- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, SURVEY PREPARED FOR JOHN JOHNSON AND CLIFFORD W. MILLS, WESTPORT, CONNECTICUT, DATED FEBURARY 1961, MADE BY CHARLES S. LYMAN (SEE TOWN HALL MAP 5202, ON FILE IN THE WESTPORT LAND RECORDS).
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP SHOWING LAYOUT OF PROPERTY, AT, WESTPORT, CONNECTICUT, PREPARED FOR SERENO T. JACOB, DATED DECEMBER 1938, MADE BY SAMUEL W. HOYT, JR. CO. INC. (SEE TOWN HALL MAP 1386, ON FILE IN THE WESTPORT LAND RECORDS).
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY TO BE CONVEYED BY CLIFFORD W. MILLS TO JAMES W. FLYNN, WESTPORT, CONNECTICUT, DATED SEPTEMBER 21, 1982, MADE BY LEO LEONARD (SEE TOWN HALL MAP 7999, ON FILE IN THE WESTPORT LAND RECORDS).
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY OF CHARLES C. WAKEMAN, STEPHEN NOVAK, WESTPORT, CONNECTICUT, DATED SEPTEMBER 1923, MADE BY W. J. WOOD, JR. (SEE TOWN HALL MAP 292, ON FILE IN THE WESTPORT LAND RECORDS.
- 5. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP PREPARED FOR KATHRYN H. AND JACK L. VAN VOLKENBURG, WESTPORT, CONNECTICUT, DATED JANUARY 1953, MADE BY W. J. WOCD, JR. (SEE TOWN HALL MAP 3424, ON FILE IN THE WESTPORT LAND RECORDS).
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP SHOWING PROPERTY TO BE CONVEYED TO ANDREW BENTLEY, BY FOINA GARLAND AT 263 COMPO ROAD SOUTH AND 3 YANKEE HILL ROAD, WESTPORT, CONNECTICUT, DATED OCTOBER 25, 2010, MADE BY CHARLES LEONARD (SEE TOW HALL MAP 10002, ON FILE IN THE WESTPORT
- 7. 100 YEAR FLOOD BOUNDARY LINE SHOWN HEREON, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM AND ALSO SHOWN ON NATIONAL FLOOD FLOOD INSURANCE PROGRAM, PANEL 0551G, FIRM, FLOOD ZONE AE, ELEVATION = 11 AND FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 551 OF 626, CONTAINS: COMMUNITY, WESTPORT TOWN OF, NUMBER 090019, PANEL 0551, SUFFIX G, MAP NUMBER 09001C0551G, MAP REVISED JULY 8, 2013.
- 8. PROPERTY DOES NOT CONTAIN INLAND WETLANDS, AS PER WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
- PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES.
- BENCH MARK USED TO ESTABLISH SPOT ELEVATION AND TWO FOOT CONTOUR LINES, TAKEN FROM NORTH AMERICAN VERTICAL DATUM OF 1988.
- PROPERTY IS LOCATED IN "AA" RESIDENCE ZONE.
- PROPERTY IS LOCATED IN COASTAL AREA MANAGEMENT ZONE (CAM).
- PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP D-5, LOT 144 AND MAP D-4, AND A PORTION OF LOT 005.

ID POINT EL=24.68

- NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
- 15. NO ABSTRACT OF TITLE PROVIDED.

PEAKE EL=29.74 -

MID POINT EL=24.80

AVERAGE GRADE

16. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, LOT LINE REVISION MAP PREPARED FOR ANDREW BENTLEY AND FIONA GARLAND, 4 COMPO PARKWAY AND ANDREW BENTLEY, 3 YANKEE HILL ROAD, WESTPORT, CONNECTICUT, DATED JUNE 19, 2013, MADE BY CHARLES LEONARD, IV, ON FILE IN THE OFFICE OF LEONARD SURVEYORS.

> PAVED DRIVEWAY

FLOOD BOUNDARY LINE-

BASE FLOOD ELEVATION

DETERMINED

DAVID

N86°28'10"E

3.95'~

FIONA GARLAND

100 YEAR FLOOD BOUNDARY LINE\_ BASE FLOOD ELEVATION

DRIVEWAY .

