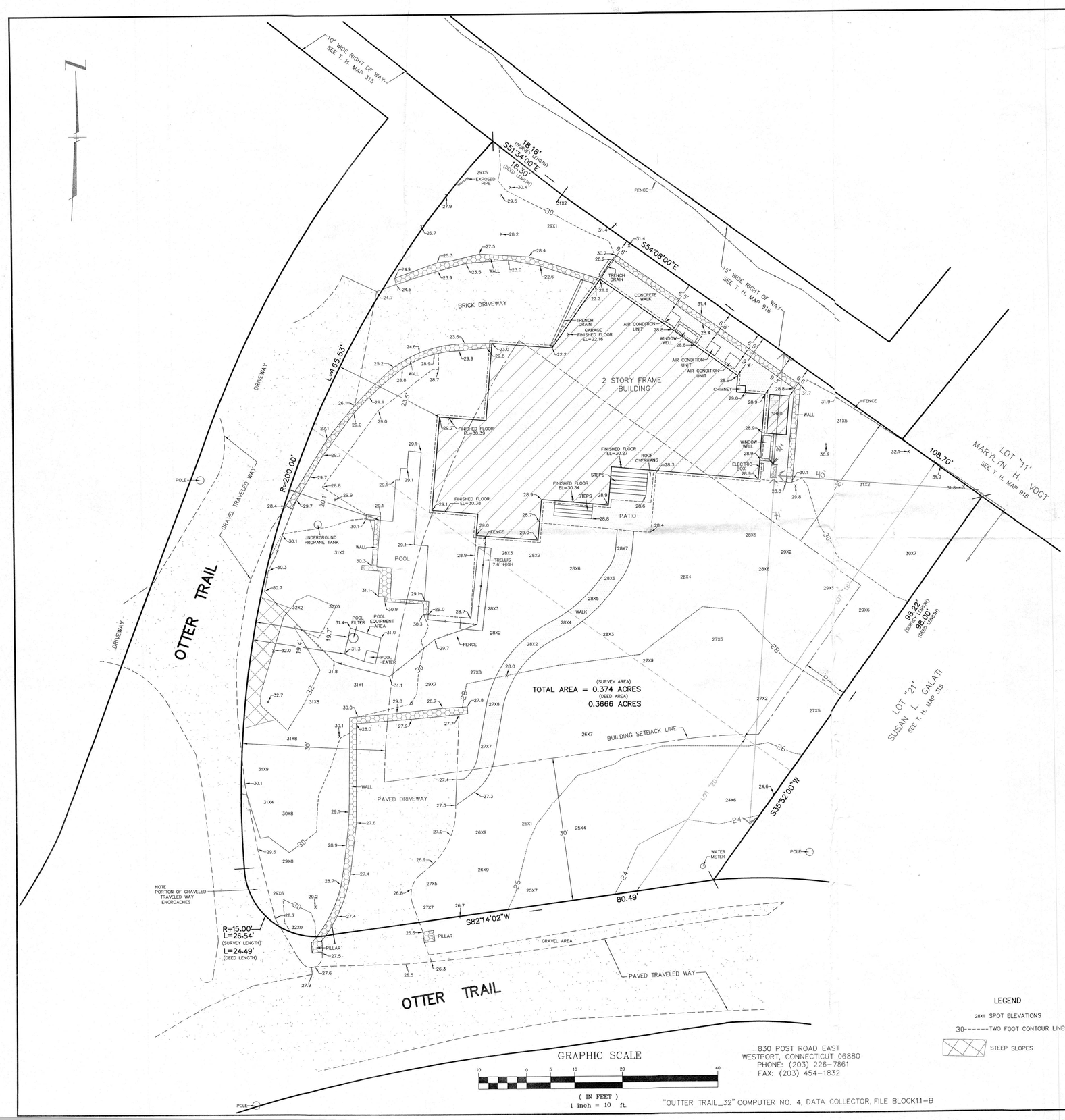

NOTE

1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF OTTER PONDS, WESTPORT, CONNECTICUT, PROPERTY OF THE DEVONSHIRE CORPORATION, 347 MADISON, NEW YORK CITY, DATED APRIL 1924, MADE BY IRVING PUTNEY (SEE TOWN HALL MAP 315, ON FILE IN THE WESTPORT LAND RECORDS.
2. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, IMPERIAL PARK, DEVELOPED BY THE IMPERIAL PARK DEVELOPMENT, CO., WESTPORT, CONNECTICUT, DATED 1929, MADE BY THE SAMUEL W. HOYT JR. CO. INC., (SEE TOWN HALL MAP 916, ON FILE IN THE WESTPORT LAND RECORDS).
3. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY, PREPARED FOR FRANCO ARENA, WESTPORT, CONNECTICUT, DATED AUGUST 15, 1985, MADE BY LEO LEONARD (SEE TOWN HALL MAP 8308, ON FILE IN THE WESTPORT LAND RECORDS).
4. REFERENCE IS HEREBY MADE TO A DEED IN VOLUME 3679, PAGE 232, ON FILE IN THE WESTPORT LAND RECORDS.
5. REFERENCE IS HEREBY MADE TO VARIANCES GRANTED BY THE ZONING BOARD OF APPEALS IN VOLUME, PAGE 15, VOLUME 1310, PAGE 1310, VOLUME 1311, PAGE 106 AND VOLUME 1186, PAGE 271, ON FILE IN THE WESTPORT LAND RECORDS.
6. PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, BUT IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0413G, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 413 OF 626, CONTAINS: COMMUNITY, WESTPORT, TOWN OF, NUMBER 090019, PANEL 0413, SUFFIX G, MAP NUMBER 09001C0413G, MAP REVISED JULY 8, 2013.
7. STEEP SLOPES, TAKEN FROM ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES.
8. PROPERTY DOES NOT CONTAIN INLAND WETLANDS, AS PER WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
