

ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS
- SPECIAL PERMIT USE
- SIGNAGE

Submission Date: _____

RECEIVED
SEP 07 2022
HISTORIC DISTRICT
COMMISSION

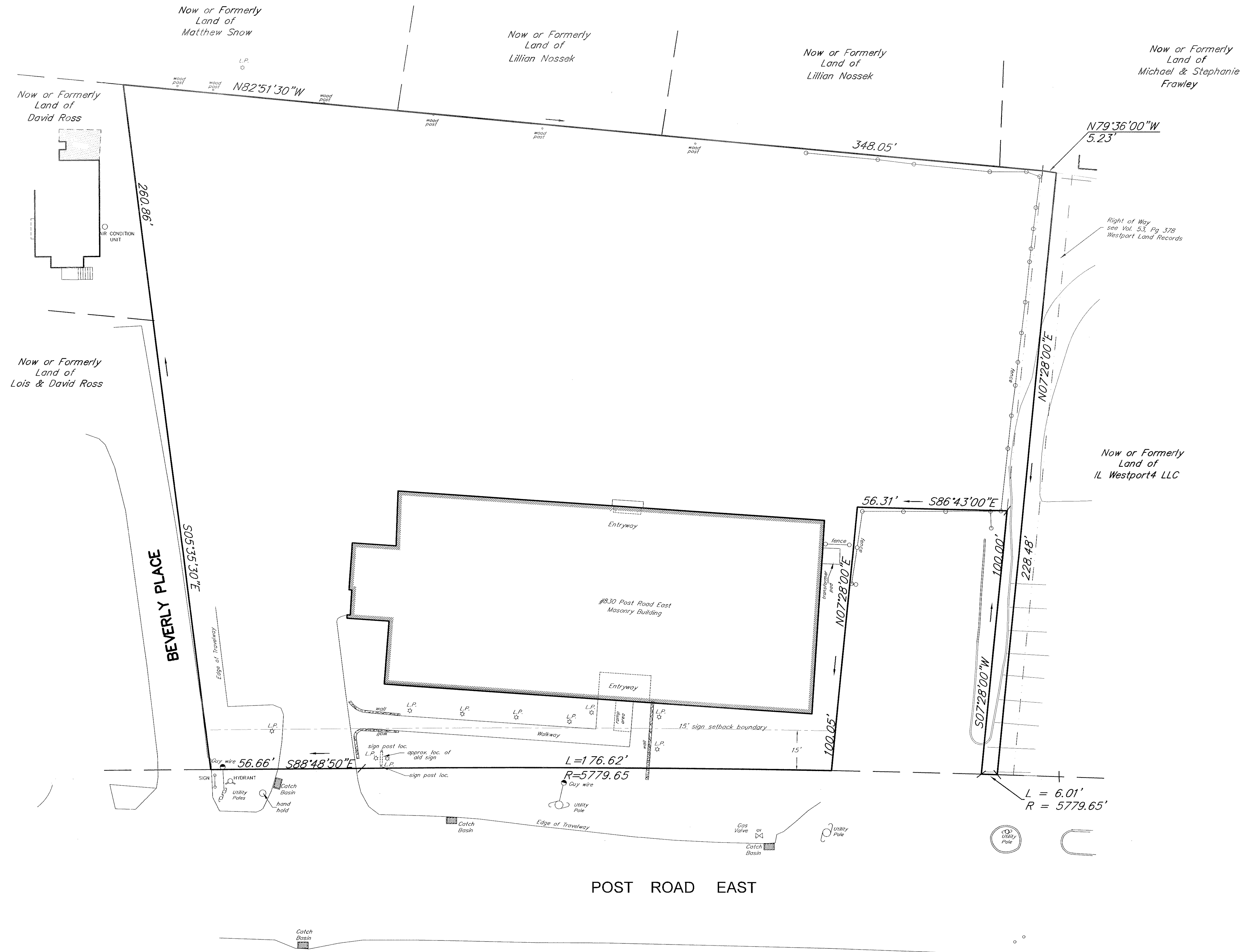
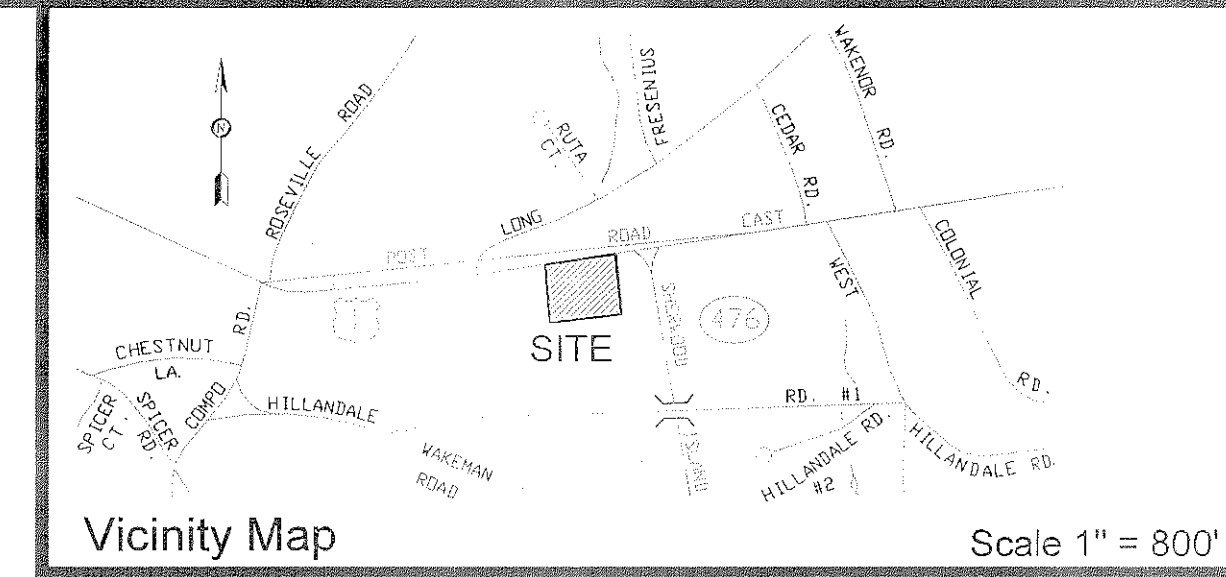
1. Property Address 830 POST RDE
(As listed in the Assessor's records)
2. Property PID# _____ Zoning District: EBD
3. Owner's Name: 830 POST ROAD EAST LLC Daytime Tel #: 203-361-3001
Owner's Address: 10 Middle Street, Suite #1701 E-mail: pbuvs.trefzpr.p@gmail.com
Bridgewater, CT 06604
4. Agent's Name (if different): Larry Bourque Daytime Tel #: _____
ABC SIGN CORPORATION
Agent's Address: 125 Front St., Bridgewater, CT 06606 E-mail: larry@abc-sign.com
5. Zoning Board of Appeals Case # (if any) _____
6. Existing Uses of property: _____
7. Reason for this Request: Replace an existing ground sign with a new 32 sq. ft ground sign.

