



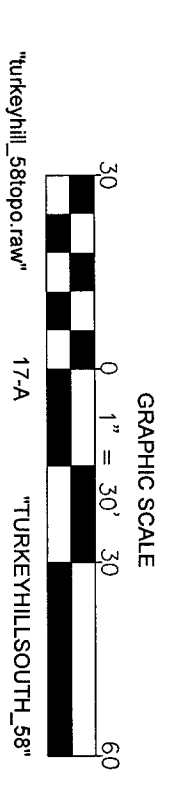
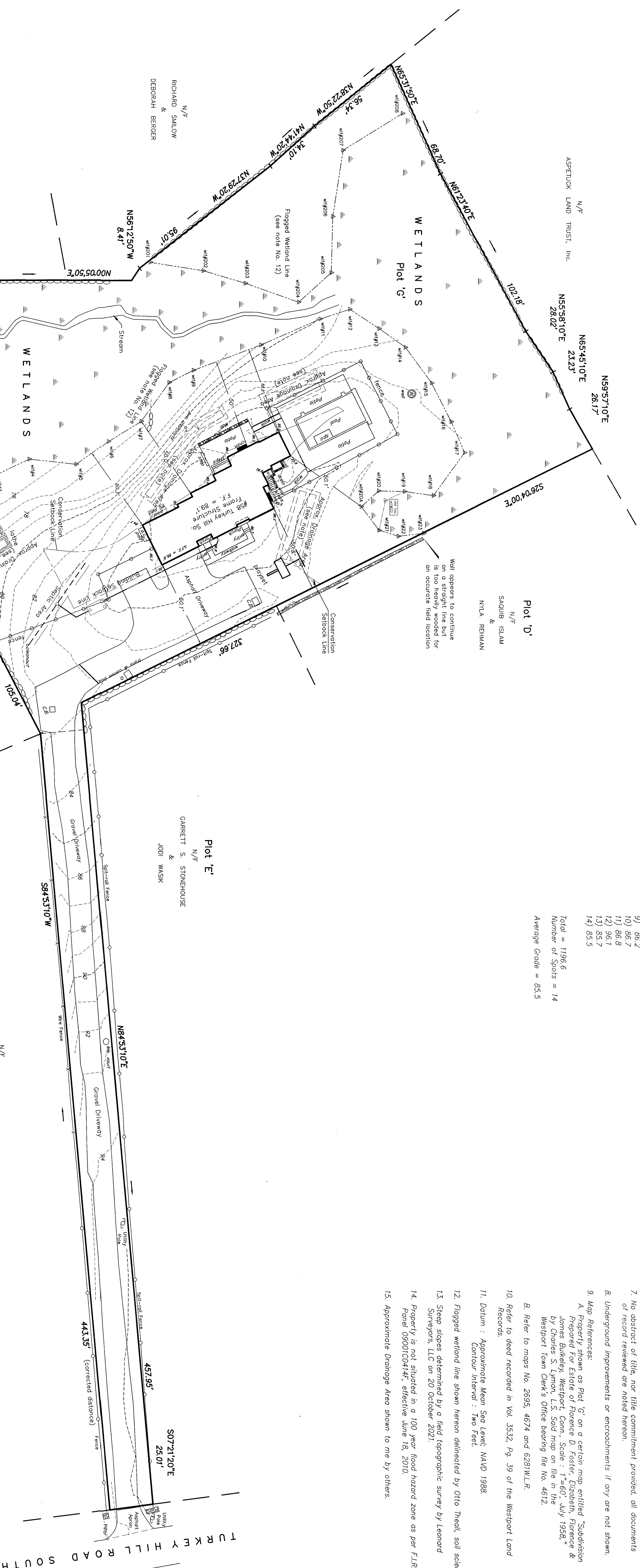
- Roof Heights:**
- 1) Average Grade = 85.5' M.S.L.
  - 2) Elevation Of Peak = 124.3' M.S.L.
  - 3) Elevation Of Eave = 109.1' M.S.L.
  - 4) Elevation of Midpoint = 116.7' M.S.L.
  - 5) Height of Midpoint = 31.2'

