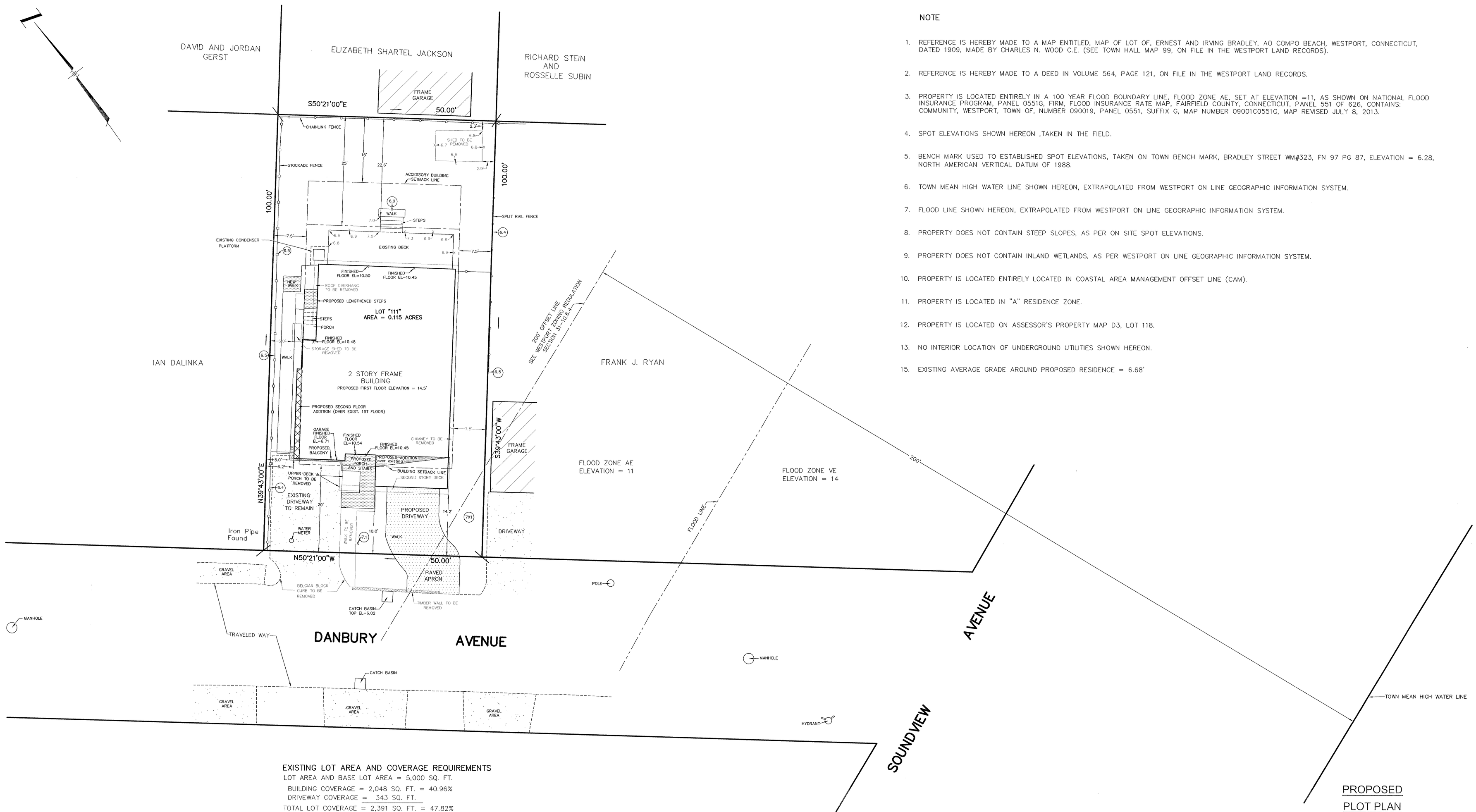

NOTE

1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF LOT OF, ERNEST AND IRVING BRADLEY, AO COMPO BEACH, WESTPORT, CONNECTICUT, DATED 1909, MADE BY CHARLES N. WOOD C.E. (SEE TOWN HALL MAP 99, ON FILE IN THE WESTPORT LAND RECORDS).
2. REFERENCE IS HEREBY MADE TO A DEED IN VOLUME 564, PAGE 121, ON FILE IN THE WESTPORT LAND RECORDS.
3. PROPERTY IS LOCATED ENTIRELY IN A 100 YEAR FLOOD BOUNDARY LINE, FLOOD ZONE AE, SET AT ELEVATION =11, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0551G, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 551 OF 626, CONTAINS: COMMUNITY, WESTPORT, TOWN OF, NUMBER 090019, PANEL 0551, SUFFIX G, MAP NUMBER 09001C0551G, MAP REVISED JULY 8, 2013.
4. SPOT ELEVATIONS SHOWN HEREON ,TAKEN IN THE FIELD.
5. BENCH MARK USED TO ESTABLISHED SPOT ELEVATIONS, TAKEN ON TOWN BENCH MARK, BRADLEY STREET WM#323, FN 97 PG 87, ELEVATION = 6.28, NORTH AMERICAN VERTICAL DATUM OF 1988.
6. TOWN MEAN HIGH WATER LINE SHOWN HEREON, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
7. FLOOD LINE SHOWN HEREON, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
8. PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER ON SITE SPOT ELEVATIONS.
9. PROPERTY DOES NOT CONTAIN INLAND WETLANDS, AS PER WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
10. PROPERTY IS LOCATED ENTIRELY LOCATED IN COASTAL AREA MANAGEMENT OFFSET LINE (CAM).
11. PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
12. PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP D3, LOT 118.
13. NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
15. EXISTING AVERAGE GRADE AROUND PROPOSED RESIDENCE = 6.68'

EXISTING LOT AREA AND COVERAGE REQUIREMENTS

LOT AREA AND BASE LOT AREA = 5,000 SQ. FT.
BUILDING COVERAGE = 2,048 SQ. FT. = 40.96%
DRIVEWAY COVERAGE = 343 SQ. FT.
TOTAL LOT COVERAGE = 2,391 SQ. FT. = 47.82%
ALLOWABLE BUILDING COVERAGE = 750 SQ. FT. = 15.0%
ALLOWABLE LOT COVERAGE = 1,250 SQ. FT. = 25.0%

PRPOSED COVERAGE

BUILDING COVERAGE = 1,995 SQ. FT. = 39.90%
DRIVEWAY COVERAGE = 595 SQ. FT.
TOTAL LOT COVERAGE = 2,590 SQ. FT. = 51.80%

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

"DANBURY_4-2019" COMPUTER NO. 4, DATA COLLECTOR, FILE BLOCK 9-E

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

PROPOSED PLOT PLAN

PREPARED FOR

DAVID FREAR

4 DANBURY ROAD

WESTPORT ~ CONNECTICUT
SCALE 1"= 10' ~ MARCH 23, 2020

EXISTING AVERAGE GRADE AROUND PROPOSED RESIDENCE ADDED MAY 5, 2020
REVISED TO SHOW FRONT OFFSET AND NEW DRIVE CONFIGURATION MAY 13, 2020
REVISED TO SHOW EXISTING REAR DECK TO REMAIN JUNE 10, 2020
REVISED DRIVEWAY PER ENGINEERING AUG. 12, 2020
PROPOSED FIRST FLOOR ELEVATION SHOWN SEPT. 1, 2020

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

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

CHARLES L. LEONARD IV, L.S., CONN. REG. No. 20866