

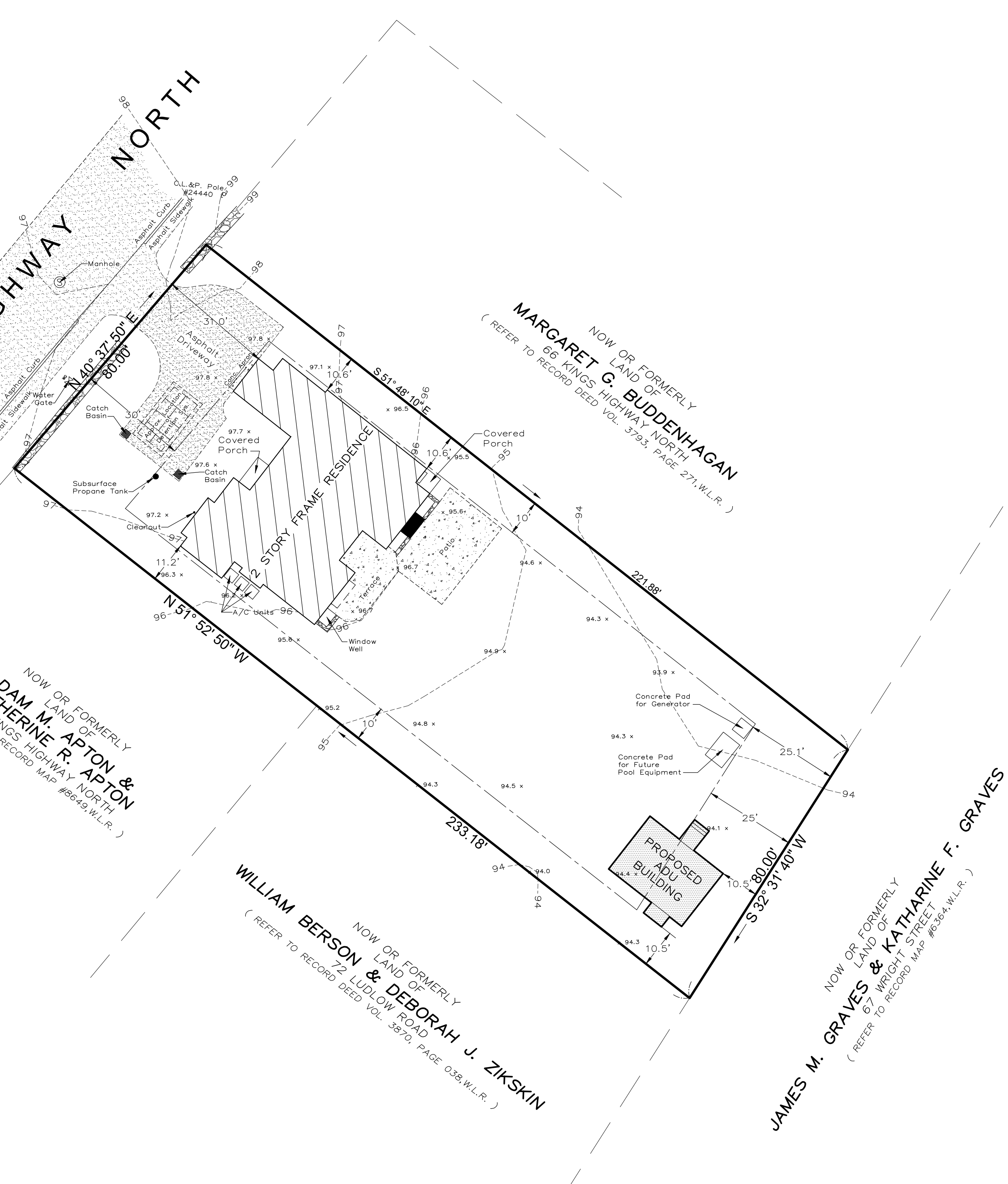
KINGS HIGHWAY NORTH

NOW OR FORMERLY
LAND OF
**ADAM M. APTON &
KATHERINE R. APTON**
(REFER TO RECORD MAP #8649,W.L.R.)

