

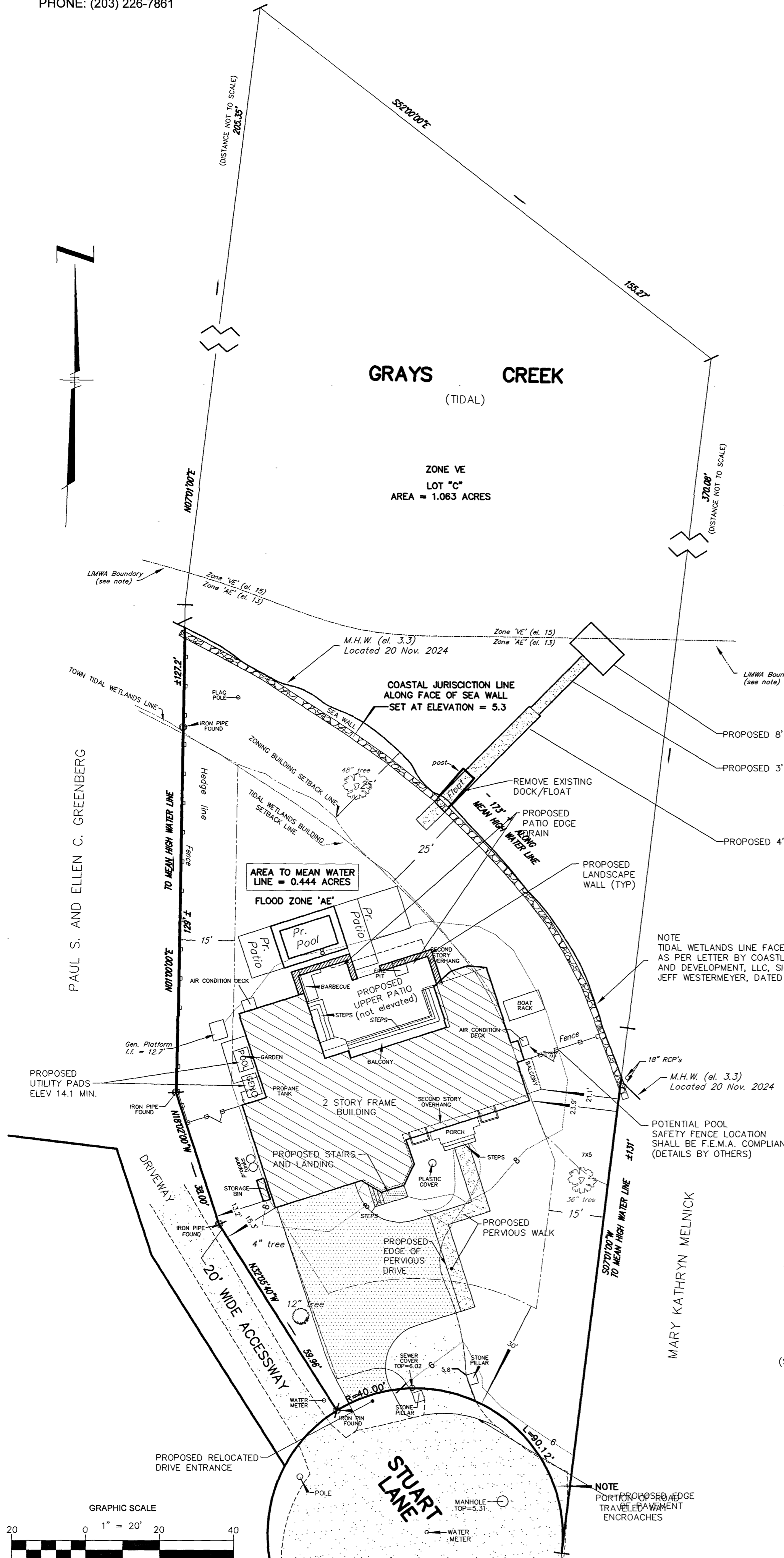
LEONARD SURVEYORS, LLC
 830 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880
 PHONE: (203) 226-7861