[Signature]
Applicant's Signature (If different than owner)

[Signature]
Owner's Signature (If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)

Architectural Review Board Recommendation:

Chair's Signature: _____ Date: _____



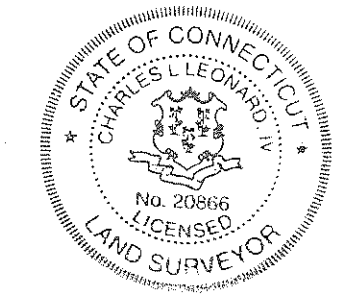
NOTES: (830 Post Road East, Westport)

1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20a-300b-1 through 20a-300b-20 and the "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. 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 = 71,973 sq. ft. = 1.6523 Ac.
5. Parcels located in Zone GBD.
6. Properties shown on Assessors maps F09, as tax lot 67.
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 the Westport Wetland Regulations for proper conservation setback distances per intended use.
10. Lot does not contain inland wetlands per Town of Westport interactive GIS application. For more specific inland wetland determinations a licensed soil scientist should be consulted.
11. Property located in flood zone 'X' (area of minimal flooding) as per National Flood Insurance Program, Flood Insurance Rate Map, for the Town of Westport CT, Community No. 09009C, Panel No. 414, Suffix G, Map effective date 8 July 2013.
12. 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.
13. Building dimensions shown are for coverage purposes only and are not to be used for construction.
14. 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.
15. Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.
16. The intent of this map is to show the area in front of the building at 830 Post Road East for sign placement. Parking and walks not between the building and Post Road East, not located at this time.
17. Map References:
 - A. Property shown as lot 'C' on a certain map entitled, "Map of Property Prepared for Joseph & Josephine DeMattia" Westport Land Records Map No. 7955 Scale 1" = 20', Rev. to 24 Aug. 1981 By Leo Leonard P.E. & L.S.
 - B. Also see Maps: 10078, 10086, 9152, 7993, 4807, 4734, 2233, 372

