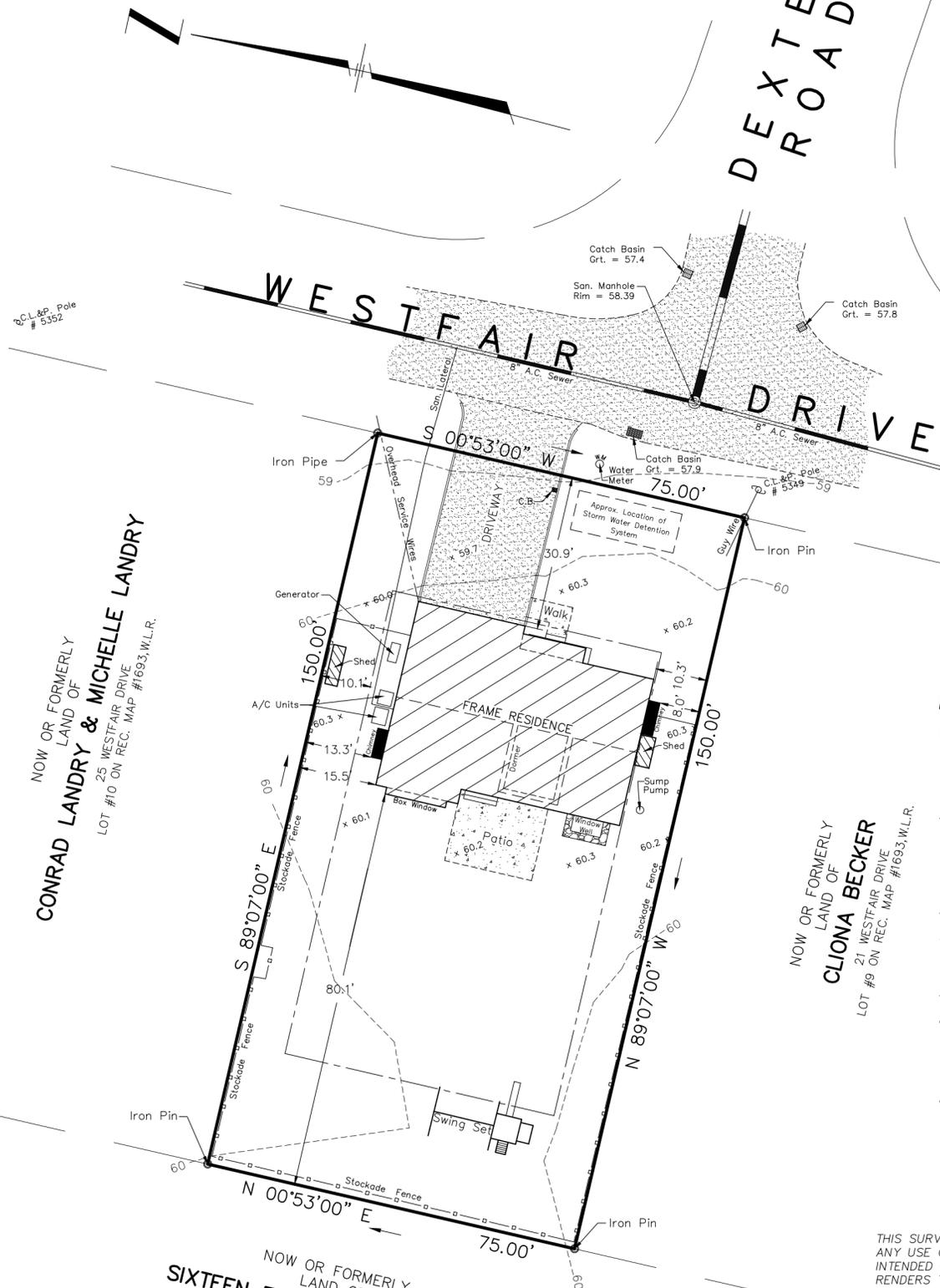


**MAP REFERENCE:**

RECORD MAP # 1693, W.L.R. ENTITLED "MAP NO. 2 WESTFAIR VILLAGE WESTPORT, CONNECTICUT APRIL 29, 1942" SCALE 1 Inch = 100 Feet BY ANDREW S. HUNTINGTON CIVIL ENGINEER

RECORD MAP # 1909, W.L.R. ENTITLED "MAP NO. 6 WESTFAIR VILLAGE WESTPORT, CONNECTICUT JUNE 18, 1945" SCALE 1 Inch = 100 Feet BY ANDREW S. HUNTINGTON CIVIL ENGINEER



NOW OR FORMERLY LAND OF CONRAD LANDRY & MICHELLE LANDRY LOT #10 ON REC. MAP #1693, W.L.R.

NOW OR FORMERLY LAND OF CLONA BECKER LOT #9 ON REC. MAP #1693, W.L.R.

NOW OR FORMERLY LAND OF SIXTEEN FIFTY FIVE POST I LP 1655 POST ROAD EAST REC. MAP #6345, W.L.R.

