



..... Delineates Areas of Steep Slope

NOTES

1. This survey and map has been prepared pursuant to the Regulations of the 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 vertically, 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 = 19,270 Sq. Ft.; 0.442 Acres.
5. Parcel is located in Residential Zone A.
6. Property shown on Assessor's Map D 12, as Lot 108.
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. Map References:
 - A. Property shown as lot '42' on a certain map entitled "Map of Property of Della Reichert, Et Al, Westport, Conn., revised July 1940 from Survey of Oct 1924, Scale: 1"=80'", by W. J. Wood, L.S. Said map on file in the Westport Town Clerk's Office bearing file No. 1801.
 - B. Refer to maps #3532 & #5625 W.L.R.
10. Coverage Calculations:
 - Existing
 - Total Lot Area = 19,270 Sq. Ft.
 - Wetland Area = 0 Sq. Ft.
 - Sleep Slope Area = 1,400 Sq. Ft. X 0.80 = 1,120 Sq. Ft.
 - Division Area = 1,525 Sq. Ft.
 - Division Area = 525 Sq. Ft.
 - Building Area = 3,076 Sq. Ft. = 16.95%
 - Lot Coverage = 3,701 Sq. Ft. = 20.39%
11. Maximum Allowable Building Coverage = 18,150 Sq. Ft. X 15% = 2,723 Sq. Ft.
12. Maximum Allowable Lot Coverage = 18,150 Sq. Ft. X 25% = 4,538 Sq. Ft.
13. Datum : Approximate Mean Sea Level Contour Interval : Two Feet.
14. Drainage and Septic Areas shown hereon taken from installer's sketch and has not been verified in the field.
15. Refer to resolution granting variance on June 26, 2007, ZBA Case #5629.



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 WESTPORT CONNECTICUT
 PHONE 860-263-2313
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DATE	DESCRIPTION
18 SEP 2024	DESIGN



PLOT PLAN
 PREPARED FOR
SCOTT AND ARBY GREENSPUN
 36 REICHERT CIRCLE
 WESTPORT CONNECTICUT
 SCALE: 1" = 20'
 MARCH 3, 2008

LEONARD SURVEYORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY
Charles E. Leonard
 CHARLES E. LEONARD, P.E., L.S., C.M.A. No. 20852