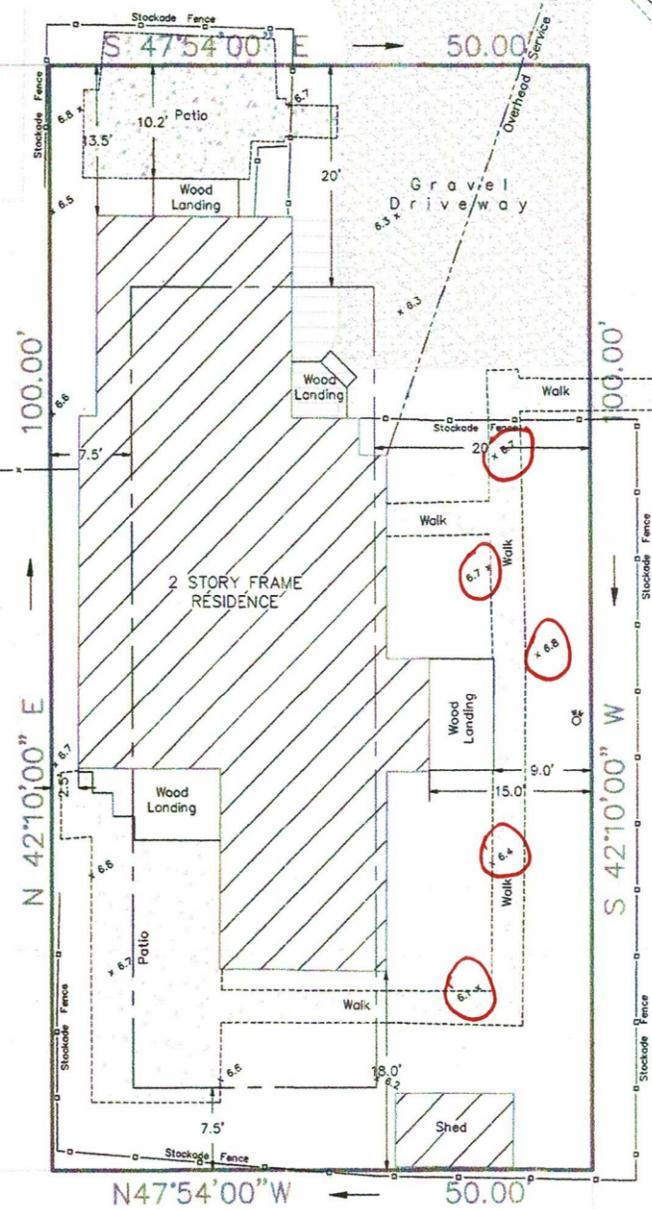


DANBURY AVENUE

NOW OR FORMERLY  
LAND OF  
NANCE ARCONTI TRUSTEE  
33 DANBURY AVENUE  
TAX LOT 061, ON ASSESSOR'S TAX MAP D-03



NOW OR FORMERLY  
LAND OF  
VALERIE K. LUTHER & JOHN W. LUTHER TRUSTEE  
12 BRADLEY STREET  
TAX LOT 059, ON ASSESSOR'S TAX MAP D-03

Catch Basin  
Grate = 5.5

Catch Basin  
Grate = 5.7

BRADLEY STREET

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300-1 THROUGH 20-300-20, 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.
- 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.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO MEAN SEA LEVEL NAVD '88 DATUM.
- THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 060 ON ASSESSOR'S MAP D-03.
- THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.
- THE SUBJECT PROPERTY IS OWNED BY ANN NOLTE & THOMAS A. DIPPEL REFER TO RECORD DEED VOL. 3312, PG. 151 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- THE SUBJECT PROPERTY IS LOCATED FLOOD ZONE AE (EL 11) ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD, CONNECTICUT (ALL JURISDICTIONS) CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090019, PANEL 0551, SUFFIX G, MAP NUMBER 090100551G, MAP REVISED JULY 8, 2013".
- SETBACK LINES SHOWN ARE BASED ON SECTION 6-3.1 OF THE ZONING REGULATIONS FOR NON-COMFORMING LOTS.

