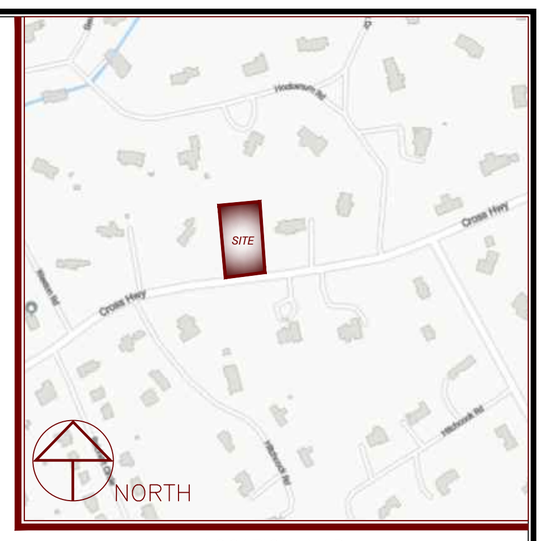
BASE LOT COVERAGE (All entries in square feet)		EXISTING	PROPOSED	AS-BUILT
1. GROSS LOT AREA (SQ. FT.)		43,582		
2. Above Ground Utility Easements		0		
3. Streets and Roads		0		
4. Other Exclusive Surface Easements		0		
5. TOTAL EASEMENTS AND ROADS (Sum Lines 2+3+4)		0		
6. Wetland Area		10123		
7. Steep Slopes of 25% or Greater		239		
8. TOTAL WETLAND AND STEEP SLOPES (Sum Lines 6+7)		10362		
9. Wetlands / Slopes Reduction (0.80 X Line 8)		8290		
10. BASE LOT AREA (Line 1 - Line 5 - Line 9)		35,292		
MAXIMUM LOT AREA COVERAGE CALCULATION				
11. BASE LOT AREA (SQ. FT.)		35,292		
12. Square Feet of Total Coverage		3125		
13. Total Coverage Percentage (Line 12 ÷ Line 11)	25% MAX	8.9%		
14. Square Feet of Building Coverage		1673		
15. Building Coverage Percentage (Line 14 ÷ Line 11)	15% MAX	4.7%		



LOCATION MAP

GENERAL NOTES:

1. 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.

2. This Survey conforms to Class A-2 & T-2.

3. The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.

4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)

5. North Arrow is based on CT STATE PLANE NAD83.

6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.

7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.

8. Property Lines Established According to Record Deeds as exist

9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.

10. 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.

11. Lot served by Septic Sewer System and Town Water Supply.

12. Wetlands flagged by Aleksandra Moch Soil & Wetland Scientist on 10/30/2026 and field located on 11/07/2026.

MAP REFERENCES:

