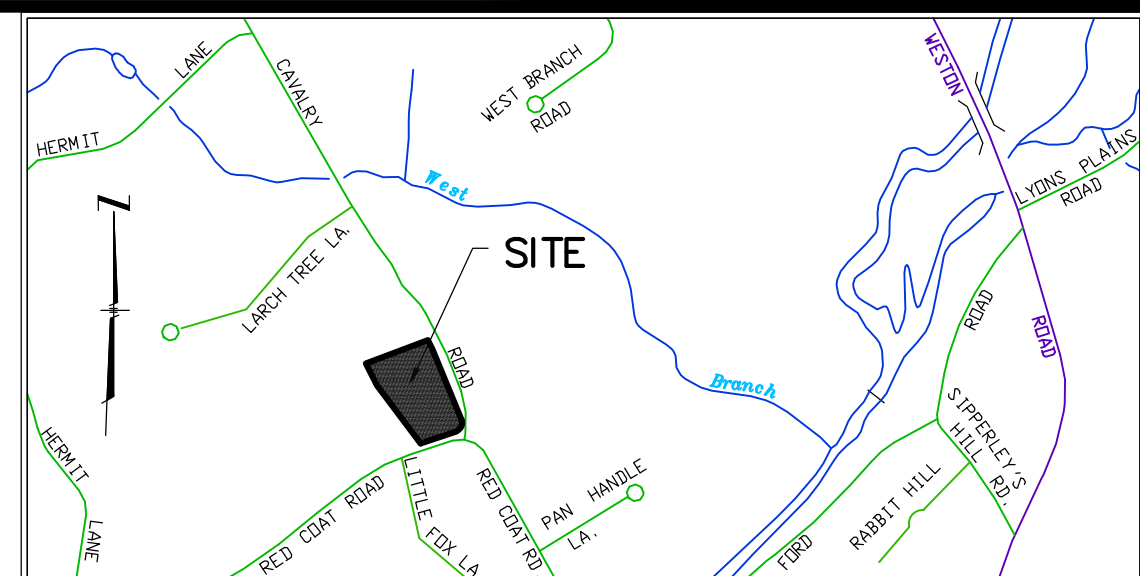
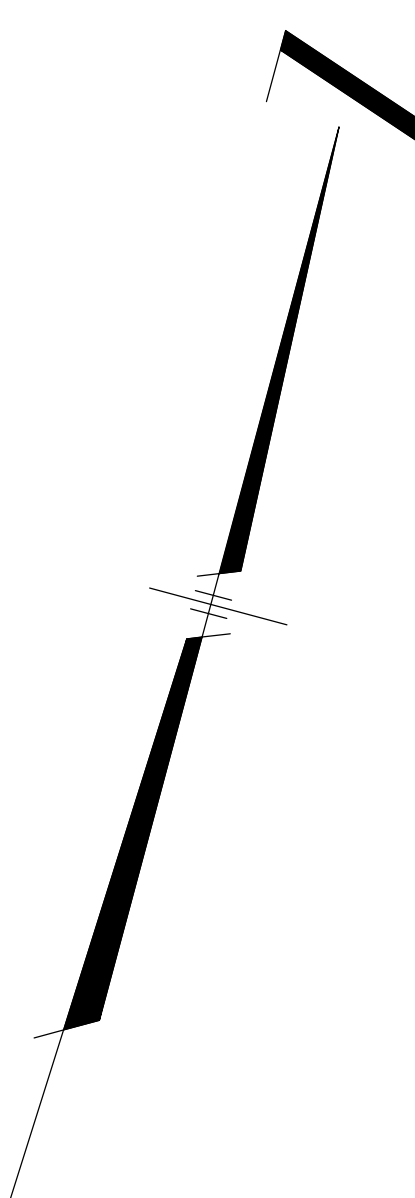


NOW OR FORMERLY
LAND OF
LAUREN G. SUSSMAN
33 CAVALRY ROAD
(TAX LOT 067 ON ASSESSOR'S MAP B-15)

NOW OR FORMERLY
LAND OF
R M F BUILDERS, LLC
59 RED COAT ROAD
(TAX LOT 066 ON ASSESSOR'S MAP B-15)
(REFER TO RECORD MAP #10396W.L.R.)



LOCATION MAP SCALE: 1" = 800'

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 95,900 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	= 0 SQ. FT.
3	STREET AND ROAD	= 0 SQ. FT.
4	OTHER EXCLUSIVE SURFACE EASEMENT	= 0 SQ. FT.
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4.)	= 0 SQ. FT.
6	WETLANDS AREA	= 22,740 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	= 2,600 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 25,340 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 20,272 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	= 75,628 SQ. FT.