NOW OR FORMERLY
LAND OF
WILLIAM BERSON & DEBORAH J. ZIKSKIN
(REFER TO RECORD DEED VOL. 3870, PAGE 038,W.L.R.)

NOW OR FORMERLY
LAND OF
MARGARET G. BUDENHAGAN
(REFER TO RECORD DEED VOL. 3793, PAGE 271,W.L.R.)

NOW OR FORMERLY
LAND OF
JAMES M. GRAVES & KATHARINE F. GRAVES
(REFER TO RECORD MAP #8584,W.L.R.)



- 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, REFERS TO APPROXIMATE NAVD '88 DATUM.
 - 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 055 ON ASSESSOR'S MAP C-09.
 - 6) THE SUBJECT PROPERTY IS LOCATED IN 'AA' RESIDENCE ZONE.
 - 7) THE SUBJECT PROPERTY IS OWNED BY EVANGELIA TSIROPOULOS REFER TO RECORD DEED VOL. 4280, PG. 215 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
 - 8) PROPERTY DOES NOT CONTAIN ANY WETLAND SOILS OR CONSERVATION REGULATED AREA.
 - 9) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 413 OF 626 CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090019, PANEL 0413, SUFFIX G, MAP NUMBER 09001C0413G, MAP REVISED JULY 8, 2013".

- MAP REFERENCE:**
- RECORD MAP # 2442,W.L.R. ENTITLED "MAP OF PROPERTY OF EST. OF THERESA J. INGERSOLL WESTPORT, CONN. DEC. 1948 SCALE 1" = 40' " BY W.J. WOOD, JR. CIVIL ENG. & SURVEYOR.
 - RECORD MAP # 1591,W.L.R. ENTITLED "MAP OF PROPERTY TO ACQUIRED BY THERESA J. INGERSOLL WESTPORT, CONN. JUNE 1941 SCALE 1" = 40' " BY W.J. WOOD, JR. CIVIL ENG. & SURVEYOR.
 - RECORD MAP # 6364,W.L.R. ENTITLED "SURVEY PREPARED FOR MARY JANE DURING WESTPORT, CONN. SCALE 1" = 40' MAR. 22, 1967" BY CHARLES S. LYMAN, JR. LAND SURVEYOR.
 - RECORD MAP # 8649,W.L.R. ENTITLED "MAP OF PROPERTY PREPARED FOR RICHARD C. & PAULA C. LEONARD WESTPORT, CONN. SCALE 1" = 20' JUNE 22, 1988" BY JOHN T. CASHILL, L.S. CONN. REG. No. 5030.

AREA = 18,150 SQ. FT.
or 0.4167 AC.

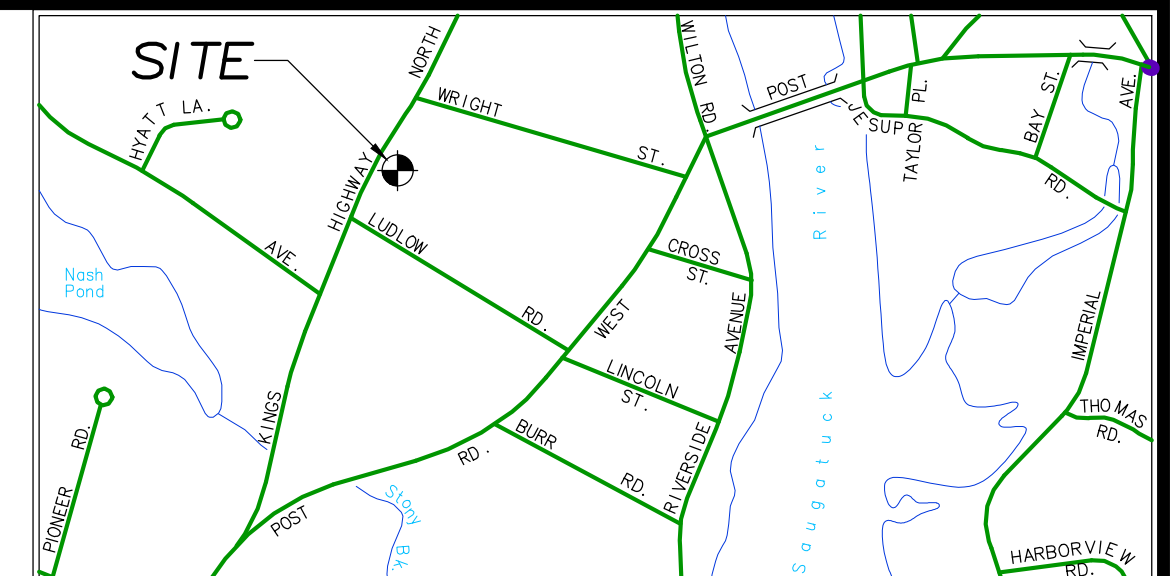
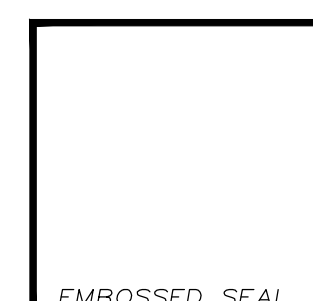
THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSES. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

