

A BRIEF HISTORY OF ONE ELMSTEAD PLACE

The story of the single-family residence and barns on this property goes back to a time before the Revolutionary War when this area of Green Farms was still part of Fairfield.

The original dwelling and a major portion of the barn were burned during British General Tryon's infamous raid in 1779.

According to historic records, the nucleus of the existing residence was constructed around 1781 by Abraham Andrews to replace the decimated dwelling. During the post-Revolutionary War period, many houses in the surrounding area filed claims with the State for war damages. Andrews' claim was notorious for being the highest in the area.

Successive owners made changes to the house in the later part of the 19th Century, consistent with the architectural style of the period. The residence has change little in the intervening years. The barns which we believe were also re-built at least in part by Abraham Andrews, are unexpectedly, in reasonably good shape despite their advanced age.

According to Project Architect Duncan Milne, a portion of one of the barns dates to the Revolutionary War.

Our proposal involves dividing the property into two lots of at least one acre each (in a two acre zone), renovating and converting the barns into a single family residence one of the new lots, and eventually restoring the existing residence on the other.

Respectfully submitted by,

Gloria Gouveia, Land Use Consultants
Authorized Agent



1 ELMSTEAD LANE

Westport, CT

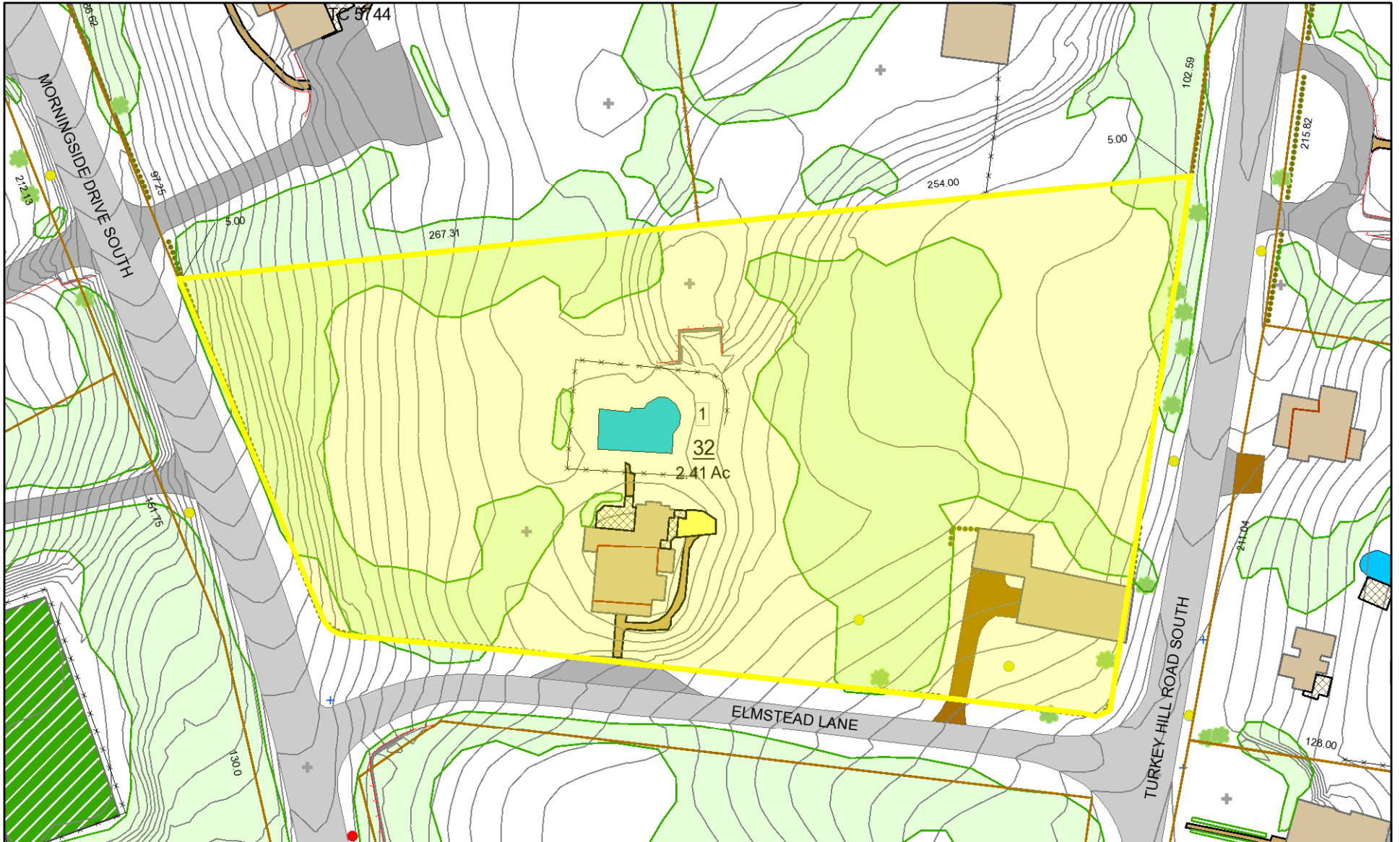


August 10, 2021

1 inch = 70 Feet



www.cai-tech.com



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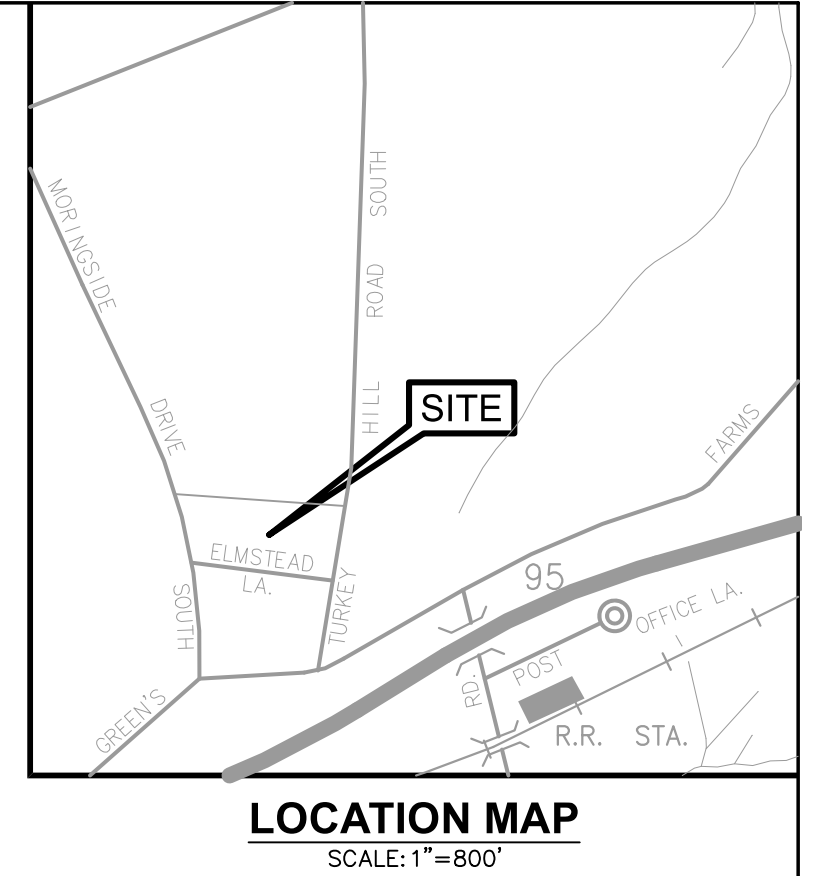
REF. MAP # 1

N/F
ALAN S. & BARBARA E.
PHILLIPS
123 MORNINGSIDE DR. S.
G06-031-000

N/F
KEITH & JENNIFER
DRISCOLL
90 TURKEY HILL RD. S.
G06-034-000



- NOTES:
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADMENDED.
 2. THE TYPE OF SURVEY PERFORMED IS LIMITED PROPERTY/BOUNDARY, ZONING LOCATION SURVEY.
 3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY OF REF. MAP # 1 BELOW.
 4. THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 5. THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION.
 6. BEARINGS ON THIS MAP ARE BASED ON REFERENCE MAP # 1.
 7. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED. ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES, THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
 8. THIS PARCEL IS DEPICTED AS LOT 032 ON ASSESSOR'S MAP # G06.
 9. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.
 10. PER CONNECTICUT GENERAL STATUTE 8-13g, IT IS MY OPINION THAT THERE ARE NO BUILDINGS THAT HAVE BEEN SITUATED ON THIS PARCEL WITH ANY ENFORCEMENT ACTION WITHIN THE PAST THREE YEARS.

