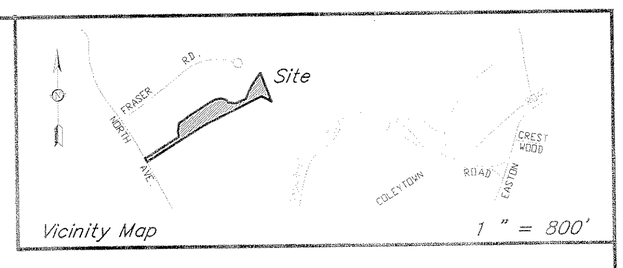

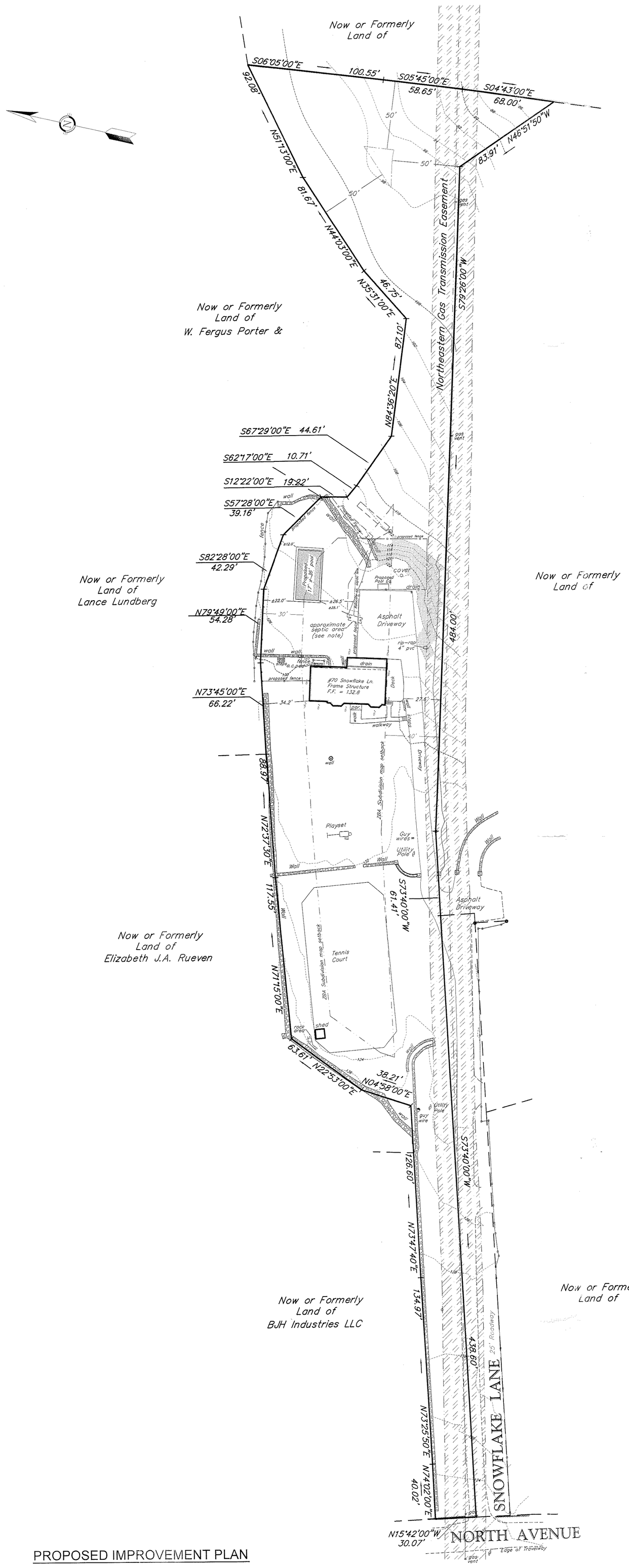

NOTES:

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 = 87,299 sq. ft.; 2.0041 Acres.
5. Parcel is located in Residential Zone 'AAA'.
6. Property shown on Assessors map D17, as tax lot 37.
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted hereon.
8. Underground improvements or encroachments if any are not shown.
9. Reference is hereby made to the Westport Wetland Regulations for proper conservation setback distances per intended use.
10. Property does not contain inland wetlands per Town of Westport interactive G.I.S. mapping application. For more specific inland wetland determinations a licensed soil scientist should be consulted.
11. Property located in flood zone 'X' (area of minimal flooding) per National Flood Insurance Program, Flood Insurance Rate Map, for the Town of Westport CT, Community No. 09001C, Panel No. 411, suffix F, Map effective date 18 July 2010.
12. Contour interval is 2 ft., Datum is approximate NAVD 1988.
13. Deed Reference: Vol. 2937, Pg. 28; Vol. 103, Pg. 216.
14. The word 'certify' is understood to be an expression of professional opinion by the Land Surveyor which is based on his or her best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.
15. Building dimensions shown are for coverage purposes only and are not to be used for construction.
16. The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based upon the municipal, federal, and/or state departmental interpretation and/or changes in regulations affecting setbacks. The municipal zoning enforcement officer has current knowledge and authority in this determination and must be consulted prior to design and/or building of improvements on the property.
17. Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.
18. Approximate septic area shown to me by others.
19. Refer to ZBA Variance granted on April 14, 1960 for the rectangle and setback requirements for Plot 'C' on Snowflake Lane. As shown on record map #4977.
20. Proposed pool information per sketch provided by owner.
21. Map References:
    A. Property shown as lot 'C' on a certain map entitled, "Survey Prepared for Alfred A. Anthony and Kathryn B. Anthony" Westport Land Records Map No. 4977 Scale 1" = 50', April 1960 By W.J. Wood C.E. & L.S.

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

Lot: 3 Snowflake Lane
Westport

Ag (Total Site Area) = 87,299 sq. ft.
Exclusive Surface Easement Area = 0 sq. ft.
At (Ag – Easement) = 87,299 sq. ft.
W (Wetlands) = 0 sq. ft.
S (Slopes > 25%) = 1,648 sq. ft.
An (At – (W +S) = 85,651sq. ft.
Abc (An + 0.2(W + S) = 85,980 sq. ft.

The base lot area to be used for the computation of the Maximum allowable coverage = 85,980 sq. ft.

Maximum Allowable Lot Coverage = 85,980 sq. ft. x 25% = 21,495 sq. ft.
Maximum Allowable Lot Coverage = 21,495 sq. ft.

Existing Driveway Area = 4,578 sq. ft.
Portion of Snowflake Lane Area = 638 sq. ft.
Existing Building Area = 2,210 sq. ft.
Existing Tennis Court = 7,070 * 0.5 = 3,535 sq. ft.
Existing Lot Coverage = 10,961 sq. ft. = 12.75%

Proposed Driveway Area = 4,578 sq. ft.
Portion of Snowflake Lane Area = 638 sq. ft.
Proposed Building Area = 2,210 sq. ft.
Proposed Tennis Court = 7,070 * 0.5 = 3,535 sq. ft.
Proposed Pool Area = ±622 sq. ft.
Proposed Lot Coverage = 11,583 sq. ft. = 13.47%

PROPOSED IMPROVEMENT PLAN

PREPARED FOR

PAUL LEDENKO & KRISTEN LEDENKO

3 SNOWFLAKE LANE
WESTPORT ~ CONNECTICUT
SCALE 1in. = 40 ft. 26 MAY 2020

LEONARD SURVEYORS LLC

"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A–2 ACCURACY

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

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

REVISION TABLE	
DATE	DESCRIPTION
13 July 2020	septic, setback and notes
3 Aug. 2020	show proposed pool
1 Sept. 2020	rev. proposed pool

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

GRAPHIC SCALE
40 0 1" = 40' 40 80

snowflake_3-t1.rw5 BLOCK 20E snowflake_3-t1.dwg c2