

LOCATION MAP
SCALE: 1" = 1000'

PROPERTY INFORMATION:

OWNER: PHOENIX REID, LLC
ADDRESS: 2 NEWTOWN TURNPIKE WESTPORT, CT
LOT AREA: 110,430 SF, 2,535 AC
ZONE: RESIDENCE "AAA"
DEED: BK. 4330 PG. 216
MAP: A12
LOT: 017

06/25/2025 UPDATED ZLSTOPO
10/09/2024 AS-BUILT FEATURES

REVISION DATE ISSUE

LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

PHOENIX REID LLC

PROJECT LOCATION:

6 NEWTOWN TURNPIKE
WESTPORT, CT

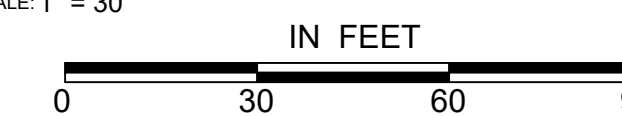
DRAWING TITLE:

FINAL AS-BUILT

PROJECT No. 24196-01

DATE: 04/19/2024 DRAWN BY: L.A.M. CHECKED BY: T.A.D.

SCALE: 1" = 30'



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

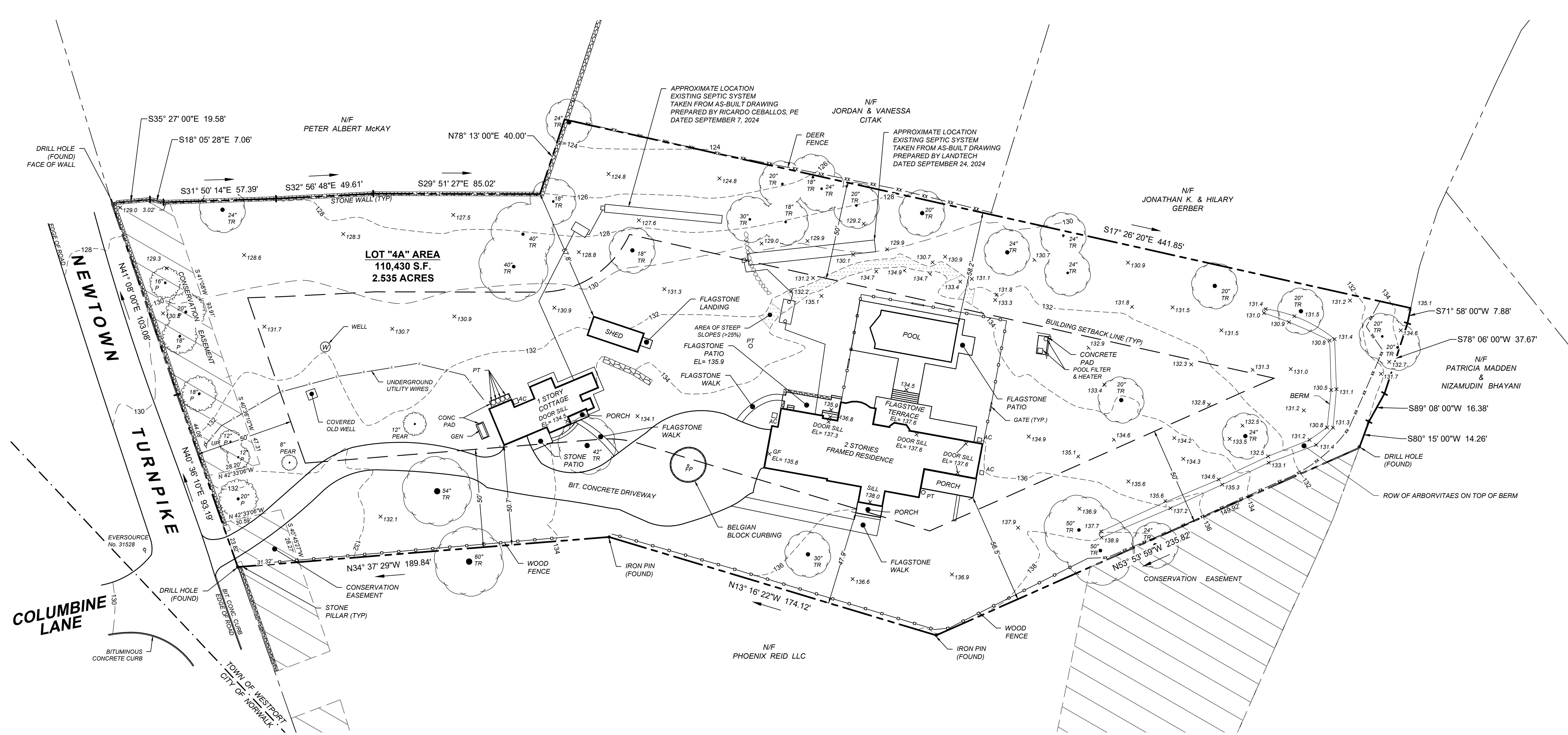
Thomas A. Deilus

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL.