DETERMINED

FLOOD ZONE X

COMPO PARKWAY

STONE

N86'27'42"E

WALK !

STEP

ANDREW BENTLEY

PAVED . DRIVEWAY STONE

POND

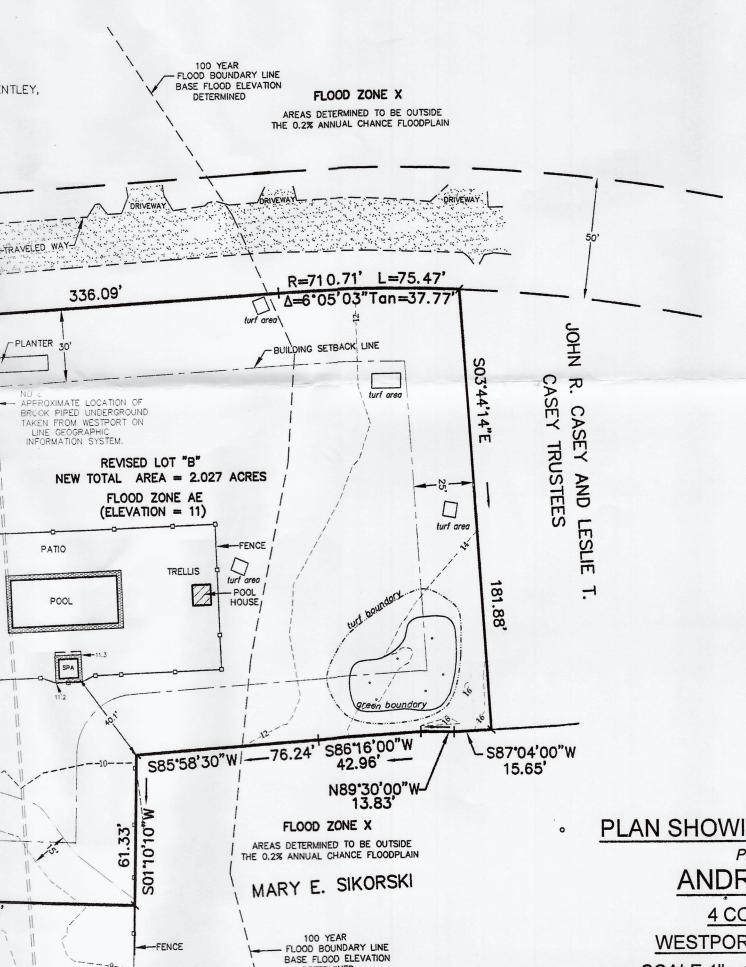
S87'58'22"E

## LOT AREA AND COVERAGE REQUIREMENTS

BASE LOT AREA = 88,282 SQ. FT. EXISTING BUILDING COVERAGE = 6,150 SQ. FT. EXISTING DRIVEWAY COVERAGE = 6,831 SQ. FT.

LOT COVERAGE = 12,981 SQ. FT. = 14.70%

ALLOWABLE LOT COVERAGE = 22,070 SQ. FT. = 25.0%



PLAN SHOWING PUTTING GREEN

## PREPARED FOR ANDREW R. JONES

## 4 COMPO PARKWAY

WESTPORT ~ CONNECTICUT

SCALE 1"= 40' ~ AUGUST 19, 2016

Putting Green Only: 4 April 2024 UPDATED MARCH 9, 2020 LEONARD SURVEYORS, LLC

"CERTIFIED SUBSTANTIALLY CORRECT"

CLASS A-2 ACCURACY

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

GRAPHIC SCALE 1" = 40' 40

GARAGE ROOF HEIGHTS

SCALE 1"= 10"

LEONARD SURVEYORS, LLC

249.43'

830 POST ROAD EAST WESTPORT, CONNECTICUT 06880 PHONE: (203) 226-7361 FAX: (203) 454-1832