

LIMIT OF BULKHEADS, FLOATS, PILES & MOORINGS
(350' FROM SURF ROAD)

BERMUDA LAGOON
(TIDAL)

LOT "41"

LOT AREA = 24,780± SQ. FT.

or 0.569± AC.

(AREA TO MEAN HIGH WATER LINE)

LOT "41 A"

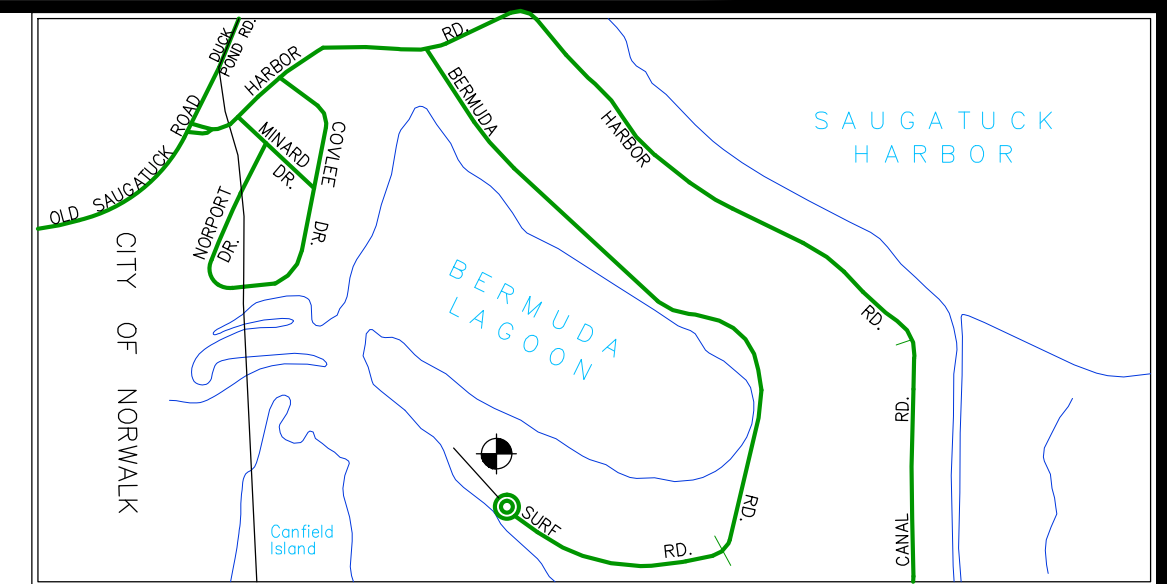
LOT AREA = 1,832± SQ. FT.

or 0.042± AC.

(AREA TO MEAN HIGH WATER LINE)

NOTES:

- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
- 2) THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- 3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- 4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFER TO MEAN SEA LEVEL NAVD '88 DATUM.
- 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 045 ON ASSESSOR'S MAP A-02
- 6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.
- 7) THE SUBJECT PROPERTY IS OWNED BY MINWEI HU REFER TO RECORD DEED VOL. 3146, PG. 006 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- 8) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL13) AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 532 OF 626 CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090019, PANEL 0532 SUFFIX G MAP NUMBER 0900100532G MAP REVISED JULY 8, 2013"
- 9) TIDAL WETLAND LINE FLAGGED BY ANTHONY ZEMBA, SOIL SCIENTIST ON DEC. 19, 2022.



LOCATION MAP SCALE: 1" = 800'

BASE LOT CALCULATION LOT 41
(ALL ENTRIES IN SQUARE FEET)

1	GROSS LOT AREA	=	24,780 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	=	0 SQ. FT.
3	STREET AND ROAD	=	0 SQ. FT.
4	OTHER EXCLUSIVE SURFACE EASEMENT	=	0 SQ. FT.
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	=	0 SQ. FT.

6	WETLANDS AREA	=	1,102 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	=	666 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	=	1,768 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	=	1,414 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	=	23,366 SQ. FT.

