



Vicinity Map
Scale: 1"=1000'



COVERAGE INCLUSIONS: (EXISTING)

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

COVERAGE INCLUSIONS: (PROPOSED)

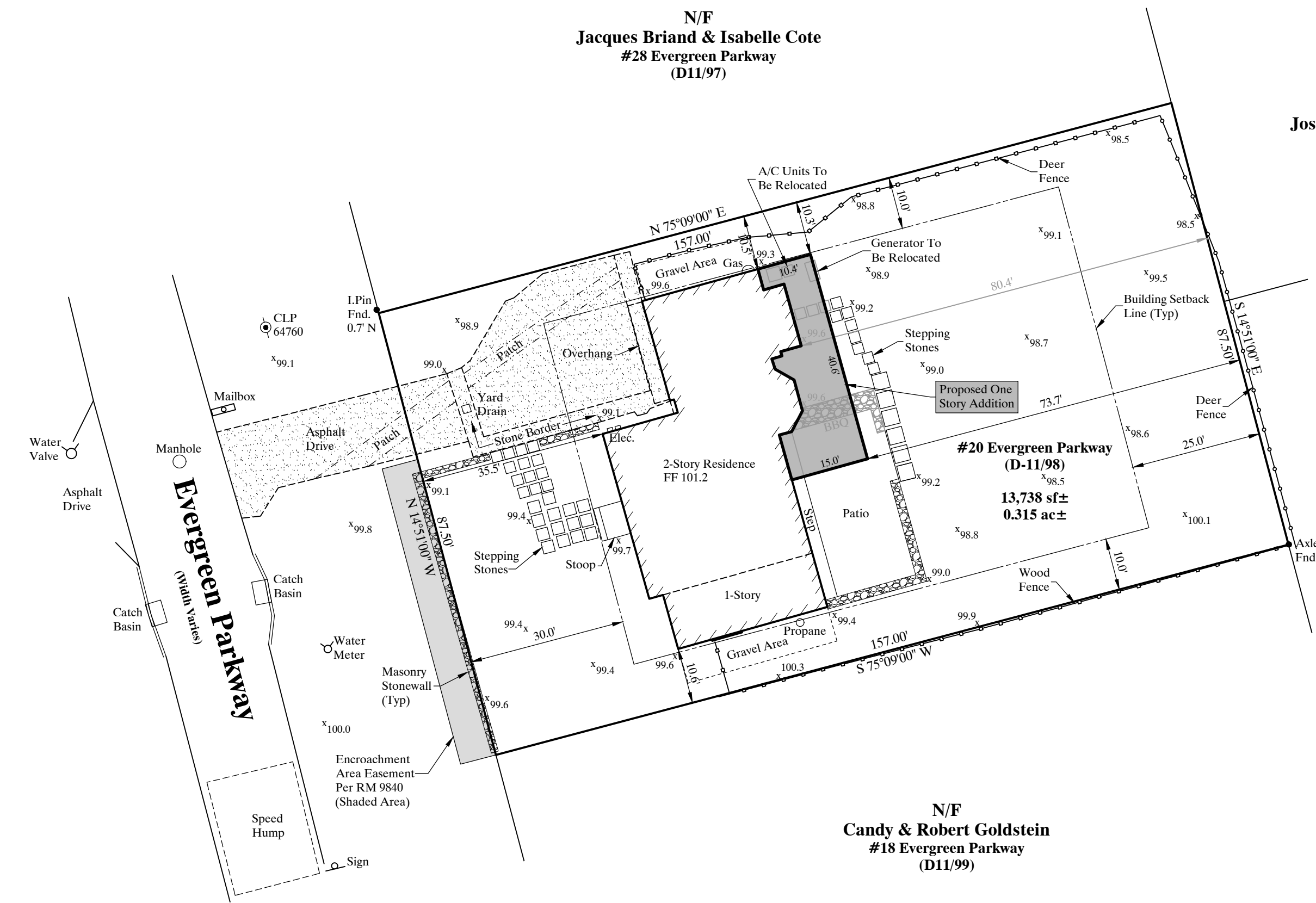
BUILDING = 1,989 sf + 411 sf
 DRIVEWAY = 1,179 sf
 TOTAL BUILDING COVERAGE = 2,400 SF
 TOTAL COVERAGE = 3,579 SF

AVERAGE GRADE	
99.6	NW Cor
99.3	NE Cor
99.6	E Face
99.6	E Face
99.4	SE Cor
99.6	SW Cor
99.7	W Face
99.1	W Face
= 79.5 / 8 = 99.5	
121.9	(Roof Midpoint)
99.5	(Average Grade)
22.7	(Height) 35' Max.

BASE LOT CALCULATION ZONE A (All entries in square feet-- do not write in shaded areas)		EXISTING CONDITIONS VS. (ALLOWED)	PROPOSED CONDITIONS
1.	GROSS LOT AREA	= 13,738 SF (21,780)	= 13,738 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	= 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	= 0
10.	BASE LOT AREA Lines 1, minus line 5 and line 9	= 13,738 SF	= 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	3,579
13.	Line 12 divided by line 11 for a percentage	23.2% (25%)	26.1% (25%)
14.	Square feet of Building Coverage	2,004	2,400
15.	Line 14 divided by line 11 for a percentage	14.6% (15%)	17.5% (15%)

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 1977-7: Map of Property of Julia M. Gault; and Edward B. Bradley; Westport, Conn.; Scale: 1"=80'; Jan. 1946; By Charles Lyman."
 - B. RM 9840-7: 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
	INLAND WETLANDS
	DRAINAGE EASEMENT
	WETLANDS EASEMENT
	LINE OF SIGHT EASEMENT
	CONSERVATION EASEMENT
	BUILDING SETBACK LINE
	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 #70239

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



NO.	DATE	DESCRIPTION	DATE:	SCALE:	DRAFTER:	JOB NUMBER:	SHEET NUMBER:
1	11-1-2024	PROPOSED ADDITION	10-1-2024	1"=20'	DCH	6224	1/1
REVISIONS							
			993 Main Street Monroe, CT (203)-218-5840		ShevlinLS.com		303 Linwood Avenue Fairfield, CT (203)-259-1091