



NOW OR FORMERLY  
LAND OF  
**KEVIN PLEITER & MEREDITH PLEITER**  
190 HILLSPPOINT ROAD  
( TAX LOT 032 ON TAX MAP E-05 )

NOW OR FORMERLY  
LAND OF  
**ALLA ZOUBOREV & JOHN SAVARINO**  
192 HILLSPPOINT ROAD  
( TAX LOT 031 ON TAX MAP E-05 )

NOW OR FORMERLY  
LAND OF  
**SUSAN BRODY**  
5 SHERWOOD DRIVE  
( TAX LOT 020 ON TAX MAP E-05 )

NOW OR FORMERLY  
LAND OF  
**ANN S. WILSON**  
15 SHERWOOD DRIVE  
( TAX LOT 022 ON TAX MAP E-05 )



BASE LOT CALCULATION ( ALL ENTRIES IN SQUARE FEET )		
1	GROSS LOT AREA	= 10,000 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	= 160 SQ. FT.
8	TOTAL WETLANDS/SLOPES ( Sum of Line 6 & 7 )	= 160 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 128 SQ. FT.
10	BASE LOT AREA ( Lines 1, Minus Line 5 and Line 9 )	= 9,872 SQ. FT.

**AVG. GRADE AROUND RESIDENCE:**

15.9+16.8+16.5+16.8+17.5+17.8+18.5+  
19.4+18.8+16.5+15.1+14.6 = 204.2/12 = 17.02

ELEVATION OF ROOF PEAK = 45.20  
ELEVATION OF ROOF EAVE = 38.96  
ELEVATION OF ROOF MIDPOINT = 45.20+38.96 = 84.16/2 = 42.08

**HEIGHT OF RESIDENCE:**

ELEVATION OF ROOF MIDPOINT - AVG. GRADE = 42.08-17.02 = 25.06 FEET

ELEVATION OF RESIDENCE FINISH FLOOR = 20.81

**AVG. GRADE AROUND GARAGE:**

13.2+13.3+13.3+13.4+13.7+13.7+13.8+  
13.8+12.9+13.3+13.5+14.0 = 161.9/12 = 13.49

ELEVATION OF GARAGE ROOF PEAK = 25.15  
ELEVATION OF GARAGE ROOF EAVE = 21.95  
ELEVATION OF GARAGE ROOF MIDPOINT = 25.15+21.95 = 47.10/2 = 23.55

**HEIGHT OF GARAGE:**

ELEVATION OF ROOF MIDPOINT - AVG. GRADE = 23.55-13.49 = 10.06 FEET

ELEVATION OF GARAGE FLOOR = 14.09

**BUILDING COVERAGE:**

RESIDENCE, PORCH, STAIRS & DECK ..... 1,275.8 SQ. FT.  
GARAGE ..... 247.5 SQ. FT.  
TOTAL BUILDING COVERAGE ..... 1,523.3 SQ. FT. = 15.43 %  
LOT COVERAGE:

TOTAL BUILDING COVERAGE ..... 1,523.3 SQ. FT.  
DRIVEWAY ..... 1,521 SQ. FT.  
TOTAL LOT COVERAGE ..... 3,044.3 SQ. FT. = 30.84 %

**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 MEAN SEA LEVEL NAVD '88 DATUM.
- THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 021 ON ASSESSOR'S MAP E-05.
- THE SUBJECT PROPERTY IS LOCATED IN 'B' RESIDENCE ZONE.
- THE SUBJECT PROPERTY IS OWNED BY MARIAOLGA ELLISON REFER TO RECORD DEED VOL. 3712, PG. 308 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- 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 551 OF 626 CONTAINS: TOWN OF WESTPORT, NUMBER 090019 PANEL 0551, SUFFIX G, MAP NUMBER 09001C0551G, MAP REVISED JULY 8, 2013".

**MAP REFERENCE:**

RECORD MAP # 545, W.T.C. ENTITLED "COMPO HILLS WESTPORT, CONN. 1927 SCALE: 1" = 40' F.B. DEILUS SURVEYOR SO. NORWALK, CONN. OWNED AND DEVELOPED BY THE NORWALK SHORES REALTY CO., INC."

**AREA = 10,000 SQ. FT.  
or 0.2296 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.



**ZONING/LOCATION SURVEY  
MAP OF PROPERTY**

PREPARED FOR

**Mariaolga Ellison**

9 SHERWOOD DRIVE

WESTPORT, CONNECTICUT

SCALE: 1" = 20'

JUNE 3, 2019



**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

