

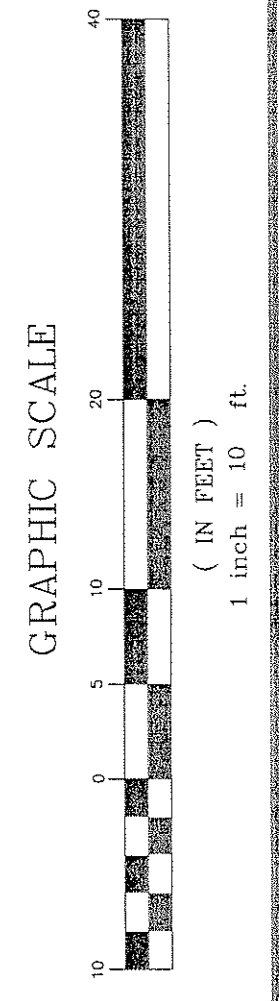
LOT AREA AND COVERAGE REQUIREMENTS

LOT AREA AND BASE LOT AREA = 4,611 SQ. FT.
 2 STORY FRAME BUILDING = 1,360 SQ. FT.
 ARBOR = 13 SQ. FT.
 BUILDING COVERAGE = 1,373 SQ. FT. = 29.78%
 PAVED DRIVEWAY = 491 SQ. FT.
 SWALLOW ROAD ENCROACHMENT = 97 SQ. FT.
 TOTAL LOT COVERAGE = 1,961 SQ. FT. = 42.53%
 ALLOWABLE BUILDING COVERAGE = 692 SQ. FT. = 15.0%
 ALLOWABLE LOT COVERAGE = 1,153 SQ. FT. = 25.0%
PROPOSED BUILDING AND LOT COVERAGE
 2 STORY FRAME BUILDING = 1,398 SQ. FT.
 ARBOR = 13 SQ. FT.
 PAVED DRIVEWAY = 491 SQ. FT.
 SWALLOW ROAD ENCROACHMENT = 97 SQ. FT.
 TOTAL LOT COVERAGE = 1,999 SQ. FT. = 43.35%

NOTES

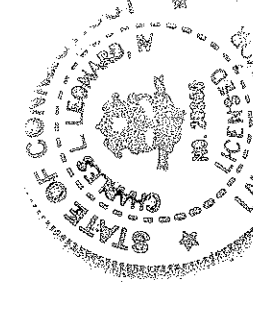
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY OF PHILIP P. MAHONEY, AT, "CLEARVIEW", WESTPORT, CONN., DATED JUNE 1923, MADE BY SAMUEL W. HOYT, JR., CO., INC. (SEE TOWN HALL MAP 280, ON FILE IN THE TOWN CLERK'S OFFICE).
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF "CLEARVIEW", SHOWING BUILDING LOTS, AT, "GREAT MARSH", WESTPORT, CONN., DATED JANUARY 1923, MADE BY SAMUEL W. HOYT, JR., CO., INC. (SEE TOWN HALL MAP 252, ON FILE IN THE TOWN CLERK'S OFFICE).
- PROPERTY IS LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, FLOOD ZONE AE, SET AT ELEVATION 13, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0551G, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 551 OF 626, CONTAINS: COMMUNITY, WESTPORT, TOWN OF, NUMBER 090019, PANEL 0551, SUFFIX G, MAP NUMBER 090010551G, MAP REVISED JULY 6, 2013.
- NO INLAND WETLANDS ON THIS PROPERTY, AS PER WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
- PROPERTY IS NOT LOCATED IN A TIDAL WETLANDS LINE, AS SHOWN ON STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION, TIDAL WETLANDS MAPPING, ECOLOGICAL UNIT 8, SUBDIVISION ONE, SAUGATUCK SHORES, WESTPORT, CONN., PROJECT NO. 813, DRAWING 1 OF 5, DATED SEPT. 1971.
- NO STEEP SLOPES ON THIS PROPERTY, AS PER ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES.
- BENCH MARK USED TO ESTABLISH SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1988.
- PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP B2, LOT 061.
- PROPERTY IS LOCATED WITHIN COASTAL AREA MANAGEMENT OFFSET LINE (CAM).
- PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
- NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
- NO ABSTRACT OF TITLE PROVIDED.
- REFERENCE IS HEREBY MADE TO A VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS, CASE NUMBER 6306, GRANTED ON AUGUST 9, 2004.

LEGEND
 800 SPOT ELEVATIONS
 8'-----TWO FOOT CONTOUR LINES



PROPOSED EXISTING PORCH ENCLOSURE AND STAIR EXTENSION PLOT PLAN

PREPARED FOR
JEFFREY AND BARBARA HEIL
 92 HARBOR ROAD
 WESTPORT, CONNECTICUT
 SCALE 1"=10' JUNE 28, 2019
 LEONARD SURVEYORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY



LEONARD SURVEYORS, LLC
 830 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880
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