



COVERAGE BREAKDOWN

Total Coverage:				
Existing Driveway = 902 sf				
902 / 6,276 = 14.4%				

LOT AREA WORKSHEET

	EXISTING	PROPOSED	AS-BUILT
1. Gross Lot Area	6,276	0	0
2. Aboveground utility encumbrances	0	0	0
3. Streets and roads	0	0	0
4. Other Exclusive surface encumbrances	0	0	0
5. Total encumbrances and roads (sum of lines 2-3 and 4)	0	0	0
6. Wetland Area	0	0	0
7. Steep slopes of 25% or greater	0	0	0
8. Total wetland and steep slopes (sum of lines 6 and 7)	0	0	0
9. Wetlands/slopes reduction (0.80 X LINE 8)	0	0	0
10. Base lot area (line 1, minus line 9 and 5)	6,276	0	0

MAXIMUM LOT AREA COVERAGE CALCULATION

11. Base lot area (copied from line 10, above)	6,276	0	0	0
12. Square feet of total coverage	902	0	0	0
13. Line 12 divided by line 11 for a percentage (35% MAX.)	14.4%	0	0	0
14. Square feet of building coverage	0	0	0	0
15. Line 14 divided by line 11 for a percentage (15% MAX.)	0	0	0	0

If line 13 and line 15 are equal to or less than the percentage for maximum permitted building and/or total coverage within the zoning district, the coverage complies.

- NOTES:**
- This survey and map has been prepared in accordance with 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 amended October 26, 2018 and 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.
 - Reference is made to the following documents on file in the Westport Town Clerk's Office:
 - A. RM #10750 - "Improvement Location Survey Depicting a First Cut of Land Prepared For David J. & Ellen E. van Dorsten, #216 Hillspoint Road, Westport, Connecticut; Scale: 1"=20'; Dated: 3-21-12, Revised Through 11-5-13" Prepared By The Huntington Company, LLC.
 - 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 guarantee 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).
 - 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.
 - Property is located in Zone B:
 - Minimum Lot Area = 6,000 Sq. Ft.
 - Minimum Rectangle = 60' x 80'
 - Setbacks: Front = 20', Side = 7.5', Rear = 25'
 - Maximum Total Coverage = 35%
 - Maximum Building Coverage = 15%
 - Maximum Building Height = 2 Stories or 26' (south of R.R. Tracks)
 - 31' in FEMA Special Flood Hazard Area
 - The property is located in Zone X & AE(13) per FEMA Flood Map #09001C0551G; Panel 551 of 626; Effective Date: 7/8/2013.
 - Property to be served by public water and sanitary sewer.
 - The topography shown hereon is the result of a field survey. The elevations are based on Vertical Datum: NAVD 88 (GPS Derived).
 - Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
 - Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
 - 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.

LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- TEST HOLE
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- ⊗ STONE BOUND
- HEDGE
- STONE WALL
- INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- × 132.0 EXISTING SPOT ELEVATION
- PROPOSED CONTOUR LINE
- × 132.0 PROPOSED SPOT ELEVATION

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE SIGNATURE OF THE SIGNATORY

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

Michael S. Shevin, Jr. PLS #70339

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ZONING LOCATION SURVEY
 PREPARED FOR
INVESWELL LLC
 #218 HILLSPPOINT ROAD
 WESTPORT, CONNECTICUT



DATE: FEBRUARY 13, 2026	SCALE: 1"=10'	DRAFTER: SIR	JOB NUMBER: H 2912	PROJECT #: 2912
THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors Huntington - Shevin - Ochman 303 Linwood Avenue, Fairfield, CT 203.259.1091				
NO. DATE DESCRIPTION				1/1
REVISIONS				