AVERAGE GRADE AROUND BARN:
 $122.8+123.8+125.0+126.0+127.4+121.1+118.1+118.3+118.4+118.9 = 1,219.8/10 = 121.98$

ELEVATION OF BARN ROOF PEAK = 142.73
 ELEVATION OF BARN ROOF EAVE = 130.22
 ELEVATION OF BARN ROOF MIDPOINT = $142.73+130.22 = 272.95/2 = 136.47$

HEIGHT OF BARN:
 ELEVATION OF BARN ROOF MIDPOINT - AVERAGE GRADE = $136.47-121.98 = 14.49$ FEET

AVERAGE GRADE AROUND RESIDENCE:
 $130.4+130.9+130.7+132.1+132.5+131.5+130.9+130.2+130.7+130.1+129.3+128.9+128.8+130.6+130.9+131.0+134.0+131.6+130.1+129.1+129.9 = 2,744.2/21 = 130.68$

ELEVATION OF RESIDENCE ROOF PEAK = 160.98
 ELEVATION OF RESIDENCE ROOF EAVE = 151.92
 ELEVATION OF RESIDENCE ROOF MIDPOINT = $160.98+151.92 = 312.90/2 = 156.45$

HEIGHT OF RESIDENCE:
 ELEVATION OF RESIDENCE ROOF MIDPOINT - AVERAGE GRADE = $156.45-130.68 = 25.77$ FEET

LOT COVERAGE:

RESIDENCE, PORCHES & GARAGE	3,531.4 SQ. FT.
BARN	1,305.5 SQ. FT.
SWING SET	61.3 SQ. FT.
HOT TUB	35.1 SQ. FT.
DRIVEWAY	2,807 SQ. FT.
TOTAL LOT COVERAGE	7,740.3 SQ. FT./75,628 SQ. FT. = 10.23 %

PROPOSED LOT COVERAGE:

RESIDENCE & PORCHES	2,918.0 SQ. FT.
PROPOSED ADDITION & PORCH	1,268.6 SQ. FT.
BARN	1,305.5 SQ. FT.
SWING SET	61.3 SQ. FT.
HOT TUB	35.1 SQ. FT.
PROPOSED DRIVEWAY	2,867 SQ. FT.
TOTAL PROPOSED LOT COVERAGE	8,455.5 SQ. FT./75,628 SQ. FT. = 11.18 %

AS-BUILT LOT COVERAGE:

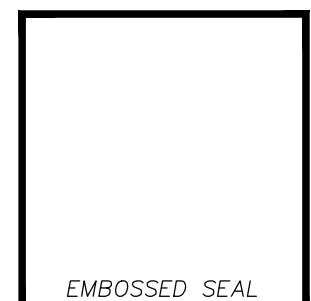
RESIDENCE & PORCHES	4,165.5 SQ. FT.
BARN	1,305.5 SQ. FT.
HOT TUB	35.1 SQ. FT.
DRIVEWAY	2,942 SQ. FT.
TOTAL AS-BUILT LOT COVERAGE	8,748.1 SQ. FT./75,628 SQ. FT. = 11.57 %

- NOTES:**
- 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.
 - 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 BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
 - THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
 - THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO APPROXIMATE MEAN SEA LEVEL NAVD '88 DATUM.
 - THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 005 ON ASSESSOR'S MAP C-15
 - THE SUBJECT PROPERTY IS LOCATED IN 'AA' RESIDENCE ZONE.
 - THE SUBJECT PROPERTY IS OWNED BY ELOISE BLUNE DAGOSTINO REFER TO RECORD DEED VOL. 4223, PG. 349 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
 - WETLAND LINE FLAGGED BY WILLIAM KENNEY, SOIL SCIENTIST ON OCT. 1, 2024.

MAP REFERENCE:
 RECORD MAP # 4088, W.L.R., ENTITLED "SECTION - 1, SURVEY PREPARED FOR RUTH B. ECKART WESTPORT, CONN. SCALE 1" = 60' NOV. 1955" CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES S. LYMAN, LAND SURVEYOR
 RECORD MAP # 10447, W.L.R., ENTITLED "EQUAL AREA EXCHANGE SURVEY MAP OF PROPERTY BETWEEN LAND OF KEVIN M. DORSEY & DEBORAH L. DORSEY, 25 CAVALRY ROAD AND LAND OF KEVIN M. DORSEY 59 RED COAT ROAD WESTPORT, CONNECTICUT SCALE: 1" = 30' FRB. 13, 2020" BY WALTER H. SKIDD - LAND SURVEYOR LLC

LOT "A"
AREA = 95,900 SQ. FT.
OR 2.2016 ACRES

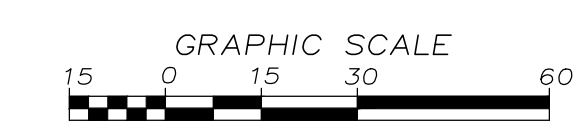
THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
 UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
 THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.
 THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.



**IMPROVEMENT/LOCATION SURVEY
MAP OF PROPERTY**

PREPARED FOR
Eloise Blune Dagostino
 25 CAVALRY ROAD
 WESTPORT, CONNECTICUT

SCALE: 1" = 30' OCT. 8, 2024



WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Walter H. Skidd
 WALTER H. SKIDD, L.S. Conn. Reg. # 14663
 1992 STRATFIELD ROAD - FAIRFIELD, CONN.
 TELEPHONE (203) 373-0401

