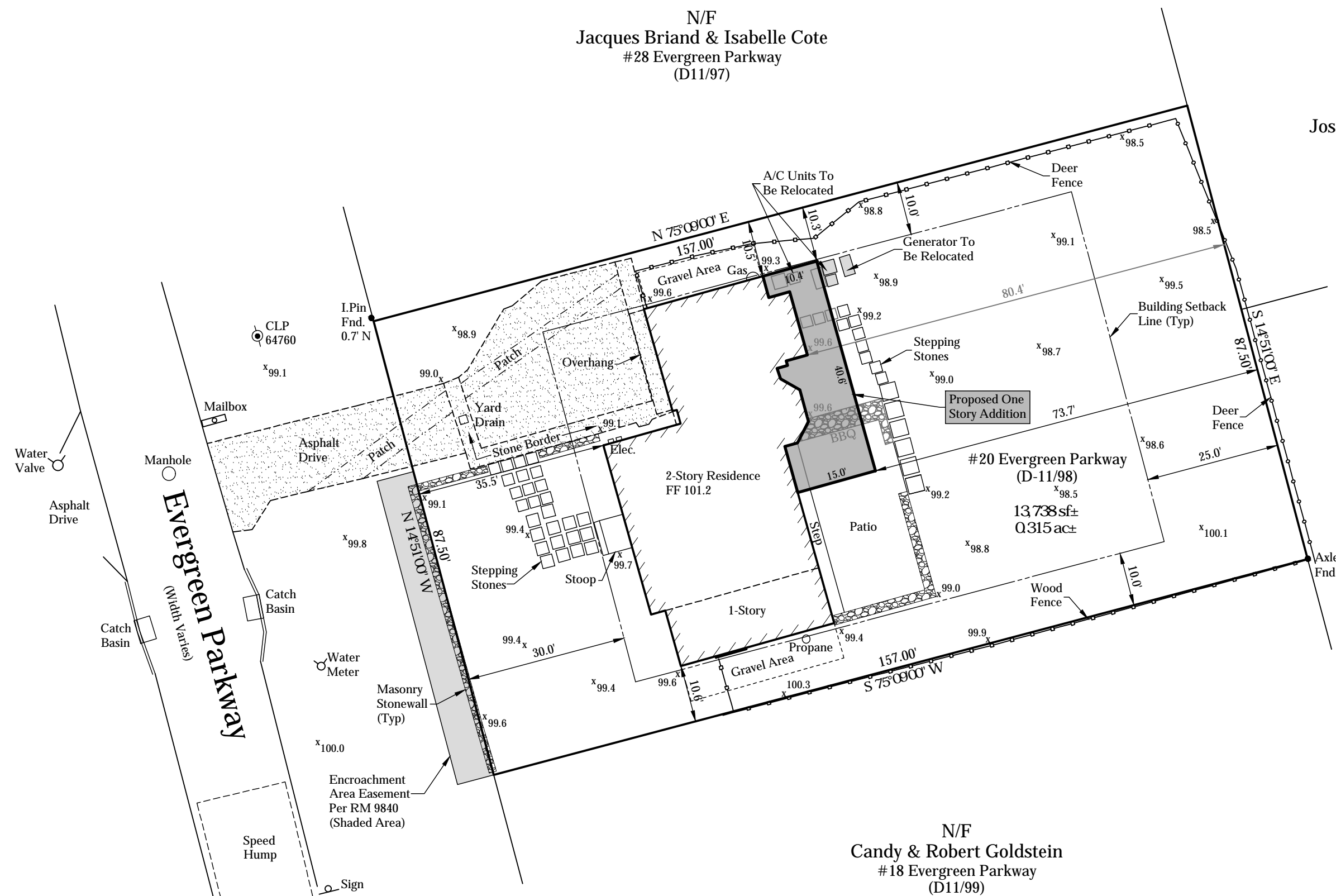




Vicinity Map
Scale: 1" = 1000'



BASE LOT CALCULATION ZONE A (All entries in square feet-- do not write in shaded areas)			EXISTING CONDITIONS V/S. (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		2,804	2,400
15.	Line 14 divided by line 11 for a percentage		14.6% (15%)	17.5% (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				

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 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)

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 Westport 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 #09001C0413G, Panel 413 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 based on a field survey. The elevations are on an assumed datum.


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. The lot is non-conforming by lot area, the building setbacks are as follows:
Front Setback = 30'; Side Setback = 10'; Rear Setback = 25'

PREPARED FOR

JULIE & BENJAMIN SCHLANG
#20 EVERGREEN PARKWAY
WESTPORT, CONNECTICUT



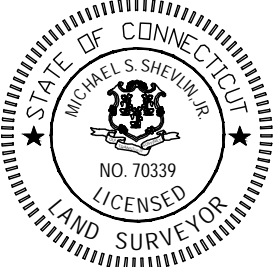
			DATE:	SCALE:	DRAFTER:	JOB NUMBER:	SHEET NUMBER:
2	11-14-2024	PROP. A/C, GEN. LOC.	10-1-2024	1" = 20'	DCH	6224	1/1
1	11-1-2024	PROPOSED ADDITION	 <div> 593 Main Street Monroe, CT (203)-218-5840 </div> <div> ShevlinLS.com </div> <div> 303 Linwood Avenue Fairfield, CT (203)-259-1091 </div>				
NO.	DATE	DESCRIPTION					
REVISIONS							

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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 #7

Michael S. Shevlin, Jr. PLS #70339