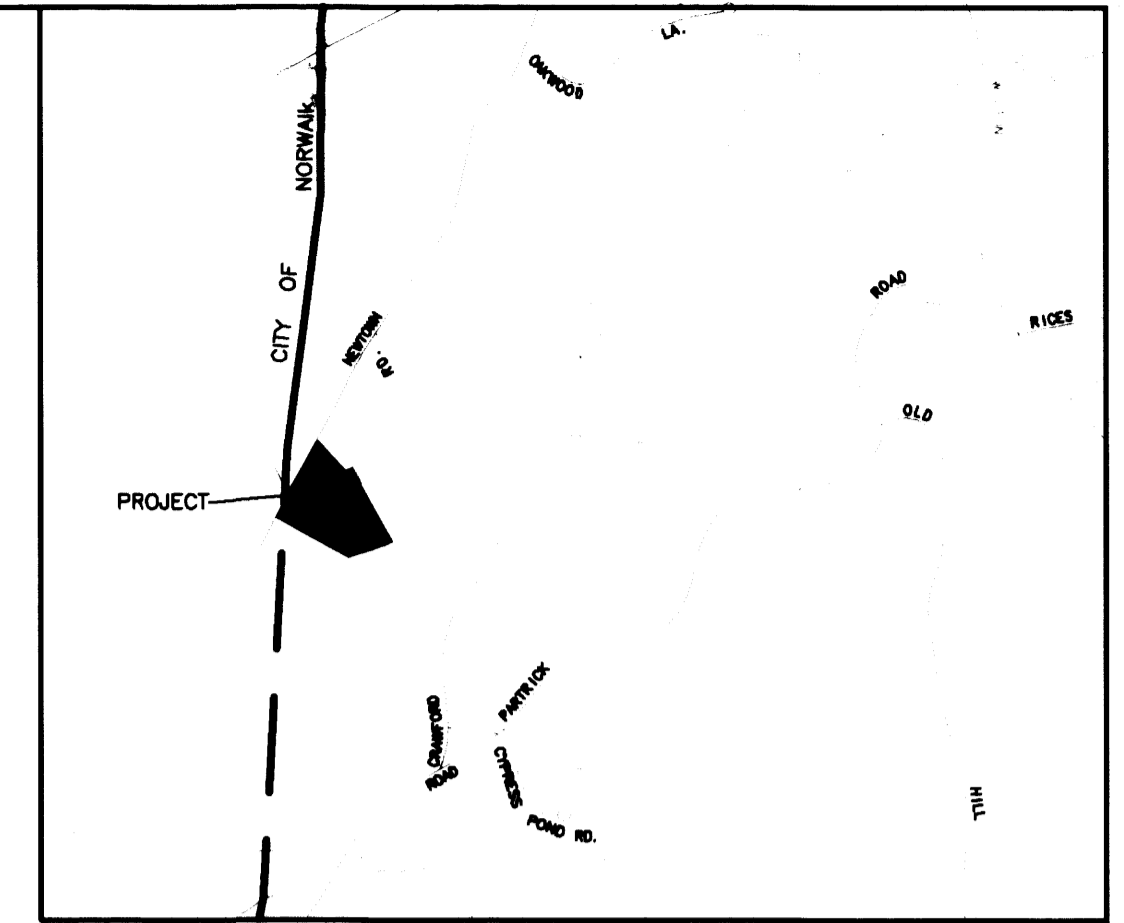


NOTES:

- 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 AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
- REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE WESTPORT TOWN CLERK'S OFFICE:
 - RM #1772 - "MAP OF PROPERTY PREPARED FOR JOSEPH D. EVANS, JR. AT WESTPORT CONNECTICUT" DATED SEPTEMBER 3, 1943; PREPARED BY SAMUEL HOYT.
 - RM #4471 - "MAP PREPARED FOR MELVIN ZALKIN & BETTY ZALKIN WESTPORT, CONN & NORWALK, CONN." SCALE 1"=40'; DATED JUNE 1957; PREPARED BY LYMAN.
 - RM# 4458 - "MAP PREPARED FOR LESTER NAGY; WESTPORT & NORWALK CONN" DATED JULY 1957; PREPARED BY LYMAN.
- THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
- PLAN PREPARED FOR JOSEPH E. LEVINE.
- TOTAL AREA = 197,720 S.F., 4.539 AC.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
- BEARING BASED ON RECORD MAP 4471.
- CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
- ERROR OF CLOSURE EXCEEDS 1':5000' (AS CORRECTED)

HEALTH DEPARTMENT NOTES:

- Lot 4B will require a State of Connecticut licensed engineer to design the sewage disposal system. The proposed dwelling is for four bedrooms and will be served by an on-site well.
- The Westport Weston Health District will require additional soil testing at the time of lot development and sewage system design for a specific lot."