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.



LOCATION MAP SCALE: 1" = 800'

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 18,150 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	= 0 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	= 0 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 0 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 0 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	= 18,150 SQ. FT.

AVERAGE GRADE AROUND RESIDENCE:
 $97.8+97.1+96.5+95.5+95.6+96.7+96.7+95.6+96.2+96.3+97.2+97.6+97.7+97.8 = 1,154.3/14 = 96.74$

ELEVATION OF ROOF PEAK = 119.83
 ELEVATION OF ROOF EAVE = 114.23
 ELEVATION OF ROOF MIDPOINT = $119.83+114.23 = 234.06/2 = 117.03$

HEIGHT OF RESIDENCE:
 ELEVATION OF ROOF MIDPOINT - AVERAGE GRADE = $117.03-96.74 = 20.29$ FEET
 ELEVATION OF FRONT DOOR SILL = 98.70
 ELEVATION OF GARAGE FLOOR = 98.10

LOT COVERAGE:
 RESIDENCE, COVERED PORCHES & CHIMNEY 2,464.3 SQ. FT.
 ASPHALT DRIVEWAY 1,248 SQ. FT.
 TOTAL LOT COVERAGE 3,712.3 SQ. FT./18,150 SQ. FT. = 20.45 %

PROPOSED LOT COVERAGE:
 RESIDENCE, COVERED PORCHES & CHIMNEY 2,464.3 SQ. FT.
 PROPOSED ADU BUILDING 166.2 SQ. FT.*
 ASPHALT DRIVEWAY 1,248 SQ. FT.
 TOTAL PROPOSED COVERAGE 3,848.5 SQ. FT./18,150 SQ. FT. = 221.37 %

(*THE 350 SF ADU AREA CREDIT HAS BEEN TAKEN INTO ACCOUNT FOR THESE CALCULATIONS)

AVERAGE GRADE AROUND ADU BUILDING:
 EXISTING GRADE FOR ADU BUILDING = 94.3
 PROPOSED FINISH FLOOR ELEVATION = 95.8

PROPOSED ELEVATION OF ADU BUILDING ROOF PEAK = 116.6
 PROPOSED ELEVATION OF ADU BUILDING ROOF EAVE = 113.8
 PROPOSED ELEVATION OF ADU BUILDING ROOF MIDPOINT = $116.6+113.8 = 230.4/2 = 115.2$

HEIGHT OF AUD BUILDING:
 PROPOSED ELEVATION OF ADU BUILDING ROOF MIDPOINT - AVERAGE GRADE = $115.1-94.3 = 20.8$ FEET

**IMPROVEMENT/LOCATION SURVEY
MAP OF PROPERTY**

PREPARED FOR
Evangelia Tsiropoulos
64 KINGS HIGHWAY NORTH
WESTPORT, CONNECTICUT

SCALE: 1" = 20' OCTOBER 18, 2023

GRAPHIC SCALE
0 10 20 40

PROPOSED ADU BUILDING ADDED: JULY 11, 2024
ADDRESS AMENDED: JULY 31, 2024

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
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