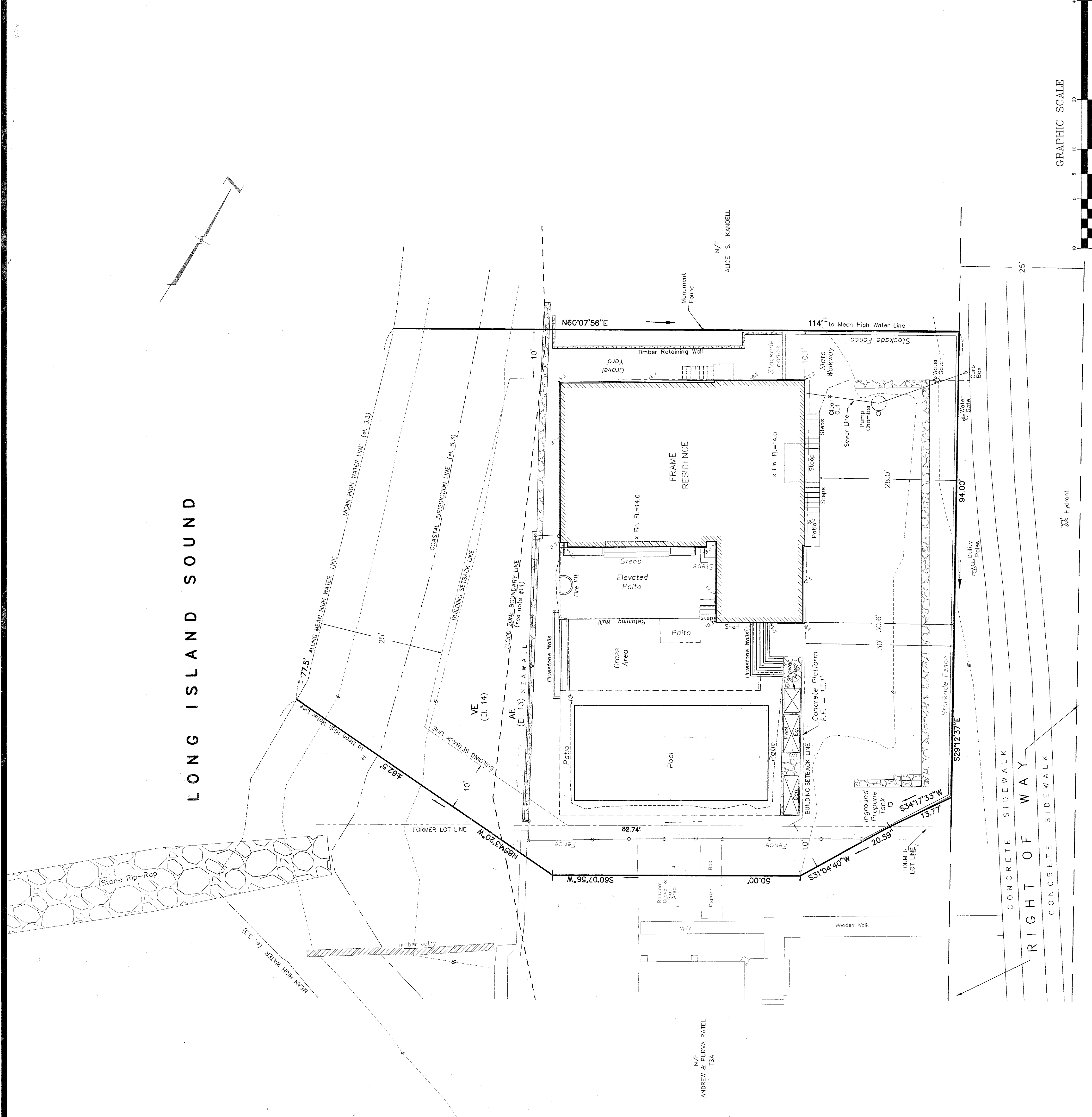


REVISION TABLE	DESCRIPTION
DATE	

LONG ISLAND SOUND



GRAPHIC SCALE
1 inch = 10 ft

(IN FEET)
1 inch = 10 ft

NOTES:

- 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 State Statutes of the State of Connecticut as amended by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, of the proposed improvements with respect to applicable municipal or other authority. The purpose is to enable determination of compliance with said improvements.
- This survey conforms to Horizontal Accuracy Class A-2.
- Total Area = 12,760 Sq. Ft.; 0.293 Acres to Mean High Water Line.
- Parcel is located in Residential Zone A. Property is situated within the Coastal Boundary Line (C.A.M.) as shown on the Town of Westport Zoning Map.
- Property shown on Assessor's Map E04, as Lot 085.
- No abstract of title, nor title commitment provided, all documents of record reviewed are noted hereon.
- Underground improvements or encroachments if any are not shown.
- Map References:
 - Property is shown as lot 10 & 11 on a certain map entitled "Map of Compo Cove Park Prepared for The Compo Cove Park Association, Westport, Conn., Scale: 1"=50', March 1930," by the Samuel W. Hayward Co. Said map on file in the Westport Town Clerk's Office bearing file No. 3770.
 - Refer to map entitled "Map of Right Of Way To Be Obtained By Bridgeport Hydraulic Company From The Compo Cove Park Association, Inc., Westport Conn., Scale: 1"=40', 1972," by Douglas G. Stewart, L.S. Said map on file in the Westport Town Clerk's Office bearing file No. 7070.
 - Refer to map entitled "Map Showing Permanent Maintenance Easements To Be Conveyed To The Town Of Westport At Compo Mill Beach, Westport, Conn., Scale: 1"=50', October 18, 1985," by John T. Cahill, L.S. Said map on file in the Westport Town Clerk's Office bearing file No. 8526.
 - Refer to map entitled "Map Showing Permanent Rights Of Way and Temporary Construction Easements For Construction Of 2 Stone Groins and Temporary Construction Easements For Placement Of Sand Fill At Compo Mill Beach (Compo Cove) Westport Conn., Scale: 1"=40', June 1, 1982," by Philip W. Genovese and Associates, Inc. Said map on file in the Westport Town Clerk's Office bearing file No. 8004.
- Refer to deed recorded in Vol. 3187, Pg. 159 of the Westport Land Records.
- Property does not contain wetlands as shown on the Town of Westport G.I.S. sheet E04.
- Property does not contain steep slopes as determined by a field topographic survey.
- Datum: Approximate Mean Sea Level, NAVD 1988.
- Contour Interval: Two Feet.
- Property is located in a 100 year flood hazard zone AE (el. 13) and VE (el. 14) and is located within the Limit of Moderate Wave Action Line (LIMWA) as shown on F.I.R.M., Panel 0900105526, Map Revised July 8, 2013. Flood zone boundary line shown hereon reproduced from said panel.
- Coverage Calculations:

Net Lot Area = 12,760 Sq. Ft.
Pool Area = 750 Sq. Ft.
Building Footprint = 1,910 Sq. Ft.
Total Lot Coverage = 3,130 Sq. Ft. = 24.53%

Maximum Allowable Building Coverage = 12,760 Sq. Ft. x 15% = 1,914 Sq. Ft.
Maximum Allowable Lot Coverage = 12,760 Sq. Ft. x 25% = 3,190 Sq. Ft.
- Sewer information reproduced from as-built sketch provided by contractor.

Average Grade Calculations:

- 8.4
 - 8.8
 - 10.1
 - 10.2
 - 12.2
 - 13.0
 - 12.2
 - 8.3
 - 8.3
 - 8.3
 - 8.4
 - 8.8
 - 8.9
 - 8.9
 - 8.5
- Total = 143.3
Number of Spots = 15
Average Grade = 143.3 / 15 = 9.6

Roof Heights (main roof):

- Average Grade = 9.6 M.S.L.
- Elevation Of Peak = 50.07 M.S.L.
- Elevation Of Eave = 25.38 M.S.L.
- Elevation Of Midpoint = 37.73 M.S.L.
- Height of Midpoint = 28.1

Roof Heights (dormer):

- Average Grade = 9.6 M.S.L.
- Elevation Of Peak = 44.53 M.S.L.
- Elevation Of Eave = 35.38 M.S.L.
- Elevation Of Midpoint = 38.94 M.S.L.
- Height of Midpoint = 29.3

AS-BUILT PLAN

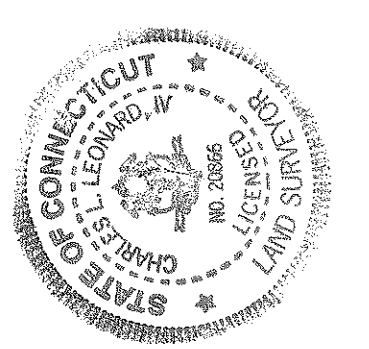
PREPARED FOR
PETER MULLER

AT
62 COMPO MILL COVE

WESTPORT, CONNECTICUT
SCALE: 1" = 10'
7 JULY 2017

Sewer Information added December 8, 2017
LEONARD SURVEYORS LLC.
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY

Charles Leonard
CHARLES L. LEONARD, IV, L.S., CONN. REG. NO. 20886



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