LOCATION MAP
SCALE: 1" = 1000'

PROPERTY OWNERS WITHIN 250'

- Gress Eileen K.
8 Wild oak Ln
Westport, CT 06880
- Freedman Samuel S. & Judith G
17 Crawford Rd.
Westport, CT 06880
- Boehmer John & Laura
11 Crawford Rd.
Westport, CT 06880
- Ross J. Kevin & Debra J. Kevin
37 Crawford Rd.
Westport, CT 06880
- Fifield John T. & Sandra Haber
19 Crawford Rd.
Westport, CT 06880
- Segal Anat Ben-Shahar & Dorron
27 Crawford Rd.
Westport, CT 06880
- Lloyd William Thomas IV
21 Crawford Rd.
Westport, CT 06880
- Gerber Jonathan K & Hilary
31 Crawford Rd.
Westport, CT 06880
- Harris Jeanne D.
5 Newtown tpke
Westport, CT 06880
- Steczowski Joseph & Marie
7 Newtown tpke
Westport, CT 06880
- Mckay Peter A& Anthony L
8 Newtown tpke
Westport, CT 06880
- Ferrone James P II & Lisa Ann
12 Newtown tpke
Westport, CT 06880
- Mastricovo Fred J & Irene C
15 Newtown tpke
Westport, CT 06880
- 0-490 Newtown Turnpike LLC
490 Newtown tpke
Norwalk, CT 06851
- Mandras Carol Ann & Christopher
486 Newtown Ave
Norwalk, CT 06851
- Bikulege Judith M.
5800 SW 118th St
Coral Gables, FL 33156

LOT 4A
LOT AREA COVERAGE WORKSHEET - ZONE AA

BASE LOT CALCULATION (All entries in square feet-- do not write in shaded areas)	PROPOSED CONDITIONS
1. GROSS LOT AREA	= 110,424
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
6. Wetlands area	0
7. Steep Slopes of 25% or greater	0
8. TOTAL WETLAND AND STEEP SLOPES (Sum of line 6 & 7)	= 0
9. Wetlands/Slopes reduction 0.80 x line 8	= 0
10. BASE LOT AREA Line 1, minus line 5 and line 9	= 110,424
MAXIMUM LOT AREA COVERAGE CALCULATION	
11. BASE LOT AREA (Copied from line 10, above)	110,424
12. Square feet of Total Coverage	12,209
13. Line 12 divided by line 11 for a percentage	11.12
14. Square feet of Building Coverage	N/A
15. Line 14 divided by line 11 for a percentage	N/A
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 COMPLES	

LOT 4B
LOT AREA COVERAGE WORKSHEET - ZONE AA

BASE LOT CALCULATION (All entries in square feet-- do not write in shaded areas)	PROPOSED CONDITIONS
1. GROSS LOT AREA	= 87,300
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
6. Wetlands area	0
7. Steep Slopes of 25% or greater	0
8. TOTAL WETLAND AND STEEP SLOPES (Sum of line 6 & 7)	= 0
9. Wetlands/Slopes reduction 0.80 x line 8	= 0
10. BASE LOT AREA Line 1, minus line 5 and line 9	= 87,300
MAXIMUM LOT AREA COVERAGE CALCULATION	
11. BASE LOT AREA (Copied from line 10, above)	87,300
12. Square feet of Total Coverage	1225
13. Line 12 divided by line 11 for a percentage	1.42
14. Square feet of Building Coverage	N/A
15. Line 14 divided by line 11 for a percentage	N/A
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 COMPLES	

LOT 4B
LOT AREA COVERAGE WORKSHEET - ZONE AA

BASE LOT CALCULATION (All entries in square feet-- do not write in shaded areas)	PROPOSED CONDITIONS
1. GROSS LOT AREA	= 87,300
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
6. Wetlands area	0
7. Steep Slopes of 25% or greater	0
8. TOTAL WETLAND AND STEEP SLOPES (Sum of line 6 & 7)	= 0
9. Wetlands/Slopes reduction 0.80 x line 8	= 0
10. BASE LOT AREA Line 1, minus line 5 and line 9	= 87,300
MAXIMUM LOT AREA COVERAGE CALCULATION	
11. BASE LOT AREA (Copied from line 10, above)	87,300
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LOT 4B
LOT AREA COVERAGE WORKSHEET - ZONE AA

BASE LOT CALCULATION (All entries in square feet-- do not write in shaded areas)	PROPOSED CONDITIONS
1. GROSS LOT AREA	= 87,300
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
6. Wetlands area	0
7. Steep Slopes of 25% or greater	0
8. TOTAL WETLAND AND STEEP SLOPES (Sum of line 6 & 7)	= 0
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THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLYESTER FILM
MADE BY
J. EDWARDS & ASSOCIATES, LLC
227 STEPHEN ROAD, EASTON, CT 06812

APPROVED BY THE DIRECTOR OF HEALTH

[Signature] DATE 7/21/16
DIRECTOR

APPROVED BY THE PLANNING AND ZONING COMMISSION

[Signature] DATE 10/31/16
CHAIRMAN OR SECRETARY

09/03/2020

WORK COMPLETION DATE YEAR EXPIRATION DATE

09/03/2015
RESUBDIVISION APPROVAL DATE



Doc ID: 004022480001 Type: MAP
File 10312

Received for Record at Westport, CT
On 12/22/2016 At 2:17:11 pm
[Signature]
Patricia H. Strauss, Town Clerk

REVISED 10/01/15 CONDITIONS OF APPROVAL
REVISED 6/01/15 (SHEET 3 ONLY)
REVISED 5/14/15 P&Z COMMENTS

SCALE 1"=40' APRIL 1, 2015

SHEET 2