



BENCH MARK
NORTH AMERICAN VERTICAL
DATUM OF 1988, ELEVATION = 16.37
ON TOP OF MONUMENT, TOWN OF
WESTPORT ENGINEERING DIVISION,
WM #315, VALLEY ROAD AT
LAKEVIEW ROAD

MANHOLE
TOP=16.51

- NOTE**
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY FOR NICHOLAS RESTAINO, WESTPORT, CONNECTICUT, DATED APRIL 14, 1958, MADE BY MARTIN J. CAPASSE (SEE TOWN HALL MAP 4569, ON FILE IN THE WESTPORT LAND RECORDS).
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED, "SECTION #1" MAP OF PROPERTY FOR NOCHOLAS RESTAINO, WESTPORT, CONNECTICUT, DATED AUGUST 1958, MADE BY MARTIN J. CAPASSE (SEE TOWN HALL MAP 4641, ON FILE IN THE WESTPORT LAND RECORDS).
 - PORTION OF PROPERTY IS LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, FLOOD ZONE A, SET AT ELEVATION = 13.2, BY TOWN OF WESTPORT ENGINEERING DEPARTMENT, AND IS LOCATED IN FLOOD ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0413G, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 413 OF 626, CONTAINS: COMMUNITY, WESTPORT, TOWN OF, NUMBER 090019, PANEL 0413, SUFFIX G, MAP NUMBER 09001C0413G, MAP REVISED JULY 8, 2013.
 - BENCH MARK USED TO ESTABLISH SPOT ELEVATIONS, TWO FOOT CONTOUR LINES AND 100 YEAR FLOOD BOUNDARY LINE, TAKEN FROM TOWN OF WESTPORT, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION, BENCHMARK WM #315, VALLEY ROAD AT LAKEVIEW ROAD, ELEVATION 16.37, NORTH AMERICAN VERTICAL DATUM OF 1988.
 - FLAGGED INLAND WETLANDS SHOWN HEREON, FLAGGED BY SOIL AND WETLAND SCIENTIST, ALEKSANDRA MOCH, FLAGGED NOVEMBER 24, 2018 AND FIELD LOCATED BY LEONARD SURVEYORS ON DECEMBER 4, 2018.
 - TOWN INLAND WETLANDS BOUNDARY LINE SHOWN HEREON, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
 - PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES.
 - PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
 - PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP D7, LOT 158.
 - NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
 - NO ABSTRACT OF TITLE PROVIDED.

LEGEND
12x8 SPOT ELEVATIONS
14-----TWO FOOT CONTOUR LINES

180 POST ROAD EAST
WESTPORT, CONNECTICUT 06880
PHONE: (203) 226-7861
FAX: (203) 454-1832

LOT AREA AND COVERAGE REQUIREMENTS
LOT AREA = 24,036 SQ. FT.
FLAGGED INLAND WETLANDS AREA = 1,142 SQ. FT.
FACTOR = .80 X 1,142 = 914 SQ. FT.
LOT AREA = 24,036 SQ. FT.
MINUS FACTOR = 914 SQ. FT.
BASE LOT AREA = 23,122 SQ. FT.
BUILDING COVERAGE = 2,540 SQ. FT. = 10.99%
DRIVEWAY COVERAGE = 793 SQ. FT.
TOTAL LOT COVERAGE = 3,333 SQ. FT. = 14.41%
ALLOWABLE BUILDING COVERAGE = 3,468 SQ. FT.
ALLOWABLE LOT COVERAGE = 5,780 SQ. FT. = 25.0%



PLOT PLAN
PREPARED FOR
SUSAN SMITH
2 LAKEVIEW ROAD
WESTPORT ~ CONNECTICUT
SCALE 1"= 20' ~ DECEMBER 4, 2018
Front Setback revised Dec. 19, 2018
LEONARD SURVEYORS, LLC
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY
Charles Leonard
CHARLES L. LEONARD IV, L.S., CONN. REG. NO. 20866

