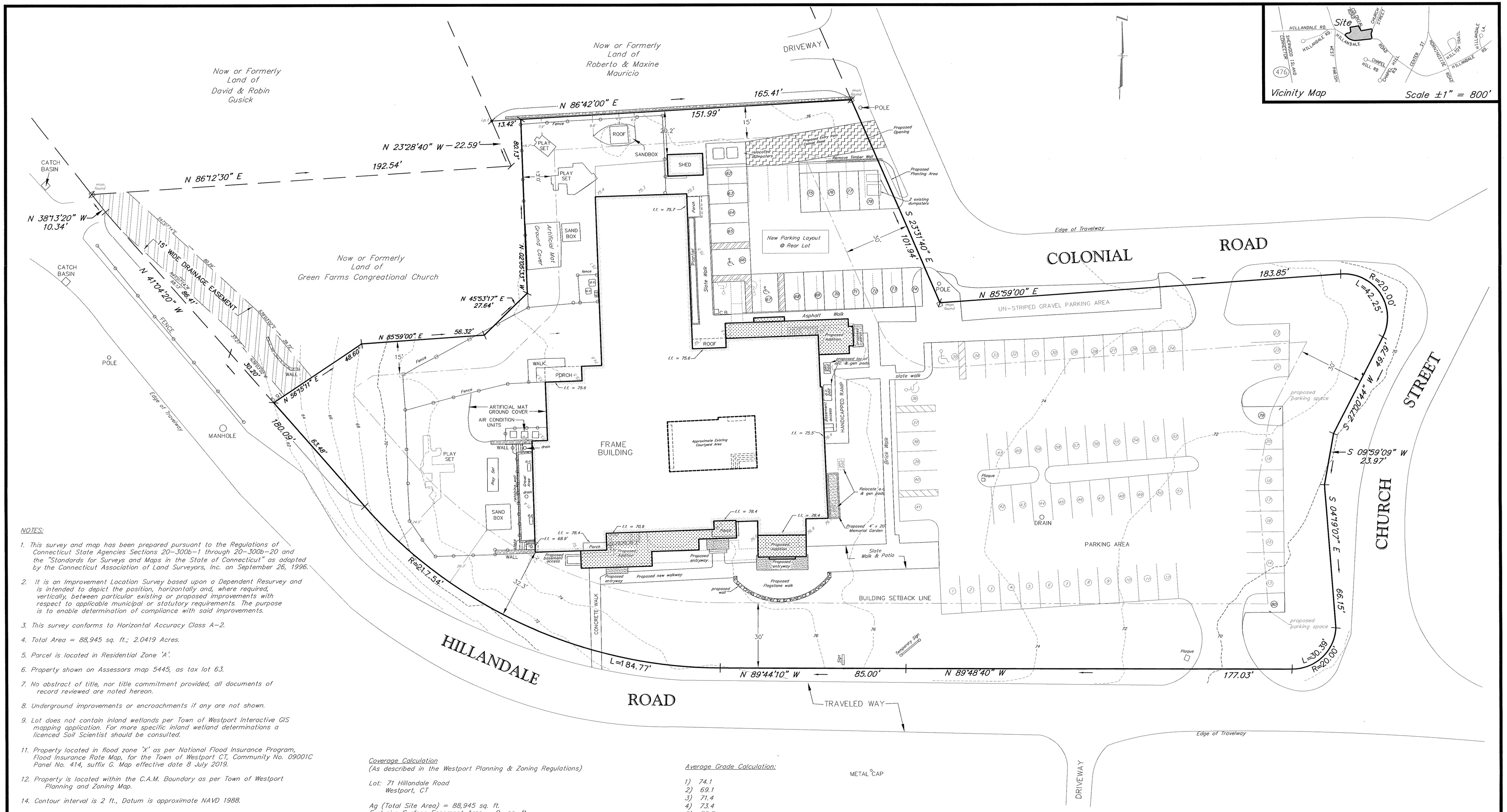

NOTES:

