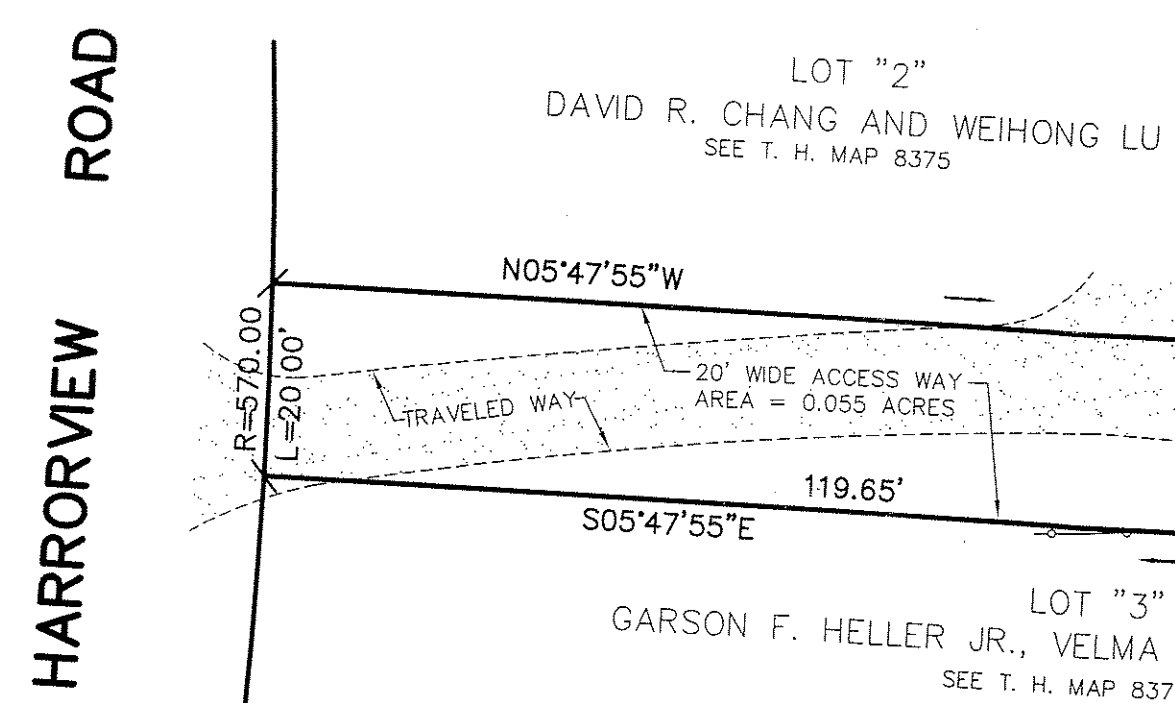
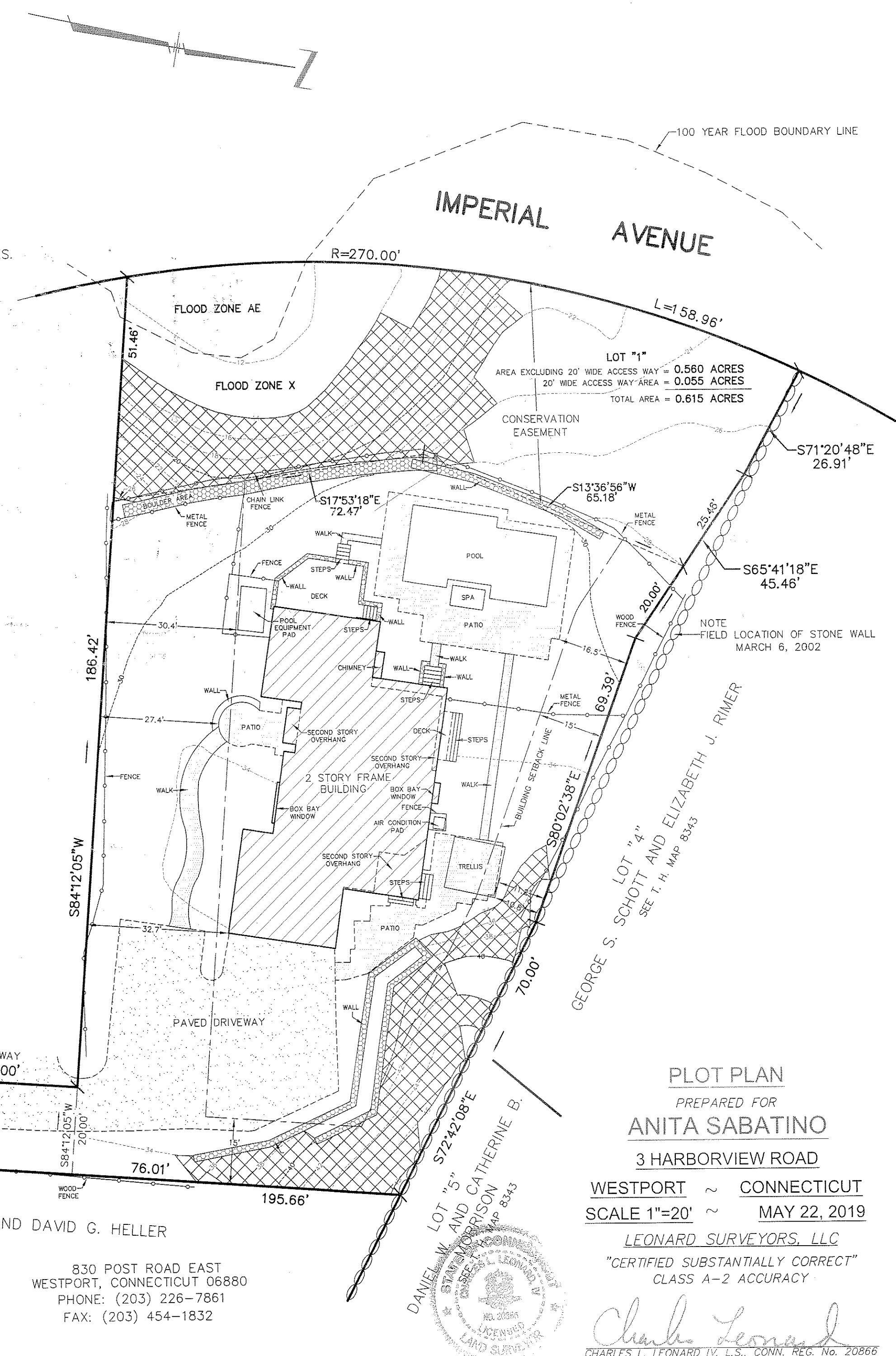


