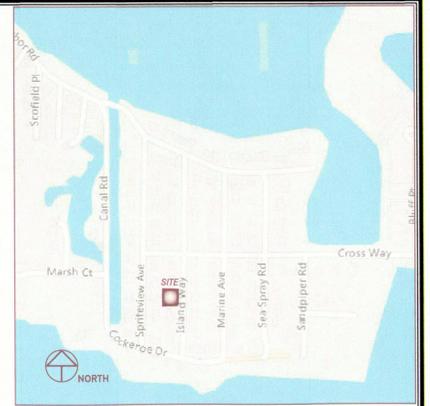
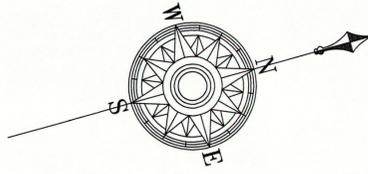


LOT AREA CALCULATION WORKSHEET

BASE LOT COVERAGE (All entries in square feet)		EXISTING	PROPOSED	AS-BUILT
1.	GROSS LOT AREA (SQ. FT.)			=10,000SF
2.	Above - Ground Utility Easements			---
3.	Streets and Roads			---
4.	Other Exclusive Surface Easements			---
5.	TOTAL EASEMENTS AND ROADS (Sum Of Lines 2, 3, And 4)			---
6.	Wetland area			---
7.	Steep Slopes of 25% or greater			---
8.	TOTAL WETLAND AND STEEP SLOPES (Sum of Lines 6 and 7)			---
9.	Wetlands / Slopes Reduction 0.80 X Line 8			---
10.	BASE LOT AREA (Lines 1 minus line 5 and line 9)			10,000+
MAXIMUM LOT AREA COVERAGE CALCULATION				
11.	BASE LOT AREA (SQ. FT.)			10,000+
12.	Square feet of Total Coverage			3,097
13.	Line 12 divided by line 11 for a percentage			30.97%
14.	square feet of Building Coverage			2,097
15.	Line 14 divided by line 11 for a percentage			20.97%



LOCATION MAP
(Approx. Scale: 1"=500')

AS-BUILT COVERAGE BREAKDOWN

HOUSE, DECKS,	
LANDINGS & STEPS	2097 SF
DRIVEWAY	596 SF
IN-GROUND POOL	404 SF
TOTAL AREA	3097 SF

GENERAL NOTES:

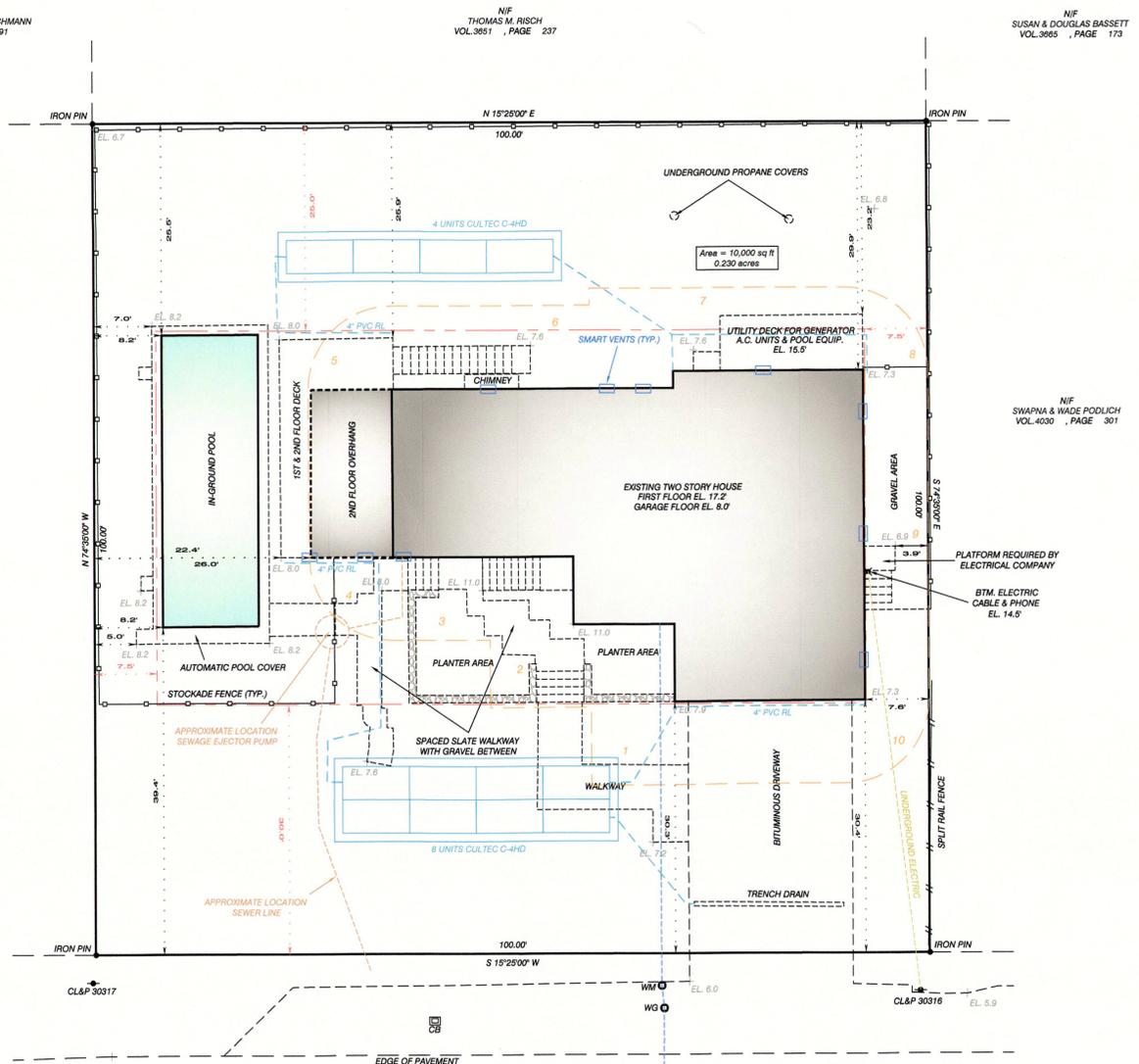
- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.
- Subject Property Under Zone: AE EL. 13.0' per Flood Insurance Rate Map, Community-Panel Number 09001C0551G Panel 551 OF 626, EFFECTIVE DATE: July 08, 2013.
- Bench Mark Provided by Westport Engineering Department.
- Elevations are based on N.A.V.D. Datum 1988.
- Area of utility decks and platforms excluded from building coverage.
- Underground utilities & drainage system shown as per map reference #3.

