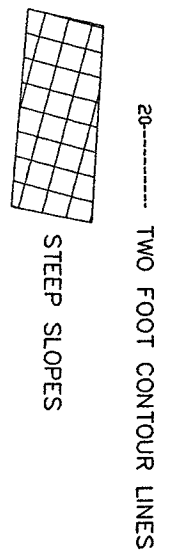


- NOTE**
1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, REVISED MAP OF PROPERTY OF JULY D. AND JUDSON A. COTTEI, WESTPORT, CONNECTICUT, DATED JUNE 1931, MADE BY W. J. WOOD, JR. (SEE TOWN HALL MAP 897, ON FILE IN THE WESTPORT LAND RECORDS).
 2. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, REVISED MAP OF PROPERTY OF JOHN S. GILBERTIE, WESTPORT, CONNECTICUT, DATED SEPTEMBER 1944, MADE BY W. J. WOOD, JR. (SEE TOWN HALL MAP 1850, ON FILE IN THE WESTPORT LAND RECORDS).
 3. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY PREPARED FOR JOSEPH DYKMAN et al; WESTPORT, CONNECTICUT, BEING LOTS F, G, AND H IN DEVELOPMENT OF JOHN S. GILBERTIE, DATED AUGUST 1948, MADE BY W. J. WOOD, JR. (SEE TOWN HALL MAP 2410, ON FILE IN THE WESTPORT LAND RECORDS).
 4. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF WESTPORT, MAIN STREET FROM BOSTON POST ROAD NORTHERLY TO GUYMONS CORNER ROUTE 57, NUMBER 158-09, SHEET 2 OF 3 DATED DECEMBER 31, 1935 (SEE TOWN HALL MAP 1159B, ON FILE IN THE WESTPORT LAND RECORDS).
 5. 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 01436, 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 090019C0413G, MAP REVISED JULY 8, 2013.
 6. STEEP SLOPES SHOWN HEREON, TAKEN FROM ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES.
 7. PROPERTY DOES NOT CONTAIN INLAND WETLANDS, AS PER WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
 8. BENCH MARK USED TO ESTABLISH SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES, TAKEN FROM A BOX CUT ON CULVERT AT 323 MAIN STREET, SUPPLIED TO US BY WESTPORT ENGINEERING DEPARTMENT, SET AT ELEVATION = 8.58, NORTH AMERICAN VERTICAL DATUM OF 1988.
 9. PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP C-11, LOT 137.
 10. PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
 11. PROPERTY IS LOCATED IN AQUIFER PROTECTION OVERLAY ZONE (APOZ).
 12. NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
 13. NO ABSTRACT OF TITLED PROVIDED.
 14. PORTION OF PROPERTY IS LOCATED IN COASTAL ARE MANAGEMENT OFFSET LINE (CAM).
 15. REFERENCE IS HEREBY MADE TO A VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS, CASE 6533, IN VOLUME 2713, PAGE 206, ON FILE IN THE WESTPORT LAND RECORDS.
 16. REFERENCE IS HEREBY MADE TO A RESOLUTION BY WESTPORT PLANNING AND ZONING, IN VOLUME 3033, PAGE 272, ON FILE IN THE WESTPORT LAND RECORDS.
 17. REFERENCE IS HEREBY MADE TO A RESTRICTED COVENANT BY WESTPORT PLANNING AND ZONING, IN VOLUME 3036, PAGE 20, ON FILE IN THE WESTPORT LAND RECORDS.