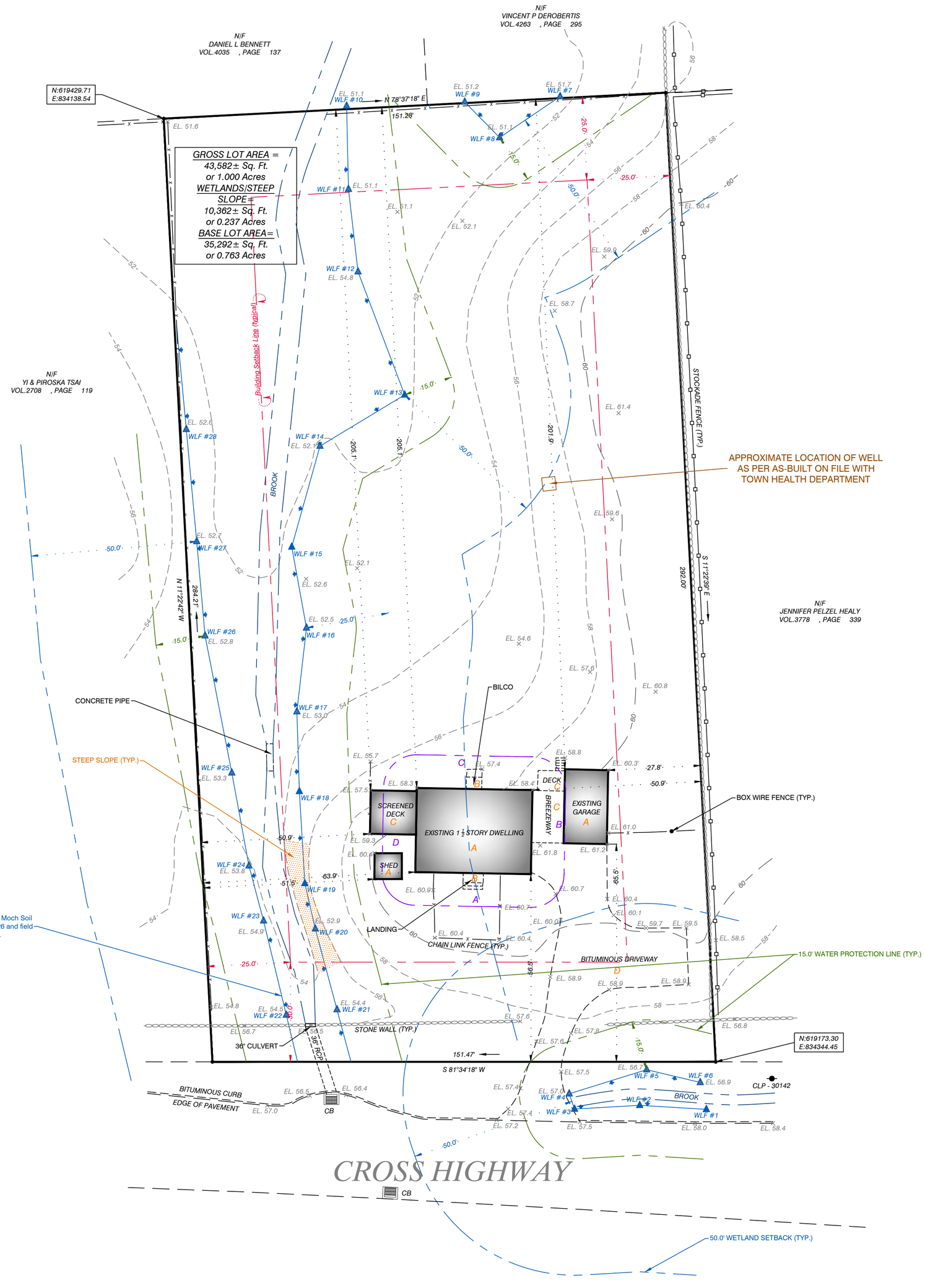
1. RECORD MAP #2784
2. RECORD MAP #4133
3. RECORD MAP #5334

COVERAGE

	EXISTING	PROPOSED	AS-BUILT
BUILDING COVERAGE			
BUILDINGS (A)	1,235±		
PORCHES & LANDINGS (B)	46±		
DECKS & PATIOS (C)	392±		
TOTAL	1,673±		
TOTAL COVERAGE			
DRIVEWAY (D)	1,452±		
POOLS (E)	N/A		
BUILDING COVERAGE	1,673±		
TOTAL	3,125±		

AVERAGE GRADE

	EXISTING	PROPOSED	AS-BUILT
A	60.8'		
B	61.8'		
C	57.9'		
D	59.4'		
TOTAL	239.9'		
AVG. GRADE	60.0'		



LAND SURVEYING SERVICES
Established 1993
1275 POST ROAD, SUITE A-20
FAIRFIELD, CONNECTICUT 06824
TEL: (203) 522-4177
FAX: (203) 615-0123
EMAIL: INFO@A2SURVEY.COM

JOB #	RESEARCH	FIELD CREW	PROPERTY LINES	FINAL MAP
26430	KK	ZL/FE	NJ	QT

SURVEY IS NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH LIVE STAMP

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NEAL K. JAIN L.S. # 18139

STATE OF CONNECTICUT · NEAL K. JAIN · No. 18139 · LICENSED LAND SURVEYOR

DATE	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR

JEANNE M MACILVAIN

53 CROSS HIGHWAY, WESTPORT, CONNECTICUT

ASSESSORS MAP # D-13 PARCEL # 88 ZONE: AA

-20 0 20 40

SCALE: 1"= 20'

DATE: NOVEMBER 8, 2026