MAP REFERENCES:

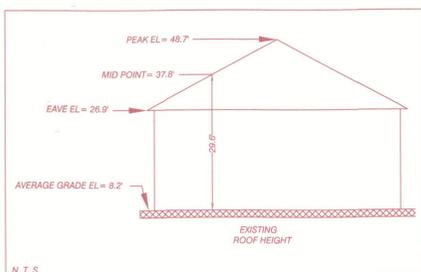
- RECORD MAP #399.
- ZONING/LOCATION SURVEY MAP OF PROPERTY PREPARED FOR JOHN P. COYKENDALL & GAIL L. COYLENDALL, 30 ISLAND WAY, WESTPORT, CONNECTICUT. SCALE 1" = 10' DATED NOV. 2, 2018. REVISED JAN. 28, 2019. BY WALTER H. SKIDD
- PROPOSED DRAINAGE PLAN FOR JOHN & GAIL COYKENDALL, 30 ISLAND WAY, WESTPORT, CONNECTICUT. OVERALL SITE PLAN DATED FEBRUARY 18, 2019 REVISED AUGUST 22, 2019. SHEET 1 OF 2. SCALE 1"=10'. PREPARED BY FRANGIONE ENGINEERING LLC.

AVERAGE GRADE CALCULATIONS

POINT #	ELEVATION
1	7.4'
2	11.0'
3	11.0'
4	8.0'
5	8.0'
6	7.6'
7	7.6'
8	6.9'
9	6.9'
10	7.3'
TOTAL = 81.7'	
AVG GRADE = 81.7' / 10 = 8.2'	



ISLAND WAY



LAND SURVEYING
SERVICES, LLC
135 FAIRCHILD AVENUE
FAIRFIELD, CONNECTICUT 06825
TEL. (203) 522-4177
FAX. (203) 615-0123
EMAIL: info@nealjain.com

TITLE BLOCK
ASSESSORS MAP # B01, PARCEL # 57,000
APPLICANT: SAME AS OWNER
ZONE: A
DESCRIPTIVE TITLE: AS-BUILT SURVEY
To the best of my knowledge and belief this map is substantially correct as noted hereon.
NEAL K. JAIN, L.S. # 18139

DATE	DESCRIPTION	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
JOHN & GAIL COYKENDALL
30 ISLAND WAY, WESTPORT, CONNECTICUT
SCALE: 1" = 10'
DATE: AUG. 13, 2020