

NOTES:

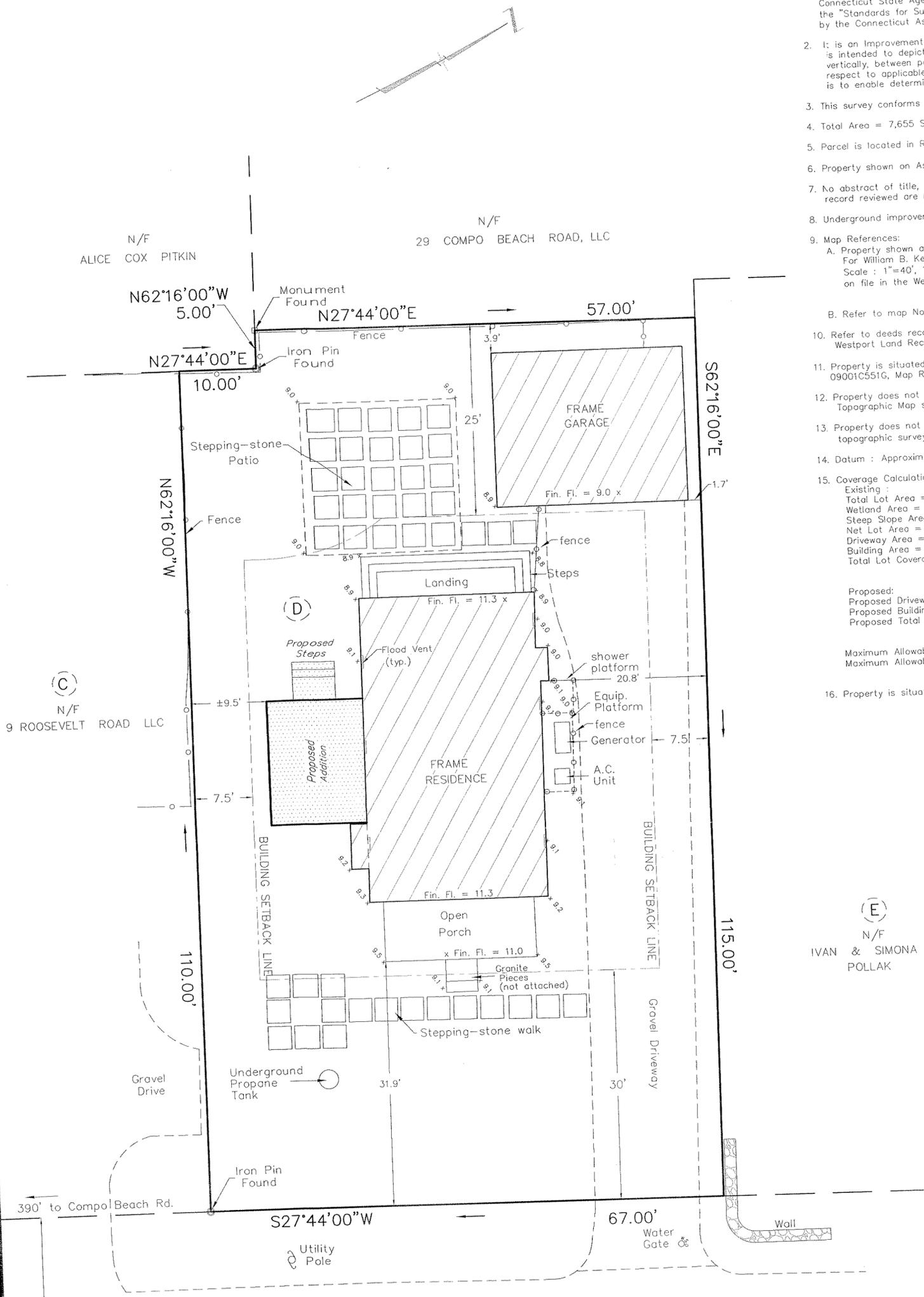
- This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, 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.
- This survey conforms to Horizontal Accuracy Class A-2.
- Total Area = 7,655 Sq. Ft.; 0.176 Acres.
- Parcel is located in Residential Zone A and Coastal Area Management Zone.
- Property shown on Assessor's Map D03, as Lot 19.
- 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 shown as lot 'D' on a certain map entitled "Map of Property For William B. Kellogg and Edythe P. Kellogg Westport, Conn., Scale: 1"=40', 1942", by The Samuel W. Hoyt, Jr. Co., Inc. Said map on file in the Westport Town Clerk's Office bearing 1731.
  - Refer to map No. 6816 W.L.R.
  - Refer to deeds recorded in Vol. 334, Pg. 138 and Vol. 538, Pg. 113 of the Westport Land Records.
  - Property is situated in Zone AE (el. 11) as shown on F.I.R.M., Panel 09001C551G, Map Revised July 8, 2013.
  - Property does not contain wetlands as shown on Town of Westport Topographic Map sheet D03.
  - Property does not contain steep slopes as determined by a field topographic survey by Leonard Surveyors, LLC on December 12, 2014.
  - Datum: Approximate Mean Sea Level; NAVD 1988.
  - Coverage Calculations:
 

Existing:	
Total Lot Area	= 7,655 Sq. Ft.
Wetland Area	= 0 Sq. Ft.
Steep Slope Area	= 0 Sq. Ft.
Net Lot Area	= 7,655 Sq. Ft.
Driveway Area	= 1,365 Sq. Ft.
Building Area	= 1,770 Sq. Ft. = 23.12%
Total Lot Coverage	= 3,135 Sq. Ft. = 40.95%
  - Proposed:
 

Proposed Driveway Area	= 1,365 Sq. Ft.
Proposed Building Area	= 2,003 Sq. Ft. = 26.17%
Proposed Total Lot Coverage	= 3,368 Sq. Ft. = 44.00%
  - Maximum Allowable Building Coverage = 7,655 Sq. Ft. x 15% = 1,148 Sq. Ft.  
Maximum Allowable Lot Coverage = 7,655 Sq. Ft. x 25% = 1,914 Sq. Ft.
- Property is situated within the waterway protection line jurisdiction.

ROOF HEIGHTS

MAIN ROOF	
Average Grade	= 9.0
Peak Elevation	= 36.11
Eave Elevation	= 27.71
Midpoint Elevation	= 31.91
Midpoint Above Average Grade	= 22.91
HIGEST DORMER	
Average Grade	= 9.0
Peak Elevation	= 36.11
Eave Elevation	= 32.18
Midpoint Elevation	= 34.15
Midpoint Above Average Grade	= 25.15



(E)  
N/F  
IVAN & SIMONA K.  
POLLAK

PROPOSED IMPROVEMENT PLAN

PREPARED FOR  
**KEN GOLDBERG**  
11 ROOSEVELT ROAD

WESTPORT ~ CONNECTICUT  
SCALE: 1" = 10' DECEMBER 12, 2014

update: 6 june 2020  
add proposed improvements: 6 june 2020  
**LEONARD SURVEYORS, LLC**  
"CERTIFIED SUBSTANTIALLY CORRECT"  
CLASS A-2 ACCURACY

*Charles Leonard*  
CHARLES L. LEONARD, IV, L.S., CONN. REG. No. 20866



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