

ITEM	REQUIRED MIN./MAX.	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
ZONE	AA			
FRONT YARD SETBACK	30'	22.6'		
SIDE YARD SETBACK	15' *	7.2' *		
REAR YARD SETBACK	25'	9.5'		
BUILDING COVERAGE	***	***		
LOT COVERAGE	25 %	37.44 %		

* SETBACK ARE BASED ON SECTION 6-3.1 OF THE ZONING REGULATIONS FOR NON-CONFORMING LOTS.
 ** SETBACK FROM FLAGGED TIDAL WETLAND LINE.
 *** NOT REQUIRED IN "AA" RESIDENCE ZONE.

AVERAGE GRADE AROUND RESIDENCE:

$$9.2+9.0+9.3+9.3+8.8+8.4+8.3+8.8+8.9+9.0+8.8+6.7+7.2+9.0 = 120.7/14 = 8.62$$

ELEVATION OF ROOF PEAK = 37.70
 ELEVATION OF ROOF EAVE = 38.02
 ELEVATION OF ROOF MIDPOINT = $37.70+38.02 = 65.72/2 = 32.86$

HEIGHT OF RESIDENCE:
 ELEVATION OF ROOF MIDPOINT - AVERAGE GRADE = $32.86-8.62 = 24.24$ FEET

EXISTING LOT COVERAGE:

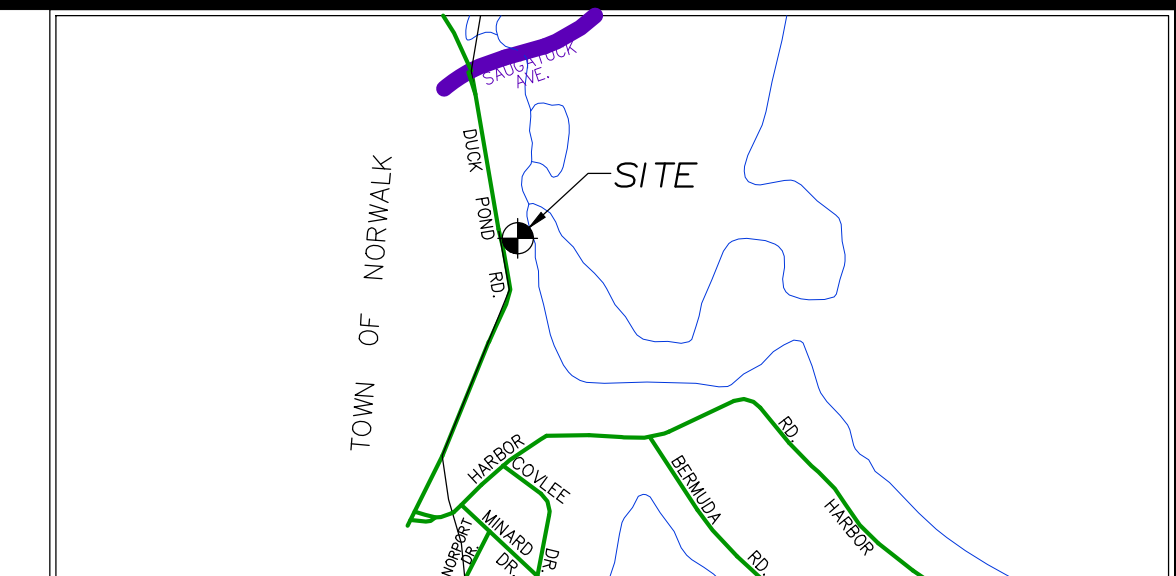
RESIDENCE, PORCH, DECKS, LANDING & POOL DECK	3,484.9 SQ. FT.
POOL	644.8 SQ. FT.
1/2 AREA OF TENNIS COURT	3,670 SQ. FT.
ASPHALT DRIVEWAY	2,425 SQ. FT.
TOTAL EXISTING LOT COVERAGE	10,224.7 SQ. FT./27,308 SQ. FT. = 37.44 %

PROPOSED ELEVATION OF ROOF PEAK = 45.40 *
 PROPOSED ELEVATION OF ROOF EAVE = 34.03 *
 PROPOSED ELEVATION OF ROOF MIDPOINT = $45.40+34.03 = 79.43/2 = 39.72$ *

PROPOSED HEIGHT OF RESIDENCE:
 PROPOSED ELEVATION OF ROOF MIDPOINT - AVERAGE GRADE = $39.72-8.62 = 31.09$ FEET *
 * BASED ON ARCHITECT'S PLANS.

