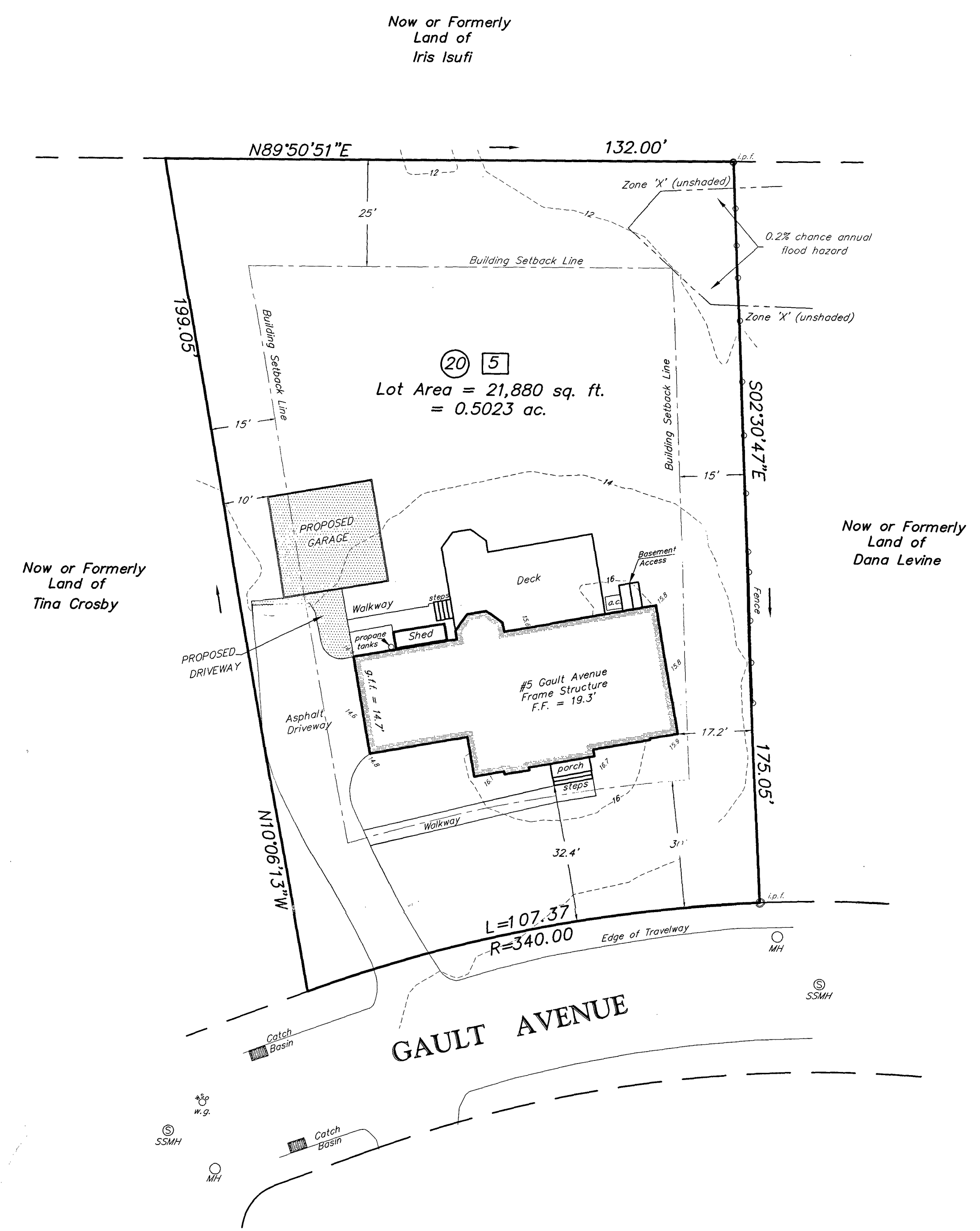
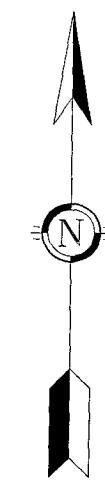
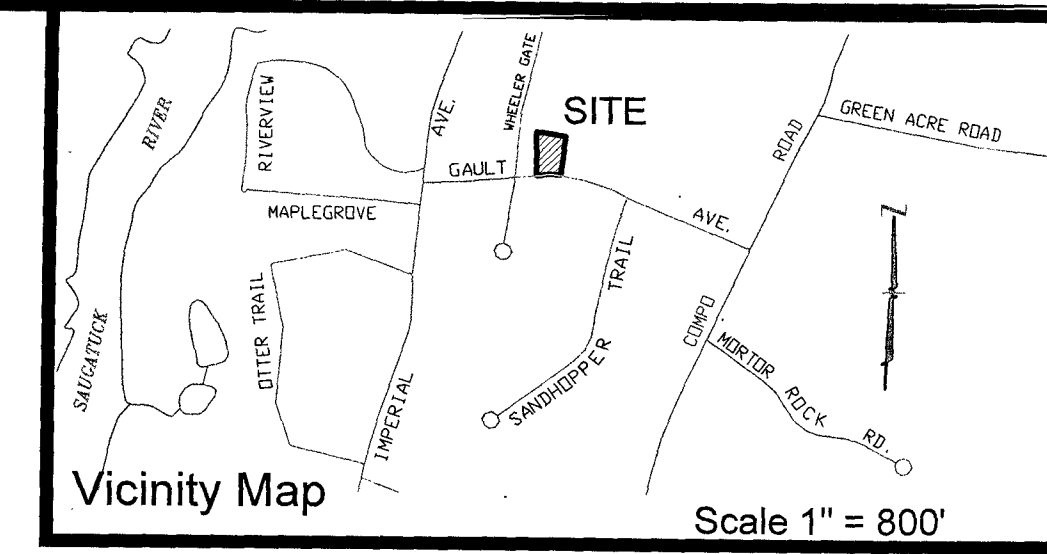


