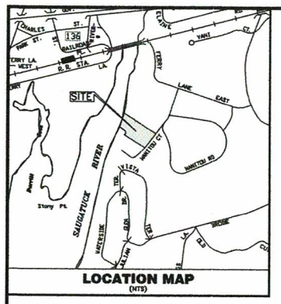
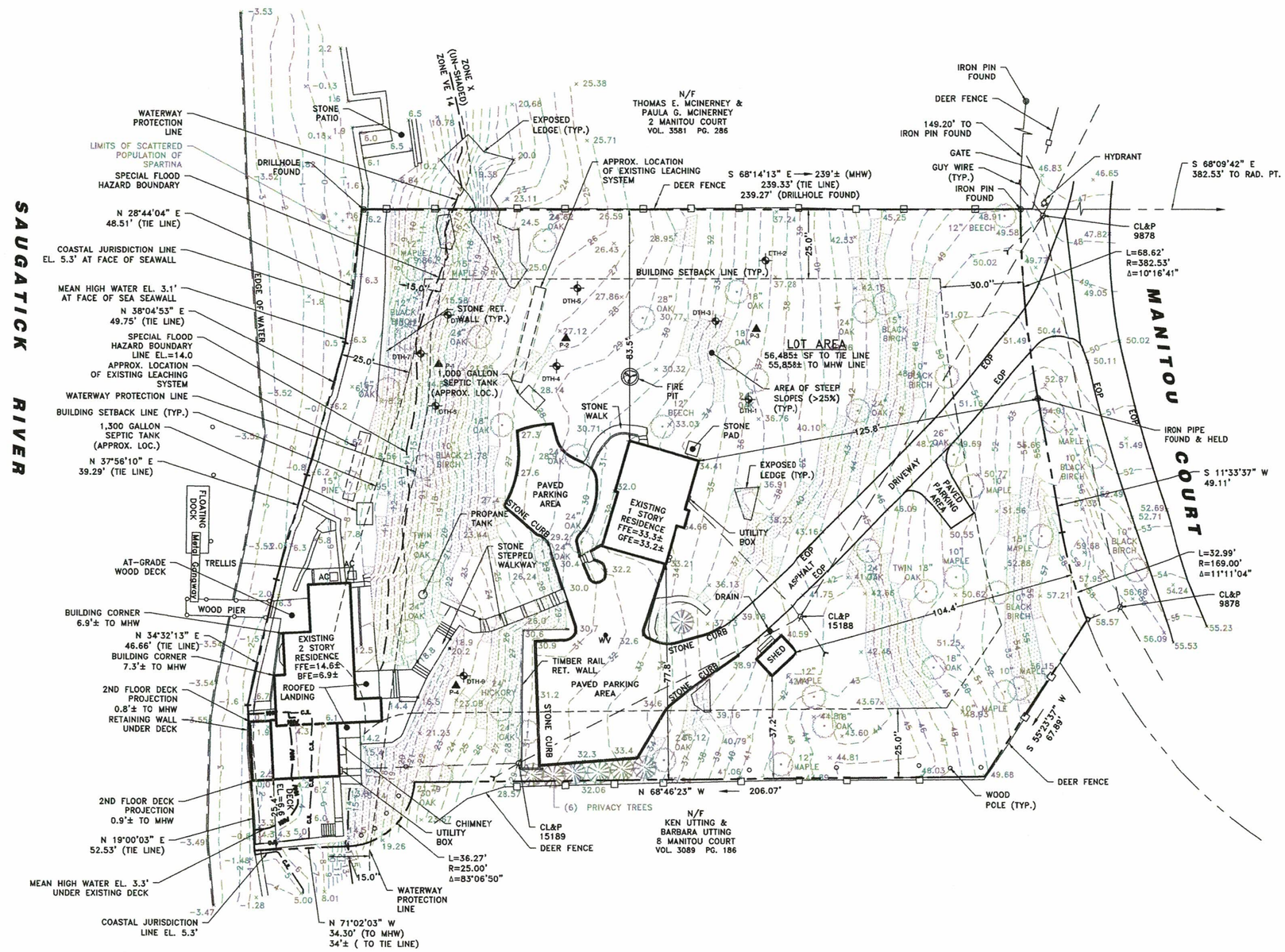


LOCATION MAP
(NTS)

PROPERTY INFORMATION			
OWNER: 6 MANITOU COURT, LLC			
SITE: 6 MANITOU COURT			
ZONE: AAA RESIDENCE ZONE			
TOTAL SITE AREA: 1.282 AC.; 55,858 SF			
LOT AREA/COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (CROSS)		55,858 SF
2.	EASEMENTS, ACCESSWAY	0	
3.	ADD'L EXCLUSIVE SURFACE EASEMENTS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL OF EASEMENTS & ROADS		0 SF
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	12,973 SF	
8.	TOTAL WETLAND & STEEP SLOPES	12,973 SF	
9.	WETLAND/SLOPE REDUCTION	0.80 x LINE 8	10,378 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9		45,480 SF
	ALLOWABLE LOT COVERAGE		
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	11,370 SF
	EXISTING LOT COVERAGE		
12.	EXISTING 2 STORY RESIDENCE	1,815 SF	
	EXISTING 1 STORY RESIDENCE	990 SF	
	EXISTING DRIVEWAY	6,133 SF	
	SHED, DOCK, DECK	1,167 SF	
13.		SUM OF LINE 12	10,105 SF
14.	ALLOWABLE LOT COVERAGE	25%	11,370 SF
15.	EXISTING LOT COVERAGE	22.7%	10,105 SF

REQUIRED SETBACKS RESIDENCE AAA RESIDENCE ZONE*		EXISTING SETBACKS 6 MANITOU COURT	
FRONT	30'	STREET LINE	104.4'±
SIDE	25'	SIDE	2.2'±, 83.5'±
REAR	25'	REAR	0.0'±

*EXISTING NON-CONFORMING LOT



PROPERTY INFORMATION:

OWNER: 6 MANITOU COURT, LLC
ADDRESS: 6 MANITOU COURT
WESTPORT, CT.

LOT AREA: 56,495 S.F., 1.297 A.C.
ZONE: AAA

SURVEY 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 TO 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.
5. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
6. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
7. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
8. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
9. REFER TO MAP NO.S 7296, 4911, & 2896 IN WESTPORT LAND RECORDS.
10. PROPERTY IS LOCATED IN FLOOD ZONE VE B.F.E. = 14 AND ZONE X (UN-SHADED) AS SHOWN ON FEMA FLOOD MAP 09001c0551G, DATED JULY 8, 2013.
11. DATUM: NAVD 1988

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Dennis A. Deilus

DENNIS A. DEILUS, LAND SURVEYOR, CT. REGISTRATION NO. 6396
The survey and declaration shown hereon is null and void without the licensed surveyor's live signature and seal

STATE OF CONNECTICUT · DENNIS A. DEILUS · No. 6396 · LICENSED LAND SURVEYOR

REV: 7/23/20

EXISTING CONDITIONS MAP OF PROPERTY
PREPARED FOR
6 MANITOU COURT, LLC
6 MANITOU COURT WESTPORT, CT.

PREPARED BY: SM	DATE: 3/16/20	DD NO.:
REVIEW: DENNIS A. DEILUS		SHEET NO.: 1

SCALE: 1"=20'

DENNIS A. DEILUS - LAND SURVEYORS
108 MAIN STREET, 2ND FLOOR, NORWALK, CT. 06851
P. 203-750-8832