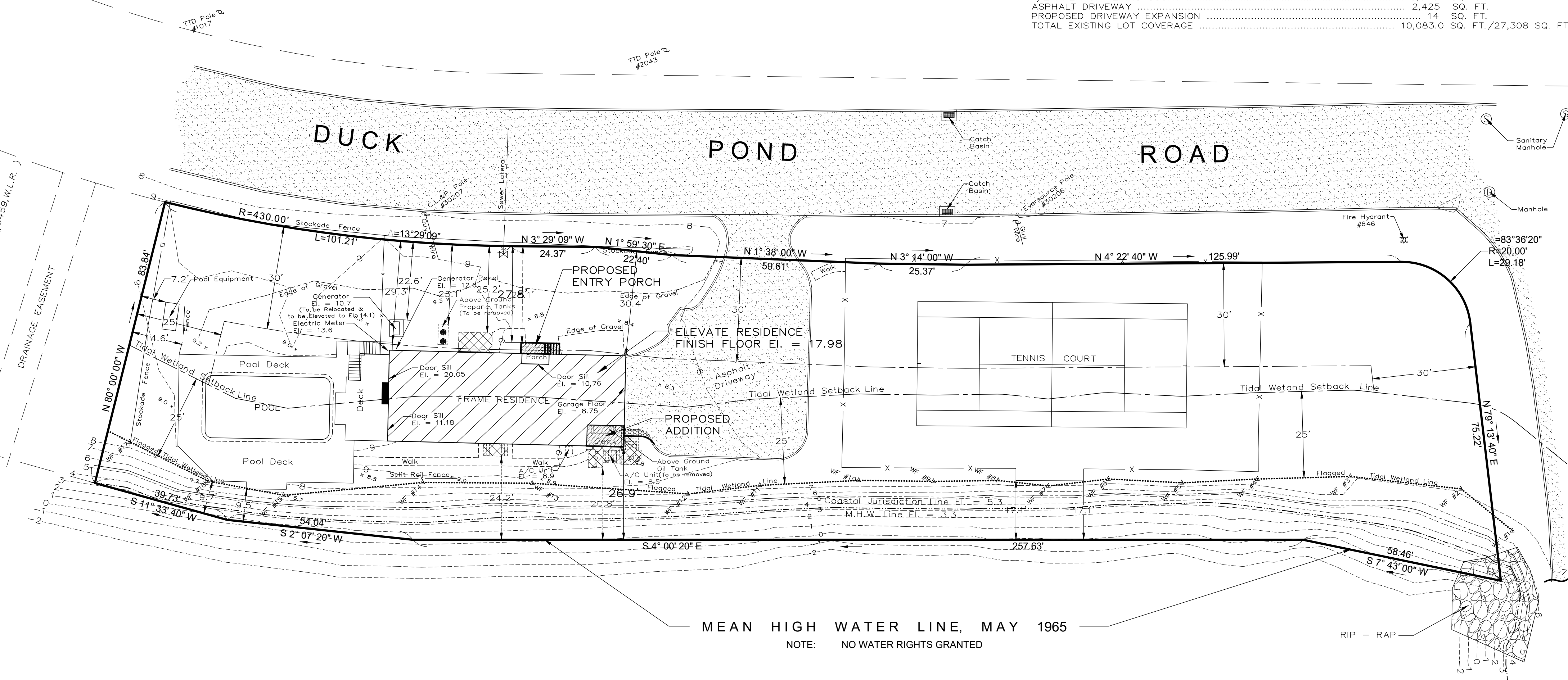
PROPOSED LOT COVERAGE:

