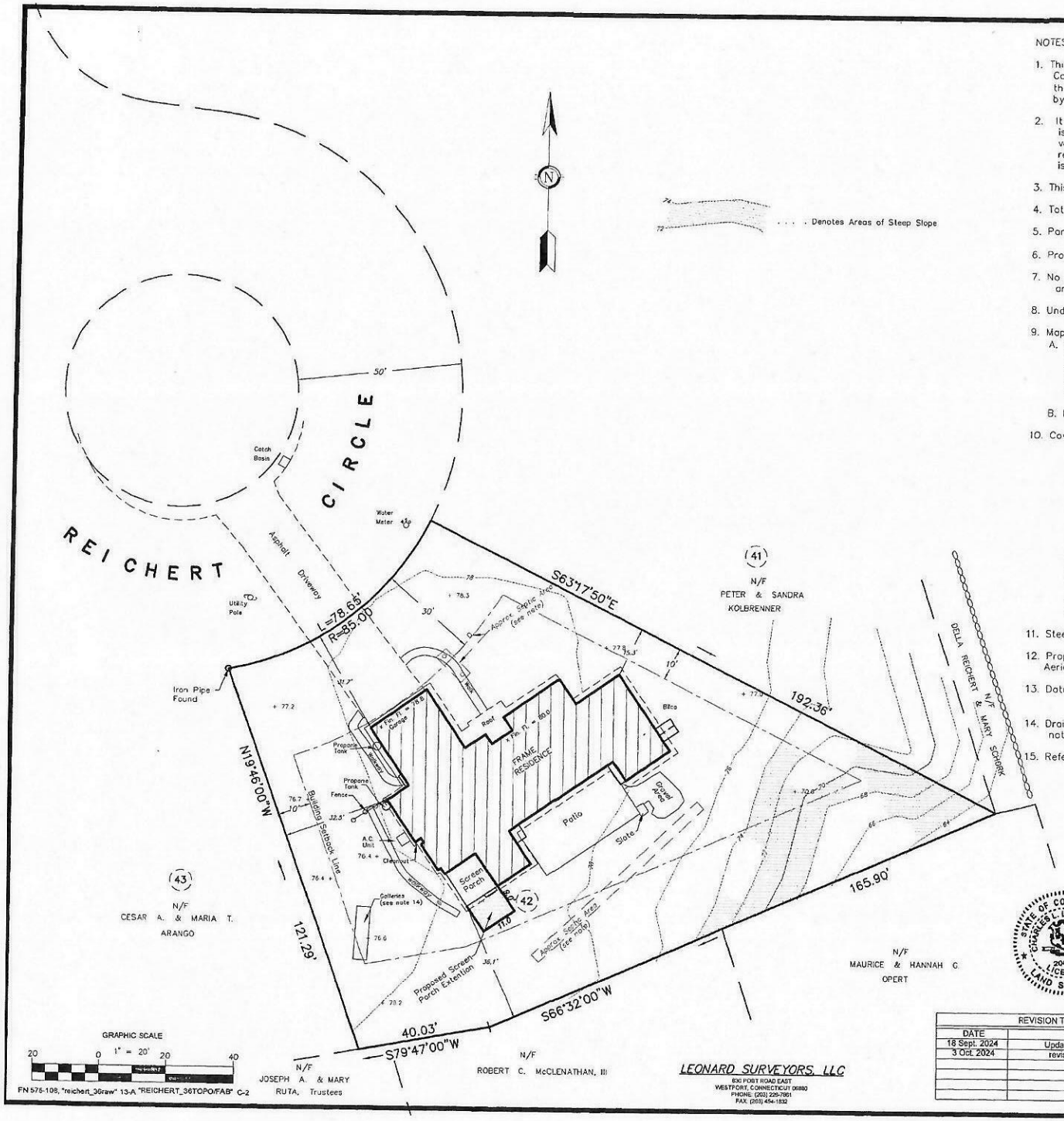

NOTES:

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 = 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 hereon.
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. 1601.
   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.
    Steep Slope Area = 1,400 Sq. Ft. X 0.80 = 1,120 Sq. Ft.
    Net Lot Area = 18,150 Sq. Ft.
    Driveway Area = 625 Sq. Ft.
    Building Area = 3,076 Sq. Ft. = 16.95%
    Lot Coverage = 3,701 Sq. Ft. = 20.39%

    Proposed.
    Proposed Building Area = 3,175 Sq. Ft. = 17.49%
    Proposed Driveway Area = 625 Sq. Ft.
    Proposed Lot Coverage = 3,800 Sq. Ft. = 20.94%

    Maximum Allowable Building Coverage = 18,150 Sq. Ft. x 15% = 2,723 Sq. Ft.
    Maximum Allowable Lot Coverage = 18,150 Sq. Ft. x 25% = 4,538 Sq. Ft.
11. Steep slopes determined by a field topographic survey.
12. Property does not contain wetlands as per Town of Westport Aerial Topographic Map sheet D–12.
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 #6629.

REVISION TABLE	
DATE	DESCRIPTION
18 Sept. 2024	Update, proposed addition
3 Oct. 2024	revise proposed addition

STATE OF CONNECTICUT
CHARLES L. LEONARD IV
20866
LICENSED
LAND SURVEYOR

PROPOSED PLOT PLAN

PREPARED FOR

SCOTT AND ABBY GREENSPUN

36 REICHERT CIRCLE

WESTPORT ~ CONNECTICUT

SCALE : 1" = 20' MARCH 3, 2008

LEONARD SURVEYORS, LLC
836 PORT ROAD EAST
WESTPORT, CONNECTICUT 06880
PHONE: (203) 226-7961
FAX: (203) 454-1832

"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A–2 ACCURACY

Charles L. Leonard

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