**Average Grade Calculation:**

1) 84.7
2) 85.6
3) 85.8
4) 86.1
5) 86.2
6) 85.5
7) 85.8
8) 78.8
9) 66.2
10) 66.7
11) 66.8
12) 96.1
13) 85.7
14) 85.5
<b>Total = 1195.6</b>
<b>Number of Spots = 14</b>
<b>Average Grade = 85.5</b>

- NOTES:**
1. This survey and map has been prepared pursuant to the Regulations of the Connecticut State Agencies Sections 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 September 26, 1996.
  2. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
  3. This survey conforms to Horizontal Accuracy Class A-2.
  4. Total Area = 91,995 Sq. Ft.; 2,112 Acres.
  5. Accessory Area = 11,069 Sq. Ft.
  6. Area Excluding Accessory = 80,926 Sq. Ft.; 1,858 Acres.
  7. Parcel is located in Residential Zone A44.
  8. Property shown on Assessor's Map 007, of Lot 036.
  9. No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
  10. Underground improvements or encroachments if any are not shown.

11. Map References:
  - A. Property shown as Plot 'G' on a certain map entitled "Subdivision Prepared for Estate of Florence D. Foster, Elizabeth, Florence & James Bukaley, Westport, Conn., Scale = 50', July 1956, by Charles S. Lynn, L.S., said map on file in Westport Town Clerk's Office bearing file No. 492.
  - B. Refer to maps No. 2695, 4674 and 6281W.L.R.
12. Refer to deed recorded in Vol. 3532, Pg. 39 of the Westport Land Records.
13. Datum : Approximate Mean Sea Level; NAVD 1988.
14. Contour Interval : Two Feet.
15. Flagged wetland line shown herein delineated by Otto Theall, soil scientist.
16. Sleep slopes determined by a field topographic survey by Leonard Surveys, LLC on 20 October 2021.
17. Property is not situated in a 100 year flood hazard zone as per F.I.R.M., Panel 08001C0444, effective June 18, 2010.
18. Approximate Drainage Area shown to me by others.



C-2

**LEONARD SURVEYORS, LLC**  
880 ROUTE ROAD EAST  
WESTPORT, CONNECTICUT 06890  
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**Coverage Calculation**  
(As described in the Westport Planning & Zoning Regulations)  
Lot: 58 Turkey Hill Road, Westport

Ag (Total Site Area) = 80,926 sq. ft. (excluding accessory)  
Exclusive Surface Easement Area = 0 sq. ft.  
M (Aq - Easement) = 80,926 sq. ft.  
W (Wetlands) = 53,739 sq. ft.  
S (Slopes 2% or less) = 39,899 sq. ft.  
M (A - (W + S)) = 44,206 sq. ft.  
Adj. (Adj + 0.2(W + S)) = 51,550 sq. ft.

The base lot area to be used for the computation of the Maximum allowable coverage = 51,550 sq. ft.  
Maximum allowable coverage = 51,550 sq. ft. x 25% = 12,887 sq. ft.  
Maximum Allowable Lot Coverage = 12,887 sq. ft.  
Existing Pool Area = 655 sq. ft.  
Existing Driveway Area = 4,030 sq. ft.  
Existing Building Area = 2,732 sq. ft.  
Existing Lot Coverage = 7,417 sq. ft. = 14.39%

**PLOT PLAN**  
PREPARED FOR  
**JESSICA & PHILLIP A. POLITO**  
58 TURKEY HILL ROAD SOUTH  
WESTPORT, CONNECTICUT  
SCALE: 1" = 30'  
20 OCTOBER 2021  
Update: 20 Oct 2025

**LEONARD SURVEYORS, LLC**  
"CERTIFIED SUBSTANTIALLY CORRECT"  
CLASS A-2 ACCURACY