

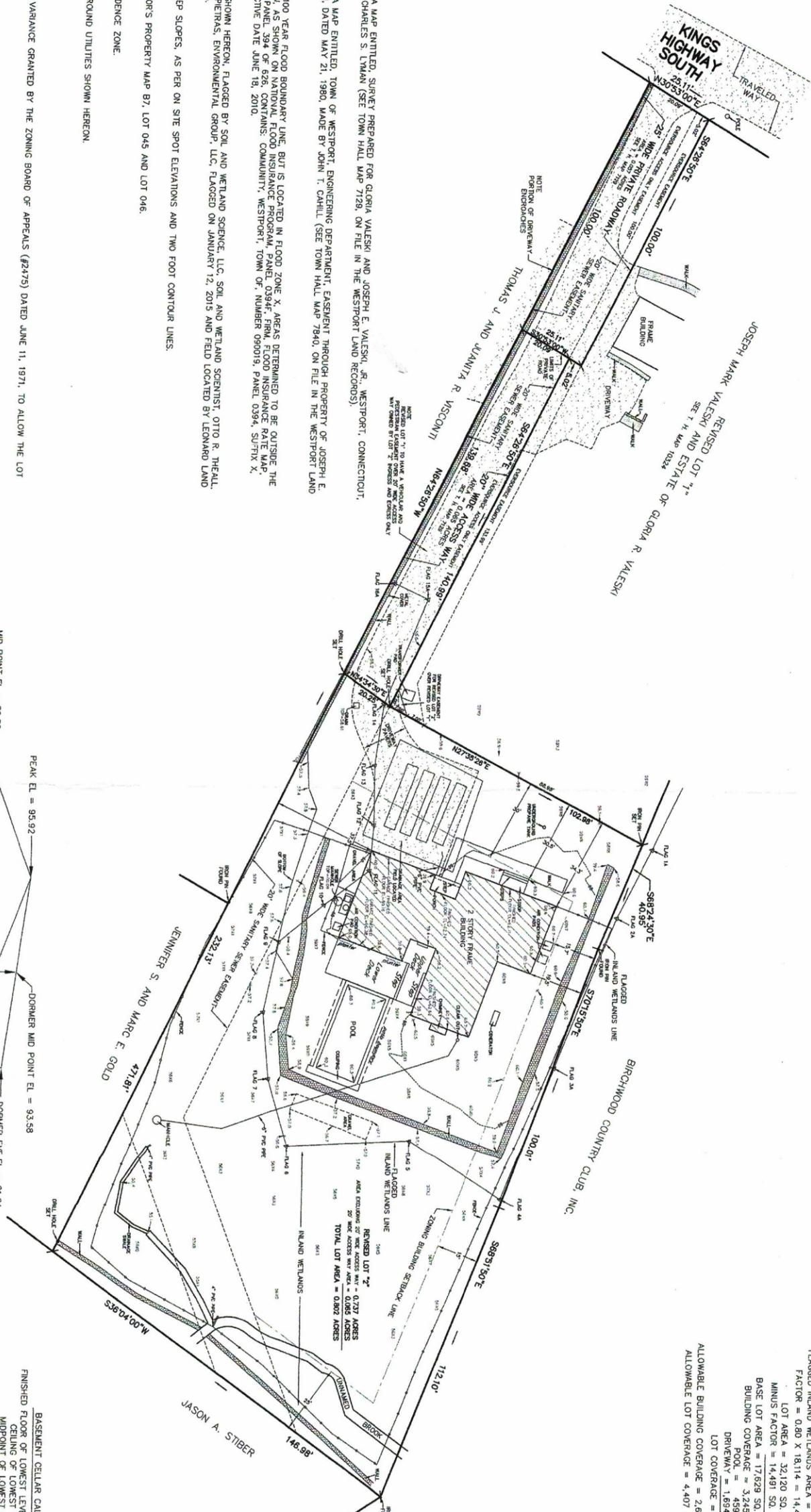
1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, SURVEY PREPARED FOR GLORIA VALESKI AND JOSEPH E. VALESKI, JR., WESTPORT, CONNECTICUT, DATED APRIL 19, 1971, MADE BY CHARLES S. LYMAN (SEE TOWN HALL MAP 7129, ON FILE IN THE WESTPORT LAND RECORDS).
2. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, TOWN OF WESTPORT, ENGINEERING DEPARTMENT, EXHIBENT THROUGH PROPERTY OF JOSEPH E. VALESKI, JR. AND GLORIA VALESKI, DATED MAY 21, 1980, MADE BY JOHN T. CAHILL (SEE TOWN HALL MAP 7840, ON FILE IN THE WESTPORT LAND RECORDS).
3. PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, BUT IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE PROGRAM, PANEL 0394F, FIRM, FLOOD INSURANCE RATE MAP, MAP NUMBER 09001C0394F, EFFECTIVE DATE JUNE 18, 2010.
4. FLAGGED INLAND WETLANDS LINE SHOWN HEREON, FLAGGED BY SOIL AND WETLAND SCIENCE, LLC, SOIL AND WETLAND SCIENTIST, OTTO R. THEALL AND WETLAND SCIENTIST THOMAS PEREAS, ENVIRONMENTAL GROUP, LLC, FLAGGED ON JANUARY 12, 2019 AND FIELD LOCATED BY LEONARD LAND SURVEYORS ON JANUARY 16, 2019.
5. PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES.
6. PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP B7, LOT 045 AND LOT 046.
7. PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
8. NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
9. NO ABSTRACT OF TITLE PROVIDED.
10. REFERENCE IS HEREBY MADE TO A VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS (#2475) DATED JUNE 11, 1971, TO ALLOW THE LOT TO BE DIVIDED.