MAP REFERENCE:

- RECORD MAP # 3204, W.L.R. ENTITLED "MAP OF PROPERTY FOR ELLIOTT GRENHARD AND ALBERTA BOUTYETTE GRENHARD WESTPORT, CONN. MAY 1952 SCALE 1" = 20" BY MARTIN J. CAPASSE, SURVEYOR.
- RECORD MAP # 330, W.L.R. ENTITLED "PROPERTY OF MARGARET B. SCOFIELD WESTPORT, CONN. SCALE: 1 INCH = 20 FEET NOV. 6, 1924" BY A.H. TERRY, CIVIL ENGINEER BRIDGEPORT, CONN.
- RECORD MAP # 167, W.L.R. ENTITLED "MAP SHOWING BUILDING LOTS OWNED BY SAMUEL ROODNER SAMUEL ROODNER AT COMPO WESTPORT, CT. SCALE: 1" = 20' 1919" BY SAMUEL W. HOYT, JR. C.E.
- RECORD MAP # 2464, W.L.R. ENTITLED "EXISTING BUILDING LOCATION SURVEY PREPARED FOR JOHN & CAROL WAGMAN 39 DANBURY AVENUE WESTPORT, CONN. MARCH 13, 2001" BY THE HUNTINGTON COMPANY, LLC.
- RECORD MAP # 3588, W.L.R. ENTITLED "MAP OF PROPERTY TO BE ACQUIRED BY DANIEL G. ROSS SCALE = 1" = 20' NOVEMBER 27, 1953 HARDING & DRISCOLL WESTPORT, CONN. CERTIFIED SUBSTANTIALLY CORRECT MILTON J. GOODMAN, P.E. & L.S.

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSE. 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.

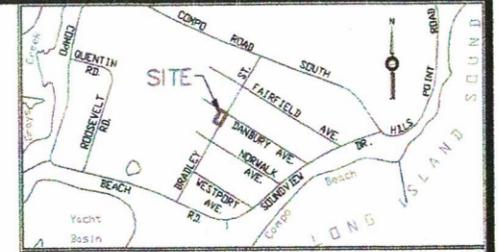
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

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.

AREA = 5,000 SQ. FT.  
or 0.1148 AC.



LOCATION MAP SCALE: 1" = 80'

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)	
1	GROSS LOT AREA = 5,000 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 (Line 1, Minus Line 5 and Line 9) = 5,000 SQ. FT.

AVERAGE GRADE AROUND RESIDENCE:

$6.5+6.8+6.7+6.3+6.3+6.7+6.7+6.8+6.4+6.1+6.2+6.8+6.7+6.8+6.7+6.6 = 105.1/16 = 6.57$

ELEVATION OF EXISTING ROOF PEAK = 31.02  
ELEVATION OF EXISTING ROOF EAVE = 23.18  
ELEVATION OF EXISTING ROOF MIDPOINT =  $31.02+23.18 = 54.20/2 = 27.10$

HEIGHT OF EXISTING RESIDENCE:

ELEVATION OF EXISTING ROOF MIDPOINT - AVERAGE GRADE =  $27.10-6.57 = 20.53$  FEET  
ELEVATION OF EXISTING FINISH FLOOR = 8.17

EXISTING BUILDING COVERAGE:

RESIDENCE	1,545.6 SQ. FT.
DANBURY AVE. LANDING	27.1 SQ. FT.
BRADLEY ST. LANDING	60.4 SQ. FT.
REAR LANDING	65.5 SQ. FT.
PERGOLA w/ LANDING BELOW	103.8 SQ. FT.
SHED	73.5 SQ. FT.
TOTAL EXISTING BUILDING COVERAGE	1,875.9 SQ. FT. = 37.18 %

EXISTING LOT COVERAGE:

TOTAL EXISTING BUILDING COVERAGE	1,875.9 SQ. FT.
GRAVEL DRIVEWAY	613 SQ. FT.
TOTAL EXISTING LOT COVERAGE	2,488.9 SQ. FT. = 49.78 %

EXISTING CONDITIONS  
ZONING/LOCATION SURVEY  
MAP OF PROPERTY

PREPARED FOR

Ann Nolte & Thomas A. Dippel

10 BRADLEY STREET

WESTPORT, CONNECTICUT

SCALE: 1" = 10' MAY 10, 2013



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, L.S. Conn. Reg. # 14663  
1992 STRATFIELD ROAD - FAIRFIELD, CONN.  
TELEPHONE (203) 373-0401

