

Proposed Roof Heights (Main Roof):

- 1) Average Grade = 12.1' A.M.S.L.
- 2) Elevation Of Peak (main) = 50.1' A.M.S.L.
- 3) Elevation Of Eave (main) = 27.6' A.M.S.L.
- 4) Elevation of Midpoint (main) = 38.9' A.M.S.L.
- 5) Height of Midpoint (main) = 26.8'

Max allowable roof height = 26.9'

Proposed Roof Heights (Flat roof A):

- 1) Average Grade = 12.1' A.M.S.L.
- 2) Elevation Of Peak (flat roof A) = 46.7' A.M.S.L.
- 3) Height of Flat roof A = 34.6'

Max allowable roof height = 26.9'

Proposed Roof Heights (Roof D):

- 1) Average Grade = 12.1' A.M.S.L.
- 2) Elevation Of Peak (main) = 47.6' A.M.S.L.
- 3) Elevation Of Eave (main) = 37.6' A.M.S.L.
- 4) Elevation of Midpoint (main) = 42.6' A.M.S.L.
- 5) Height of Midpoint (main) = 30.5'

Max allowable roof height = 26.9'

Proposed Roof Heights (Roof G):

- 1) Average Grade = 12.1' A.M.S.L.
- 2) Elevation Of Peak (main) = 45.4' A.M.S.L.
- 3) Elevation Of Eave (main) = 39.6' A.M.S.L.
- 4) Elevation of Midpoint (main) = 42.5' A.M.S.L.
- 5) Height of Midpoint (main) = 30.4'

Max allowable roof height = 26.9'

Proposed Roof Heights (Roof I):

- 1) Average Grade = 12.1' A.M.S.L.
- 2) Elevation Of Peak (main) = 47.1' A.M.S.L.
- 3) Elevation Of Eave (main) = 39.3' A.M.S.L.
- 4) Elevation of Midpoint (main) = 43.2' A.M.S.L.
- 5) Height of Midpoint (main) = 31.1'

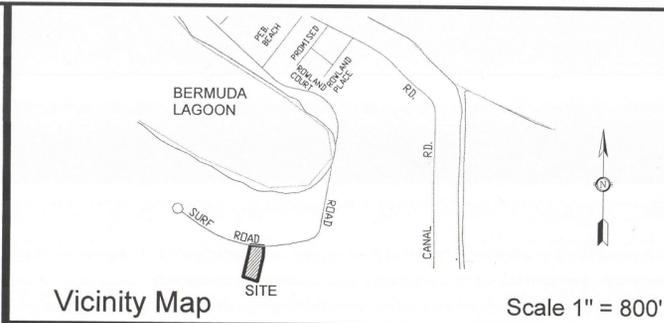
Max allowable roof height = 26.9'

Average Grade Calculation:

- 1) 11.8'
- 2) 11.1'
- 3) 11.3'
- 4) 12.4'
- 5) 12.3'
- 6) 12.0'
- 7) 11.9'
- 8) 12.3'
- 9) 12.3'
- 10) 12.5'
- 11) 12.5'
- 12) 12.4'

Total = 144.8
Number of Spots = 12

Average Grade = 12.1'



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 Survey 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 = ±22,340 sq. ft.; ±0.513 Acres.
5. Parcel is located in 'A' Residential Zone.
6. Property shown on Assessors map B01, as tax lot 16.
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
8. Underground improvements or encroachments if any are not shown.
9. Reference is hereby made to section 7.5 of the Westport Wetland Regulations for proper conservation setback distances per intended use.
10. Steep Slope calculation based on field topography performed by Leonard Surveyors LLC, 24 Feb. 2020.
11. Property located in flood zone 'AE' (El. 13) area of 100 year flood and flood zone 'VE' (El. 14) per National Flood Insurance Program, Flood Insurance Rate Map Community No. 090019C, Panel No. 532, Suffix G, Map effective Date 8 July 2013.
12. Property is located within the C.A.M. Boundary as per Town of Westport Planning and Zoning Map.
13. Property is not subject to the WFLD ordinance since property borders Long Island Sound and not a named watercourse.
14. The word 'certify' is understood to be an expression of professional opinion by the Land Surveyor which is based on his or her best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.
15. Map References:
A. Property shown as lot '52' on a certain map entitled, "Map of Section Four of Great Marsh", Westport Land Records Map No. 5649 Scale 1" = 60', 10 October 1963 By Leo Leonard P.E. & L.S.
16. Tidal wetlands information extrapolated from Town of Westport Interactive G.I.S. application, for more specific tidal wetland determinations a licensed tidal wetland professional should be consulted.
17. The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based upon the municipal, federal, and/or state departmental interpretation and/or changes in regulations affecting setbacks. The municipal zoning enforcement officer has current knowledge and authority in this determination and must be consulted prior to design and/or building of improvements on the property.
18. Proposed Improvements per plan provided by Patricia M. Miller Residential Design.