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 = 88,945 sq. ft.; 2.0419 Acres.
5. Parcel is located in Residential Zone 'A'.
6. Property shown on Assessors map 5445, as tax lot 63.
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. Lot does not contain inland wetlands per Town of Westport Interactive GIS mapping application. For more specific inland wetland determinations a licenced Soil Scientist should be consulted.
11. Property located in flood zone 'X' as per National Flood Insurance Program, Flood Insurance Rate Map, for the Town of Westport CT, Community No. 09001C Panel No. 414, suffix G. Map effective date 8 July 2019.
12. Property is located within the C.A.M. Boundary as per Town of Westport Planning and Zoning Map.
14. Contour interval is 2 ft., Datum is approximate NAVD 1988.
16. The word 'certify' is understood to be an expression of professional opinion by the Land Surveyor which is based on his or her best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.
17. Building dimensions shown are for coverage purposes only and are not to be used for construction.
18. Proposed Improvements per site and floor plans provided by Steve Orban Architect.
19. Map References:
    A. Property shown on a certain map entitled, "Map Showing Existing Conditions Prepred For Green Farms Congreational Church"
       Westport Land Records Map No. 9815
       Scale 1" = 20', 21 Aug. 2006
       By Charles L Leonard L.S.
    B. Survey Prepared for Congreational Society of Green Farms"
       Westport Land Records Map No. 4439
       Scale 1" = 40' June 1957
       By Charles Lyman L.S.
    C. "Drainage Easement Map Prepared for the Green Farms Congreational Church" On file in the Office of the Westport Town Clerk
       Scale 1" = 20' 12 March 2001

Coverage Calculation
(As described in the Westport Planning & Zoning Regulations)

Lot: 71 Hillandale Road
Westport, CT

Ag (Total Site Area) = 88,945 sq. ft.
Exclusive Surface Easement Area = 0 sq. ft.
At (Ag – Easement) = 88,945 sq. ft.
W (Wetlands) = 0 sq. ft.
S (Slopes > 25%) = 0 sq. ft.
An (At – (W +S) = 88,945sq. ft.
Abc (An + 0.2(W + S) = 88,945 sq. ft.

The base lot area to be used for the computation of the Maximum allowable coverage = 88,945 sq. ft.

Maximum Allowable Lot Coverage = 88,945 sq. ft. x 25% = 22,236 sq. ft.
Maximum Allowable Lot Coverage = 22,236 sq. ft.

Maximum Allowable Building Coverage = 88,945 sq. ft. x 15% = 13,341 sq. ft.
Maximum Allowable Building Coverage = 13,341 sq. ft.

Existing Parking & Driveway Area = 28,499 sq. ft.
Existing Building Area = 14,604 sq. ft. = 16.42%
Existing Lot Coverage = 43,103 sq. ft. = 48.46%

Proposed Parking & Driveway Area = 29,950 sq. ft.
Proposed Building Area = 17,095 sq. ft. = 19.22%
Proposed Lot Coverage = 47,045 sq. ft. = 52.89%

Average Grade Calculation:

1) 74.1
2) 69.1
3) 71.4
4) 73.4
5) 73.7
6) 73.3
7) 75.5
8) 74.6
9) 75.1
10) 75.4
11) 75.3
12) 75.5
13) 75.7
14) 75.5
15) 75.7
16) 76.4
17) 76.7
18) 76.9
19) 76.6
20) 76.3
21) 75.8
22) 75.5

Total = 1647.5'
Number of Spots = 22

Average Grade = 74.9'

Roof Heights:

1) Average Grade = 74.9' A.M.S.L.
2) Elevation Of Peak = 114.4' A.M.S.L.
3) Elevation Of Eave = 102.6' A.M.S.L.
4) Elevation of Midpoint = 108.5' A.M.S.L.
5) Height of Midpoint = 33.6'

GRAPHIC SCALE
20 0 1" = 20' 20 40

"HILLANDALE_72-72A" COMPUTER NO.4, IN 526-26, DATA COLLECTOR, FILE BLOCK 17-E

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

REVISION TABLE	
DATE	DESCRIPTION
12-21-19	architect revisions
12-22-19	revised notation

PROPOSED IMPROVEMENT PLAN

PREPARED FOR

CONGREGATIONAL CHURCH OF GREENS FARMS

71 HILLANDALE ROAD

WESTPORT ~ CONNECTICUT

SCALE 1"= 20' ~ 28 NOVEMBER 2019

LEONARD SURVEYORS LLC

"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A–2 ACCURACY

STATE OF CONNECTICUT * CHARLES L. LEONARD IV * No. 20866 LICENSED LAND SURVEYOR

Charles Leonard

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