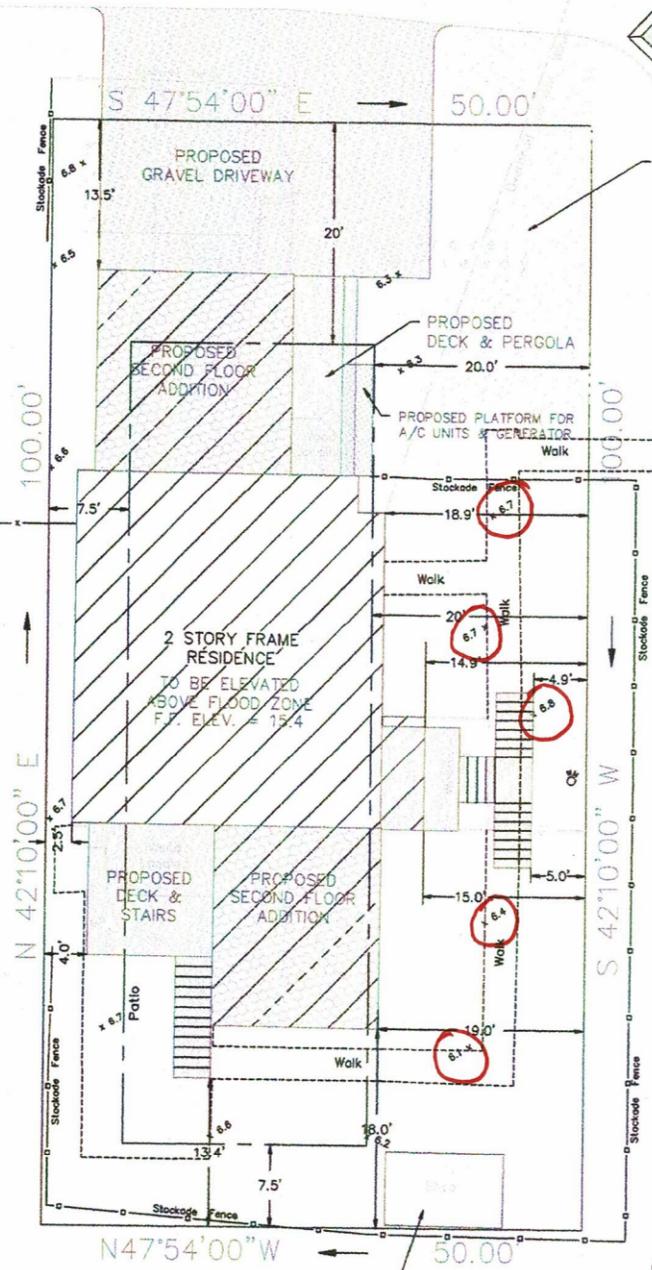


DANBURY AVENUE

NANCE ARCANTI TRUSTEE  
TAX LOT 061, ON ASSESSOR'S TAX MAP D-03



VALERIE K. LUTHER & JOHN W. LUTHER TRUSTEE

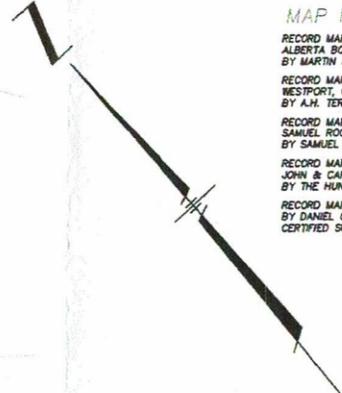
TAX LOT 059, ON ASSESSOR'S TAX MAP D-03

C.L. & P. Pole # 25120

C.L. & P. Pole # 570

Catch Basin Grate = 5.5

Catch Basin Grate = 5.7



MAP REFERENCE:

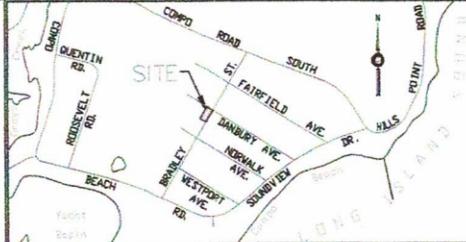
RECORD MAP # 3204.W.L.R. ENTITLED "MAP OF PROPERTY FOR ELLIOTT GRENARD AND ALBERTA BOUTYETTE GRENARD, WESTPORT, CONN. MAY 1952 SCALE 1" = 20" BY MARTIN J. CAPASSE, SURVEYOR.

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 # 9484.W.L.R. ENTITLED "EXISTING BUILDING LOCATION SURVEY PREPARED FOR JOHN & CAROL WAXMAN 39 DANBURY AVENUE WESTPORT, CONN. MARCH 13, 2007 BY THE HUNTINGTON COMPANY, LLC.

RECORD MAP # 3368.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.



LOCATION MAP SCALE: 1" = 800'

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 Lines 6 & 7)	= 0 SQ. FT.
9	WETLANDS/SLOPES REDUCTION (Line 8 x LINE # 8)	= 0 SQ. FT.
10	BASE LOT AREA (Line 1, Minus Line 5 and Line 9)	= 5,000 SQ. FT.

NOTES:

- 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 28, 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 1-2 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 (FIRM) WESTPORT, CONNECTICUT (ALL JURISDICTIONS) CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090018, PANEL 0551, SUFFIX G, MAP NUMBER 0900100551G, MAP REVISED JULY 8, 2013".
- SETBACK LINES SHOWN ARE BASED ON SECTION 6-3.1 OF THE ZONING REGULATIONS FOR NON-CONFORMING LOTS.

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 PROPOSED ROOF PEAK = 40.39  
ELEVATION OF PROPOSED ROOF EAVE = 32.58  
ELEVATION OF PROPOSED ROOF MIDPOINT =  $40.39+32.58 = 72.97/2 = 36.49$

HEIGHT OF PROPOSED RESIDENCE:

ELEVATION OF PROPOSED ROOF MIDPOINT - AVERAGE GRADE =  $36.49-6.57 = 29.92$  FEET

ELEVATION OF PROPOSED FINISH FLOOR = 15.4  
ELEVATION OF PROPOSED GARAGE FLOOR = 6.6

BFE-11  
DFE-15.4 (+4.4)

$\frac{8.8}{1.0} = 7.8$  GAR.

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 SURVEYOR'S 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.

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 %

PROPOSED BUILDING COVERAGE:

RESIDENCE ..... 1,504.3 SQ. FT.  
PROPOSED DECK & STAIRS ..... 175.1 SQ. FT.  
PROPOSED FRONT ENTRY ..... 37.8 SQ. FT.  
PROPOSED FRONT PORCH & STAIRS ..... 98.5 SQ. FT.  
PROPOSED DECK & PERGOLA ..... 104.8 SQ. FT.  
TOTAL PROPOSED BUILDING COVERAGE ..... 1,920.5 SQ. FT. = 38.41 %

PROPOSED LOT COVERAGE:

TOTAL PROPOSED BUILDING COVERAGE ..... 1,920.5 SQ. FT.  
GRAVEL DRIVEWAY ..... 422 SQ. FT.  
TOTAL PROPOSED LOT COVERAGE ..... 2,342.5 SQ. FT. = 46.85 %

PROPOSED CONDITIONS  
ZONING/LOCATION SURVEY  
MAP OF PROPERTY

Ann Nolte & Thomas A. Dippel

10 BRADLEY STREET

WESTPORT, CONNECTICUT

SCALE: 1" = 10' MAY 10, 2013  
AMENDED: MAY 14, 2014

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



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

ZBA  
APPROVED  
6.24.14



EMBOSSSED SEAL