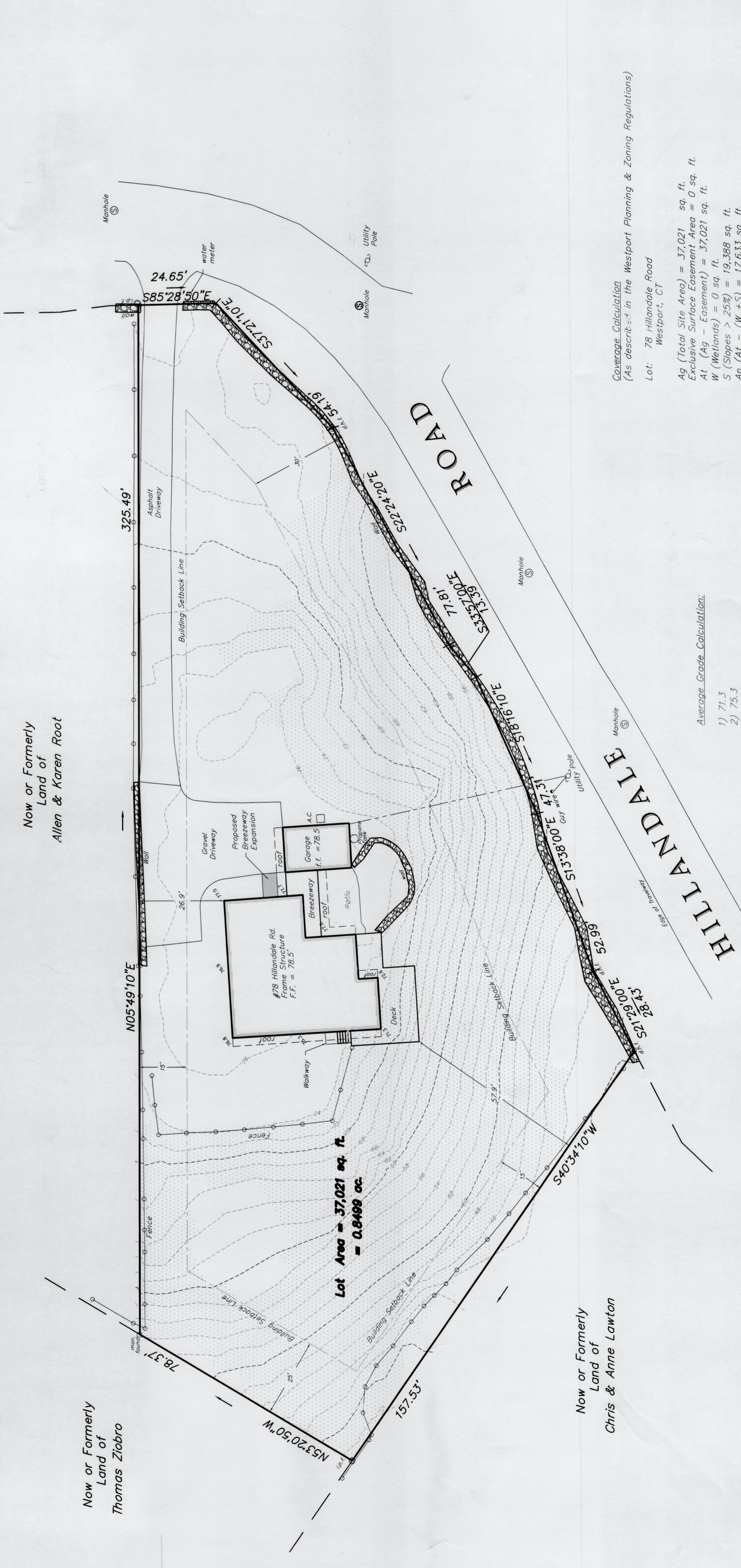


NOTES:

- This survey and map has been prepared pursuant to the Regulations of 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.
- It is an Improvement Location Survey based upon a Resurvey and is not a final survey. It is intended to show the location of improvements and to verify the location of improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
- This survey conforms to Horizontal Accuracy Class A-2.
- Total Area = 37,021 sq. ft., 0.8499 Acres.
- Parcel is located in Residential Zone 'AA'.
- Property shown on Assessors map 5446, as tax lot 26-11.
- No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
- Underground improvements or encroachments if any are not shown.
- Reference is hereby made to the Westport Wetland Regulations for proper conservation setback distances per intended use.
- Lot does not contain inland wetlands per Town of Westport Interactive G.I.S. application. For more specific inland wetland determinations a licensed soil scientist should be consulted.
- Property located in flood zone 'X' as per National Flood Insurance Program, Flood Insurance Rate Map, for the Town of Westport, CT, Community No. 09001C, Panel No. 414, Map Effective Date 8 July 2013.
- Contour interval is 2 ft., Datum is approximate NAVD 1988
- Deed Reference:
- The word 'certify' is understood to be an expression of professional opinion by the Land Surveyor which is based on his or her best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.
- Building dimensions shown are for coverage purposes only and are not to be used for construction.
- The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based upon the municipal, federal, and/or state departmental interpretation and/or changes in regulations affecting setbacks. The municipal zoning enforcement officer has current knowledge and authority in this determination and must be consulted prior to design and/or building of improvements on the property.
- Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.

18. Map References:
 A. Plot shown as lot '11' on a certain map entitled "Map of Chapel Hill" Westport Land Records Map No. 2078 Scale 1" = 50'. May 1946 By Charles Lyman L.S.



Coverage Calculation
 (As described in the Westport Planning & Zoning Regulations)
 Lot: 78 Hillandale Road Westport, CT

Ag (Total Site Area) = 37,021 sq. ft.
 Exclusive Surface Easement Area = 0 sq. ft.
 At (Ag - Easement) = 37,021 sq. ft.
 W (Wetlands) = 0 sq. ft.
 S (Slopes > 25%) = 19,388 sq. ft.
 An (At - (W + S)) = 17,633 sq. ft.
 Abc (An + 0.2(W + S)) = 21,510 sq. ft.

The base lot area to be used for the computation of the Maximum Allowable Coverage = 21,510 sq. ft.
 Maximum Allowable Lot Coverage = 5,377 sq. ft.

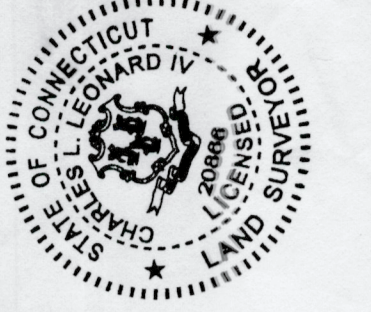
Existing Driveway Area = 3,060 sq. ft.
 Existing Building Area = 2,825 sq. ft.
 Existing Lot Coverage = 5,885 sq. ft. = 27.36%
 Proposed Building Addition = 40 sq. ft.
 Proposed Total Lot Coverage = 5,925 sq. ft. = 27.55%

Average Grade Calculation

1) 71.3
2) 75.3
3) 76.8
4) 76.8
5) 77.0
6) 77.7
7) 77.8
8) 72.6

Total = 605.2
 Number of Spots = 8
 Average Grade = 75.7

PROPOSED PLOT PLAN PREPARED FOR
DAVIS GONZALES & MICHAEL FROMM
 78 HILLANDALE ROAD
 WESTPORT ~ CONNECTICUT
 SCALE 1 in. = 20 ft. 2 MAY 2024
 LEONARD SURVEYORS LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY



Charles Leonard
 CHARLES L. LEONARD IV, L.S., CONN. REG. NO. 20866

DATE	REVISION TABLE	DESCRIPTION

LEONARD SURVEYORS LLC
 650 POST ROAD EAST
 WESTPORT, CT 06880
 PHONE (860) 237-7881
 FAX (860) 464-1822

