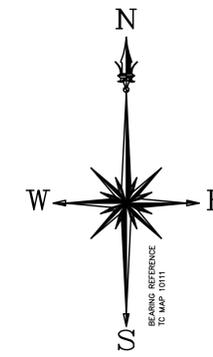


N/F
ERIC FALKENSTEIN
& ANY FALKENSTEIN

BASE LOT CALCULATION (All entries in square feet)			
	EXISTING	PROPOSED	AS BUILT
1. GROSS LOT AREA	48,679± SQ.FT.	48,679± SQ.FT.	= 48,679± SQ.FT.
2. Above-Ground Utility Easements	0 SQ.FT.	+ 0 SQ.FT.	= 0 SQ.FT.
3. Streets and Roads	0 SQ.FT.	+ 0 SQ.FT.	= 0 SQ.FT.
4. Other Exclusive Surface Easements	0 SQ.FT.	+ 0 SQ.FT.	= 0 SQ.FT.
5. TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3, and 4)	= 0± SQ.FT.	= 0± SQ.FT.	= 0± SQ.FT.
<hr/>			
6. Wetlands Area	0 SQ.FT.	+ 0 SQ.FT.	= 0 SQ.FT.
7. Steep Slopes of 25% or Greater	6,169 SQ.FT.*	+ 8,612 SQ.FT.	= 8,612 SQ.FT.
8. TOTAL WETLANDS AND STEEP SLOPES (Sum of lines 6 & 7)	= 6,169 SQ.FT.	= 8,612 SQ.FT.	= 8,612 SQ.FT.
9. WETLANDS/SLOPES REDUCTION 0.80 x line 8	4,935 SQ.FT.	= 4,935 SQ.FT.	= 6,890 SQ.FT.
10. BASE LOT AREA (Lines 1, minus line 5 and line 9)	43,744 SQ.FT.	= 43,744 SQ.FT.	= 41,789 SQ.FT.
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MAXIMUM LOT AREA COVERAGE CALCULATION			
11. BASE LOT AREA (Copied from line 10, above)	43,744 SQ.FT.	41,789 SQ.FT.	41,789 SQ.FT.
12. Square Feet of Total Coverage		6,330± SQ.FT.	7,022± SQ.FT.
13. Line 12 Divided by Line 11 for a Percentage	ALLOWABLE = 25%	14.5%	20.6% ±
14. Square Feet of Building Coverage		2,440± SQ.FT.	2,322± SQ.FT.
15. Line 14 Divided by Line 11 for a Percentage	ALLOWABLE = 15%	5.6%	5.5% ±



AVERAGE GRADE = 129.2'±
MIDPOINT OF TALLEST PEAK = 156.4'
BUILDING HEIGHT = 27.2'±

= 25% SLOPES AREA (SEE TABLE)
INCLUDES RETAINING WALLS

N/F
ANDREW BERMAN
MACKENZIE BERMAN

N/F
SCOTT M. ROBINS &
ALISON L. ROBINS

AREA:
48,679± S.F.
1.118± ACRES

NOTES:
THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS "A-2/T-2" ACCURACY AND IS INTENDED TO BE USED FOR ZONING AND ENGINEERING COMPLIANCE PURPOSES.
PROPERTY IS DEPICTED AS LOT 12 ON MAP C12 IN THE ASSESSORS OFFICE.
PROPERTY IS LOCATED IN AA ZONE.
ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.
REFER TO MAP Nos. 10111 & 10183 ON FILE IN THE TOWN CLERKS OFFICE.
REFER TO A PLAN BY J. EDWARDS & ASSOCIATES, LLC TITLED "PROPOSED SITE PLAN LOT B #222 WILTON ROAD", DATED 8-10-15 AND PREPARED FOR RIVER LANE, LLC.
WETLANDS, AS DEPICTED HEREON, WERE TRANSCRIBED FROM SUBDIVISION MAP 10183.
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.
DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.
THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

BRAUTIGAM LAND SURVEYORS, P.C.

90 South Main Street
Newtown, Connecticut 06470
Telephone (203) 270-7610
Facsimile (203) 270-0392
E-mail Surveyor@BrautigamLand.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

PAUL A. BRAUTIGAM CT. LIC. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 9415001.01 SCALE: 1" = 20'

FIELD NOTES: 227-120 DATE: 1/15/19 DRAWN BY: JAB

CHECKED BY: PAB

9414017-01 222 FINAL

No.	DATE	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
FBCH CT HOLDINGS LLC
222 WESTPORT - WILTON ROAD
WESTPORT, CONNECTICUT