**AVERAGE GRADE AROUND RESIDENCE:**

$59.7+60.3+60.2+60.3+60.2+60.3+60.2+60.1+60.3+60.0 = 601.6/10 = 60.16$   
 $421+42.5+42.8+43.0+42.6+42.2+41.4 = 577.9/14 = 41.28$

ELEVATION OF ROOF PEAK = 93.42  
 ELEVATION OF ROOF EAVE = 81.33  
 ELEVATION OF ROOF MIDPOINT =  $93.42+60.16 = 174.75/2 = 87.37$

**HEIGHT OF RESIDENCE:**

ELEVATION OF ROOF MIDPOINT - AVERAGE GRADE =  $87.37-60.16 = 27.21$  FEET

ELEVATION OF DORMER ROOF PEAK = 93.42  
 ELEVATION OF DORMER ROOF EAVE = 89.87  
 ELEVATION OF DORMER ROOF MIDPOINT =  $93.42+89.87 = 183.29/2 = 91.65$

**HEIGHT OF DORMER RESIDENCE:**

ELEVATION OF DORMER ROOF MIDPOINT - AVERAGE GRADE =  $91.65-60.16 = 31.49$  FEET

ELEVATION OF FINISH FLOOR = 62.33  
 ELEVATION OF GARAGE FLOOR = 59.99

**BUILDING COVERAGE:**

RESIDENCE & FRONT PORCH ..... 1,674.3 SQ. FT.  
 TWO SHEDS ..... 38.6 SQ. FT.  
 SWING SET ..... 49.5 SQ. FT.  
 TOTAL BUILDING COVERAGE ..... 1,762.4 SQ. FT. = 15.67 %

**LOT COVERAGE:**

TOTAL BUILDING COVERAGE ..... 1,762.4 SQ. FT.  
 DRIVEWAY ..... 662 SQ. FT.  
 TOTAL AS-BUILT LOT COVERAGE ..... 2,424.4 SQ. FT. = 21.55 %

**PROPOSED BUILDING COVERAGE:**

RESIDENCE & FRONT PORCH ..... 1,674.3 SQ. FT.  
 TWO SHEDS ..... 38.6 SQ. FT.  
 SWING SET ..... 49.5 SQ. FT.  
 PROPOSED OUTDOOR KITCHEN ..... 51.0 SQ. FT.  
 PROPOSED OUTDOOR FIREPLACE ..... 20.0 SQ. FT.  
 TOTAL PROPOSED BUILDING COVERAGE ..... 1,833.4 SQ. FT. = 16.30 %

**PROPOSED LOT COVERAGE:**

TOTAL PROPOSED BUILDING COVERAGE ..... 1,833.4 SQ. FT.  
 DRIVEWAY ..... 662 SQ. FT.  
 PROPOSED POOL ..... 512.0 SQ. FT.  
 TOTAL PROPOSED LOT COVERAGE ..... 3,007.4 SQ. FT. = 26.73 %

**NOTES:**

- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM 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) THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- 3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- 4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO APPROXIMATE MEAN SEA LEVEL NAVD '88 DATUM.
- 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 157 ON ASSESSOR'S MAP H-09.
- 6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.
- 7) THE SUBJECT PROPERTY IS OWNED BY MICHAEL D. DANDELLO & WHITNEY T. DANDELLO REFER TO RECORD DEED VOL. 3515, PG. 42 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- 8) THE SUBJECT PROPERTY CONTAINS NO WETLAND SOILS PER CONSERVATION COMMISSION MAP H-09.

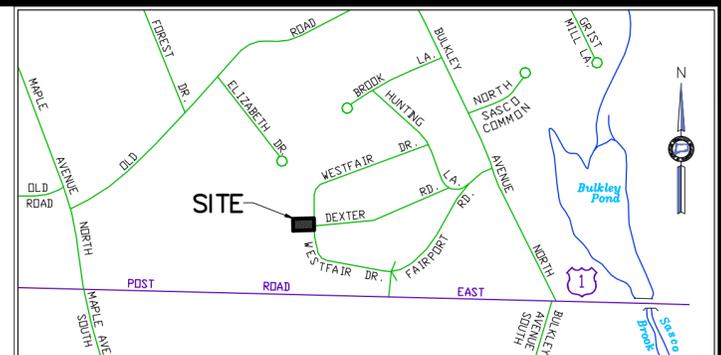
THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.



**LOCATION MAP**

SCALE: 1" = 800'

**BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)**

1	GROSS LOT AREA	=	11,250 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	=	0 SQ. FT.
3	STREET AND ROAD	=	0 SQ. FT.
4	OTHER EXCLUSIVE SURFACE EASEMENT	=	0 SQ. FT.
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	=	0 SQ. FT.
6	WETLANDS AREA	=	0 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	=	0 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	=	0 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	=	0 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	=	11,250 SQ. FT.

**EXISTING CONDITIONS ZONING/LOCATION SURVEY MAP OF PROPERTY**

PREPARED FOR

**Michael D. Dangelo & Whitney T. Dangelo**

23 WESTFAIR DRIVE

WESTPORT, CONNECTICUT

SCALE: 1" = 20'

MARCH 9, 2020



WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

*Walter H. Skidd*

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