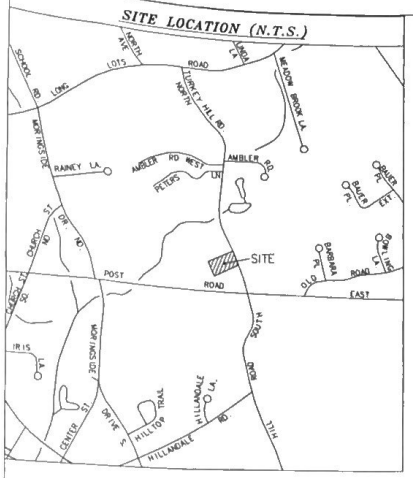
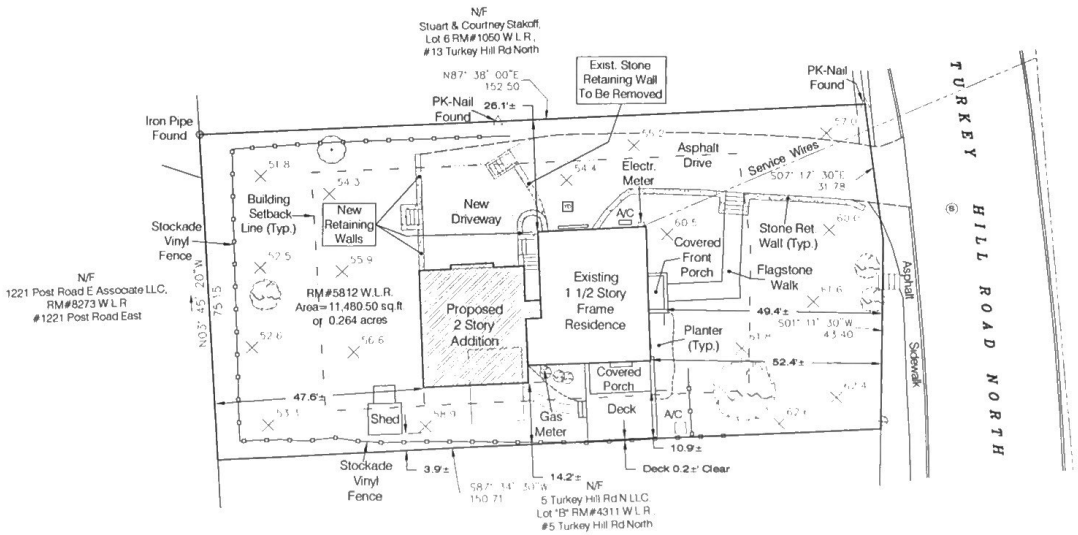


RESIDENCE "A" DISTRICT	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS
FRONT SETBACK	30'	49.4±'	49.4±'
REAR	25'	71.7±'	47.6±'
SIDE	10'	10.9±'	10.9±'*
GROSS LOT AREA	21,780 SQ.FT	11,480.50 SQ.FT	11,480.50 SQ.FT
BASE LOT AREA	–	11,480.50 SQ.FT	11,480.50 SQ.FT
LOT COVERAGES	–	–	–
BUILDING LOT COVERAGE	15%	10.2% (1,168.1 SQ.FT.)	16.2% 1,857.8 SQ.FT.)
DRIVEWAY	–	1,200.8 SQ.FT	1,845.1 SQ.FT
TOTAL LOT COVERAGE	25%	20.6% (2,368.9 SQ.FT.)	32.3% (3,702.9 SQ.FT.)
HEIGHT	35'	20.9±'	32.0±'
# STORIES	2 1/2	1 1/2	2

* PROPOSED SIDE SETBACK=14.2±'

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. It is an Zoning Location Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2 & Vertical Class T-2. It is intended to depict the position of existing improvements with respect to applicable municipal setback requirements and zoning regulations.
2. Elevations datum is North American Vertical Datum of 1988. Elevations were determined from GPS observations made in accordance with "Guidelines and Specifications for Global Navigation Satellite System Land Surveys in Connecticut" Adopted on June 26, 2008 by by the Connecticut Association of Land Surveyors.
3. Reference is made to the following maps on file in the Westport Town Clerk's Office:
   -"Survey Prepared for Leroy McKelvey and Angela M. McKelvey, Westport, Conn.", Scale 1"=40', dated: Aug.1964, Record Map#5812 W.L.R.;
4. 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.
5. This parcel is subject to utility easements, if any,for overhead and or underground services. Substructures and/or their encroachments below grade, if any, not shown.
6. Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
7. Property is served by public water and sanitary sewer.
8. Proposed calculations are based on architectural plans submitted by the home owner.It is the contractors responsibility to adjust for siding that will be added to a structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for his review.
9. Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Westport authorities prior to use.
10. It is the owners and, or contractors responsibility to obtain any and all required permits and ,or variances that may be required prior to any construction activity.
11. Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void



ASSESSORS MAP# G09; LOT#033

ZONE: A

PROPOSAL: PROPOSED CONDITIONS

DATE: 08-22-2019

Legend

	EDGE OF PAVEMENT
	CURB LINE
	SERVICE WIRES
	STONE/RETAINING WALL
	PK-NAIL/IRON PIPE FOUND
x 53.4	SPOT ELEVATIONS
55	EXISTING CONTOURS
	SANITARY SEWER MANHOLE
	LIGHT POLE
	BUILDING SETBACK LINE
	STOCKADE FENCE
	PROPOSED CONDITIONS
	TREES (SIZE AND TYPE AS SHOWN)
DECIDUOUS EVERGREEN	

20 0 20 40

Graphic scale: 1 inch = 20 ft.

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE & EMBOSSED SEAL

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

GREGORY KOGAN, LAND SURVEYOR, CONN. LIC #70112

NO.	DATE	DESCRIPTION
1	08/22/19	PROP. COND. ADDED

REVISIONS

ZONING LOCATION SURVEY

PREPARED FOR

MICHAEL D. LABELLA & JENNA M. KUREK

#9 TURKEY HILL ROAD NORTH,
WESTPORT, CONNECTICUT

DATE: 07-03-2019	SCALE: 1"=20'	SHEET 1 OF 1

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