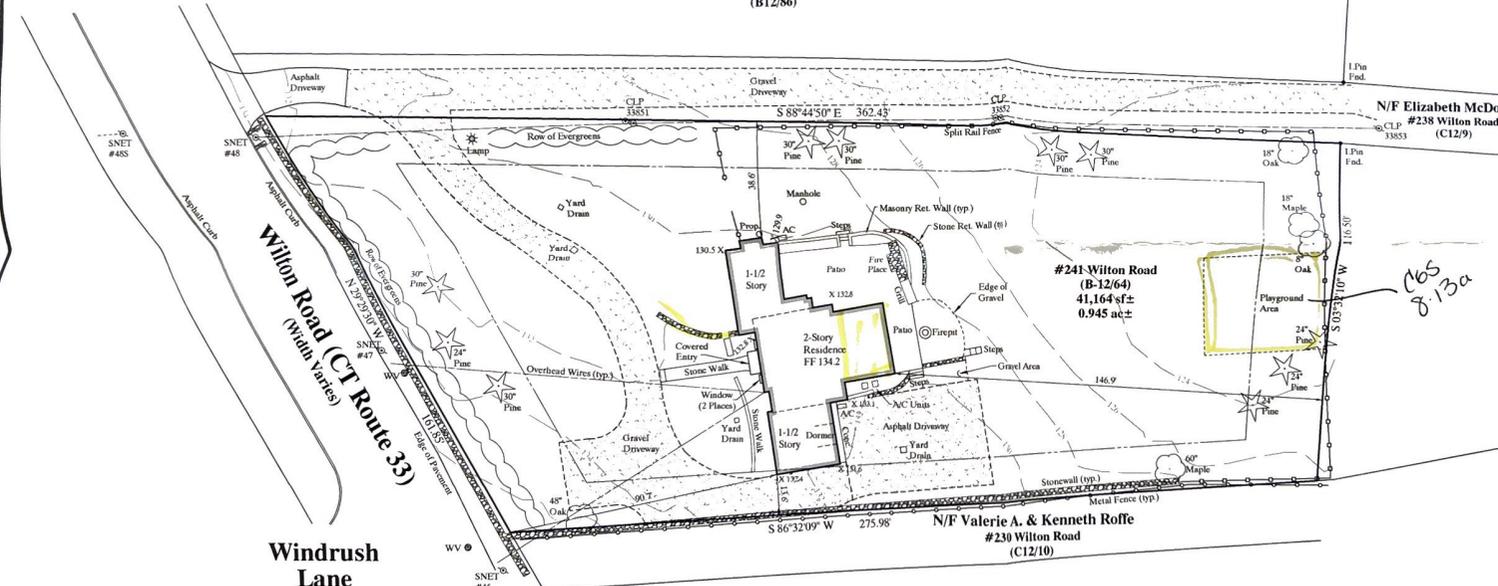


Vicinity Map
Scale: 1"=500

N/F
Stephen & Christina
Robaczynski
#240 Wilton Road
(B12/86)



Windrush Lane

AVERAGE GRADE AROUND RESIDENCE:
 $130.5 + 129.9 + 132.8 + 133.1 + 131.6 + 132.4 + 132.8 = 923.1 / 7 = 131.9$

HEIGHT OF EXISTING RESIDENCE:
 ELEVATION OF ROOF PEAK = 157.6
 ELEVATION OF ROOF EAVE = 153.5
 ELEVATION OF ROOF MIDPOINT = 155.6
 ELEVATION OF ROOF MIDPOINT - AVERAGE GRADE = 155.6 - 131.9 = 23.7 Feet

COVERAGE INCLUSIONS (EXISTING):
 BUILDING = 2,009 SF
 DRIVEWAY = 4,679 SF
 TOTAL = 6,688 SF

COVERAGE INCLUSIONS (PROPOSED):
 BUILDING = 2,009 SF
 PROPOSED ADDITION (NFT) = 380 SF
 DRIVEWAY = 4,679 SF
 TOTAL = 7,068 SF

