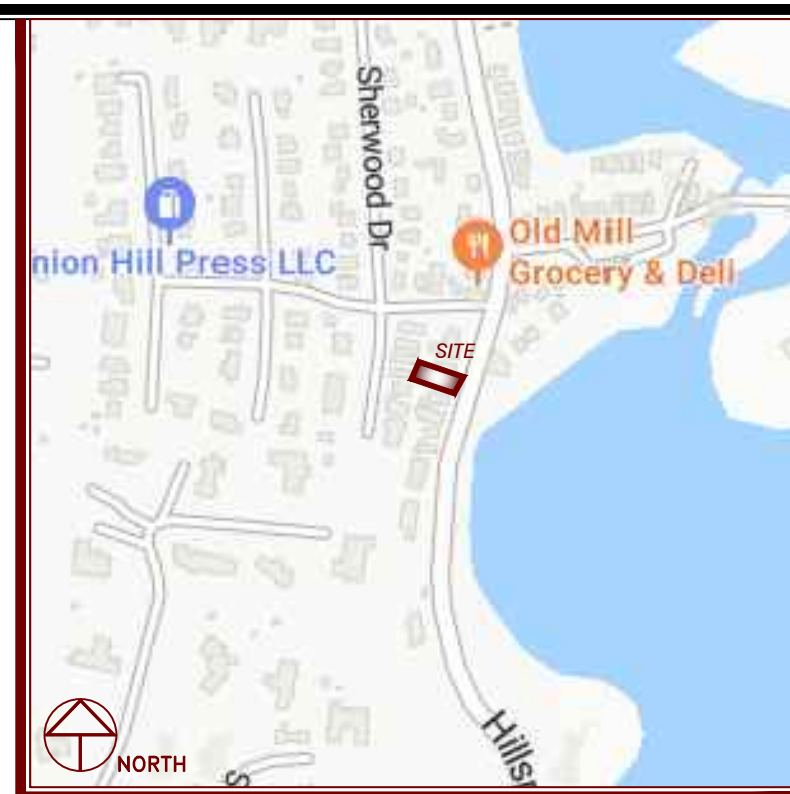
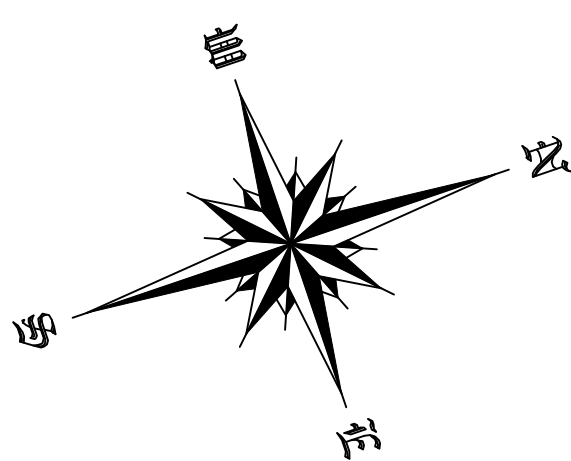


LOT AREA CALCULATION WORKSHEET			
BASE LOT COVERAGE (All entries in square feet)			
	EXISTING	PROPOSED	
1. GROSS LOT AREA (SQ. FT.)	= 3,712± SF	= 3,712± SF	
2. Above - Ground Utility Easements	= ---	= ---	
3. Streets and Roads	= ---	= ---	
4. Other Exclusive Surface Easements	= ---	= ---	
5. TOTAL EASEMENTS AND ROADS (sum Of Lines 2, 3 And 4)	= ---	= ---	
6. Wetland area	= ---	= ---	
7. Steep Slopes of 25% or greater	= 343± SF	= 150± SF	
8. TOTAL WETLAND AND STEEP SLOPES (Sum of Lines 6 and 7)	= 343± SF	= 150± SF	
9. Wetlands / Slopes Reduction 0.80 X Line 8	= 274± SF	= 120± SF	
10. BASE LOT AREA (Lines 1 minus line 5 and line 9)	= 3,438± SF	= 3,592± SF	
MAXIMUM LOT AREA COVERAGE CALCULATION			
11. BASE LOT AREA (SQ. FT.)	= 3,438± SF	= 3,592± SF	
12. Square feet of Total Coverage	= 1,626± SF	= 2,099± SF	
13. Line 12 divided by line 11 for a percentage	= 47.3%	58.4%	
14. square feet of Building Coverage	= 796± SF	= 1,230± SF	
15. Line 14 divided by line 11 for a percentage	= 23.2%	34.2%	