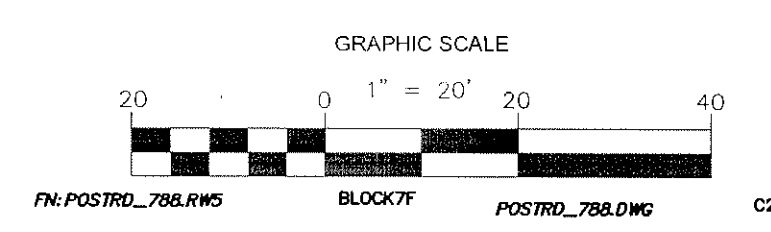
POST ROAD EAST

PLOT PLAN SHOWING PORTION OF LOT

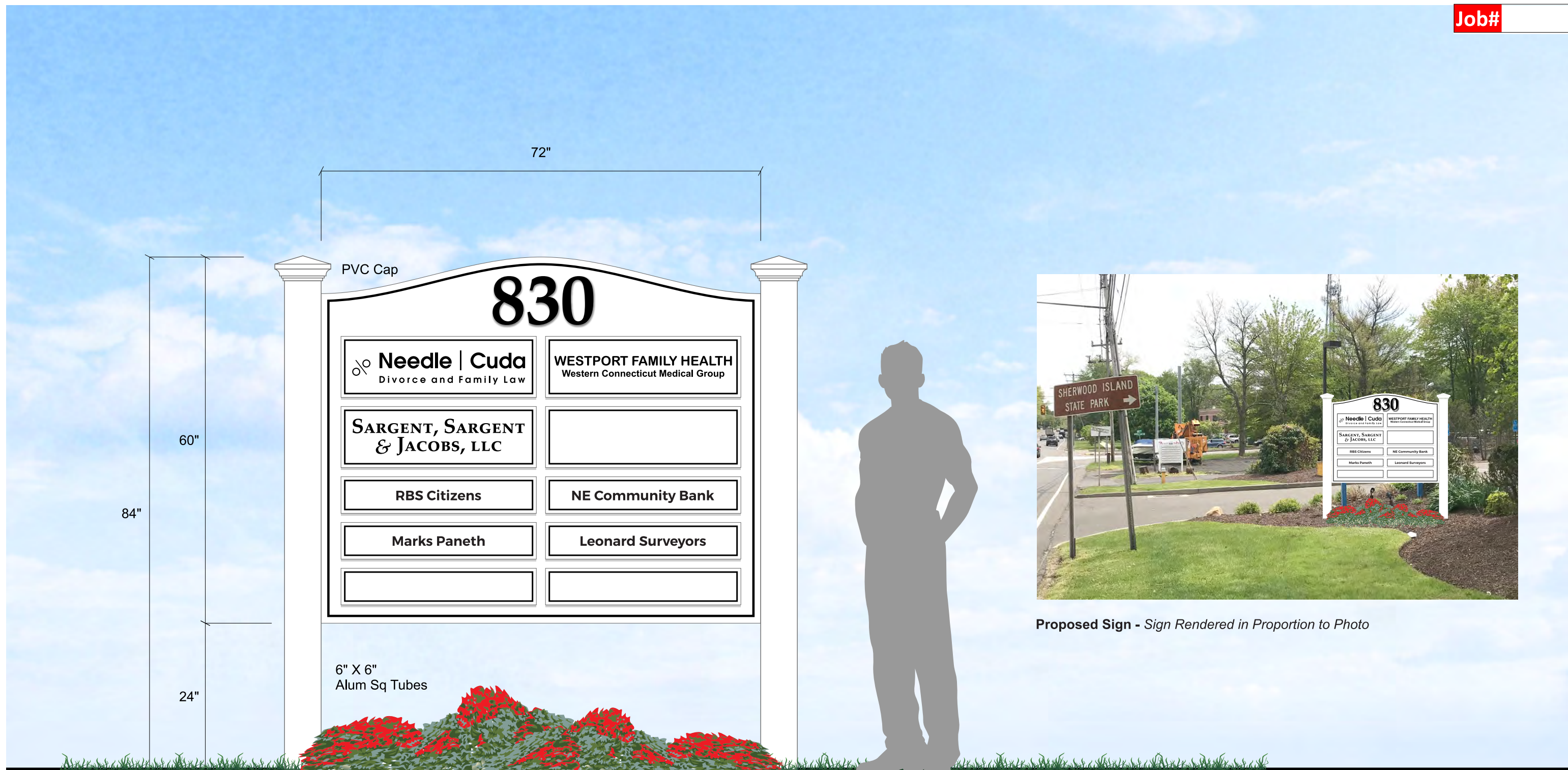
PREPARED FOR
830 POST ROAD EAST LLC
 830 POST ROAD EAST
 WESTPORT ~ CONNECTICUT
 SCALE 1" = 20' ~ 5 July 2022



LEONARD SURVEYORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY
Charles Leonard
 CHARLES L. LEONARD IV, L.S., CONN. REG. No. 20886



LEONARD SURVEYORS, LLC
 830 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880
 PHONE: (203) 226-7861
 FAX: (203) 454-1832



PVC Cap

72"

830

Needle | Cuda
Divorce and Family Law

WESTPORT FAMILY HEALTH
Western Connecticut Medical Group

SARGENT, SARGENT
& JACOBS, LLC

RBS Citizens

NE Community Bank

Marks Paneth

Leonard Surveyors

60"

84"

24"

6" X 6"
Alum Sq Tubes



Proposed Sign - Sign Rendered in Proportion to Photo

Double Face Non-Illuminated Directory
Scale: 3/4" = 1'-0"