

LOCATION MAP SCALE: 1" = 800'

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 44,098 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	= 14,743 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	= 1,011 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 15,754 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 12,603 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	= 31,495 SQ. FT.

AVERAGE GRADE AROUND RESIDENCE:
 $141.4+142.4+142.5+141.8+141.0+140.2+139.1+136.1+135.3+135.4+137.4+138.9+139.9+140.7 = 1,952.1/14 = 139.44$

ELEVATION OF ROOF PEAK = 167.45
 ELEVATION OF ROOF EAVE = 161.23
 ELEVATION OF ROOF MIDPOINT = $167.45+161.23 = 328.68/2 = 164.32$

HEIGHT OF RESIDENCE:
 ELEVATION OF ROOF MIDPOINT - AVERAGE GRADE = $164.32-139.44 = 24.88$ FEET
 ELEVATION OF FRONT DOOR SILL = 144.08
 ELEVATION OF GARAGE FLOOR = 135.86

FINISH FLOOR ELEV. = 144.08
 LOWER FLOOR ELEV. = 136.2
 DIFFERENCE = 7.88
 FLOOR SYSTEM = 1.0
 HEADROOM = 6.88
 1/2 HEADROOM = $3.44 + 136.2 = 139.64$

TOTAL PERIMETER OF RESIDENCE = 169.03 FEET
 LENGTH w/ 50% OF HEADROOM EXPOSED = $80.62 / 169.03 = 47.70\%$

EXISTING LOT COVERAGE:
 RESIDENCE PORCH & DECKS 2,209.5 SQ. FT.
 ASPHALT DRIVEWAY 2,130 SQ. FT.
 TOTAL EXISTING LOT COVERAGE 4,339.5 SQ. FT. = 13.78%

- NOTES:**
- 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.
 - 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.
 - THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
 - 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.
 - THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 004/A ON ASSESSOR'S MAP G-11.
 - THE SUBJECT PROPERTY IS LOCATED IN 'AA' RESIDENCE ZONE.
 - THE SUBJECT PROPERTY IS OWNED BY DEUTSCHE BANK NATIONAL TRUST CO-TR REFER TO RECORD DEED VOL. 4267, PG. 241 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
 - THE WETLAND LINE FLAGGED BY ALEKSANDRA MOCH SOIL & WETLAND SCIENTIST ON NOVEMBER 11, 2022.
 - 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 414 OF 626 CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090019, PANEL 0414, SUFFIX G, MAP NUMBER 09001C0414G, MAP JULY 8, 2013".

MAP REFERENCE:

RECORD MAP # 5639.W.L.R. ENTITLED "SUBDIVISION PREPARED FOR ARSENIA ARROYO BISHOP WESTPORT, CONN. SCALE: 1" 60' APRIL 29, 1963, REVISED MAY 28, 1963, REVISED AUG. 14, 1963" CERTIFIED SUBSTANTIALLY CORRECT JOHN M. FARNSWORTH, L.S. CONN. REG. #3743.

RECORD MAP # 6463.W.L.R. ENTITLED "MAP OF PROPERTY PREPARED FOR DORA S. VIVIANO WESTPORT, CONN. SCALE: 1" 60' NOV. 10, 1966 BY JOHN T. CAHILL LAND SURVEYOR WESTPORT, CONN." CERTIFIED SUBSTANTIALLY CORRECT JOHN T. CAHILL, L.S. #9030.

LOT "C"
AREA = 44,098 SQ. FT.
 or 1.0123 AC.

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 SURVEYOR'S 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 SURVEYOR'S LIVE SIGNATURE OR EMBOSSED SEAL.

ZONING/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR
ELR Morgan LLC

1A PLUNKETT PLACE
 WESTPORT, CONNECTICUT

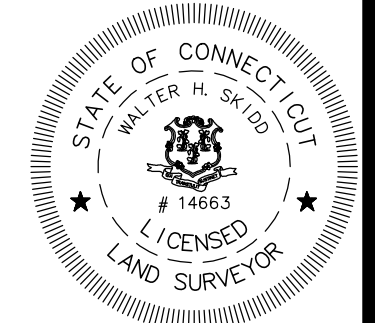
SCALE: 1" = 20' NOVEMBER 17, 2022

GRAPHIC SCALE
 0 10 20 40

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, L.S. Conn. Reg. # 14663
 1992 STRATFIELD ROAD - FAIRFIELD, CONN.
 TELEPHONE (203) 373-0401



EMBOSSSED SEAL