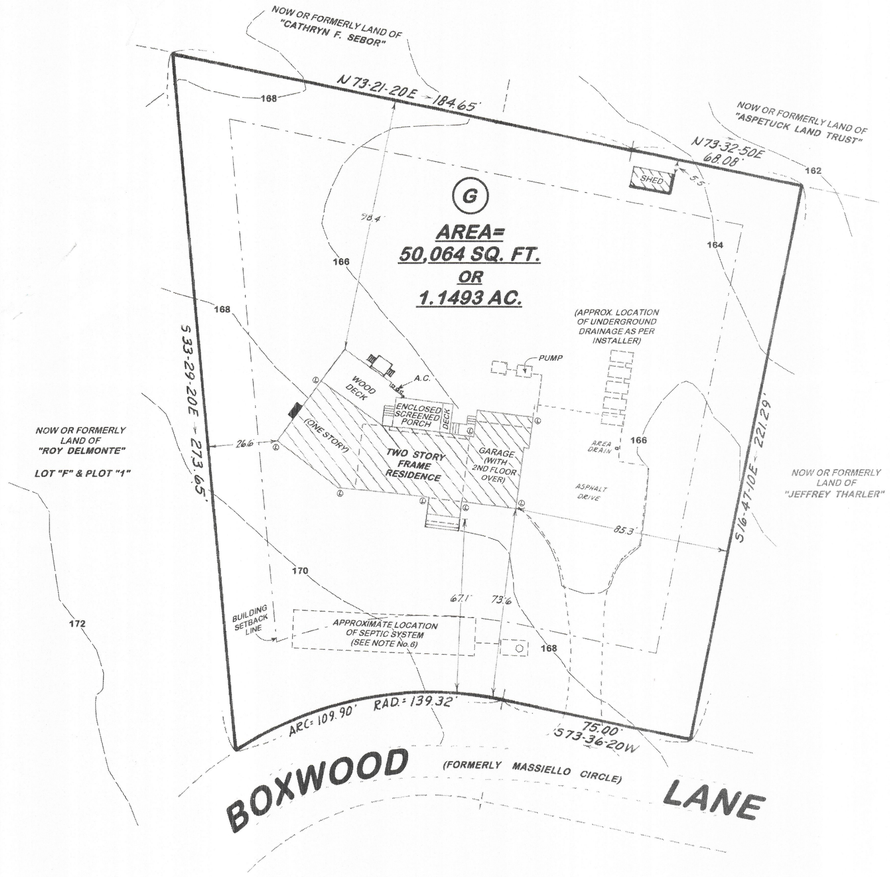
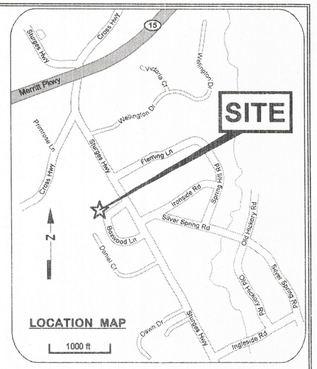
NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THRU 20-300B-20 AND "THE 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 ZONING LOCATION SURVEY IS BASED ON A "DEPENDENT RESURVEY" CONFORMING TO HORIZONTAL CLASS "A-2".
2. PROPERTY BEING KNOWN AS LOT "G" AND PLOT #2, AS SHOWN ON A CERTAIN MAP ENTITLED "SURVEY PREPARED FOR NICHOLAS MASSIELLO AND EMANUEL MASSIELLO, WESTPORT, CONN., SCALE: 1"= 50', DATE: JUNE 2, 1964". SAID MAP IS ON FILE IN THE WESTPORT TOWN CLERK'S OFFICE BEARING FILE #5779.
3. PROPERTY SHOWN ON TAX ASSESOR'S MAP: 5441-2, PARCEL: 2-G.
4. REFER TO DEED VOL.1254-PG.203, WESTPORT LAND RECORDS FOR ANY EASEMENTS AND OR RESTRICTIONS.
5. ANY UNDERGROUND UTILITIES WHICH MAY EXIST ARE UNKNOWN.
6. LOCATION OF SEPTIC SYSTEM IS APPROXIMATE AND NOT VERIFIED IN FIELD BY SURVEYOR.
7. THOUGH TOWN AERIAL MAP G-14 DEPICTS WETLANDS ON THE SUBJECT PROPERTY SHOWN HEREON, A SOIL INVESTIGATION REPORT WAS PERFORMED DETERMINING THAT "NO WETLANDS WERE FOUND ON THE PROPERTY". REFER TO "SOIL INVESTIGATION REPORT, 13 BOXWOOD LANE, WESTPORT CONNECTICUT, JULY 13, 2020, BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST, NORWALK, CONNECTICUT, 203-845-0278".

We recommend... Call Before You Dig 1-800-922-4455





PROPERTY LIES IN RESIDENCE "AAA" ZONE

(PARCEL BEING A "PRE-EXISTING NON-CONFORMING LOT")

SET BACKS	REQUIRED / MINIMUM	EXISTING	PROPOSED	"AS-BUILT"
FRONT	* 3	67.1'	67.1'	67.1'
SIDE	* 25'	26.6'	26.6'	26.6'
REAR	* 25'	98.4'	98.4'	98.4'
COVERAGE	MAXIMUM ALLOWED			
TOTAL	25 %	12.61 %	14.35 %	14.39 %

CALCULATIONS FOR BASE AREA:
WETLANDS & "STEEP SLOPE" REDUCTION (SQ. FT.)

WETLAND AREA (SEE NOTE No.7) ..... N/A

"STEEP SLOPE" AREA ..... N/A

BREAKDOWN OF EXISTING SQUARE FOOTAGE

RESIDENCE	2,614	2,614	2614
SCREENED PORCH	224	224	224
DECKS	515	515	515
PORCHES/STEPS	160	186	186
SHED	128	128	128
DRIVE	2,672	3,282	3,292
GARAGE WITH 2ND FLOOR	N/A	235	245
TOTAL	6,313 (12.61%)	7,184 (14.35%)	7,204 (14.39%)

PERCENT CALCULATIONS SHOWN HEREON ARE BASED ON TOTAL PARCEL AREA (NO WETLANDS)

AVERAGE GRADE AROUND HOUSE	167.5	167.5	165.7
BUILDING HEIGHT- AVERAGE GRADE TO ROOF MIDPOINT	24'	24'	24'

RECEIVED
AUG 13 2020
TOWN OF WESTPORT
CONSERVATION DEPARTMENT
WWM - 11050-20

ZONING LOCATION SURVEY / "AS-BUILT"

PREPARED FOR

DOUGLAS A. & PATRICIA M. BRILL

13 BOXWOOD LANE

WESTPORT, CONNECTICUT

SCALE: 1 IN. = 30 FT. DATE: FEBRUARY 20, 2009

0 20 40 60 80

"AS-BUILT" ADDED: FEBRUARY 18, 2010,
"REVISED (SEE NOTE No.7): AUGUST 12, 2020

RICHARD W. PLAIN, JR.
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Email: info@richardplain.com
Website: www.richardplain.com

FIELD SURVEY CONFORMS TO METHODS RECOMMENDED IN A CLASS "A-2" SURVEY

THIS MAP IS NOT VALID IF ALTERED BY ANYONE OTHER THAN ORIGINAL SURVEYOR.

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OF CERTIFYING SURVEYOR

Certified substantially correct,

Richard W. Plain, Jr., L.S., CT. Reg. # 70091

Richard W. Plain
LAND SURVEYORS
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