONSERVATION EASEMENT
- BL-BL BUILDING SETBACK LINE
- AU-AU ACCESS/UTILITY EASEMENT
- METAL FENCE
- WOOD FENCE

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



Michael S. Shevlin, Jr. PLS #70339

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED ON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY AND CONFIDENTIAL PROPERTY OF SHEVLIN LAND SURVEYING, LLC. REPRODUCTIONS, PUBLICATION, DISTRIBUTION OR DUPLICATION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SHEVLIN LAND SURVEYING, LLC. THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND LIVE SEAL OF THE DESIGNATED LICENSED PROFESSIONAL.

© COPYRIGHT 2024. ALL RIGHTS RESERVED

**ZONING LOCATION SURVEY
 DEPICTING EXISTING CONDITIONS
 PREPARED FOR
 JULIE & BENJAMIN SCHLANG
 #20 EVERGREEN PARKWAY
 WESTPORT, CONNECTICUT**



DATE:	10-1-2024	SCALE:	1"=20'	DRAFTER:	DCH	JOB NUMBER:	6224	SHEET NUMBER:	1/1
NO.	DATE	DESCRIPTION							
		REVISIONS	593 Main Street Monroe, CT (203)-218-5840 ShevlinLS.com 303 Linwood Avenue Fairfield, CT (203)-259-1091						