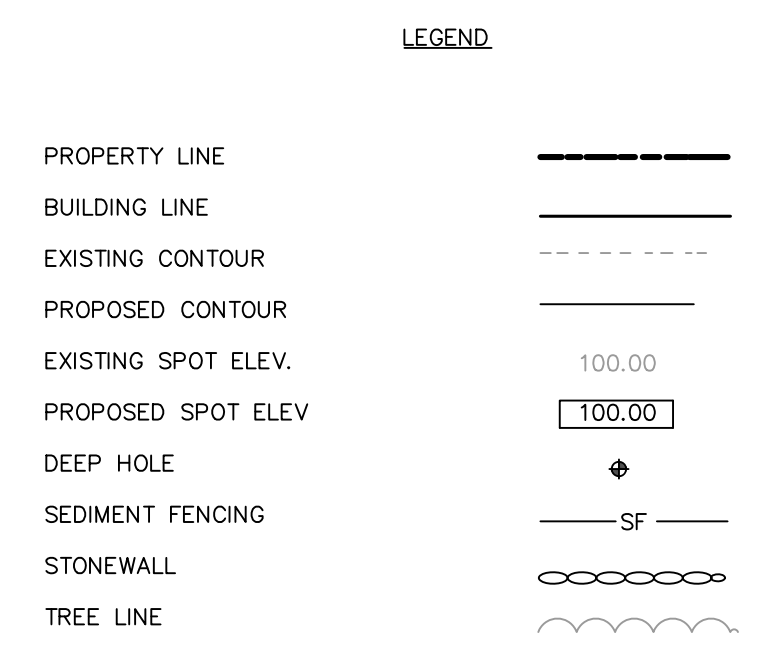


- MAP REFERENCES:
1. "MAP OF PROPERTY PREPARED FOR RAYMOND & KAREN JORDAN" SCALE: 1"=20', 4-4-95, BY LEONARD SURVEYORS
 2. WLR #'s 1657, 3671, 3783, 5744 & 8292.

WESTPORT ZONE TABLE (RESIDENCE AAA DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MAXIMUM HEIGHT	3 STORIES OR 40 FT	2 STORIES
MINIMUM LOT SIZE	87,120 SF	105,118 SF
FRONTAGE	100'	873.25'
LOT SHAPE	200 FT SQUARE	> 200' SQUARE
SETBACKS:		
FRONT	50'	26.02'
SIDE	50'	> 50'
REAR	50'	> 50'

LOT AREA COVERAGE WORKSHEET		
BASE LOT CALCULATION		
1.	GROSS LOT AREA	105,118 SF
2.	Above Ground Utility Easements	
3.	Streets and Roads	
4.	Other Exclusive Surface Easements	
5.	TOTAL EASEMENTS AND ROADS	0
6.	Wetland Area	
7.	Slope Slopes of 25% or greater	
8.	TOTAL WETLAND AND STEEP SLOPES	0
9.	Wetlands/Slopes reduction (0.80 x line 8)	0
10.	BASE LOT AREA	105,118 SF
MAXIMUM LOT AREA COVERAGE CALCULATION		
11.	BASE LOT AREA (from line 10)	105,118 SF
12.	Square Feet of Total Coverage	5,190 SF
13.	% Total Coverage (Res A: 25% max)	4.94 %
14.	Square Feet of Building Coverage	4,375 SF
15.	% Building Coverage (Res A: 15% max)	4.16 %

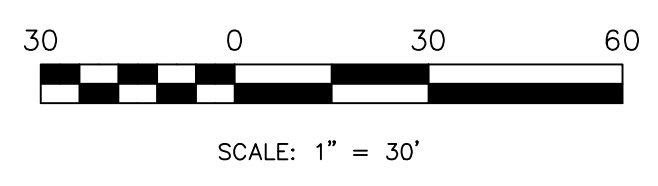
THE PROPOSED COVERAGE CALCULATIONS ARE BASED ON PRELIMINARY HOUSE DESIGN AND FOOTPRINT AS PROVIDED BY THE ARCHITECT AND CURRENTLY MEETS THE COVERAGE REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO RECOMPUTE THE COVERAGE CALCULATIONS USING THE FINAL BUILDING PLANS IN ORDER TO CONFIRM THAT THE ACTUAL BUILDING COVERAGE DOES NOT EXCEED THE MAXIMUM ALLOWABLE AND TO OBTAIN A ZONING PERMIT.