Coverage Calculation

(As described in the Westport Planning & Zoning Regulations)

Lot: 9 Surf Road
Westport, CT

Ag (Total Site Area) = 22,340 sq. ft.
Surface Easement Area = 0 sq. ft.
At (Ag - Easement) = 22,340 sq. ft.
W (Wetlands) = 3,406 sq. ft.
S (Slopes > 25%) = 0 sq. ft.
An (At - (W + S)) = 18,934 sq. ft.
Abc (An + 0.2(W + S)) = 19,615 sq. ft.

The base lot area to be used for the computation of the Maximum allowable coverage = 19,615 sq. ft.

Maximum Allowable Lot Coverage = 19,615 sq. ft. x 25% = 4,903 sq. ft.
Maximum Allowable Lot Coverage = 4,903 sq. ft.
Additional Allowable Lot Coverage for FEMA Compliance = 225 sq. ft.
(The 225 sq. ft. additional coverage is permitted in order to make existing residence FEMA compliant for this renovation only)

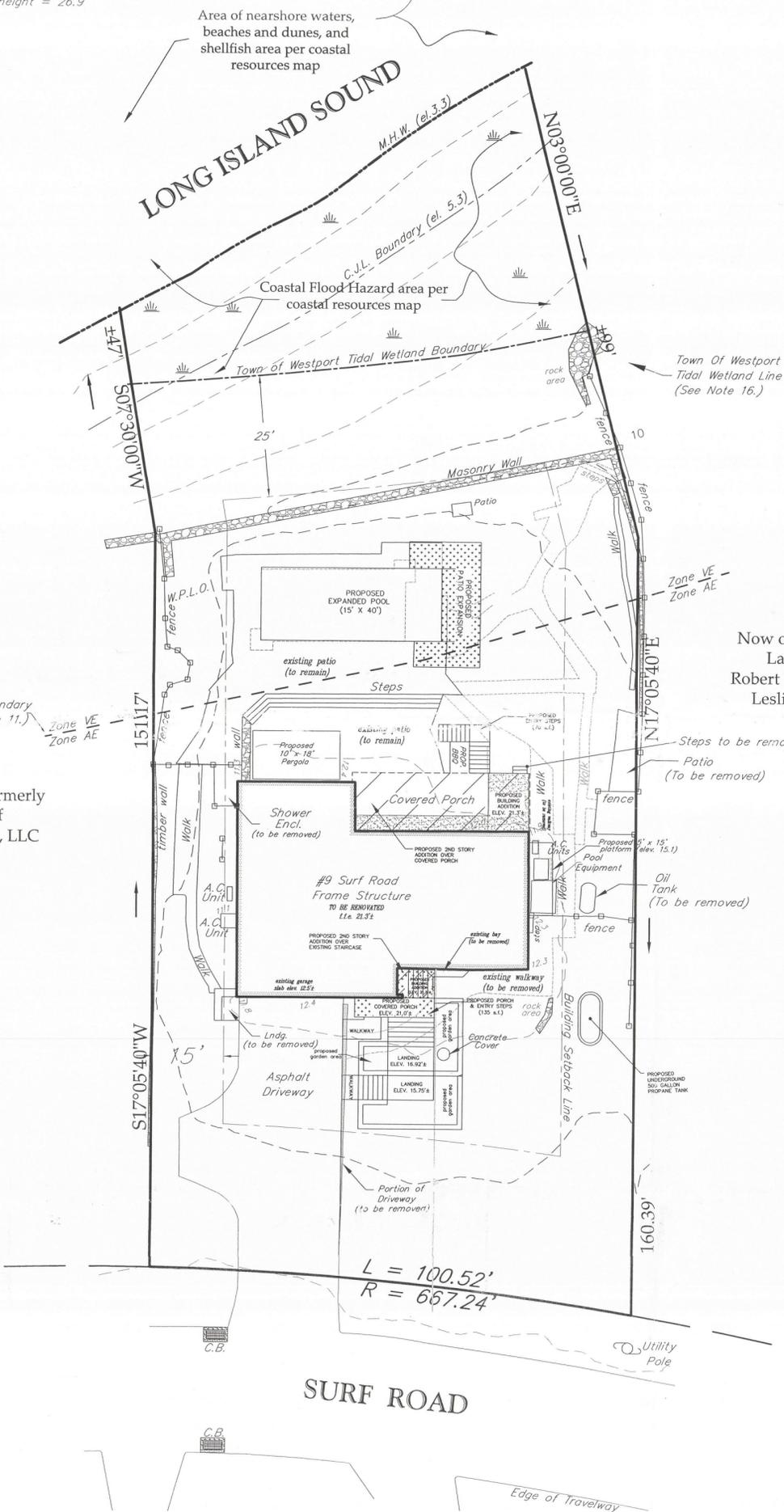
Maximum Allowable Building Coverage = 19,615 sq. ft. x 15% = 2,942 sq. ft.
Maximum Allowable Building Coverage = 2,942 sq. ft.
Additional Allowable Building Coverage for FEMA Compliance = 225 sq. ft.
(The 225 sq. ft. additional coverage is permitted in order to make existing residence FEMA compliant for this renovation only)

