

NOTES:

1. 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.
2. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. Total Area = 5,000 Sq. Ft.; 0.1148 Acres.
5. Parcel is located in Residential Zone A.
6. Property is situated within the Coastal Boundary Line (C.A.M.) as shown on the Town of Westport Zoning Map.
7. Property shown on Assessor's Map D03, as Lot 097.
8. No abstract of title, nor title commitment provided, all documents of record reviewed are noted hereon.
9. Underground improvements or encroachments if any are not shown.
10. Map References:
 - A. Property shown as lot '114' on a certain map entitled "Map Showing Building Lots Owned By Samuel Roodner, At Comp., Westport, Ct., Scale :1"=50', 1919", by Samuel W. Hoyt, Jr., C.E. Said map on file in the Westport Town Clerk's Office bearing file No. 167.
11. Refer to deed recorded in Vol. 489, Pg. 218 of the Westport Land Records.
12. Property is located in a 100 year flood hazard zone AE (El. 11), and the Limit of Moderate Wave Action Line (LIMWA) as shown on F.I.R.M., Panel 09001C0551G, Map Revised July 8, 2013.
13. Datum : Approximate Mean Sea Level; NAVD 1988.

14. Property does not contain wetlands as shown on Town of Westport Topographic Map sheet D03.
15. Property does not contain steep slopes as determined by a field topographic survey by Leonard Surveyors, LLC on September 23, 2015.
16. Proposed improvements per plan provided by Donald William Fairbanks Architect, P.C.

17. Coverage Calculations :
 - Existing :
 - Total Lot Area = 5,000 Sq. Ft.
 - Wetland Area = 0 Sq. Ft.
 - Steep Slope Area = 0 Sq. Ft.
 - Net Lot Area = 5,000 Sq. Ft.
 - Driveway Area = 898 Sq. Ft.
 - Building Area = 1,987 Sq. Ft. = 39.74%
 - Total Lot Coverage = 2,885 Sq. Ft. = 57.70%
 - Proposed Coverage
 - Proposed Driveway Area = 898 Sq. Ft.
 - Proposed Building Area = 1,975 Sq. Ft. = 39.50%
 - Proposed Total Lot Coverage = 2,873 Sq. Ft. = 57.46%

Maximum Allowable Building Coverage = 5,000 Sq. Ft. x 15% = 750 Sq. Ft.
 Maximum Allowable Lot Coverage = 5,000 Sq. Ft. x 25% = 1,250 Sq. Ft.

Average Grade Calculation:

- 1) 6.1
- 2) 5.8
- 3) 5.8
- 4) 6.1
- 5) 5.9
- 6) 6.2
- 7) 6.9
- 8) 6.9
- 9) 6.7
- 10) 6.4
- 11) 6.3
- 12) 6.4

