



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 = 20,789 sq. ft.; 0.4772 Acres.
5. Parcel is located in Residential Zone 'A'.
6. Property shown on Assessors map B08, as tax lot 90.
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
8. Underground improvements or encroachments if any are not shown.
9. Reference is hereby made to the Westport Wetland Regulations for proper conservation setback distances per intended use.
10. Property does not contain inland wetlands per report by Alexandra Moch Soil Scientist, 8 December 2012.
11. 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. 413, Suffix G. Map Effective Date 8 July 2013.
12. Contour Interval is 2 ft., Datum is approximate NAVD 1988.
13. 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.
14. Building dimensions shown are for coverage purposes only and are not to be used for construction.
15. Property is not within the Town of Westport W.P.L.O. boundary line.
16. 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.
17. Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.
18. Deed Reference: Vol. 3239, Pg. 243.
19. Approximate drainage shown to me by others.
20. Map References:
 - A. Property shown on a certain map entitled, "Map of property prepared for Leo Cerino" Westport Land Records Map No. 7575 Scale 1" = 20' 28 March 1978 By Dennis Dellus L.S.
 - B. Also see Maps No: 9554, 8278, 8999, 3539

Average Grade Calculation:

- 1) 39.1
- 2) 39.4
- 3) 39.0
- 4) 39.1
- 5) 38.7
- 6) 38.2
- 7) 38.4
- 8) 38.0
- 9) 37.5
- 10) 37.9
- 11) 36.7
- 12) 37.3
- 13) 38.1

Total = 497.4'
 Number of Spots = 13.3
 Average Grade = 38.3

Roof Heights:

- 1) Average Grade = 38.3' A.M.S.L.
- 2) Elevation Of Peak = 68.7' A.M.S.L.
- 3) Elevation Of Eave = 58.7' A.M.S.L.
- 4) Elevation of Midpoint = 63.7' A.M.S.L.
- 5) Height of Midpoint = 25.4'

Coverage Calculation

(As described in the Westport Planning & Zoning Regulations)

Lot: 245 Post Road West
 Westport, CT

Ag (Total Site Area) = 20,789 sq. ft.
 Exclusive Surface Easement Area = 4,179 sq. ft.
 At (Ag - Easement) = 16,610 sq. ft.
 W (Wetlands) = 0 sq. ft.
 S (Slopes > 25%) = 0 sq. ft.
 An (At - (W + S)) = 16,610 sq. ft.
 Abc (An + 0.2(W + S)) = 16,610 sq. ft.

The base lot area to be used for the computation of the Maximum allowable coverage = 16,610 sq. ft.

Maximum Allowable Lot Coverage = 16,610 sq. ft. x 25% = 4,152 sq. ft.
 Maximum Allowable Lot Coverage = 4,152 sq. ft.

Maximum Allowable Building Coverage = 16,610 sq. ft. x 15% = 2,491 sq. ft.
 Maximum Allowable Building Coverage = 2,491 sq. ft.

Existing Driveway Area = 2,350 sq. ft.
 Existing Building Area = 2,755 sq. ft. = 16.59%
 Existing Lot Coverage = 5,100 sq. ft. = 30.70%

LEGEND

- EXISTING CONTOURS (DATUM NGVD 1929)
- EXISTING SPOT ELEVATION
- FF (FINISH FLOOR ELEVATION)
- SSMH (SANITARY SEWER MANHOLE)
- SP (SANITARY PIPE)
- IF (TOP FRAME)
- INV (INVERT)
- AD (AREA DRAIN)
- CB (CATCH BASIN)
- STMH (STORM DRAIN MANHOLE)
- ST (STORM PIPE)
- GV (GAS VALVE)
- WM (WATER METER)
- WV (WATER VALVE)
- HY (HYDRANT)
- TRE (TREELINE)
- LP (LIGHT POLE)
- UP (UTILITY POLE)
- CF (CHAINLINK FENCE)
- ST (STOCKADE FENCE)
- WF (WIRE FENCE)
- SW (STONE WALL)
- HW (HONOR WELL)
- EH (ELEV. TEST HOLE)
- TS (TREE SIZE (INCHES DBH) SPECIES)
- TV (TINY TREE)
- MT (MULTIPLE TREE)
- EW (EDGE OF WETLANDS)
- PP (PAINT)
- EP (ELECTRIC PAINT)
- OP (OVERPAINT)

AS-BUILT PLAN
 PREPARED FOR
DONATO & MARIA SFORZA

245 POST ROAD WEST
WESTPORT ~ CONNECTICUT
 SCALE 1 in. = 20 ft. 22 MARCH 2020

LEONARD SURVEYORS LLC

"CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY

| REVISION TABLE | |
|----------------|-------------|
| DATE | DESCRIPTION |
| 22 July 2024 | as-built |
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LEONARD SURVEYORS LLC
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