COVERAGE INCLUSIONS (ASBUILT):
 BUILDING = 2,352 SF
 DRIVEWAY = 4,679 SF
 TOTAL = 7,031 SF

BASE LOT CALCULATION POINT AA (All entries in square feet - do not write in shaded areas)	EXISTING CONDITIONS VS (ALLOWED)	PROPOSED CONDITIONS	ASBUILT CONDITIONS
1 GROSS LOT AREA	= 41,164 SF (43,560)	= 41,164 SF (43,560)	= 41,164 SF (43,560)
2 Above Ground Utility Enclosures	0	0	0
3 Streets and Roads	0	0	0
4 Other Utility Surface Enclosures	0	0	0
5 TOTAL FASHMENTS AND ROADS (Sum of lines 2, 3, & 4)	= 0	= 0	= 0
6 Wetlands area	0	0	0
7 Steep Slopes of 25% or greater	0	0	0
8 TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 & 7)	= 0	= 0	= 0
9 Wetlands/Slopes reduction 0.8 x line 8	= 0	= 0	= 0
10 BASE LOT AREA Lines 1, minus line 5 and line 9	= 41,164 SF	= 41,164 SF	= 41,164 SF
MAXIMUM LOT AREA COVERAGE CALCULATION			
11 BASE LOT AREA (Copied from line 10, above)	41,164 SF		
12 Square feet of Total Coverage	6,688	7,068	7,031
13 Line 12 divided by line 11 for a percentage	16.2% (25%)	17.2% (25%)	17.1% (25%)
14 Square feet of Building Coverage	2,009	2,389	2,352
15 Line 14 divided by line 11 for a percentage	4.9% (15%)	5.8% (15%)	5.7% (15%)

IF LINE 13 AND 14 ARE EQUAL TO OR LESS THAN THE PERCENTAGE FOR MAXIMUM PERMITTED BUILDING AND/OR TOTAL COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE COMPLES

- 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., August 29, 2019. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
 - Reference is made to the following documents:
 - A. RM 1720-"Map of Property of Est. of Reinhold Haase, Et Al, Westport, Conn. Dated: August, 1942, Scale: 1"=66'
 - B. RM 7486-"Map Prepared for Joan K. Kalinck, Westport, Connecticut, Scale: 1"=50', Dated: June 11, 1976; Prepared by John W. Fuller"
 - C. RM 10183-"Subdivision Map, Prepared for River Lane, LLC, #7 River Lane, Westport, Connecticut, Revised to August 20, 2014, Scale: 1"=40', Prepared by Ochman Associates, Inc."
 - D. "Connecticut State Highway Department, Right of Way Map, Town of Westport, Westport Road, From The Orange Property Southerly About 5,300 Feet, Scale: 1"=40', Dated: December, 1937"
 - E. "Connecticut State Highway Department, Right of Way Map, Town of Westport, Westport-Wilton Road, From the Lower Property Southerly About 5,300 Feet, Route No. 176, Scale: 1"=40', Dated: May, 1937"
 - The underground utilities shown, if any, have been located from visible field 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 utility 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 AA.
 - Property is Located in Zone X per Flood Insurance Rate Map #09001C041G (Panel 413 of 626) Effective Date: July 8, 2013.
 - Elevations are based on Westport GIS system.
 - Reference is hereby made to Connecticut General Statutes Section 8-13a, as amended, with regards to existing structures three or more years old.
 - Zone AA Requirements (Non-Conforming Lot):
 Front Setback: 30'
 Side Setback: 15'
 Rear Setback: 25'
 Height: 3-Stories - 40'
 - The property is served by public water and private septic systems. The exact location in of the septic system is unknown. The approximate location is to the north of the residence, between the common gravel driveway and the patio area.

20-23-00250
ZCC
RECEIVED
AUG 26 2024
WESTPORT P. & Z. C.

DATA ACCUMULATION PLAN
 PREPARED FOR
JANEEN SAVINI
#234 WILTON ROAD
WESTPORT, CONNECTICUT



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	FINISHED FLOOR
	GARAGE FLOOR
	BUILDING SETBACK LINE
	CATCH BASIN
	EXISTING IRON PIPE/PIPE
	LAMP
	MAILBOX
	UTILITY POLE
	STONEWALL
	UNDERGROUND UTILITIES

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 J. Shevlin, Jr.
 Michael J. Shevlin, Jr. PLS #7039

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NO.	DATE	DESCRIPTION
3	7-31-24	Asbuilt
2	3/15/23	Proposed Features
1	1/29/21	Existing Septic
NO.	DATE	DESCRIPTION

DATE: 12-27-2021	SCALE: 1"=30'	DRAFTER: MSS	JOB NUMBER: 17421	SHEET NUMBER: 1 OF 1
SHEVLIN LAND SURVEYING, LLC		SHEVLIN LAND SURVEYING, LLC 593 Main Street, Monroe, CT - 303 Linwood Avenue, Fairfield, CT (203)-218-5840 - Shevlin.Scom		