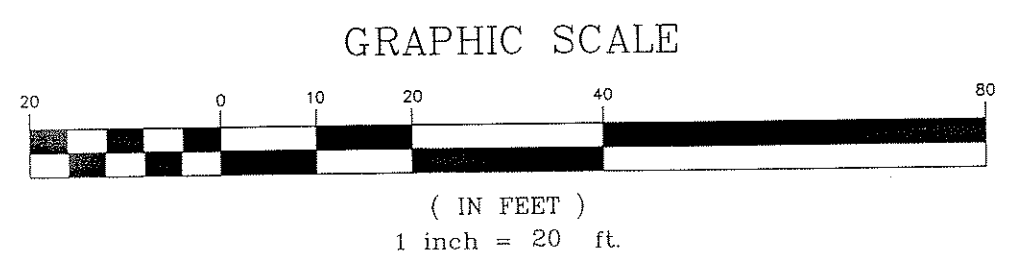
NOTE

1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, SUBDIVISION MAP OF HARBORVIEW ROAD, PREPARED FOR STONINGTON BUILDERS, INC., WESTPORT, CONNECTICUT, DATED OCTOBER 22, 1984, REVISED MARCH 6, 1985, REVISED MARCH 13, 1985 AND REVISED MARCH 25, 1985, MADE BY LEO LEONARD (SEE TOWN HALL MAP 8265, ON FILE IN THE WESTPORT LAND RECORDS).
2. PORTION OF PROPERTY IS LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, FLOOD ZONE AE, SET AT ELEVATION = 10, AND FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0413G, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 413 OF 626, CONTAINS: WESTPORT, TOWN OF, NUMBER 090019, PANEL 0413, SUFFIX G, MAP NUMBER 09001C0413G, MAP REVISED JULY 8, 2013.
3. 100 YEAR FLOOD BOUNDARY LINE SHOWN HEREON, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
4. TWO FOOT CONTOUR LINES SHOWN HEREON, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
5. STEEP SLOPES SHOWN HEREON, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM, SHOWING TWO FOOT CONTOUR LINES.
6. PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
7. PROPERTY IS LOCATED IN OPEN SPACE SUBDIVISION, "A" RESIDENCE ZONE.
8. PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP C8, LOT 081.
9. PROPERTY IS LOCATED WITH IN COASTAL AREA MANAGEMENT OFF SET LINE (CAM).
10. NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
11. NO ABSTRACT OF TITLE PROVIDED.

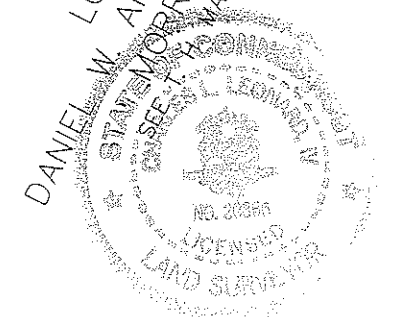
LOT AREA AND COVERAGE REQUIREMENTS
 LOT AREA EXCLUDING 20' WIDE ACCESS WAY = 24,378 SQ. FT.
 STEEP SLOPES = 3,824 SQ. FT.
 FACTOR = .80 X 3,640 = 2,912 SQ. FT.
 LOT AREA = 24,378 SQ. FT.
 MINUS FACTOR = 2,912 SQ. FT.
 BASE LOT AREA = 21,466 SQ. FT.
 BUILDING COVERAGE = 2,855 SQ. FT.
 TRELLIS COVERAGE = 144 SQ. FT.
 BUILDING COVERAGE = 2,999 SQ. FT. = 13.97%
 DRIVEWAY COVERAGE = 2,303 SQ. FT.
 POOL COVERAGE = 557 SQ. FT.
 SPA COVERAGE = 36 SQ. FT.
 TOTAL LOT COVERAGE = 5,895 SQ. FT. = 27.46%
 ALLOWABLE BUILDING COVERAGE = 3,220 SQ. FT. = 15.0%
 ALLOWABLE LOT COVERAGE = 5,366 SQ. FT. = 25.0%



LEGEND
 - - - - - TWO FOOT CONTOUR LINES
 STEEP SLOPES



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



PLOT PLAN
 PREPARED FOR
ANITA SABATINO
 3 HARBORVIEW ROAD
 WESTPORT ~ CONNECTICUT
 SCALE 1"=20' ~ MAY 22, 2019
LEONARD SURVEYORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY
Charles Leonard
 CHARLES L. LEONARD IV, L.S., CONN. REG. No. 20866