Total = 75.5

Number of Spots = 12

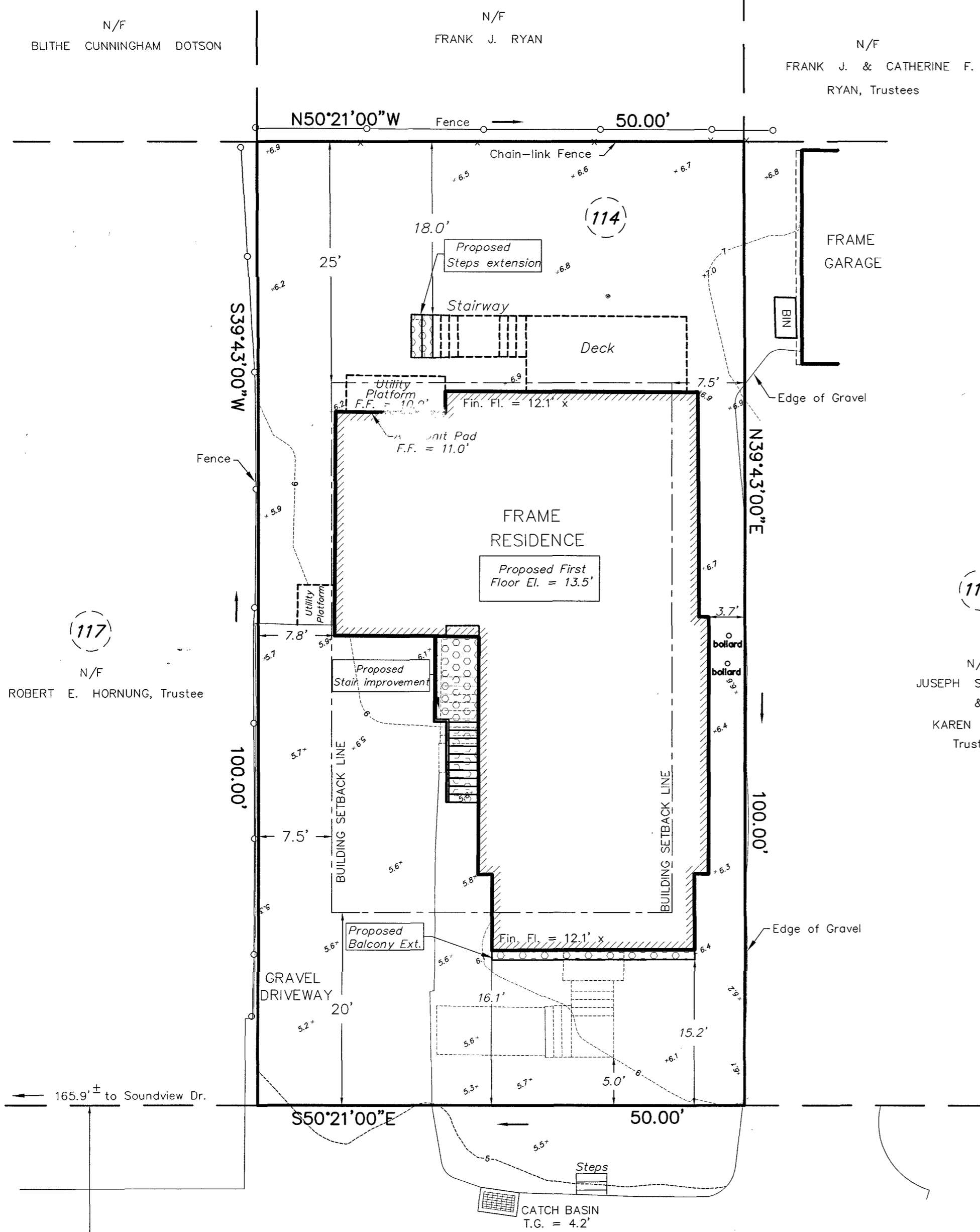
Average Grade = 75.5 / 12 = 6.3'

Roof Heights:

- 1) Average Grade = 6.4 A.M.S.L.
- 2) Elevation Of Peak = 40.9' A.M.S.L.
- 3) Elevation Of Eave = 30.4' A.M.S.L.
- 4) Elevation of Midpoint = 35.7' A.M.S.L.
- 5) Height of Midpoint = 29.3'

Proposed Roof Heights:

- 6) Average Grade = 6.4 A.M.S.L.
- 7) Elevation Of Peak = 41.5' A.M.S.L.
- 8) Elevation Of Eave = 32.0' A.M.S.L.
- 9) Elevation of Midpoint = 36.8' A.M.S.L.
- 10) Height of Midpoint = 30.4'



FAIRFIELD AVENUE

PROPOSED IMPROVEMENT PLAN

PREPARED FOR

RICHARD STEIN TRUST

7 FAIRFIELD AVENUE

WESTPORT ~ CONNECTICUT

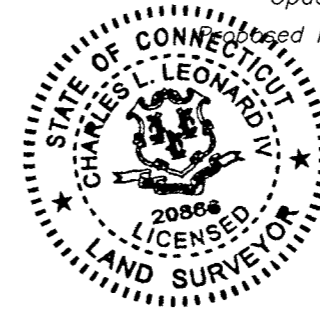
SCALE : 1" = 10' 12 JULY 2017

Updated October 24, 2017

Updated 10 June 2024

Proposed Improvements: 12 Aug. 2024
LEONARD SURVEYORS, LLC

"CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY



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

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