Existing Building Area = 2,734 sq. ft. = 14.05%
Existing Pool Area = 480 sq. ft.
Existing Driveway Area = 1,460 sq. ft.
Existing Lot Coverage = 4,674 sq. ft. = 23.83%

Proposed Building Area = 3,066 sq. ft. = 15.63% (includes 205 s.f. to make FEMA compliant)
Proposed Pool Area = 600 sq. ft.
Proposed Driveway Area = 1,435 sq. ft.
Proposed Lot Coverage = 5,101 sq. ft. = 26.01% (includes 205 s.f. to make FEMA compliant)

Now or Formerly
Land of
7 Surf Assoc., LLC

Now or Formerly
Land of
Robert Wheeler &
Leslie Quint



Proposed Coverage Calculations breakdown:
(not including entrances for FEMA compliance)

Existing Building Coverage = 2,734 sf
Remove Shower: - 44 sf
Remove Side Landing: - 33 sf
Remove Bay Window: - 11 sf
Add Pergola = + 180 sf
Add BBQ = + 24 sf
Add Windows (east and west) = + 11 sf

Total Proposed Building Coverage = 2,861 sf = 14.59%

Expanded Pool = + 600 sf
Existing Driveway = 1,460 sf
Remove portion of Driveway = - 25 sf

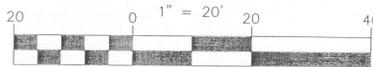
Total Proposed Coverage = 4,896 sf = 24.96%

REVISION TABLE	
DATE	DESCRIPTION
18 Aug 2020	Proposed Improvements Only
24 Aug 2020	revised plan
31 Aug 2020	revised plan
29 Sept. 2020	revised plan
14 Oct. 2020	Coverage Breakdown Added



LEONARD SURVEYORS, LLC
830 POST ROAD EAST
WESTPORT, CONNECTICUT 06880
PHONE: (203) 226-1861
FAX: (203) 454-1832

GRAPHIC SCALE



surf9.raw BLOCK 2A surf9t.dwg

PROPOSED IMPROVEMENT PLAN

PREPARED FOR

CHRISTOPHER & NICOLA THOM

9 SURF ROAD

WESTPORT ~ CONNECTICUT
SCALE 1" = 20' 23 FEBRUARY 2020

LEONARD SURVEYORS, LLC

"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY

Charles Leonard
CHARLES L. LEONARD, P.E. & L.S., CONN. REG. No. 20866