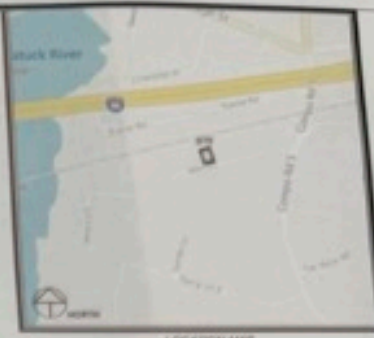


LOT AREA CALCULATION WORKSHEET			
BASE LOT COVERAGE			
(All entries in square feet)			
	EXISTING	PROPOSED	AS-BUILT
1	GROSS LOT AREA (SQ. FT.)	= 6,500 ±	
2	Above - Ground Utility Easements	= 0	
3	Streets and Roads	= 0	
4	Other Exclusive Surface Easements	= 0	
5	TOTAL GAS/UTILITY AND ROAD	= 0	
6	(Sum of Lines 2, 3, 4 and 5)	= 0	
7	Wetland Area	= 0	
8	Steep Slopes of 20% or greater	= 0	
9	TOTAL WETLAND AND STEEP SLOPES	= 0	
10	(Sum of Lines 6 and 9)	= 0	
11	Wetlands / Steep Reduction	0.80 X LINE 8	= 0
12	BASE LOT AREA	= 6,500 ±	
MAXIMUM LOT AREA CALCULATION			
13	BASE LOT AREA (SQ. FT.)	= 6,500 ±	
14	Square feet of Total Coverage	1,517 ±	
15	Line 14 divided by line 11 for a percentage	23.3%	
16	Square feet of Building Coverage	1,495 ±	
17	Line 16 divided by line 11 for a percentage	22.9%	



GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-95 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 Recovery (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 parcel 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 1-800-852-4455.
- Lot served by town sewer system and public water supply.

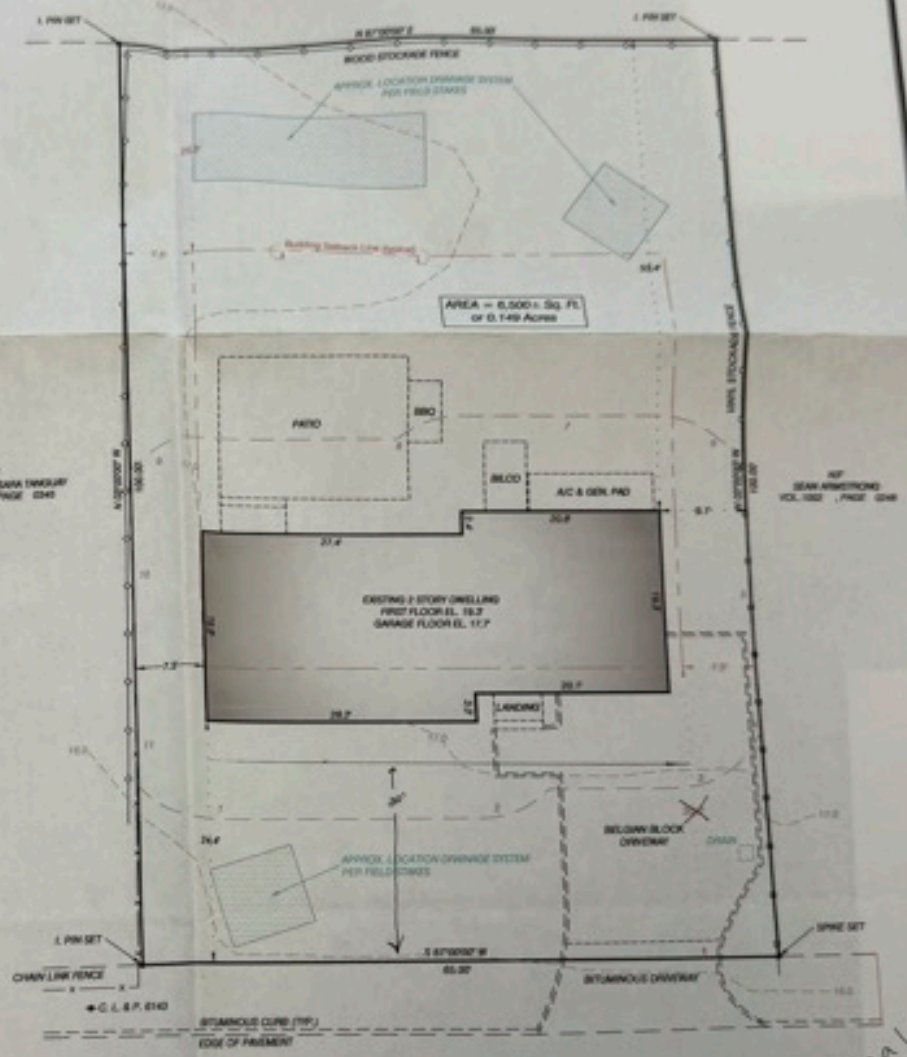
MAP REFERENCES:

- RECORD MAP #3741
- RECORD MAP #3825

AS-BUILT AVERAGE GRADE & BUILDING HEIGHT

STATION	ELEVATION
1	16.2
2	16.7
3	17.0
4	17.2
5	17.3
6	17.4
7	17.4
8	17.4
9	16.8
10	16.5
11	16.4
TOTAL = 186.4	

186.4 / 11 = 16.9
AS-BUILT AVERAGE GRADE = 16.9
 PEAK EL. = 48.0
 EAVE EL. = 36.4
 MID-POINT OF PEAK AND EAVE EL. = 43.5
 43.5 - 16.9 = 26.6
26.6' BUILDING HEIGHT



VANI COURT

RECEIVED
 MAY 13 2021
 WESTPORT P. & Z. C.



LAND SURVEYING SERVICES, LLC
 1275 POST ROAD, SUITE A-20
 FAIRFIELD, CONNECTICUT 06824
 TEL (203) 522-4177
 FAX (203) 615-0123
 EMAIL: info@landsurvey.com

TITLE BLOCK
 ASSESSORS MAP # C-05 PRICE # 88
 APPLICANT: SAME AS OWNER
 DESCRIPTIVE TITLE: CLASS A-2 SURVEY
 To the best of my knowledge and belief this map is substantially correct as noted hereon.
 NEAL K. JAHN L.S. # 18136

DATE	DESCRIPTION

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
ANDY FRANK
 18 VANI COURT, WESTPORT, CONNECTICUT
 SCALE: 1" = 10'
 DATE: MARCH 30, 2021