9. BENCH MARK USED TO ESTABLISH SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES, TAKEN FROM BENCHMARK WM#314, IMPERIAL AVENUE NEAR GAULT AVENUE, NORTH AMERICAN VERTICAL DATUM OF 1988, ELEVATION 19.08.
10. PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP C7, LOT 069.
11. PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
12. NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
13. NO ABSTRACT OF TITLE PROVIDED.

LOT AREA AND COVERAGE REQUIREMENTS

LOT AREA = 16,292 SQ. FT.
STEEP SLOPES = 119 SQ. FT.
FACTOR = .80 X 119 = 95 SQ. FT.

LOT AREA = 16,292 SQ. FT.
MINUS FACTOR = 95 SQ. FT.

BASE LOT AREA = 16,197 SQ. FT.

BUILDING COVERAGE = 2,231 SQ. FT. = 13.77%
POOL COVERAGE = 200 SQ. FT.
DRIVEWAY COVERAGE = 1,807 SQ. FT.

TOTL LOT COVERAGE = 4,238 SQ. FT. = 26.16%

ALLOWABLE BUILDING COVERAGE = 2,430 SQ. FT. = 15.0%
ALLOWABLE LOT COVERAGE = 4,049 SQ. FT. = 25.0%

LEGEND

28X1 SPOT ELEVATIONS
30------TWO FOOT CONTOUR LINES
STEEP SLOPES

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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

"OUTTER TRAIL_32" COMPUTER NO. 4, DATA COLLECTOR, FILE BLOCK11-B

AS-BUILT PLOT PLAN

PREPARED FOR

ROBERT J. BASKIN AND CHRISTINE SCHNEIDER

34 OTTER TRAIL
WESTPORT ~ CONNECTICUT
SCALE 1"=10' ~ OCTOBER 5, 2017
LEONARD SURVEYORS LLC
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY

Revised 9-28-2020 add generator

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

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