

Proposed Average Grade Calculation (per engineer):
(around proposed residence)

- 1) 38.3
- 2) 41.0
- 3) 41.0
- 4) 42.0
- 5) 42.0
- 6) 42.0
- 7) 42.0
- 8) 42.0
- 9) 42.0
- 10) 42.0
- 11) 42.0
- 12) 42.0
- 13) 41.8
- 14) 40.5
- 15) 39.5

Total = 620.1
Number of Spots = 15

Proposed Average Grade = 41.3

Average Existing Grade Calculation:
(around proposed residence)

- 1) 36.6
- 2) 37.6
- 3) 41.4
- 4) 42.7
- 5) 42.4
- 6) 42.5
- 7) 42.2
- 8) 45.7
- 9) 47.2
- 10) 44.0
- 11) 43.5
- 12) 43.4
- 13) 43.3
- 14) 42.2
- 15) 40.0

Total = 634.7
Number of Spots = 15

Average Grade = 42.3

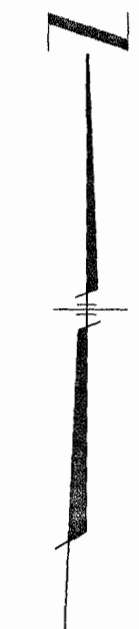
NOTES:

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 = 42,324 Sq. Ft.; 0.97 Acres.
5. Parcel is located in Residential Zone AAA.
6. Property shown on Assessor's Map C05, as Lot 033.
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. Map References:
 - A. Property shown on a certain map entitled "Map Showing Equal Area Exchange Between Susan Titus Glascoff & James E. & Anne M. Frehill, Manitou Road, Westport, Conn., Scale: 1"=40', January 11, 1995, Revised January 17, 1995," by John T. Cahill, L.S. Said map on file in the Westport Town Clerk's Office bearing file No. 9061.
 - B. Refer to map No. 2896 W.L.R.
10. Refer to deed recorded in Vol. 2084 Pg. 187 of the Westport Land Records.
11. Property does not contain wetlands as per Town of Westport Topographic Map sheet C 5.
12. Steep slopes determined by a field topographic survey on July 2, 2009.
13. Datum: Approximate Mean Sea Level; NAVD 1988.
Contour Interval: Two Feet.
14. Property is situated in Flood Zone 'C' (areas of minimal flooding) as shown on F.I.R.M., Comm. Panel 090019 0004B, revised Dec. 4, 1984.
15. Coverage Calculations:

Existing:
Total Lot Area = 42,324 Sq. Ft.
Wetland Area = 0 Sq. Ft.
Steep Slope Area = 7,710 Sq. Ft. x 0.80 = 6,168 Sq. Ft.
Net Lot Area = 36,156 Sq. Ft.
Driveway Area = 2,620 Sq. Ft.
Spa Area = 55
Building Area = 3,150 Sq. Ft.
Total Lot Coverage = 5,825 Sq. Ft. = 16.11%

Proposed:
Proposed Driveway Area = 3,855 Sq. Ft.
Proposed Pool Area = 465 Sq. Ft.
Proposed Building Area = 4,685 Sq. Ft.
Proposed Lot Coverage = 9,005 Sq. Ft. = 24.91%

Maximum Allowable Lot Coverage = 36,156 Sq. Ft. x 25% = 9,039 Sq. Ft.
16. Proposed Improvements extrapolated from digital plan provided by Pitchon Design Group.
17. Proposed coverage calculations are based only on the referenced building plan, or plans as provided by the owner or their designers. It shall be the responsibility of the owner, their designer, or their builder to recompute the coverage calculations based on their final building plans. Changes in the design during construction are not the responsibility of the surveyor. The owner, designer, or builder must ensure that any changes during the construction process do not exceed the maximum allowable coverage's and yard setbacks.

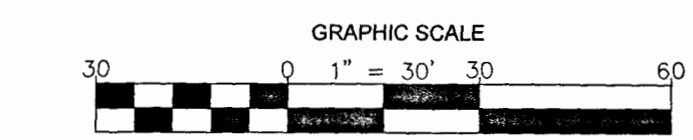


(21)
N/F
JOHN & SUSAN
SHUCK

(22)
N/F
GREGORY S. & ROANN S.
MARKEL

(23)
N/F
WILLIAM M. & SHARON R.
CLARK

N/F
SUSAN GLASCOFF, TRUSTEES, ET ALS



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

REVISION TABLE	
DATE	DESCRIPTION
10 December 2024	Update
20 December 2025	Proposed Improvements
2 February 2026	Proposed Improvements
10 February 2026	Rev. Proposed Improvements
18 February 2026	rev. driveway



PROPOSED IMPROVEMENT PLAN

PREPARED FOR
**KIN LEE &
DEANNA HAMEL**
#8 MANITOU ROAD
WESTPORT ~ CONNECTICUT
SCALE: 1" = 30' JULY 2, 2009

LEONARD SURVEYORS, LLC
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY
Charles Leonard
CHARLES L. LEONARD IV, P.E. & L.S., CONN. REG. No. 20888