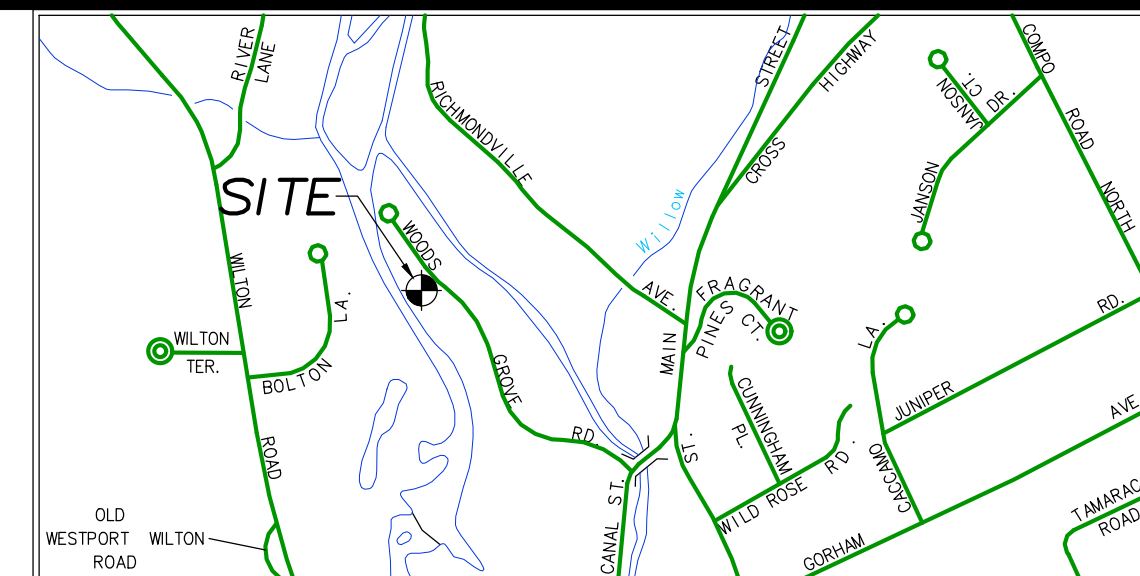
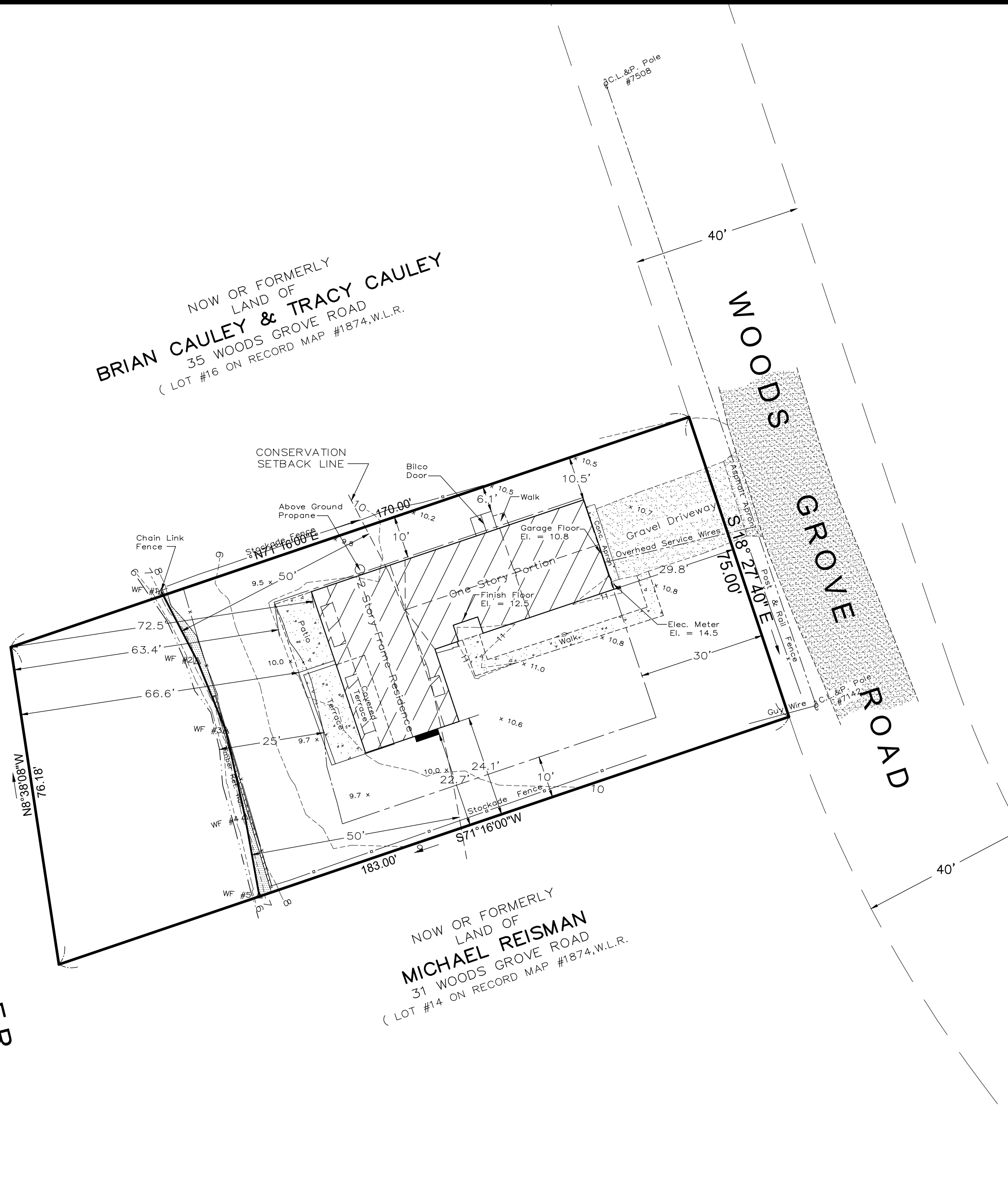


SAUGATUCK RIVER



LOCATION MAP SCALE: 1" = 800'

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 13,237 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	= 3,506 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	= 86 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 3,592 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 2,876 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	= 10,361 SQ. FT.

