

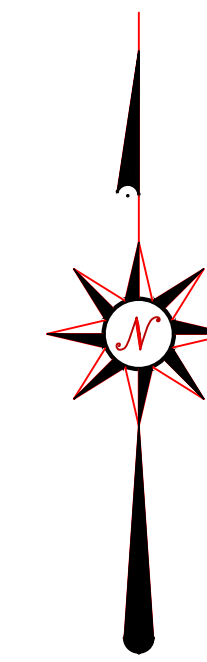
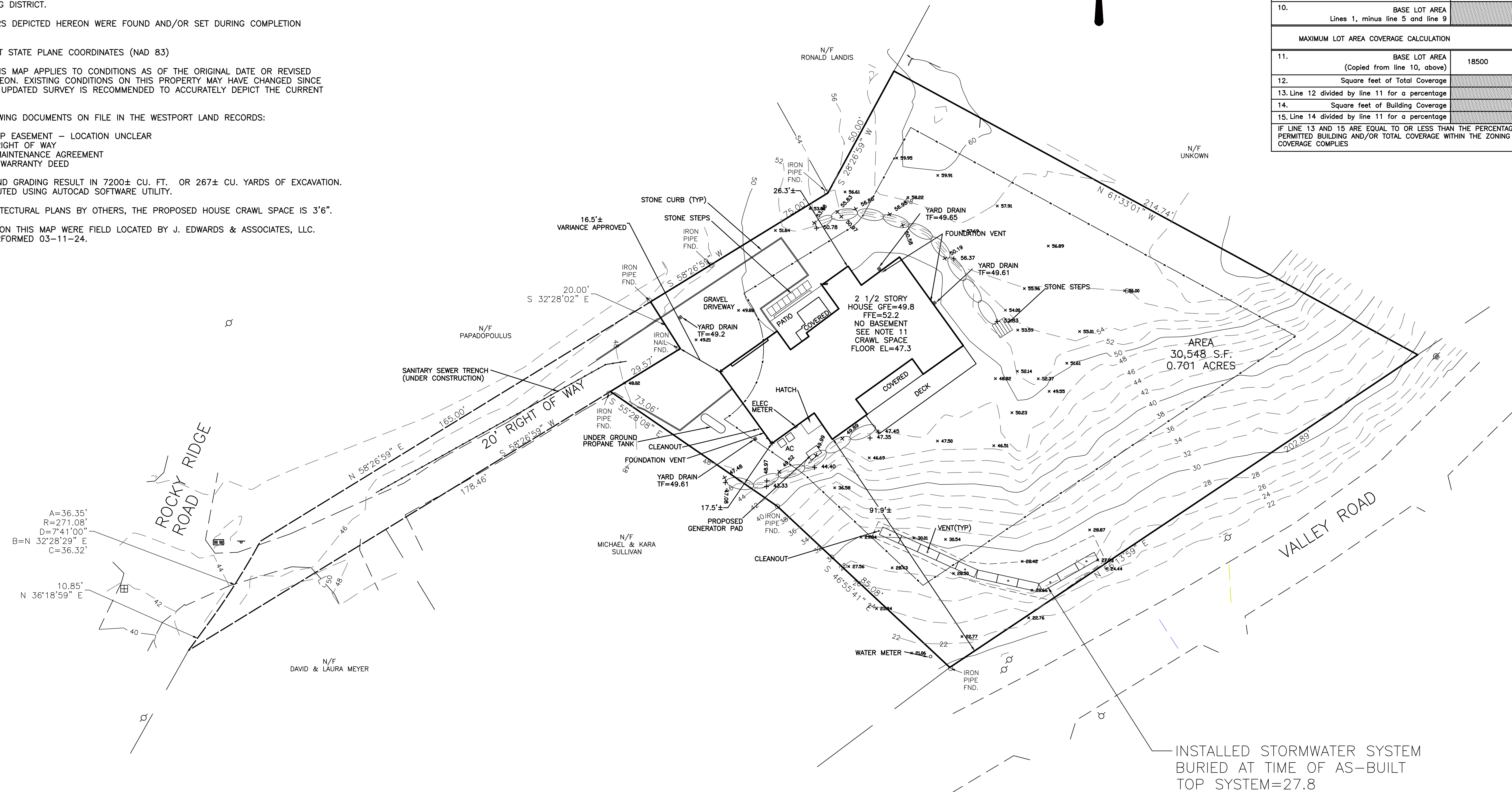
NOTES:

- 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 MAPS 4133, 4290, 7339, 330 ON FILE IN THE WESTPORT TOWN CLERK'S OFFICE:
- THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
- PLAN PREPARED FOR STELIAN EPURE
- PROPERTY IS IDENTIFIED AS MBL D07/102 ON THE WESTPORT ASSESSOR'S MAP AND LOCATED IN THE RESIDENCE A ZONING DISTRICT.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
- BEARING BASED ON CT STATE PLANE COORDINATES (NAD 83)
- 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.
- REFER TO THE FOLLOWING DOCUMENTS ON FILE IN THE WESTPORT LAND RECORDS:
  - V. 64 P. 308 - CLP EASEMENT - LOCATION UNCLER
  - V. 134 P. 506 - RIGHT OF WAY
  - V. 233 P. 501 - MAINTENANCE AGREEMENT
  - V. 4129 P. 318 - WARRANTY DEED
- PROPOSED HOUSE AND GRADING RESULT IN 7200± CU. FT. OR 267± CU. YARDS OF EXCAVATION. VOLUME WAS COMPUTED USING AUTOCAD SOFTWARE UTILITY.
- ACCORDING TO ARCHITECTURAL PLANS BY OTHERS, THE PROPOSED HOUSE CRAWL SPACE IS 3'6".
- AS-BUILT FEATURES ON THIS MAP WERE FIELD LOCATED BY J. EDWARDS & ASSOCIATES, LLC. FINAL AS-BUILT PERFORMED 03-11-24.

LOT AREA COVERAGE WORKSHEET - RESIDENCE A ZONING DISTRICT

BASE LOT CALCULATION (All entries in square feet-- do not write in shaded areas)		EXISTING CONDITIONS	PROPOSED CONDITIONS	PROPOSED CONDITIONS
1.	GROSS LOT AREA	= 30548	= 30548	= 30548
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)	= 30548	= 30548	= 30548
6.	Wetlands area	0 +		
7.	Steep Slopes of 25% or greater	15061 +		
8.	TOTAL WETLAND AND STEEP SLOPES (Sum of line 6 & 7)	= 15061		
9.	Wetlands/Slopes reduction	0.80 x line 8	= 12048	= 12048
10.	BASE LOT AREA Lines 1, minus line 5 and line 9	= 18500	= 18500	= 18500
MAXIMUM LOT AREA COVERAGE CALCULATION				
11.	BASE LOT AREA (Copied from line 10, above)	18500		
12.	Square feet of Total Coverage	3202	4640	5315
13.	Line 12 divided by line 11 for a percentage	17.3%	25.0%	28.7%
14.	Square feet of Building Coverage	1190	3499	3498
15.	Line 14 divided by line 11 for a percentage	6.4%	18.9%	18.9%

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



IMPROVEMENT LOCATION SURVEY

4 ROCKY RIDGE ROAD  
WESTPORT, CONNECTICUT

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

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.



SCALE 1"=20' MARCH 1, 2022

REVISED MARCH 11, 2024 - FINAL ASB.  
REVISED MAY 2, 2024 - ASB. CONTOURS  
REVISED MAY 16, 2024 - PROP. GENERATOR

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