

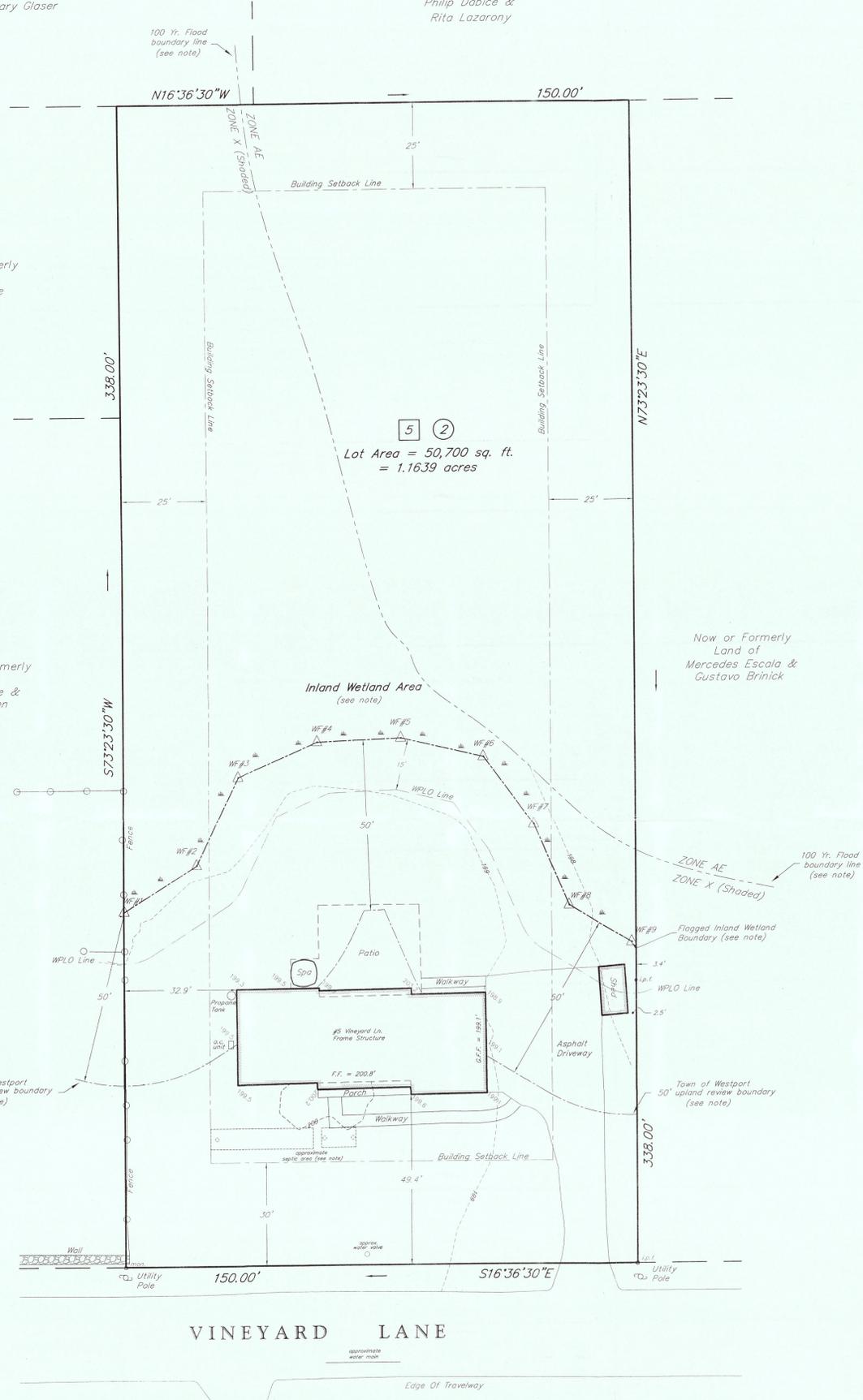
Now or Formerly  
Land of  
Richard & Mary Glaser

Now or Formerly  
Land of  
Philip Dabice &  
Rita Lazarony

Now or Formerly  
Land of  
Adam Greene

Now or Formerly  
Land of  
Gary Brode &  
Hong Quen

Now or Formerly  
Land of  
Mercedes Escala &  
Gustavo Brinick



- 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 = 50,700 Sq. Ft.; 1.164 Acres.
  - Parcel is located in Residential Zone 'AA'.
  - Property shown on Assessor's Map F14, as Lot 057.
  - 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:  
A: Property also shown as lot '2' on a certain map entitled "Map of Property For Christine Masiello, James Masiello, Mary Masiello, Celastia Masiello & Jennie Lanzetta, Westport, Conn., Scale: 1"=100', July 1954", by Martin J. Capasse, L.S. Said map on file in the Westport Town Clerk's Office bearing file No. 3878.
  - Refer to deed recorded in Vol. 3079, Pg. 85 of the Westport land Records.
  - Datum: Approximate Mean Sea Level; NAVD 1988.  
Contour Interval: Two Feet.
  - Property is situated in Flood Zone AE (base flood elevation 198.6) per Town of Westport Engineering Office, Flood zone 'X' (shaded) and 'X' (unshaded).
  - Town wetland line flagged by soil scientist Otto Theall and located by Leonard Surveyors on 10 July 2013.
  - Approximate water structures and septic area shown to me by others.

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

Lot: 5 Vineyard Ln  
Westport

Ag (Total Site Area) = 50,700 sq. ft.  
Exclusive Surface Easement Area = 0 sq. ft.  
At (Ag - Easement) = 50,700 sq. ft.  
W (Wetlands) = 30,888 sq. ft.  
S (Slopes > 25%) = 0 sq. ft.  
An (At - (W + S)) = 19,812 sq. ft.  
Abc (An + 0.2(W + S)) = 25,989 sq. ft.

The base lot area to be used for the computation of the Maximum allowable coverage = 25,989 sq. ft.

Maximum Allowable Lot Coverage = 25,989 sq. ft. x 25% = 6,497 sq. ft.  
Maximum Allowable Lot Coverage = 6,497 sq. ft.

Existing Spa Area = 65 sq. ft.  
Existing Driveway Area = 1,950 sq. ft.  
Existing Building Area = 2,235 sq. ft.  
Existing Lot Coverage = 4,250 sq. ft. = 16.35%

**VINEYARD LANE**

**PLOT PLAN**  
PREPARED FOR  
**ROBERT H. STEINMETZ &  
LORRAINE J. STEINMETZ**  
5 VINEYARD LANE  
WESTPORT ~ CONNECTICUT  
SCALE 1 in. = 20 ft. 10 JULY 2013

**RECEIVED**  
JUL 15 2020  
TOWN OF WESTPORT  
CONSERVATION DEPARTMENT  
(w/m-11038-20)

**LEONARD SURVEYORS LLC**  
"CERTIFIED SUBSTANTIALLY CORRECT"  
CLASS A-2 ACCURACY  
*Charles Leonard*  
CHARLES L. LEONARD IV, L.S., CONN. REG. No. 20866



REVISION TABLE	
DATE	DESCRIPTION

**LEONARD SURVEYORS LLC**  
630 POST ROAD EAST  
WESTPORT, CONNECTICUT 06880  
PHONE: (203) 226-7861  
FAX: (203) 454-1632

