Lot Area Table

Lot #	Lot Areas Gross (sft)	Lot Areas Access-way (sft)	Lot Areas Net (sft)	Wetlands (sft)	Steep Slopes (sft)
1	59,350	0	59,350	0	1596
2	61,198	0	61,198	0	–
3	78,612	3,090	75,522	2,497	337
4	69,582	0	69,582	684	–
5	63,953	0	63,953	12,236	–
6	84,067	0	84,067	35,410	160
7	129,672	0	129,672	19,674	1345
8	88,486	2,578	85,908	0	3446
9	111,368	0	111,368	0	335
Open Space*	212,532	8,404	204,128	79,947	9,839
R.O.W.	45,158			0	456
Total (sft)	1,003,978			150,448	17,514
Total (Ac)	23.048			3.454	0.402

* Required Open Space; per Section 56.3.6 of the Regulations equals 80,025 sft or 1.837 Ac

REVISION				
NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	7-9-20	Adjust detention basin	S.A.L.	M.E.L.

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NOT FOR CONSTRUCTION

CLIENT: Estate of Dina M. & James S. Belta
128 Bayberry Lane
Westport, Connecticut 06880

PROJECT: Open Space Residential Subdivision
128 Bayberry Lane
Westport, Connecticut 06880

TITLE: Existing Conditions Map – Cluster Lot Layout Plan

NOT VALID WITHOUT SIGNATURE AND ORIGINAL SEAL

MARK E. LANCOR, P.E. #12369

DATE:	05/14/2020
SCALE:	1"=60'
DESIGNED BY:	M.E.L.
DRAWN BY:	C.B.B.
CHECKED BY:	M.E.L.
JOB NO.:	00934
DRAWING NO.:	C-4

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