Average Grade Calculation:

- 1) 14.8
- 2) 14.6
- 3) 14.4
- 4) 15.6
- 5) 15.8
- 6) 15.8
- 7) 15.9
- 8) 16.7
- 9) 16.1

Total = 139.7
 Number of Spots = 9
 Average Grade = 15.5



Coverage Calculation

(As described in the Westport Planning & Zoning Regulations)

Lot: 5 Gault Avenue
Westport, CT

- A_c (Total Site Area) = 21,880 sq. ft.
- Surface Easement Area = 0 sq. ft.
- A_t (Ag - Easement) = 21,880 sq. ft.
- W (Wetlands) = 0 sq. ft.
- S (Slopes > 25%) = 0 sq. ft.
- A_n ($A_t - (W + S)$) = 21,880 sq. ft.
- A_{bc} ($A_n + 0.2(W + S)$) = 21,880 sq. ft.

The base lot area to be used for the computation of the Maximum allowable coverage = 21,880 sq. ft.

Maximum Allowable Lot Coverage = 21,880 sq. ft. x 25% = 5,470 sq. ft.
 Maximum Allowable Lot Coverage = 5,470 sq. ft.

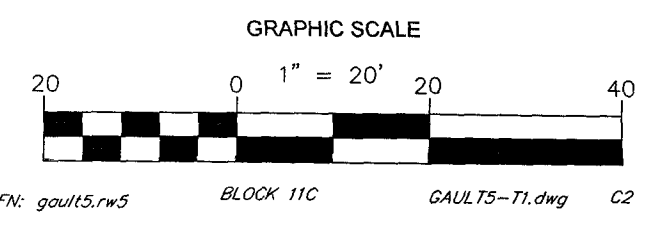
Maximum Allowable Building Coverage = 21,880 sq. ft. x 15% = 3,282 sq. ft.
 Maximum Allowable Building Coverage = 3,282 sq. ft.

Existing Building Coverage = 2,980 sq. ft. = 13.62%
 Existing Driveway Area = 1,470 sq. ft.
 Existing Lot Coverage = 4,450 sq. ft. = 20.34%

Proposed Building Coverage = 3,580 sq. ft. = 16.36%
 Proposed Driveway Area = 1,620 sq. ft.
 Proposed Lot Coverage = 5,200 sq. ft. = 23.77%

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 Survey 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 = 21,880 sq. ft.; 0.5023 Acres.
5. Parcel is located in Residential Zone 'A'.
6. Property shown on Assessors map C08, as tax lot 105.
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted hereon.
8. Underground improvements or encroachments if any are not shown.
9. Reference is hereby made to section 7.5 of the Westport Wetland Regulations for proper conservation setback distances per intended use.
10. Property 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.
11. Property located in flood zone 'X' (Unshaded, area of minimal flooding) and 'X' (shaded, area of 0.2% chance annual flood hazard) per Town of Westport CT Flood Insurance Rate Map Community No. 090019C, Panel No. 413, suffix G, Map Effective date 8 July 2013.
12. Property is located within the C.A.M. Boundary as per Town of Westport Planning and Zoning Map.
13. Map References:
 A. Property shown as lot '20' on a certain map entitled "Revised Subdivision Map of The Gault Property Prepared For Howard Gault" Scale 1" = 80', Rev To 23 February 1993 By Leo Leonard L.S. & P.E.
14. Steep slopes area per topographic survey performed by Leonard Surveyors on 2 June 2024.
15. Structures within area of improvements to be razed or relocated.



LEONARD SURVEYORS LLC
 830 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880
 PHONE: (203) 298-7861
 FAX: (203) 454-1832

REVISION TABLE	
DATE	DESCRIPTION
16 August 2024	Add Proposed Garage & Workshop



**PROPOSED
 PLOT PLAN**
 PREPARED FOR
EILEEN FLUG
 5 GAULT AVENUE
 WESTPORT ~ CONNECTICUT
 SCALE 1" = 20' ~ 2 JUNE 2024
 LEONARD SURVEYORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY
 Charles L. Leonard
 CHARLES L. LEONARD IV, P.E. & L.S., CONN. REG. NO. 20866