

Denotes Areas of Steep Slope.

Denotes wetland flag location.

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 = 47,381 Sq. Ft.; 1.088 Acres.
- Parcel is located in Residential Zone 'AAA'.
- Property shown on Assessor's Map H06, as Lot 020.
- No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
- Underground improvements or encroachments if any are not shown.
- Map References:
 - Property shown as lot '2' on a certain map entitled "Map of Property For Alfred W. Hansen & Frank L. Meier, Westport, Conn., Scale: 1"=100', February 2, 1950," by Andrew S. Huntington, L.S. Said map on file in the Westport Town Clerk's Office bearing file No. 2662.
- Refer to deed recorded in Vol. 3190, Pg. 101 of the Westport Land Records.
- Datum: Approximate Mean Sea Level; NAVD 1988. Contour Interval: Two Feet.
- A portion of property is located in a 100 year flood hazard zone 'AE' Base Flood Elevation 10 and zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as shown on F.I.R.M., Panel 09001C0414G, Map Revised July 8, 2013.
- A recently conducted flood study of this area by GZA GeoEnvironmental Engineering Co. may in the future be accepted which may change the 100 yr. BFE to El. 13.6 (NAVD88) and 25 yr. BFE to El. 12.6 (NAVD88).
- Steep slopes determined by a field topographic survey.
- Wetlands line shown flagged by Soil Scientist Otto Theall and located by Leonard Surveyors 3 April 2020.
- Coverage Calculations:

Total Lot Area	= 47,381 Sq. Ft.
Wetland Area	= 24,735 Sq. Ft. x 0.80 = 19,788 Sq. Ft.
Steep Slope Area	= 690 Sq. Ft. x .80 = 552 Sq. Ft.
Net Lot Area	= 27,041 Sq. Ft.
Driveway Area	= 2,225 Sq. Ft.
Building Area	= 2,384 Sq. Ft.
Total Lot Coverage	= 4,609 Sq. Ft. = 17.04%
Proposed Building Area	= 3,204 Sq. Ft.
Proposed Driveway Area	= 1,625 Sq. Ft.
Proposed Total Lot Coverage	= 4,829 Sq. Ft. = 17.86%

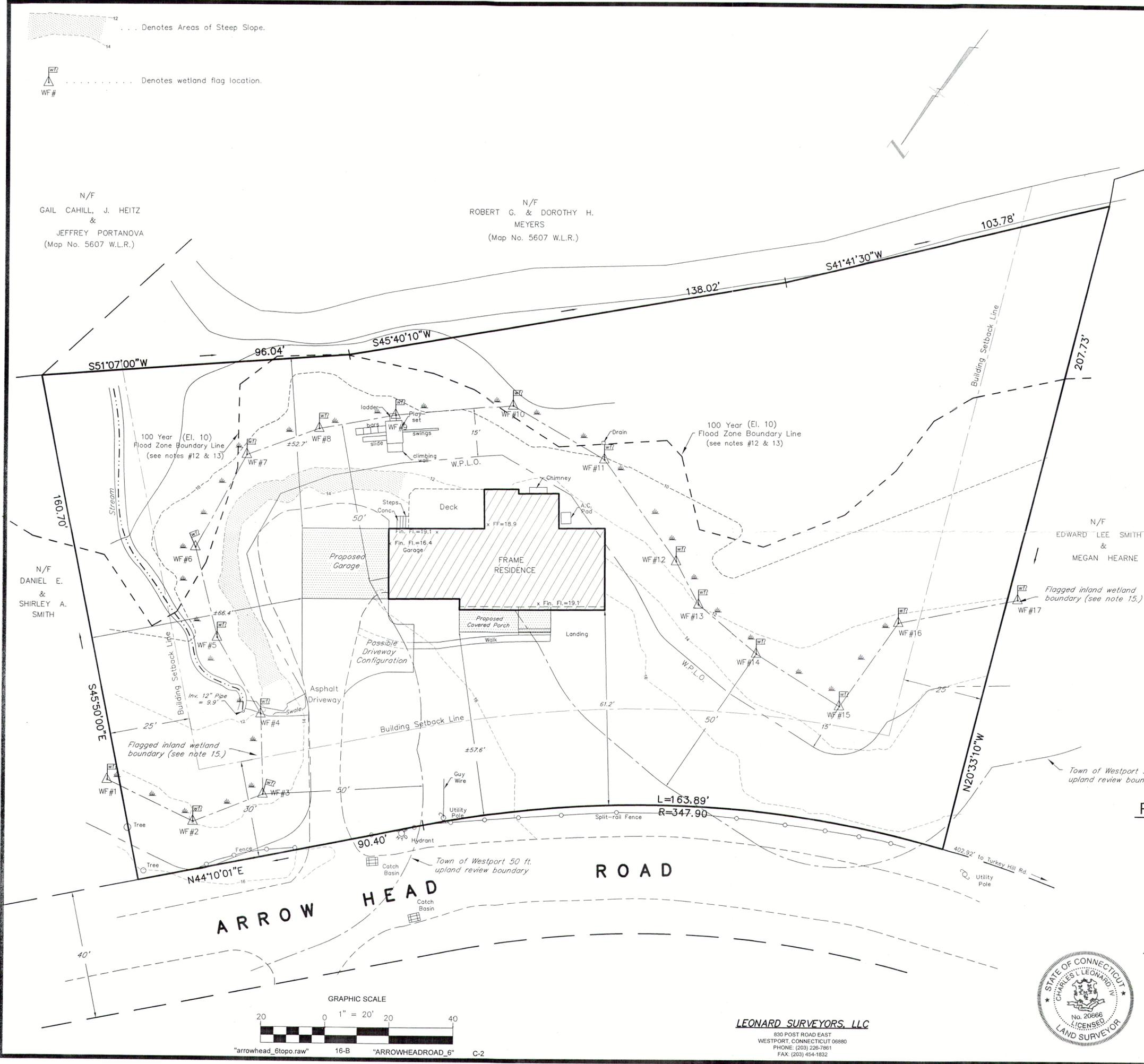
Maximum Allowable Lot Coverage = 27,041 Sq. Ft. x 25% = 6,760 Sq. Ft.

N/F
GAIL CAHILL, J. HEITZ
&
JEFFREY PORTANOVA
(Map No. 5607 W.L.R.)

N/F
ROBERT G. & DOROTHY H.
MEYERS
(Map No. 5607 W.L.R.)

N/F
EDWARD LEE SMITH
&
MEGAN HEARNE

N/F
DANIEL E.
&
SHIRLEY A.
SMITH



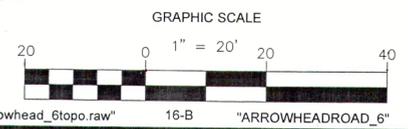
PROPOSED IMPROVEMENT PLAN

PREPARED FOR
THOMAS J. MOODY Jr.
& MARGARET M. CAREY

6 ARROW HEAD ROAD
WESTPORT ~ CONNECTICUT
SCALE: 1" = 20' SEPTEMBER 15, 2016
loc. wetland flags: 3 April 2020
Show proposed improvements: 12 May 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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