LEGEND
 8 TWO FOOT CONTOUR LINES
 6x6 SPOT ELEVATIONS

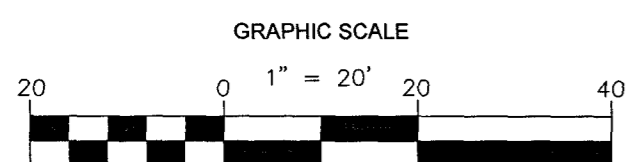
NOTES:

- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY PREPARED FOR ARTHUR S. WEISE, WESTPORT CONNECTICUT, DATED MARCH 1966, MADE BY LEO LEONARD, (SEE TOWN HALL MAP 6195, ON FILE IN THE TOWN CLERK'S OFFICE).
- PROPERTY IS LOCATED ENTIRELY WITHIN 100 YEAR FLOOD BOUNDARY LINE, FLOOD ZONE AE, SET AT ELEVATION = 13 AND LIMITS OF MODERATE WAVE ACTION ZONE VE, SET AT ELEVATION = 15, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0511G, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 551 OF 626, CONTAINS: COMMUNITY, WESTPORT, TOWN OF, NUMBER 090019, PANEL 0551, SUFFIX G, MAP NUMBER 09001C0511G, MAP REVISED JULY 8, 2013.
- TOWN TIDAL WETLANDS LINE SHOWN HEREON, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
- PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES.
- BENCH MARK USED TO ESTABLISH SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES, TAKEN FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1988.
- PROPERTY IS ENTIRELY LOCATED IN THE WATERWAY PROTECTION OFFSET LINE (WPLO).
- PROPERTY IS ENTIRELY LOCATED IN COASTAL AREA MANAGEMENT OFFSET LINE (CAM).
- PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
- PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP C3, LOT 021.
- NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
- NO ABSTRACT OF TITLE PROVIDED.
- REFERENCE IS HEREBY MADE TO A LETTER BY COASTLINE CONSULTING AND DEVELOPMENT, LLC, DATED AUGUST 31, 2018, BY JEFF WESTERMAYER, ON FILE IN THE OFFICE OF LEONARD SURVEYORS.
- PROPOSED IMPROVEMENTS PER SITE PLAN PROVIDED BY CHAPPA SITE CONSULTING, AND COASTLINE CONSULTING AND DEVELOPING.

LOT AREA AND LOT COVERAGE:
 LOT AREA TO MEAN HIGH WATER LINE = ±18,511 SQ. FT.
 TIDAL WETLANDS AREA = 190 SQ. FT. FACTOR = .80 X 190 = 152 SQ. FT.
 LOT AREA TO MEAN HIGH WATER LINE = ±18,511 SQ. FT.
 MINUS FACTOR = 152 SQ. FT.
 BASE LOT AREA = 18,359 SQ. FT.
 EX. BUILDING AREA = 3,175 SQ. FT. = 17.29%
 EX. DRIVEWAY AREA = 2,015 SQ. FT.
 LOT COVERAGE = 5,190 SQ. FT. = 28.27%
 PR. BUILDING AREA = 3,067 SQ. FT. = 16.71%
 PR. DRIVEWAY AREA = 1,693 SQ. FT.
 PR. POOL = 115 SQ. FT.
 PR. LOT COVERAGE = 4,875 SQ. FT. = 26.55%
 ALLOWABLE BUILDING COVERAGE = 2,753 SQ. FT. = 15.0%
 ALLOWABLE LOT COVERAGE = 4,589 SQ. FT. = 25.0%



PROPOSED IMPROVEMENT PLAN
 PREPARED FOR
ELIZABETH A. AND JULIAN ROBINS
 28 OWENOQUE PARK
 WESTPORT ~ CONNECTICUT
 SCALE 1" = 20' ~ JULY 30, 2018
 REVISED SEPTEMBER 6, 2018
 (SHOWING TIDAL WETLANDS LINE BY LETTER AND BUILDING AND LOT COVERAGE ONLY)
 20 NOV. 2024: M.H.W., UPDATE
 24 Feb. 2025: locate trees only
 21 April 2025: Add LIMWA Boundary
 11 June 2025: locate tree/hedge only
 6 FEB. 2026: PROPOSED IMPROVEMENTS
LEONARD SURVEYORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY



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