**LIMITED PROPERTY / BOUNDARY
ZONING LOCATION
PROPERTY SURVEY**
OF PROPERTY LOCATED AT
**1 ELMSTEAD LANE
WESTPORT, CT.**
PREPARED FOR
ELMSTEAD PARTNERS, LLC
COPYRIGHT © 2021

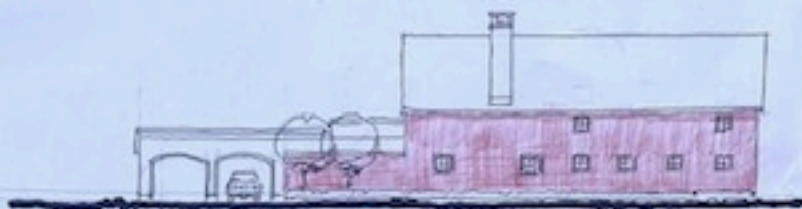
SILVA LAND SURVEYING, LLC
Land Surveying-Land Planning
43 WOODBURY HILL Phone: (203) 263-6776
WOODBURY, CT., 06798 davethesurveyor@yahoo.com

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

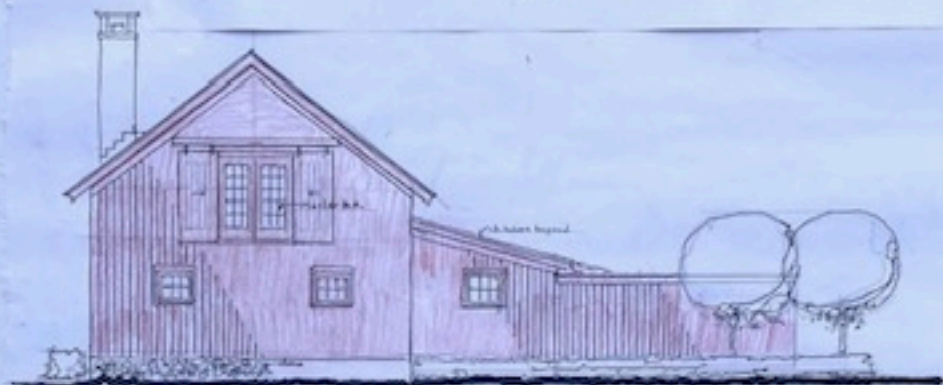


SCALE: 1" = 30' DECEMBER 14, 2021



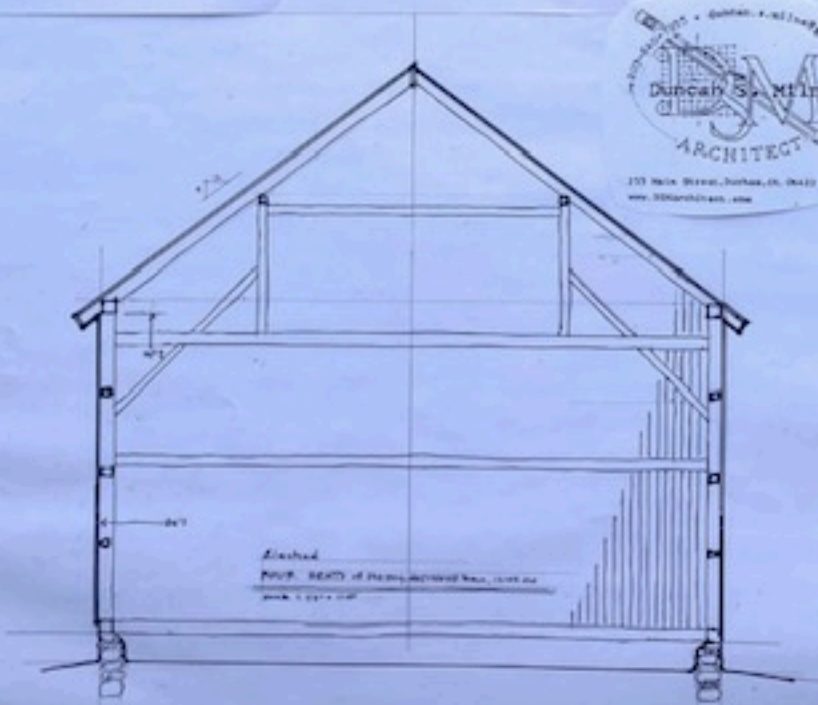


ARCADE, EASTINGTON, Via Box Method Low