NOTE

REVISIONS TO MAP 10324:
 1. LOT LINE ADJUSTMENT MAP, PREPARED FOR JOSEPH L. LEONARD IV (SEE TOWN HALL MAP 10324, ON FILE IN THE WESTPORT LAND RECORDS), DATED MARCH 16, 2017, MADE BY CHARLES S. LYMAN.

REVISIONS TO MAP 10324:
 1. LOT LINE ADJUSTMENT MAP, PREPARED FOR JOSEPH L. LEONARD IV (SEE TOWN HALL MAP 10324, ON FILE IN THE WESTPORT LAND RECORDS), DATED MARCH 16, 2017, MADE BY CHARLES S. LYMAN.

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LOT AREA AND COVERAGE REQUIREMENTS
 LOT AREA EXCLUDING 20' WIDE ACCESS WAY = 32,120 SQ. FT.
 FLAGGED INLAND WETLANDS AREA = 18,114 SQ. FT.
 FACTOR = 0.80 X 18,114 = 14,491 SQ. FT.
 LOT AREA = 32,120 SQ. FT.
 MINUS FACTOR = 14,491 SQ. FT.
 BASE LOT AREA = 17,629 SQ. FT.
 BUILDING COVERAGE = 3,245 SQ. FT. = 18.41%
 POOL = 489 SQ. FT.
 DRIVEWAY = 1,694 SQ. FT.
 LOT COVERAGE = 5,388 SQ. FT. = 30.62%
 ALLOWABLE BUILDING COVERAGE = 2,644 SQ. FT. = 15.0%
 ALLOWABLE LOT COVERAGE = 4,407 SQ. FT. = 25.0%

BASEMENT CELLAR CALCULATIONS
 FINISHED FLOOR OF LOWEST LEVEL = EL. = 56.1
 CEILING OF LOWEST LEVEL = EL. = 61.7
 MIDPOINT OF LOWEST LEVEL EL. = 58.9
 LOWEST GRADE AROUND RESIDENCE EL. = 59.2
 THEREFORE LOWEST LEVEL IS A CELLAR BECAUSE
 MIDPOINT OF LOWEST LEVEL IS 100% BELOW GRADE

PROPOSED PLOT PLAN

PREPARED FOR
GEORGE AND SHANNON VINDIOLA
 61 KINGS HIGHWAY SOUTH
 WESTPORT, CONNECTICUT
 SCALE 1" = 20' ~ AUGUST 22, 2019

PROPOSED DECK ADDED JANUARY 5, 2020
 NOT RECALCULATED FEB. 11, 2020
 DEC. 2019
 100' deck, pool, & pool patio; 29' Feb. 2020

LEONARD SURVEYORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY



Charles T. Leonard IV, P.E., C.O.S., REG. REG. NO. 20885

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"KINGS HIGHWAY SOUTH, 61" COMPUTER NO. 4, DATA COLLECTOR, FILE BLOCK 4-B