MAIN STREET

FRAGRANT PINES COURT



LEGEND

SPOT ELEVATIONS

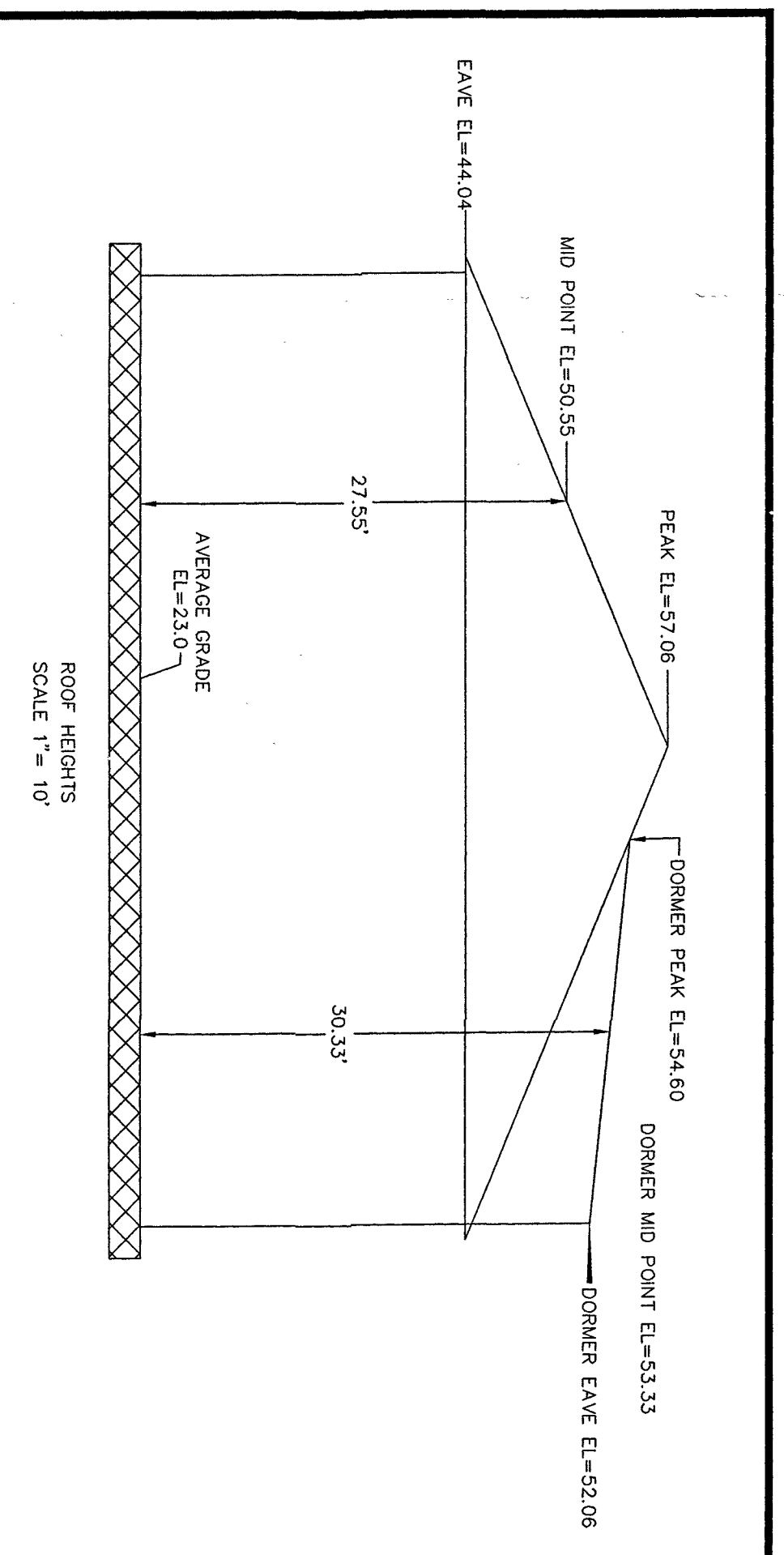
TWO FOOT CONTOUR LINES

STEEP SLOPES

LOT AREA AND COVERAGE REQUIREMENTS

LOT AREA = 15,941 SQ. FT.
 STEEP SLOPES = 1,680 SQ. FT.
 MINUS SLOPES = 14,261 SQ. FT.
 FACTOR = .80 X 990 = 792 SQ. FT.
 BASE LOT AREA = 15,049 SQ. FT.
 BUILDING COVERAGE = 2,572 SQ. FT. = 17.09%
 DRIVEWAY COVERAGE = 1,585 SQ. FT.
 TOTAL LOT COVERAGE = 4,157 SQ. FT. = 27.69%

ALLOWABLE BUILDING COVERAGE = 2,282 SQ. FT. = 15.02%
 ALLOWABLE LOT COVERAGE = 3,782 SQ. FT. = 25.02%



AS-BUILT PLAN

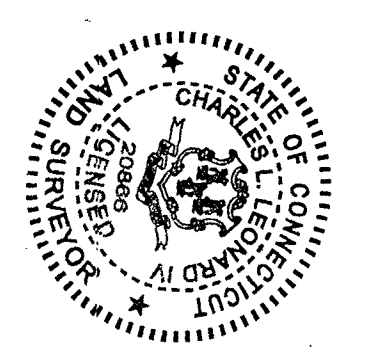
PREPARED FOR

COURTNEY SIDEREAL & ANDREW SIDEREAL

1 FRAGRANT PINES COURT
 WESTPORT, CONNECTICUT

SCALE 1" = 10' ~ FEBRUARY 19, 2016
 Proposed Wall and Proposed Contours added April 10, 2024
 As-Built: 14 January 2025
 rev. 27 January 2025

LEONARD SURVEYORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY



Charles L. Leonard
 CHARLES L. LEONARD, 14, L.S.S. CONN. REG. NO. 26886



LEONARD SURVEYORS, LLC
 830 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880
 PHONE: (203) 226-7861
 Email: lsurveyors@optonline.net

THINKSHEET PAGES: 1 COMPUTER NO. 4 DATA COLLECTION FILE BLOCK 11.8