

**LOT AREA AND COVERAGE REQUIREMENTS**

LOT AREA = 91,896 SQ. FT.  
 INLAND WETLANDS AREA = 34,208 SQ. FT.  
 FACTOR = .80 X 34,208 = 27,366 SQ. FT.

LOT AREA = 91,896 SQ. FT.  
 MINUS FACTOR = 27,366 SQ. FT.  
 BASE LOT AREA = 64,530 SQ. FT.

2 STORY FRAME BUILDING INCLUDING ELEVATED PATIO = 4,965 SQ. FT.  
 FRAME GARAGE AND SHED = 748 SQ. FT.  
 POOL AND SPA = 620 SQ. FT.  
 BREEZEWAY = 141 SQ. FT.  
 DRIVEWAY = 3,693 SQ. FT.

TOTAL LOT COVERAGE = 10,167 SQ. FT. = 15.76%  
 ALLOWABLE LOT COVERAGE = 16,133 SQ. FT. = 25.0%



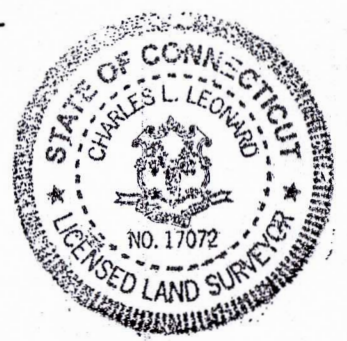
- NOTE**
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, REVISED MAP NO. 2, OF CLAPBOARD HILL GREEN, GREENS FARMS, WESTPORT, CONNECTICUT, DATED AUGUST 29, 1940, (SEE TOWN HALL MAP 1528, ON FILE IN THE TOWN CLERK'S OFFICE).
  - REFERENCE I HEREBY MADE TO A MAP ENTITLED, COMPOSITE MAP OF SUBDIVISION, PREPARED FOR CLARISSA L. MILLS, WESTPORT, CONNECTICUT, DATED MARCH 1965, MADE BY CHARLES S. LYMAN, (SEE TOWN HALL MAP 5969, ON FILE IN THE TOWN CLERK'S OFFICE).
  - PROPERTY IS LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, FLOOD ZONE A, AREA OF 100 YEAR; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED AND FLOOD ZONE C, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF WESTPORT, CONNECTICUT, FAIRFIELD COUNTY, PANEL 2 OF 5, COMMUNITY PANEL NUMBER 090019 0002B, MAP REVISED: DECEMBER 4, 1984.
  - 100 YEAR FLOOD BOUNDARY LINE BY FIRM, SHOWN HEREON EXTRAPOLATED FROM NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF WESTPORT, CONNECTICUT, FAIRFIELD COUNTY, PANEL 2 OF 5, COMMUNITY PANEL NUMBER 090019 0002B, MAP REVISED: DECEMBER 4, 1984.
  - 25 YEAR AND 100 YEAR FLOOD BOUNDARY LINE BY LEONARD JACKSON STUDY, SHOWN HEREON EXTRAPOLATED FROM COMPREHENSIVE DRAINAGE IMPROVEMENT PLAN FOR NEW CREEK, SEE SHEET NO. 6 OF NO. 7, BY LEONARD JACKSON ASSOCIATES.
  - FLAGGED INLAND WETLANDS, SHOWN HEREON FLAGGED BY SOIL SCIENTIST EUGENE McNAMARA, AND FIELD LOCATED BY LEONARD LAND SURVEYORS ON APRIL 26, 2001.
  - REFERENCE IS HEREBY MADE TO WESTPORT CONSERVATION COMMISSION, MAP AMENDMENT APPLICATION, RESOLUTION 11 DEVON ROAD #WW/M 6586-01, ON FILE IN THE WESTPORT TOWN HALL.
  - BENCH MARK USED TO ESTABLISH TWO FOOT CONTOUR LINES AND BUILDING FINISHED FLOOR ELEVATIONS, EXTRAPOLATED FROM WESTPORT CONSERVATION COMMISSION MAP H8, BY AVIS AIRMAP, INC.
  - PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER ON SIT TWO FOOT CONTOUR LINES.
  - PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP H8. LOT 002.
  - PROPERTY IS LOCATED IN "AAA" RESIDENCE ZONE.
  - NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
  - NO ABSTRACT OF TITLE PROVIDED.

**PLOT PLAN**  
 PREPARED FOR  
**STEPHEN & FRANCES ROWLAND**  
 11 DEVON ROAD

WESTPORT ~ CONNECTICUT  
 SCALE 1" = 20' APRIL 14, 2008

LEONARD SURVEYORS  
 "CERTIFIED SUBSTANTIALLY CORRECT"  
 CLASS A-2 ACCURACY

Charles L. Leonard  
 CHARLES L. LEONARD, L.S., CONN. REG. NO. 17072



**LEGEND**  
 ---50--- TWO FOOT CONTOUR LINES  
 49.9 SPOT ELEVATIONS

LEONARD SURVEYORS LLC  
 1175 POST ROAD EAST  
 WESTPORT, CONNECTICUT 06880  
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"DEVON COURT\_11" COMPUTER NO. 4, FN 523-112, FN 567-44, FN 595-50, DATA COLLECTOR, FILE BLOCK 17B

