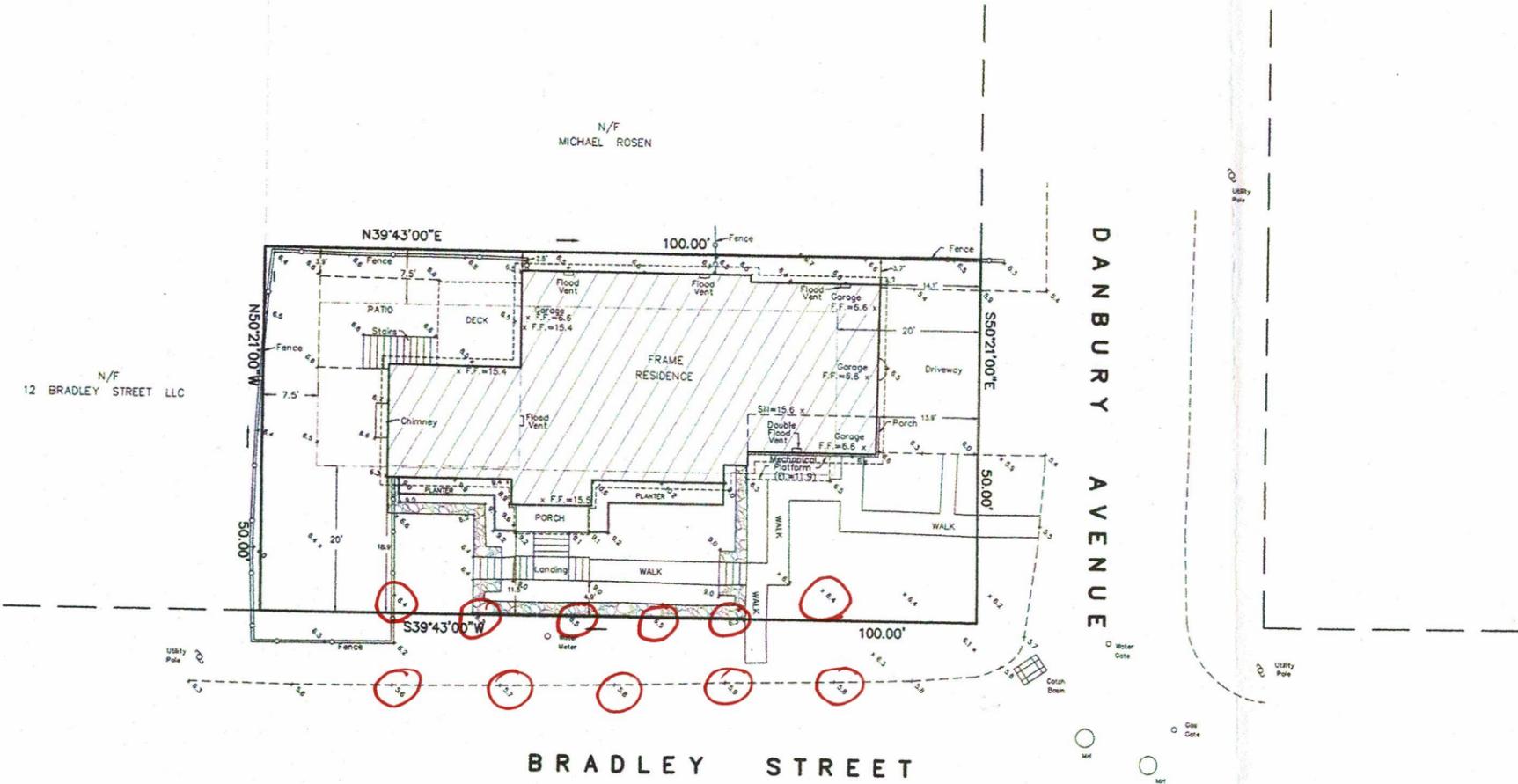




NOTES:

1. 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.
2. 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.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. Total Area = 5,000 Sq. Ft.; 0.1148 Acres.
5. Parcel is located in Residential Zone A. Property is located within the Coastal Boundary Line (C.A.M.) as shown on the Town of Westport Zoning Map.
6. Property shown on Assessor's Map D03, as Lot 060.
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
8. Underground improvements or encroachments if any are not shown.
9. Map References:
 - A. Property shown as lot '54' on a certain map entitled "Map of Property Belonging To Ernest and Irving Bradley At Compo Beach, Westport, Conn., by Charles N. Wood, C.E. Said map on file in the Westport Town Clerk's Office bearing No. 68A.
 - B. Refer to maps No. 99, 167, 330, 3204 and 4803.
10. Refer to deed recorded in Vol. 3312, Pg. 151 of the Westport Land Records.
12. Property is located in a 100 year flood hazard zone AE (El. 11) and is located within the Limit of Moderate Wave Action Line (LIMWA) as shown on F.I.R.M., Panel 0900100551G, Map Revised July 8, 2013.
13. Datum : Approximate Mean Sea Level; NAVD 1988.
14. Property does not contain wetlands as shown on Town of Westport G.I.S., sheet D03.
15. Property does not contain steep slopes as determined by a field topographic survey.
16. Coverage Calculations :
 - Total Lot Area = 5,000 Sq. Ft.
 - Wetland Area = 0 Sq. Ft.
 - Steep Slope Area = 0 Sq. Ft.
 - Net Lot Area = 5,000 Sq. Ft.
 - Driveway Area = 325 Sq. Ft.
 - Building Area = 1,918 Sq. Ft. = 38.36%
 - Total Lot Coverage = 2,243 Sq. Ft. = 44.86%
 - Maximum Allowable Building Coverage = 5,000 Sq. Ft. x 15% = 750 Sq. Ft.
 - Maximum Allowable Lot Coverage = 5,000 Sq. x 25% = 1,250 Sq. Ft.



N/F
12 BRADLEY STREET LLC

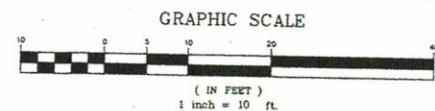
N/F
MICHAEL ROSEN

DANBURY AVENUE

BRADLEY STREET

ROOF HEIGHTS
MAIN ROOF :
AVERAGE GRADE = 7.6
PEAK ELEVATION = 40.81
EAVE ELEVATION = 32.73
MIDPOINT ELEVATION = 36.77
MIDPOINT ABOVE AVERAGE GRADE = 29.17

ROOF HEIGHTS
DORMER :
AVERAGE GRADE = 7.6
PEAK ELEVATION = 39.30
EAVE ELEVATION = 32.55
MIDPOINT ELEVATION = 35.93
MIDPOINT ABOVE AVERAGE GRADE = 28.33



AS - BUILT
PLOT PLAN
PREPARED FOR
THOMAS A. DIPPLE
AND
ANNE E. NOLTE
10 BRADLEY STREET
WESTPORT ~ CONNECTICUT
SCALE : 1" = 10' DECEMBER 21, 2016
FLOOD VENTS ADDED : JANUARY 26, 2017



LEONARD SURVEYORS LLC
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY
Charles Leonard
CHARLES L. LEONARD, IV, L.S., CONN. REG. NO. 20866
1175 POST ROAD EAST
WESTPORT, CONNECTICUT 06880
PHONE: (203) 426-7861
FAX: (203) 426-1823

1/26/17