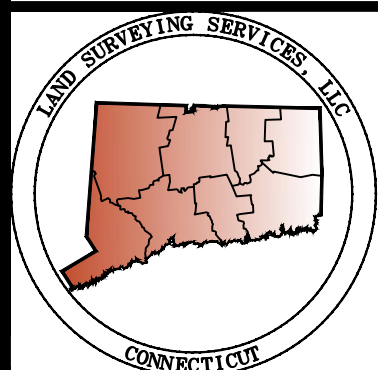
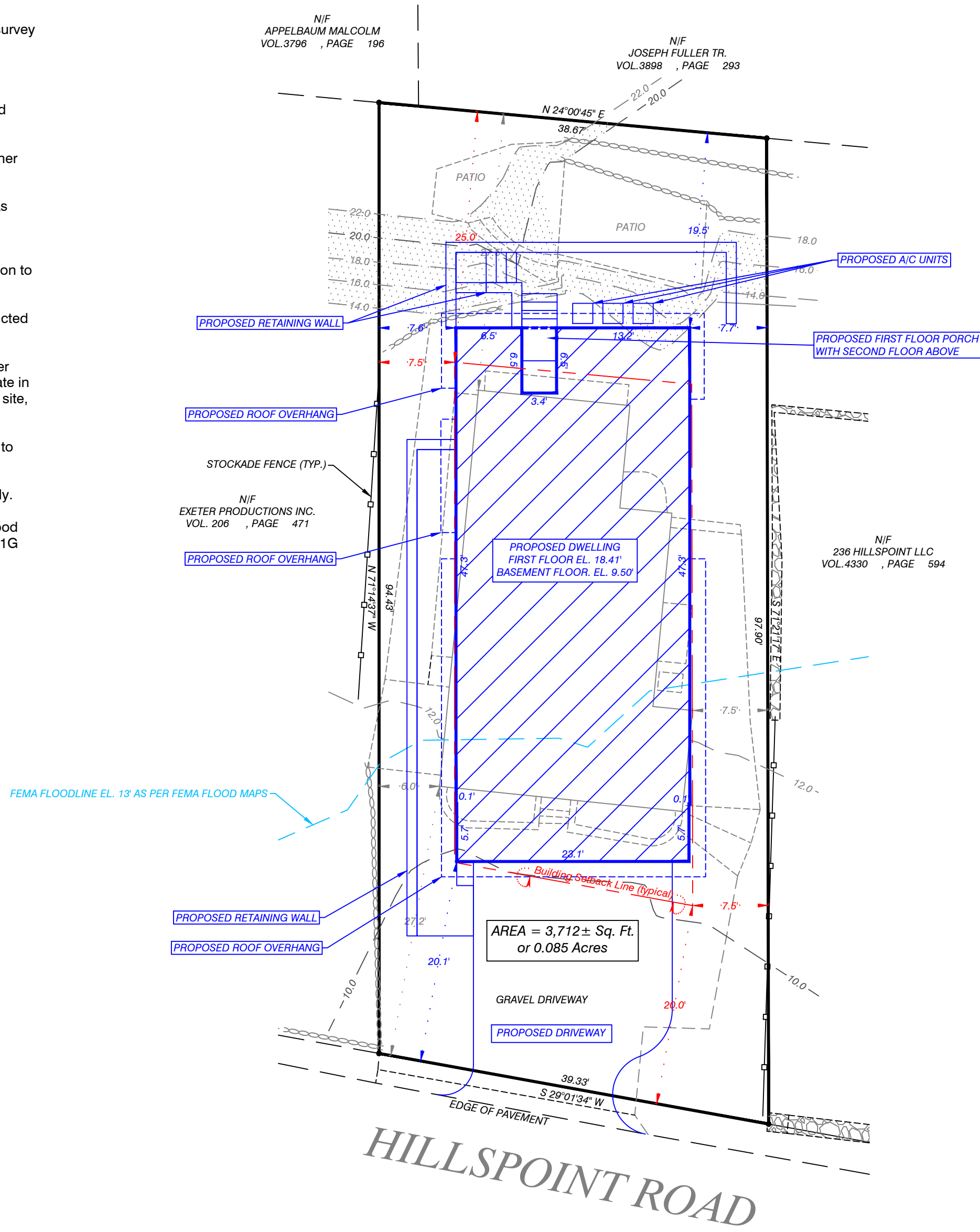
LOCATION MAP

GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.
- Partial Subject Property Under Zone: AE EL. 13 per Flood Insurance Rate Map, Community-Panel Number 09001C0551G Panel 551 of 626, EFFECTIVE DATE: July 08, 2013.
- Elevations are based on N.A.V.D. Datum 1988

MAP REFERENCES:

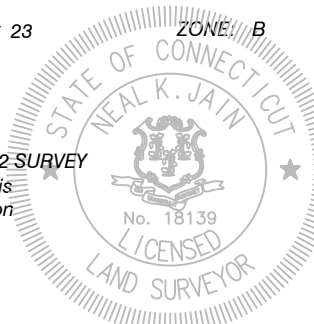
- RECORD MAP #6241
- RECORD MAP #545
- RECORD MAP #2787
- RECORD MAP #9328



LAND SURVEYING SERVICES, LLC
 1275 POST ROAD, SUITE A-20
 FAIRFIELD, CONNECTICUT 06824
 TEL. (203) 522-4177
 FAX. (203) 615-0123
 EMAIL: info@A2survey.com

RES:KK SRT:TB PL:NU MAP:AB DWG: 24298

TITLE BLOCK
 ASSESSORS MAP # E-04 , PARCEL # 23
 APPLICANT: SAME AS OWNER
 DESCRIPTIVE TITLE: CLASS A-2 SURVEY
 To the best of my knowledge and belief this map is substantially correct as noted hereon:
Neal K. Jain
 NEAL K. JAIN L.S. # 18139



DATE	REVISIONS
10-15-2024	REVISIONS
	DESCRIPTION
	REVISIONS

ZONING LOCATION SURVEY
 PREPARED FOR
PETER DECAPRIO
 238 HILLSPPOINT ROAD, WESTPORT, CONNECTICUT
 -10 0 10 20
 SCALE: 1"= 10'
 DATE: SEP. 18, 2024