AVERAGE GRADE AROUND RESIDENCE:

$$\frac{9.5+9.8+10.2+10.5+10.5+10.7+10.8+10.8+11.0+10.6+10.3+9.7+9.7+10.0}{14} = 10.29$$

$$\begin{aligned} \text{ELEVATION OF ROOF PEAK} &= 32.70 \\ \text{ELEVATION OF ROOF EAVE} &= 20.06 \\ \text{ELEVATION OF ROOF MIDPOINT} &= \frac{32.70+20.06}{2} = 26.38 \end{aligned}$$

HEIGHT OF RESIDENCE:

$$\text{ELEVATION OF ROOF MIDPOINT} - \text{AVERAGE GRADE} = 26.38 - 10.29 = 16.09 \text{ FEET}$$

$$\begin{aligned} \text{ELEVATION OF DORMER ROOF PEAK} &= 28.68 \\ \text{ELEVATION OF DORMER ROOF EAVE} &= 27.03 \\ \text{ELEVATION OF DORMER ROOF MIDPOINT} &= \frac{28.68+27.03}{2} = 27.86 \end{aligned}$$

HEIGHT OF DORMER ROOF:

$$\text{ELEVATION OF DORMER ROOF MIDPOINT} - \text{AVERAGE GRADE} = 27.86 - 10.29 = 17.57 \text{ FEET}$$

EXISTING BUILDING COVERAGE:

$$\text{RESIDENCE, PORCH, COVERED TERRACE \& BILCO DOOR} \dots\dots\dots 1,971.9 \text{ SQ. FT.} / 10,361 \text{ SQ. FT.} = 19.03 \%$$

EXISTING LOT COVERAGE:

$$\begin{aligned} \text{EXISTING BUILDING COVERAGE} &\dots\dots\dots 1,971.9 \text{ SQ. FT.} \\ \text{GRAVEL DRIVEWAY \& CONCRETE APRON} &\dots\dots\dots 552 \text{ SQ. FT.} \\ \text{TOTAL EXISTING LOT COVERAGE} &\dots\dots\dots 2,523.9 \text{ SQ. FT.} / 10,361 \text{ SQ. FT.} = 24.36 \% \end{aligned}$$

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 NAVD '88 DATUM BASED ON GPS READING.
- 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 074 ON ASSESSOR'S MAP C-11.
- 6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.
- 7) THE SUBJECT PROPERTY IS OWNED BY JAMES PATRICK HUSSEY & LINDA J. HUSSEY REFER TO RECORD DEED VOL. 4047, PG. 239 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- 8) WETLAND LINE FLAGGED BY ALEKSANDRA MOCH, SOIL & WETLAND SCIENTIST ON JULY 12, 2024.
- 9) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 11.5±) AS SHOWN FEAM 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 6, 2013".
- 10) SETBACK LINES SHOWN ARE BASED ON SECTION 6-3.1 OF THE ZONING REGULATIONS FOR NON-CONFORMING LOTS.
- 11) THE SUBJECT PROPERTY IS ENTIRELY LOCATION WITHIN THE W.P.L. AREA PER TOWN ENGINEER.

MAP REFERENCE:

RECORD MAP # 1874,W.L.R. ENTITLED "MAP OF PROPERTY OF V. SUNDERLAND - MORRIS DOWNS ET-AL WESTPORT, CONN. SCALE 1" = 60' MAR. 1945" BY W.J. WOOD JR. CIVIL ENG. SURVEYOR.

RECORD MAP # 3442,W.L.R. ENTITLED "SURVEY PREPARED FOR MABEL D. NEWTOWN WESTPORT, CONN. SCALE 1" = 60' JUNE 1953" CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES S. LYMAN, LAND SURVEYOR.

LOT "15"
AREA = 13,237 SQ. FT.
or 0.3039 AC.

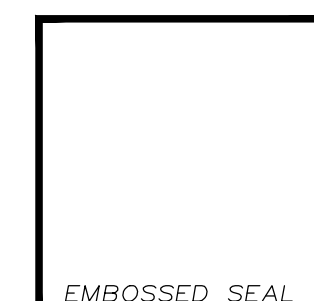
THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE 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.



EXISTING CONDITIONS
IMPROVEMENT/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR

James Patrick Hussey & Linda J. Hussey

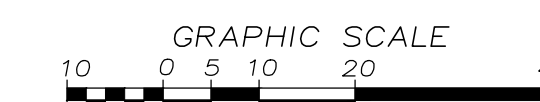
33 WOODS GROVE ROAD

WESTPORT, CONNECTICUT

SCALE: 1" = 20'

JULY 26, 2024

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
 1992 STRATFIELD ROAD - FAIRFIELD, CONN.
 TELEPHONE (203) 373-0401

