

Vicinity Map  
Scale: 1"=500'

**AVERAGE GRADE AROUND EXISTING RESIDENCE:**  
 $134.7 + 134.6 + 133.8 + 133.4 + 134.2 + 138.4 = 809.1$   
 $809.1 / 6 = 134.85$

**HEIGHT OF PROPOSED RESIDENCE:**  
 ELEVATION OF ROOF PEAK = 162.77  
 ELEVATION OF ROOF EAVE = 151.99  
 ELEVATION OF ROOF MIDPOINT = 162.77 + 151.99 = 314.76 / 2 = 157.38  
 ELEVATION OF ROOF MIDPOINT - AVERAGE GRADE = 157.38 - 134.85 = 22.53 Feet

**COVERAGE INCLUSIONS:**  
 HOUSE = 2,327 ±  
 DRIVEWAY = 3,091 ±  
 TOTAL = 5,418 ±

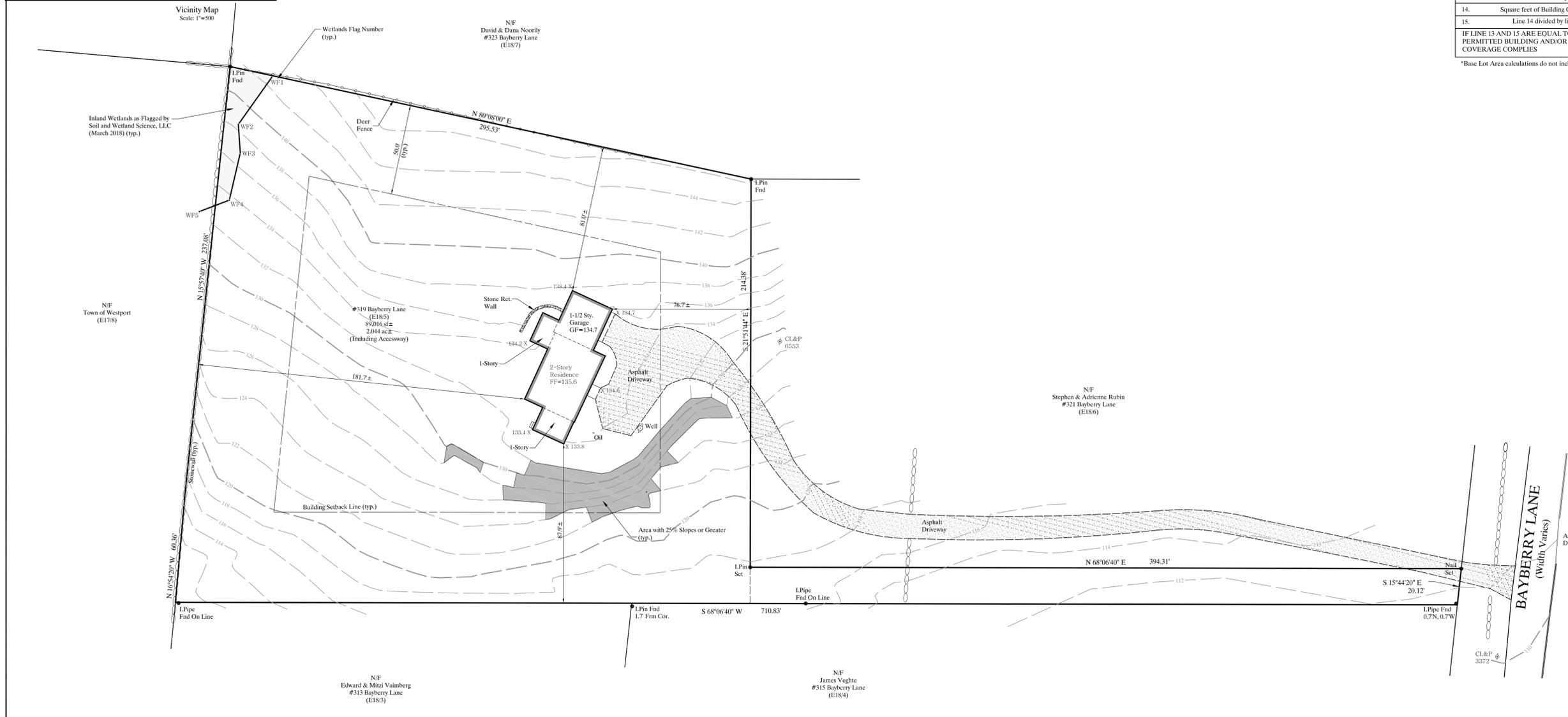
BASE LOT CALCULATION ZONE AAA (All entries in square feet-- do not write in shaded areas)		EXISTING CONDITIONS VS. (ALLOWED)	PROPOSED CONDITIONS
1.	GROSS LOT AREA	= 81,150 (87,120)	= 81,150 (87,120)
2.	Above Ground Utility Easements	0 +	
3.	Streets and Roads	0 +	
4.	Other Exclusive Surface Easements	0 +	
5.	TOTAL EASEMENTS AND ROADS (Sum of lines 2,3 and 4)	= 0	= 0
6.	Wetlands area	890 ± +	
7.	Steep Slopes of 25% or greater	2,654 ± +	
8.	TOTAL WETLAND AND STEEP SLOPES (Sum of line 6 & 7)	= 3,544	
9.	Wetlands/Slopes reduction 0.8 x line 8	= 2,835	= 0
10.	BASE LOT AREA Lines 1, minus line 5 and line 9	= 78,315	= XX,XXX
MAXIMUM LOT AREA COVERAGE CALCULATION			
11.	BASE LOT AREA (Copied from line 10, above)	78,315	
12.	Square feet of Total Coverage	5,418 ±	X,XXX ±
13.	Line 12 divided by line 11 for a percentage	6.9% (25%)	XX.X% ± (25%)
14.	Square feet of Building Coverage	2,327 ±	X,XXX ±
15.	Line 14 divided by line 11 for a percentage	3.0%	XX.X%

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

\*Base Lot Area calculations do not include the accessory. The Total Lot Area is 89,016sf±.

**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. It is a "Data Accumulation Plan" based on a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
- Reference is made to the following documents:
  - RM 6815-Map of Property prepared for Jane F. Hunsicker; Westport, Conn.; Scale: 1"=100'; Sept. 18, 1970; Prepared by Dennis Deilus.
- The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Property is Located in Zone AAA.
- Property is Located in Zone X per Flood Insurance Rate Maps #09001C0403F and #09001C0411F (Panels 403 and 411 of 626) Effective Date: June 18, 2010.
- Elevations are based on the Town of Westport GIS/Topographical Mapping.
- Reference is hereby made to Connecticut General Statutes Section 8-13a, as amended, with regards to existing structures three or more years old.
- Average grade at the existing structure is 134.85.
- Zone AAA Requirements:  
 From Setback: 50'  
 Side Setback: 50'  
 Rear Setback: 50'  
 Height: 40'
- 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.
- 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 served by private well and septic system.
- The Property has an exclusive right of way for all legal purposes including utilities over the existing oil driveway. The property also has the right of maintenance 10' on either side of the driveway.



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 #70330

**DATA ACCUMULATION PLAN**  
 PREPARED FOR  
**SKYVIEW BUILDERS**  
**#319 BAYBERRY LANE**  
**WESTPORT, CONNECTICUT**



NO.	DATE	DESCRIPTION	DATE	SCALE	DRAFTER	JOB NUMBER	FILE NUMBER
1	4/25/18	WL Flags	1-12-18	1"=30'	MSS	218	

**SHEVLIN**  
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1/1