

LOCATION MAP SCALE: 1" = 800'

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 47,078 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)	= 47,078 SQ. FT.

AVG. GRADE AROUND RESIDENCE:

11.1+10.1+9.4+8.7+8.2+8.2+8.2+8.6+  
10.1+10.9+11.1+11.1+11.2+11.1+11.6+11.6 = 161.2/16 = 10.08

ELEVATION OF ROOF PEAK = 47.62  
ELEVATION OF ROOF EAVE = 33.72  
ELEVATION OF ROOF MIDPOINT = 47.62+33.72 = 80.74/2 = 40.37

HEIGHT OF RESIDENCE:

ELEVATION OF ROOF MIDPOINT - AVG. GRADE = 40.37-10.08 = 30.29 FEET

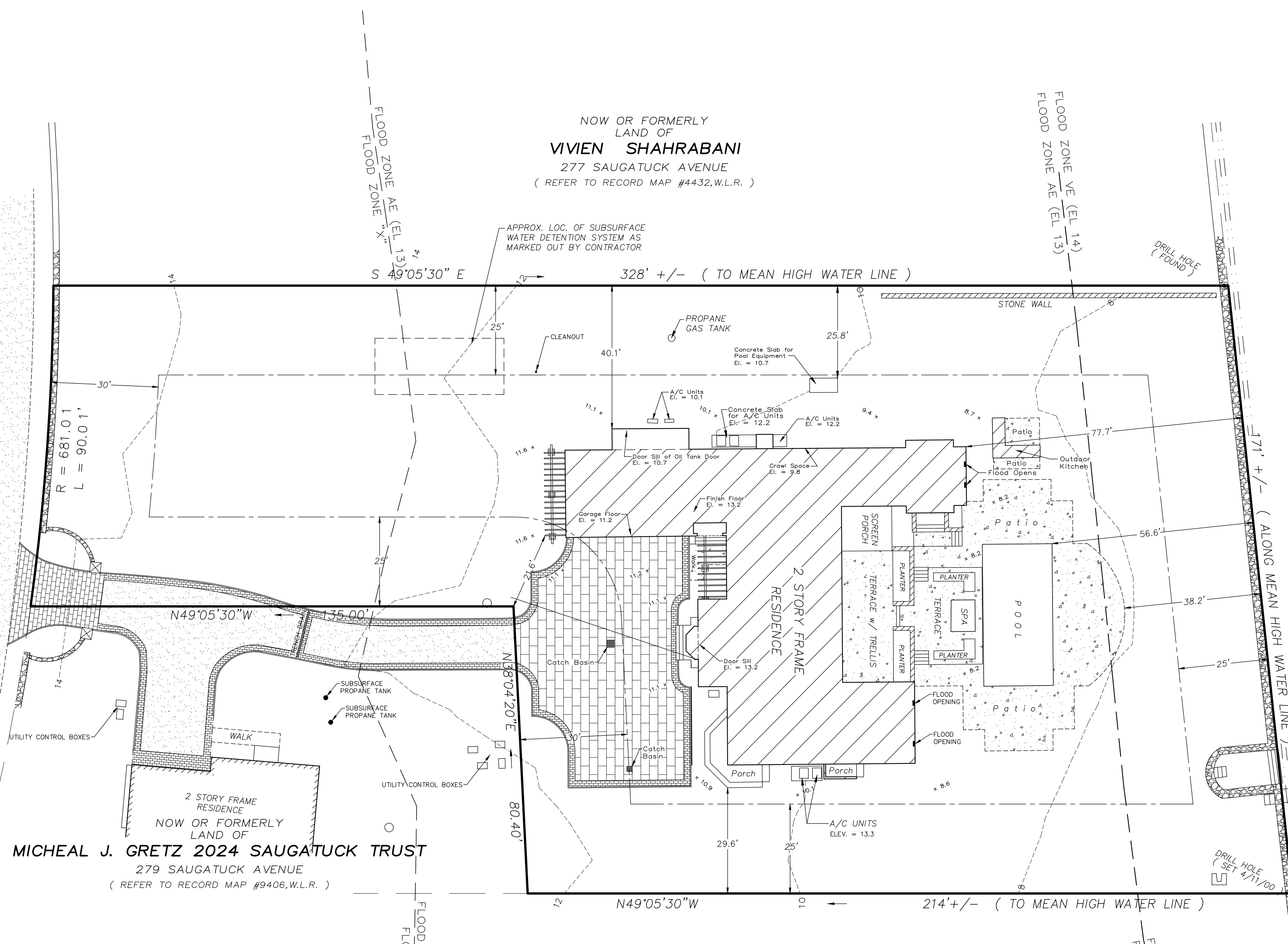
LOT COVERAGE FOR LOT " B "

