ZONE "AAA"
AREA = 2 AC
BUILDING SETBACK 50'
HEIGHT 3 STORIES OR 40'
ACCESSORY BUILDING 16'

TOTAL COVERAGE 25%

EXISTING COVERAGE

HOUSE 1,797 S.F.
GRAVEL DRIVE 5,919 S.F.
PAVED DRIVE 4,588 S.F.
SHED 99 S.F.
REAR DECK & STAIRS 1,533 S.F.
FRONT DECK & STAIRS 217 S.F.
LANDING & STAIRS 55 S.F.
POOL FILTER 31 S.F.
POOL 765 S.F.
TOTAL = 15,004 S.F. = 17.21%

AS-BUILT GARAGE AREA = 660 S.F.

AS-BUILT NEW COVERAGE = 520 S.F.
AS-BUILTNEW DRIVE COVERAGE = 1,414 S.F.

ASA-BUILT TOTAL = 16,938 S.F. = 19.43%

NOW OR FORMERLY LAND OF
LEONARD & BARBARA STARR

NO AREA OF WETLANDS PER SOIL SCIENTIST

REFER TO PARCEL "B" ON
MAP No. 6815

TOPOGRAPHY BASED ON FIELD LOCATIONS
DATUM NAVD 1988

AVERAGE GRADE

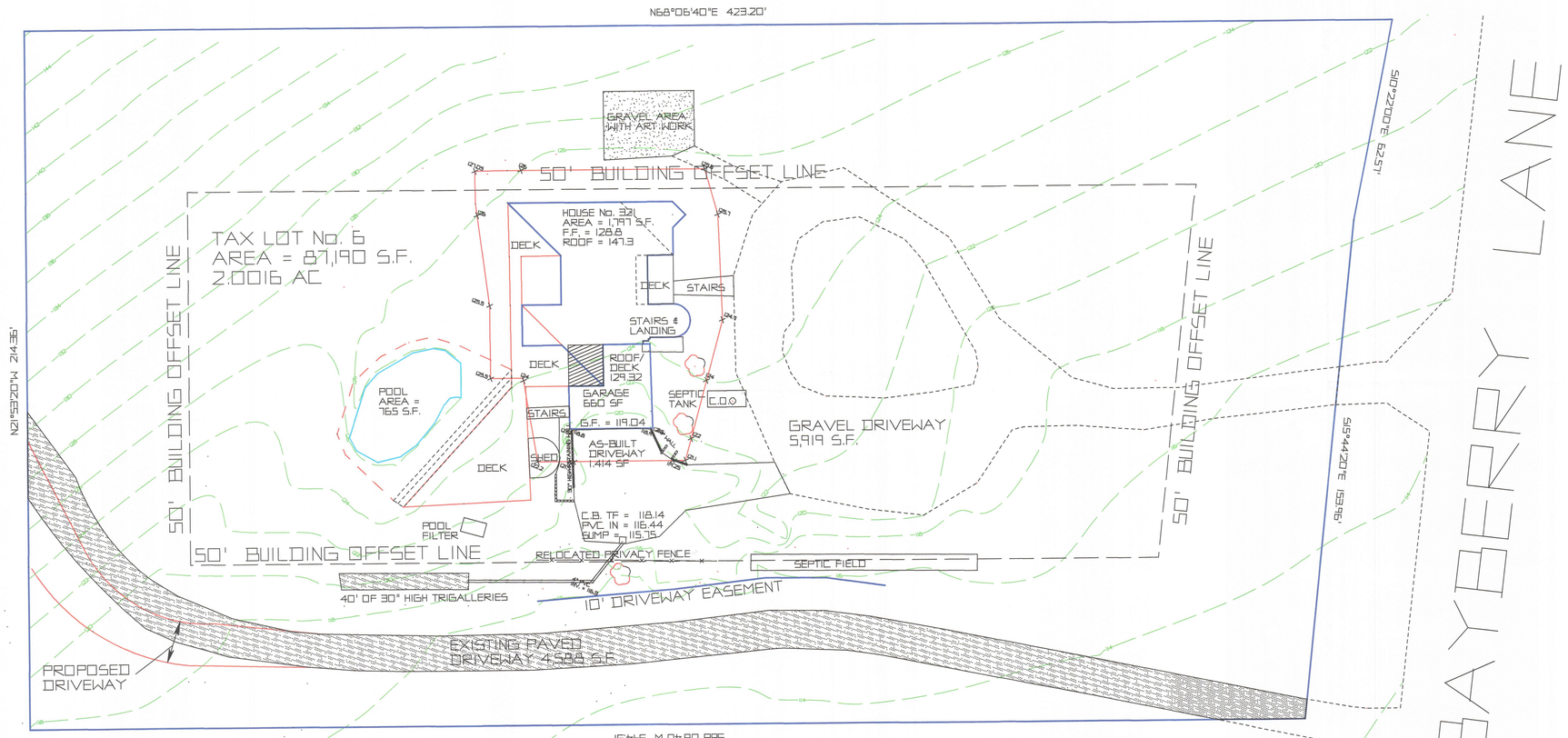
127.05
126.0
125.6
125.7
124.7
124.0
122.0
121.1
119.25
118.6
121.1
122.5
124.0
125.5
125.5
126.0

TOTAL = 1,978.6/16 = 123.66 AVERAGE GRADE

FLAT ROOF EL. = 147.3'
AVG. GRADE = 123.66

BUILDING HEIGHT = 23.64'

NOW OR FORMERLY
LAND OF DAVID L. &
DIANA L. NOORILY



NOW OR FORMERLY LAND OF
KRISTYNA GUDAS & HENRYK PAWEL

PROPOSED REVISED DRIVEWAY
147 S.F. ADDITIONAL COVERAGE
0.17%
PROPOSED TOTAL COVERAGE = 19.60%

SCALE 1"=20'
0 20 40

DEPENDENT RESURVEY

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 & VOID.

UNDERGROUND IMPROVEMENTS OR UNDERGROUND 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 SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS ORIGINAL STAMP OR EMBOSSED SEAL.

THIS MAP DOES NOT CONSTITUTE EITHER A SUBDIVISION OR A RESUBDIVISION UNDER THE TERMS OF SECTION 8-18 OF THE CONNECTICUT GENERAL STATUES, AS AMENDED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF ACCURACY OF A CLASS A-2/T2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED JUNE 21, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

MICHAEL L. McELROY, L.L.S. No. 17250

REVISED
AS-BUILT
PLOT PLAN
OF
321 BAYBERRY LANE
PREPARED FOR
STEPHEN E. & ADRIENNE RUBIN
APRIL 30, 2019 SCALE: 1" = 20'
WESTPORT, CONNECTICUT

REV. 1-8-12 STORM DETENTION SYSTEM
REV. 1-11-12 GRAVEL PATIO
REV. 5-1-2019 DRIVE TO 319

BLACK ROCK SURVEYORS
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FAIRFIELD, CONNECTICUT
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