1/24/12



VIEW FROM TURKEY HILL ROAD
1/24/12

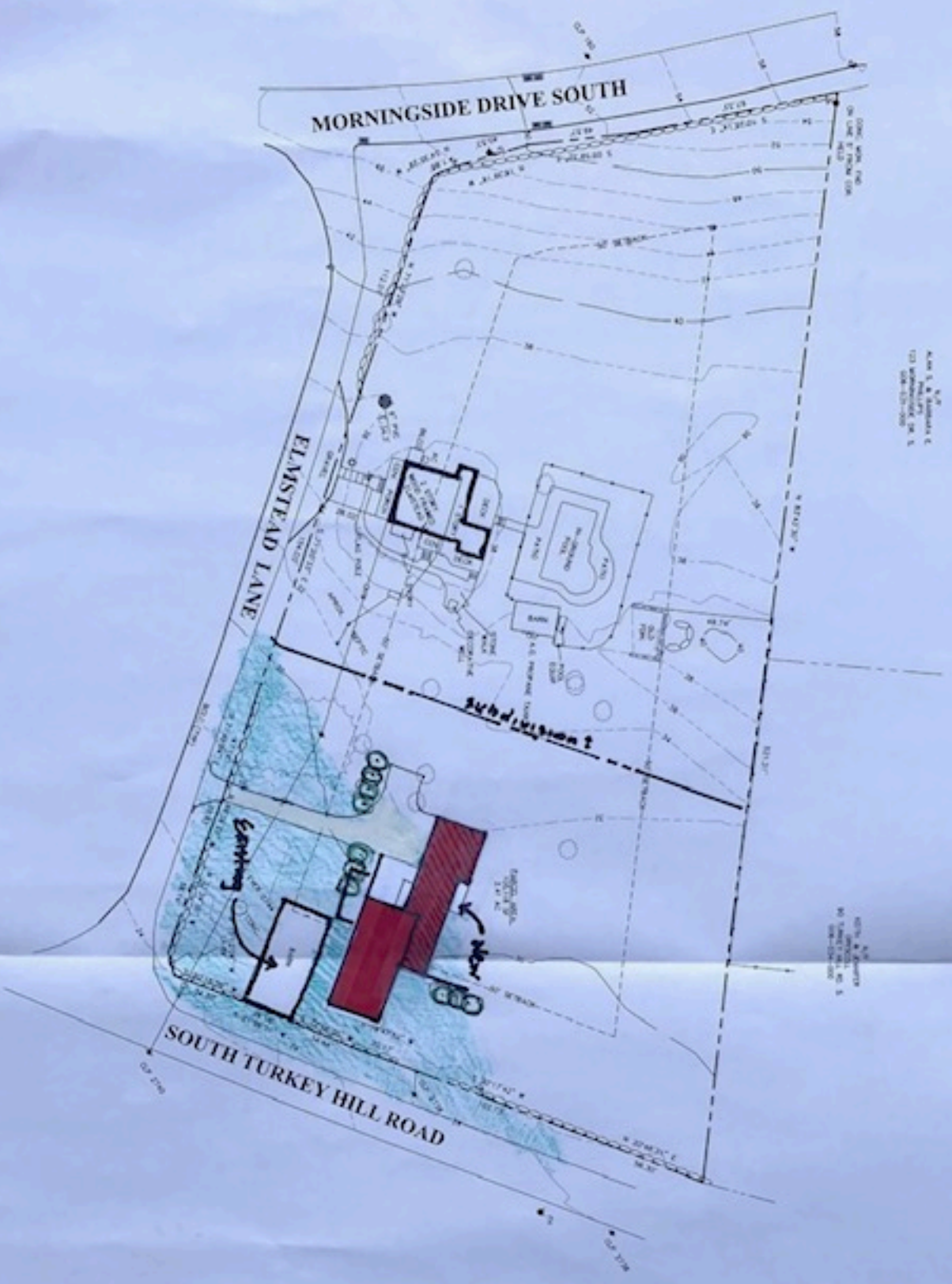
1 Elmstead



MORNINGSIDE DRIVE SOUTH

ELMSTEAD LANE

SOUTH TURKEY HILL ROAD



DATE: 1/15/10
 DRAWN BY: J. H. BROWN
 CHECKED BY: J. H. BROWN
 SCALE: AS SHOWN

DATE: 1/15/10
 DRAWN BY: J. H. BROWN
 CHECKED BY: J. H. BROWN
 SCALE: AS SHOWN

MORNINGSIDE DRIVE SOUTH

ELMSTEAD LANE

SOUTH TURKEY HILL ROAD

ALAN S. KEMPTER
123 WASHINGTON ST. S.
MEMPHIS, TN 38103

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123 WASHINGTON ST. S.
MEMPHIS, TN 38103