RESIDENCE, PORCHES & TRELLIS ..... 6,680.2 SQ. FT.  
POOL & SPA ..... 831.8 SQ. FT.  
DRIVEWAY ..... 2,810 SQ. FT.  
TOTAL AS-BUILT LOT COVERAGE ..... 10,322.0 SQ. FT. = 21.92 %

SAUGATUCK AVENUE

SAUGATUCK (TIDAL WATER)

RIVER



NOW OR FORMERLY LAND OF  
**VIVEN SHAHRABANI**  
277 SAUGATUCK AVENUE  
( REFER TO RECORD MAP #4432,W.L.R. )

NOW OR FORMERLY LAND OF  
**MICHEAL J. GRETZ 2024 SAUGATUCK TRUST**  
279 SAUGATUCK AVENUE  
( REFER TO RECORD MAP #9406,W.L.R. )

NOW OR FORMERLY LAND OF  
**JOHN PETTI & COURTNEY PETTI**  
283 SAUGATUCK AVENUE  
( REFER TO RECORD MAP #5249,W.L.R. )

**LOT " B "**  
AREA = 47,078 SQ. FT.  
or 1.081 ACRES  
( TO MEAN HIGH WATER LINE )

NOTES:

- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019. IT IS AN IMPROVEMENT/LOCATION SURVEY BASED UPON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL CLASS T-2.
- 2) THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT/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 BASED ON TOWN BENCH MARK NAVD '88 DATUM.
- 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 035 ON ASSESSOR'S MAP B-04.
- 6) THE SUBJECT PROPERTY IS LOCATED IN 'AA' RESIDENCE ZONE.
- 7) THE SUBJECT PROPERTY IS OWNED BY MICHAEL J. GRETZ REFER TO RECORD DEED VOL. 4339, PG. 186 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- 8) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "X", AE (EL 13) & VE (EL 14) AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 532 OF 626 CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090019, PANEL 0532, SUFFIX G, MAP NUMBER 09001C0532G, MAP REVISED JULY 8, 2013."

MAP REFERENCE:

RECORD MAP # 9406,W.L.R. ENTITLED "ZONING MAP OF PROPERTY PREPARED FOR SAUGATUCK WATERFRONT WEST LLC 279 SAUGATUCK AVENUE WESTPORT, CONNECTICUT SCALE: 1" = 20' AUGUST 24, 1999 UPDATED: OCTOBER 28, 1999, UPDATED APRIL 11, 2000 REVISED: MAY 12, 2000" BY WALTER H. SKIDD, L.S. CONN. REG. #14663.

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.

EMBOSSSED SEAL

IMPROVEMENT/LOCATION SURVEY  
MAP OF PROPERTY

PREPARED FOR  
**Michael J. Gretz**  
279 - 281 SAUGATUCK ROAD  
WESTPORT, CONNECTICUT  
SCALE: 1" = 20' OCT. 23, 2024

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 herein.

*Walter H. Skidd*  
WALTER H. SKIDD, L.S. CONN. REG. # 14663  
1992 STRATFIELD ROAD - FAIRFIELD, CONN.  
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