BASE LOT CALCULATION LOT 41 A
(ALL ENTRIES IN SQUARE FEET)

1	GROSS LOT AREA	=	1,832 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	=	0 SQ. FT.
3	STREET AND ROAD	=	0 SQ. FT.
4	OTHER EXCLUSIVE SURFACE EASEMENT	=	0 SQ. FT.
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	=	0 SQ. FT.

6	WETLANDS AREA	=	917 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	=	0 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	=	917 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	=	734 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	=	1,098 SQ. FT.

AVERAGE GRADE AROUND RESIDENCE:

$$\frac{10.2+10.3+10.3+10.0+9.9+9.8+9.8+10.3+10.5+10.8+10.7+11.2+11.6+11.5+11.6+11.7+11.6+11.1+10.7+10.6+10.2}{21} = 10.7$$

$$\begin{aligned} \text{ELEV. TO MID-POINT OF ROOF} &= 36.4 \\ \text{HEIGHT OF EXISTING RESIDENCE} &= 24.6 \text{ FEET} \end{aligned}$$

$$\begin{aligned} \text{ELEVATION OF CUPOLA ROOF PEAK} &= 50.56 \\ \text{ELEVATION OF CUPOLA ROOF EAVE} &= 44.46 \\ \text{ELEVATION OF CUPOLA ROOF MIDPOINT} &= 50.56 - 44.46 = 95.02/2 = 47.51 \text{ FEET} \end{aligned}$$

HEIGHT OF CUPOLA:

$$\begin{aligned} \text{ELEVATION OF CUPOLA MIDPOINT} - \text{AVG. GRADE} &= 47.51 - 10.7 = 36.81 \text{ FEET} \\ \text{ELEVATION OF CUPOLA PEAK} - \text{AVG. GRADE} &= 50.56 - 10.7 = 39.86 \text{ FEET} \end{aligned}$$

$$\begin{aligned} \text{FINISH FLOOR EL.} &= 12.6 \text{ MEAN SEA LEVEL NAVD '88 DATUM} \\ \text{GARAGE FLOOR EL.} &= 10.1 \text{ MEAN SEA LEVEL NAVD '88 DATUM} \end{aligned}$$

BUILDING COVERAGE :

RESIDENCE	3,984.6 SQ. FT.
DOCK	108.5 SQ. FT.
TOTAL BUILDING COVERAGE	4,093.1 SQ. FT. = 17.52 %

LOT COVERAGE :

TOTAL BUILDING COVERAGE	4,093.1 SQ. FT.
POOL	387.8 SQ. FT.
DRIVEWAY	2,424 SQ. FT.
TOTAL LOT COVERAGE	6,904.9 SQ. FT. = 29.55 %

**IMPROVEMENT/LOCATION SURVEY
MAP OF PROPERTY**

PREPARED FOR

Steve Kohn

30 SURF LANE

WESTPORT, CONNECTICUT

SCALE: 1" = 20'

DECEMBER 19, 2022

AMENDED: APRIL 4, 2023

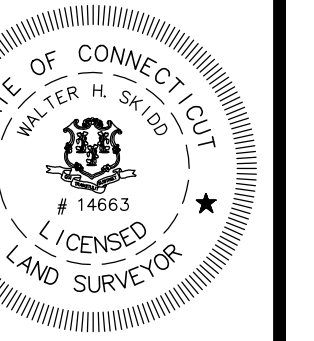


WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Walter H. Skidd

WALTER H. SKIDD, L.S., Conn. Reg. # 14663
1992 STRATFIELD ROAD - FAIRFIELD, CONN.
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THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

EMBOSSSED SEAL

LONG ISLAND SOUND
(TIDAL)

$$\begin{aligned} \Delta &= 23^\circ 06' 06'' \\ R &= 50.00' \\ L &= 20.16' \end{aligned}$$

SURF ROAD

SURF LANE

41A

FLOOD ZONE AE (EL13)
FLOOD ZONE VE (EL14)

FLOOD ZONE AE (EL13)
FLOOD ZONE VE (EL14)

NOW OR FORMERLY
LAND OF
WILLIAM H. KURTZ

NOW OR FORMERLY
LAND OF
TORD CARMEL & INGERGERD CARMEL

