



**NOTES**

1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY PREPARED FOR CHRISTIAN J. TREFZ, WESTPORT, CONNECTICUT, DATED SEPTEMBER 10, 1986, MADE BY LEO LEONARD (SEE TOWN HALL MAP 8437, ON FILE IN THE TOWN CLERK'S OFFICE).
2. PROPERTY IS LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, FLOOD ZONE AE, SET AT ELEVATION =13 AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0532G, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 532 OF 626, CONTAINS: COMMUNITY, WESTPORT, TOWN OF, NUMBER 090019, PANEL 0532, SUFFIX G, MAP NUMBER 09001C0532G, MAP REVISED JULY 8, 2013.
3. STEEP SLOPES SHOWN HEREON, EXTRAPOLATED FROM WESTPORT, CONNECTICUT, TOPOGRAPHIC MAP, MAP SHEET: B2, BY JAMES W. SEWALL COMPANY, DATED APRIL 9, 2005.
4. TIDAL WETLANDS LINE AS FLAGGED BY ALEKSANDRA MOCH ON JUNE 26, 2020 AND FIELD LOCATED BY LEONARD SURVEYORS.
5. BENCH MARK USED TO ESTABLISH SPOT ELEVATION AND TWO FOOT CONTOUR LINES, TAKEN FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP B2, LOT 035.
7. PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
8. NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
9. NO ABSTRACT OF TITLE PROVIDED.
10. PROPERTY IS LOCATED WITHIN COASTAL AREA MANAGEMENT OFFSET LINE (CAM).

**LOT AREA AND COVERAGE REQUIREMENTS**

LOT AREA = 21,878 SQ. FT.  
 TIDAL WETLANDS AREA = 3,630 SQ. FT.  
 FACTOR = .80 X 3,860 = 3,088 SQ. FT.  
 LOT AREA = 21,878 SQ. FT.  
 MINUS FACTOR = 3,088 SQ. FT.  
 BASE LOT AREA = 18,790 SQ. FT.  
 TOTAL BUILDING COVERAGE = 5,130 SQ. FT. = 27.30%  
 POOL COVERAGE = 475 SQ. FT.  
 TOTAL DRIVEWAY COVERAGE = 1,247 SQ. FT.  
 TOTAL LOT COVERAGE = 6,852 SQ. FT. = 36.47%

**PROPOSED LOT COVERAGE**

EXISTING BUILDING COVERAGE = 5,130 SQ. FT.  
 PROPOSED STEPS AND LANDINGS FOR ACCESS TO BUILDING = 213 SQ. FT.  
 TOTAL BUILDING COVERAGE = 5,343 SQ. FT. = 28.44%  
 DRIVEWAY COVERAGE = 1,115 SQ. FT.  
 POOL COVERAGE = 475 SQ. FT.  
 TOTAL LOT COVERAGE = 6,933 SQ. FT. = 36.90%

**PROPOSED RAISED BUILDING AND ADDITIONS**

**PLOT PLAN**  
 PREPARED FOR  
**NIKOLA FREEMAN TRUSTEE**

11 BERMUDA ROAD  
 WESTPORT ~ CONNECTICUT  
 SCALE 1" = 20' ~ MAY 30, 2019

REVISED DECEMBER 31, 2019 REVISED ENTRY JULY 15, 2020  
 REVISED JANUARY 20, 2020 REVISED WALKS JULY 16, 2020  
 average grade: 25 Feb. 2020 REVISED WETLANDS ADDED AUGUST 13, 2020

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

*Charles Leonard*  
 CHARLES L. LEONARD, IV L.S., CONN. REG. No. 20886



*Average Grade Calculation:*

- 1) 6.5
- 2) 7.2
- 3) 7.7
- 4) 7.7
- 5) 7.8
- 6) 7.5
- 7) 8.3
- 8) 7.3
- 9) 7.9
- 10) 7.2
- 11) 7.4
- 12) 7.6
- 13) 7.5
- 14) 8.1
- 15) 8.2
- 16) 7.9
- 17) 7.3

Total = 129.1  
 Number of Spots = 17  
 Average Grade = 7.6

**LEGEND**

- SPOT ELEVATIONS
- 8----- TWO FOOT CONTOUR LINES
- STEEP SLOPES

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 20 ft.

**LEONARD SURVEYORS, LLC**  
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