RESIDENCE, PROP. PORCH, PROP. ADDITION, DECKS & POOL DECK	3,329.2 SQ. FT.
POOL	644.8 SQ. FT.
1/2 AREA OF TENNIS COURT	3,670 SQ. FT.
ASPHALT DRIVEWAY	2,425 SQ. FT.
PROPOSED DRIVEWAY EXPANSION	14 SQ. FT.
TOTAL EXISTING LOT COVERAGE	10,083.0 SQ. FT./27,308 SQ. FT. = 36.92 %



BASE LOT CALCULATION
(ALL ENTRIES IN SQUARE FEET)

1	GROSS LOT AREA	=	32,504 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	=	6,495 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)	=	5,196 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	=	27,308 SQ. FT.



MEAN HIGH WATER LINE, MAY 1965
 NOTE: NO WATER RIGHTS GRANTED

- 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 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, REFER TO NAVD '88 DATUM BASED ON TOWN BENCHMARK WM #319.
 - THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 022 ON ASSESSOR'S MAP A-03.
 - THE SUBJECT PROPERTY IS LOCATED IN 'AA' RESIDENCE ZONE.
 - THE SUBJECT PROPERTY IS OWNED BY AMY BENJAMIN REFER TO RECORD DEED VOL. 4178, PG. 114 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
 - TIDAL WETLAND FLAGGED BY ALEXSANDRA MOCH, SOIL & WETLAND SCIENTIST ON APRIL 11, 2022 AND LOCATED ON JUNE 7, 2022.
 - THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL13) AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 532 OF 626 CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090019, PANEL 0532, SUFFIX G, MAP NUMBER 09001C0532G, MAP REVISED JULY 8, 2013".

NOW OR FORMERLY
 LAND OF
SAUGATUCK HARBOR YACHT CLUB, INC.
 6 GREAT MARSH ROAD
 (REFER TO RECORD MAP #6746,W.L.R.)

LOT "33A"
 AREA = 32,504 SQ. FT.
 or 0.7462 AC.

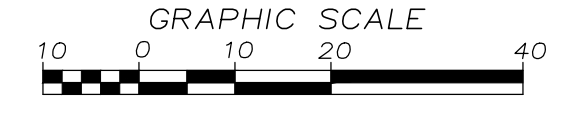
THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
 UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO 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.

**IMPROVEMENT/LOCATION SURVEY
 MAP OF PROPERTY**

PREPARED FOR
George A. Frank

7 DUCK POND ROAD
 WESTPORT, CONNECTICUT

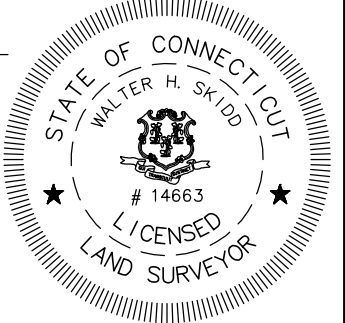
SCALE: 1" = 20' MARCH 4, 2024
 PROPOSED ADDED: OCT. 22, 2024
 AMENDED: OCT. 28, 2024



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



MAP REFERENCE:
 RECORD MAP # 6459,W.L.R. ENTITLED "MAP SUBDIVISION PREPARED FOR HARBOR PROPERTIES, INC. WESTPORT, CONN. SCALE 1" = 60' JUNE 2, 1965" CERTIFIED SUBSTANTIALLY CORRECT BY LEO LEONARD, CIVIL ENGR. & SURVEYOR.
 RECORD MAP # 6746,W.L.R. ENTITLED "MAP PREPARED FOR SAUGATUCK HARBOR YACHT CLUB INC. WESTPORT, CONN. SCALE 1" = 60' JANUARY 8, 1970 -BY LEONARD SURVEYORS NORWALK, CONNECTICUT" CERTIFIED SUBSTANTIALLY CORRECT LEO LEONARD C.E. & L.S. CONN. REG. #2496.

EMBOSSED SEAL