LOT "10"
AREA = 5,399 SQ. FT.
or 0.1239 AC.

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.

5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 043 ON ASSESSOR'S MAP D–03.

6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.

7) THE SUBJECT PROPERTY IS OWNED BY JOHN B. DEVINE & ELINOR B. DEVINE TRUSTEES REFER TO RECORD DEED VOL. 2378, PG. 264 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.

8) THE SUBJECT PROPERTY CONTAINS NO WETLAND SOILS PER CONSERVATION MAP D–03.

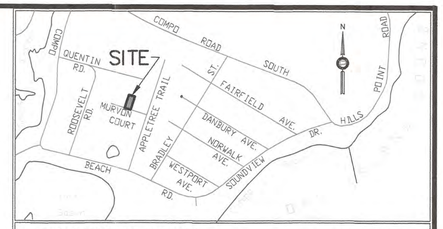
9) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 11) AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 551 OF 626, CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090019, PANEL 0551, SUFFIX G, MAP NUMBER 09001C0551G, MAP REVISED JULY 8, 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 SERVED BY PUBLIC WATER & TOWN SANITARY.

MAP REFERENCE:

RECORD MAP # 278,W.L.R. ENTITLED "MAP OF PROPERTY OWNED BY EDWARD R. & JULIANNA Von CASTELBERG WESTPORT, CONN. SEP. 3, 1922 SCALE 1" = 50' " CERTIFIED SUBSTANTIALLY CORRECT BY IRVING F. PUTNEY, CIVIL ENGINEER & SURVEYOR.



LOCATION MAP

SCALE: 1" = 800'

BASE LOT CALCULATION
(ALL ENTRIES IN SQUARE FEET)

1	GROSS LOT AREA		=	5,399 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)		=	5,399 SQ. FT.

AVERAGE GRADE AROUND RESIDENCE:

8.5+8.6+8.4+8.3+8.2+8.2+8.2+8.2+
8.5+9.0+8.7+8.5+8.6+8.5 = 118.4/14 = 8.46

ELEVATION OF ROOF PEAK = 27.53
ELEVATION OF ROOF EAVE = 18.86
ELEVATION OF ROOF MIDPOINT = 27.53 +18.86 = 46.39/2 = 23.20

HEIGHT OF EXISTING RESIDENCE:

ELEVATION OF ROOF MIDPOINT – AVERAGE GRADE = 23.20–8.46 = 14.74 FEET

ELEVATION OF REAR DOOR SILL = 11.0
ELEVATION OF ENCLOSED PORCH DOOR SILL = 10.7
ELEVATION OF DETACHED GARAGE FLOOR = 8.9
BOTTOM OF ELECTRIC METER ELEVATION = 12.8
BOTTOM OF TELEPHONE BOX ELEVATION = 11.0

EXISTING BUILDING COVERAGE:

RESIDENCE, BILCO DOOR, ENCLOSED PORCH & COVERED PORCH ..... 1,075.1 SQ. FT.
OIL TANK ENCLOSURE ..... 21.6 SQ. FT.
DETACHED FRAME GARAGE ..... 247.3 SQ. FT.
TOTAL EXISTING BUILDING COVERAGE ..... 1,344.0 SQ. FT. = 24.89 %

EXISTING LOT COVERAGE:

TOTAL EXISTING BUILDING COVERAGE ..... 1,344.0 SQ. FT.
ASPHALT DRIVEWAY ..... 840 SQ. FT.
TOTAL EXISTING LOT COVERAGE ..... 2,184.0 SQ. FT. = 40.45 %

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.

EMBOSSED SEAL

ZONING/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR

Murvon LLC

8 MURVON COURT

WESTPORT, CONNECTICUT

SCALE: 1" = 10' MAY 12, 2019

GRAPHIC SCALE
5 0 5 10 20

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

STATE OF CONNECTICUT WALTER H. SKIDD # 14663 LICENSED LAND SURVEYOR