



**SURVEYOR'S NOTES**

- This survey and map have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. It is an Improvement Location Survey, intended to enable a determination of compliance or non-compliance with applicable municipal and/or statutory requirements.
- Reference has been made to the following maps and plans:
  - "BOUNDARY & TOPOGRAPHIC SURVEY OF No. 20 SAUGATUCK AVENUE WESTPORT, CONNECTICUT", dated December 7, 2017, revised through January 17, 2018, scale: 1" = 20', prepared by Franklin Surveys, on file in the Town of Westport Planning and Zoning Department as part of an approved Site Plan Modification Application.
  - "GODDARD WESTPORT SITE MODIFICATION PLANS 20 SAUGATUCK AVENUE, WESTPORT, CT ASSESSOR'S MAP B06, LOT 77", dated 2/22/18, revised through 8/8/18, scale: 1" = 30', prepared by Yantic River Consultants, LLC, on file in the Town of Westport Planning and Zoning Department as part of an approved Site Plan Modification Application.
- A field survey was performed on the ground by Franklin Surveys on May 7, 2019 utilizing an electronic distance measurement (EDM) total station. The contour interval depicted hereon is 1-foot. Land record research relative to the subject property has not been updated subsequent to the preparation of reference map #2A.
- The north arrow depicted hereon is referenced to the Connecticut State Plane Coordinate System, North American Datum of 1983 (NAD 83) as determined from redundant Global Positioning System Real Time Kinematic (GPS RTK) observations utilizing the single base station solution from station CTDA of Connecticut's Advanced Continuously Operating Reference Network (ACORN). Elevations depicted hereon refer to North American Vertical Datum of 1988 (NAVD 88) based upon said GPS RTK observations.
- The surveyed area does not lie within a Special Flood Hazard Area defined by the Flood Insurance Rate Map for Fairfield County, Connecticut, Panel 0551G, Map Number 0901C0551G, revised July 8, 2013.
- Underground utility, structure, and facility locations depicted and noted hereon have been compiled, in part from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Franklin Surveys. The site, location, and existence of all such features must be field-determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-922-4455

**SHADING LEGEND**

- Trench drain
- Pervious pour and play rubber play surface
- Edge of shade structure
- Striped pavement (fire lane, accessible parking)

**SUBJECT PARCEL INFORMATION**

Now or Formerly (N/F) HP Saugatuck LLC  
 #20 Saugatuck Avenue  
 Tax Assessor's Map B06, Lot 77  
 Volume 3576, Page 151

**LOT AREA**  
 0.32 Acre or 13,900 Square Feet (1st Tract)  
 1.32 Acre or 57,700 Square Feet (2nd Tract)  
 1.84 Acres or 71,600 Square Feet (Total)

**SYMBOL LEGEND**

- Spot elevation
- Bottom/top of curb elevations
- Iron marker
- Utility pole
- Fire hydrant
- Signpost
- Light pole base
- Catch basin
- Drainage manhole
- Sanitary manhole
- Gas gate
- Water gate
- Monitoring well
- Coniferous tree
- Deciduous tree
- Shrub
- Accessible parking space
- Handhole
- Bollard (concrete post)
- Painted arrow on pavement

**LINestyle LEGEND**

- Property line
- Former property line
- Zone line
- Stockade or picket fence
- Chain link fence
- Major contour
- Minor contour
- Drainage line
- Sanitary line
- Electric line
- Overhead wires
- Gas line
- Water line
- Stone wall
- Edge of building
- Crushed stone surface
- Watercourse line (per Town GIS)
- 15-ft. Waterway Protection Line
- 20-ft. Upland Review Area Line
- Approximate limits of clearing
- Timber guardrail

**LINE TABLE**

L1 N 76°15'42" W 4.25'  
 L2 S 16°46'37" W 13.19'

**FRANKLIN SURVEYS**

115 Popple Bridge Rd. Griswold, CT 06351 (860) 748-6183 www.franklinsurveys.com

SCALE 1" = 20'

REVISIONS: DATE NOTE

PREPARED FOR: GODDARD WESTPORT 20 SAUGATUCK AVENUE WESTPORT, CT 06880

**IMPROVEMENT LOCATION SURVEY OF No. 20 SAUGATUCK AVENUE GODDARD WESTPORT SITE MODIFICATION PLAN AS-BUILT WESTPORT, CONNECTICUT MAY 12, 2019**

**SHEET No. 1 OF 1**

To my knowledge and belief, this map is substantially correct as noted herein. Reproductions of this map are not valid without the live seal and signature of the undersigned professional.

*Kevin D. Franklin*

Kevin D. Franklin, PLS License No. 70381