

BUILDING HEIGHT:
 Average Grade = 6.74'
 Roof El. @ Peak = 39.12'
 Roof El. @ Eave = 32.35'
 Roof El. @ Mid-point = 35.73'
 Building Height = 28.99'
 Cupola Height = 44.5'+/-
 Crawl Space = 7.1'+/-
 (based on pre-construction Average Grade)

MINIMUM ZONING REQUIREMENTS:
 Lot Area 0 - 5,999 S.F.
 Lot Width 20' - 100' x 150' Rect.
 Front Yard 20'
 Side Yard 7.5'
 Rear Yard 25'
 Bldg. Height 2 Sty - 26'
 15% B.L.C., 25% T.L.C.

LOT COVERAGE:
 Hse = 946+/-S.F. Porch = 205+/-S.F.
 Steps = 38+/-S.F. Landing/Steps =
 50+/-S.F. As-built B.L.C. = 1239+/-S.F.
 or 24.78% Drive = 763+/-S.F. Total Lot
 Coverage = 2002+/-S.F. or 40.04%

Prepared by:
 B. G. ROOT, SURVEYOR, LLC
 P.O. Box 2323
 Westport, CT 06880
 Phone (203) 226-9943

I hereby attest that this is a 'Dependent Resurvey' as per Sect. 20-300b-1 - 20-300b-20 of the regulations of Connecticut State Agencies effective June 21, 1996; this is a property survey intended to depict boundaries & improvements on site; boundary determination / opinion is based on a resurvey as per maps and deeds of record in the Westport Town Clerk's Office. This map conforms to Class 'A-2' Horizontal Accuracy.

- Note:**
- Property located in 'A' Res. Zone.
 - Property shown as Tax Lot 150 on Assessor's map No. D-03.
 - Property shown as Lot '28' on map entitled "Map Showing Building Lots Owned By SAMUEL RODNER, At Compo, Westport, CT., Scale: 1"=50', 1919, Samuel W. Hoyt, Jr, C.E.," bearing File No. 167 in the Town Clerk's Office.
 - Property and building located thereon have existed for more than three years and are legally non-conforming as per Sect. 8-13a of the Connecticut General Statutes.
 - Property located in Flood Zone 'AE-11' as per FEMA Flood Insurance Rate Map 551G, Rev. to July 8, 2013.
 - Vertical data shown hereon based on WM 323, NAVD 1988 datum.
 - There are six Model 1540-510 Smart Vents installed in foundation walls.
 - Area of cupola/attic above 7' in height = 36.9+/-S.F.

Received on file in the Town Clerk's Office:
 At _____ On _____
 By _____ Town Clerk

File No. _____

**AS-BUILT
 ZONING PLOT PLAN
 MAP OF LOT '28'**

Located At 21 Norwalk Avenue
 Prepared For

Steve Warren

WESTPORT, CONN.

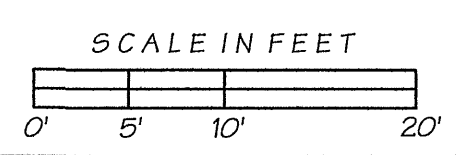
Scale: 1"=10' October 29, 2014

AREA = 5,000 SQ. FT. OR 0.1148 AC.

by **B. G. ROOT, SURVEYOR ~ WESTPORT**

I hereby attest that this map, prepared in accordance with the standards for a Class 'A-2' Survey, is substantially correct

[Signature]
 Bruce G. Root, P.L.S.
 Conn. Reg. No. 12062



NOTE: This map not valid without the crimped seal of the issuing surveyor.