SV-1.0



PROPERTY INFORMATION		
OWNER: PHOENIX REID LLC		
SITE: 6 NEWTOWN TURNPIKE		
ZONE: RESIDENCE AAA DISTRICT		
TOTAL SITE AREA: 2,535 AC; 110,430 SF		
LOT AREA / COVERAGE CALCULATIONS		
1.	TOTAL LOT AREA (GROSS)	110,430 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0
3.	STREETS, ROADS, & ACCESSWAYS	0
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)	0 SF
6.	WETLAND AREAS	0
7.	STEEP SLOPES >25%	564
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	564
9.	WETLANDS / SLOPES REDUCTION (0.80 x LINE 8)	451 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)	109,979 SF
ALLOWABLE LOT COVERAGE		
11.	BASE LOT AREA x 25%	27,495 SF
EXISTING LOT COVERAGE		
	RESIDENCE & PORCHES	3702 SF
	COTTAGE & PORCH	1088 SF
	SHED	287 SF
	TERRACE >3' IN HEIGHT	560 SF
	POOL	816 SF
	DRIVEWAY	6350 SF
13.	SUM OF LINE 12	12,803 SF
14.	ALLOWABLE LOT COVERAGE	25%
15.	EXISTING LOT COVERAGE	11.6%

ZONING DATA			
ZONING DISTRICT: RESIDENCE AAA DISTRICT			
6 NEWTOWN TURNPIKE			
DIMENSIONAL	REQUIRED/ALLOWED	AS-BUILT	CONFORMS
LOT AREA	87,120 SF (2.0 AC.)	110,430 SF (2,535 AC.)	Y
BASE LOT AREA	109,979 SF (2,525 AC.)	109,979 SF (2,525 AC.)	Y
TOTAL COVERAGE	MAX 25% / 27,608 SF	11.6% / 12,803 SF	Y
SHAPE	MINIMUM 200' SQUARE	>200'	Y
YARDS	FRONT 50'	147.5'	Y
	SIDE 50'	47.9'	Y
	REAR 50'	191.7'	Y
BUILDING HEIGHT	MAXIMUM 3 STORES	2 STORES (RESIDENCE) 22.9' 1 STORY (COTTAGE) 11.4'	Y
	40'		

LEGEND	
SYMBOLS	DESCRIPTION
○	IRON PIN (FOUND)
○ with UPH	UTILITY POLE
○ with W	WELL
---	PROPERTY LINE
- - - -	CONTOUR
X	SPOT ELEVATION

LEGEND ABBREVIATIONS:

- AC AIR CONDITIONER
- EL ELEVATION
- FP FLAG POLE
- GF GARAGE FLOOR
- NAVD NORTH AMERICAN VERTICAL DATUM
- PT PROPANE TANK
- TR TREE
- TRYP TYPICAL
- UP UTILITY POLE

ROOF HEIGHT CALCULATIONS:

RESIDENCE: ROOF PEAK= 163.43 LOW ROOF= 153.78 MIDPOINT= 158.61
 AVERAGE GRADE: 135.4+135.5+136.3+136.1+136.4+136.3+135.9+135.5+135.1+135.0+134.9+134.3+134.8+134.9+137.6+137.6 = 2,306.4 / 17 = 135.67
 ROOF MIDPOINT = 158.61 - 135.67 = 22.94'

COTTAGE: ROOF PEAK= 147.45 LOW ROOF= 142.49 MIDPOINT= 144.97
 AVERAGE GRADE: 132.9+132.9+133.1+133.1+133.2+133.9+134.1+134.2+134.2+134.0+133.9+133.8+133.8 = 1,737.1 / 13 = 133.62
 ROOF MIDPOINT: 144.97 - 133.62 = 11.35

- SURVEY 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 OCTOBER 26, 2016.
 - THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND VERTICAL ACCURACY CLASS "1-2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
 - THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS 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 OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
 - THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
 - REFER TO MAP NO. 10312, IN WESTPORT LAND RECORDS.
 - VERTICAL DATUM: NAVD 88
 - SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0394F, EFFECTIVE JUNE 18, 2010.

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T:\ACTIVE PROJECTS\24196-01\6 NEWTOWN TURNPIKE, WESTPORT, CT\24196-01-AS-BUILT SURVEY.DWG