

PROPERTY INFORMATION			
OWNER: JOHN HEROLD			
SITE: 29 DANBURY AVENUE			
ZONING: RESIDENCE ZONE (NON-CONFORMING LOT)			
TOTAL SITE AREA: 0.115 AC.; 5,000 SF			
LOT AREA/COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		5,000 SF
2.	EASEMENTS, ACCESSWAY	0	
3.	ADD'L EXCLUSIVE SURFACE EASEMENTS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL OF EASEMENTS & ROADS		0 SF
6.	WETLAND AREAS	0	
7.	STEEP SLOPES > 25%	0	
8.	TOTAL WETLAND & STEEP SLOPES	0	
9.	WETLAND/SLOPE REDUCTION	0.80 x LINE 8	0 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		5,000 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	1,250 SF
ALLOWABLE BUILDING COVERAGE			
12.	BASE LOT AREA x 15%	LINE 10 x 0.15	750 SF
EXISTING BUILDING COVERAGE			
	RESIDENCE	1,078 SF	
	WOOD STEPS	103 SF	
	GARAGE	452 SF	
13.	SUM OF LINE 13		1,633 SF
EXISTING LOT COVERAGE			
15.	EXISTING BUILDING COVERAGE	1,633 SF	
	DRIVEWAY	452 SF	
16.	SUM OF LINE 15		2,085 SF
ALLOWABLE BUILDING COVERAGE			
3.	ALLOWABLE BUILDING COVERAGE	15%	750 SF
ALLOWABLE LOT COVERAGE			
4.	ALLOWABLE LOT COVERAGE	25%	1,250 SF
EXISTING BUILDING COVERAGE			
	EXISTING BUILDING COVERAGE	32.7%	1,633 SF
EXISTING LOT COVERAGE			
	EXISTING LOT COVERAGE	41.7%	2,085 SF

REQUIRED SETBACKS: RESIDENCE		EXISTING SETBACKS	
A RESIDENCE ZONE (NON-CONFORMING CORNER LOT)			
FRONT	20'	STREET LINE	14.7'±, 15.1'±
SIDE	7.5'	SIDE	2.4'±, 3.3'±
REAR	N/A	REAR	N/A

ZONING DATA			
ZONING DISTRICT: RESIDENCE A DISTRICT			
29 DANBURY AVENUE			
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	CONFORMS
LOT AREA	21,780 SF (0.5 AC.)	5,000 SF (0.115 AC.)	N
BASE LOT AREA		5,000 SF (0.115 AC.)	
TOTAL COVERAGE	MAX. 25% / 1,250 SF	41.7% / 2,085 SF	N
BUILDING COVERAGE	MAX. 15% / 750 SF	32.7% / 1,633 SF	N
SHAPE	MINIMUM 100' x 150' RECTANGLE	< 100' x 150' RECTANGLE	N
YARDS	FRONT	20'	(14.7'±, 15.1'±)
	SIDE	7.5'	(2.4'±, 3.3'±)
	REAR	25'	N/A
BUILDING HEIGHT	MAXIMUM	2 STORIES	2 1/2 STORIES
		26'	22.3'

NOTES:  
 1 EXISTING NON-CONFORMING CORNER LOT  
 2 LOT SHAPE RECTANGLE DOES NOT ACCOMMODATE THIS PARCEL

LEGEND	
○	IRON PIN (FOUND)
⊙	SEWER MANHOLE
⊕	CATCH BASIN
⊖	UTILITY POLE
---	PROPERTY LINE
S	SEWER LINE
W	WATER LINE
G	GAS LINE
OH	OVERHEAD UTILITIES
---	CONTOUR
X 20.1	SPOT ELEVATION

**ROOF HEIGHT CALCULATIONS:**

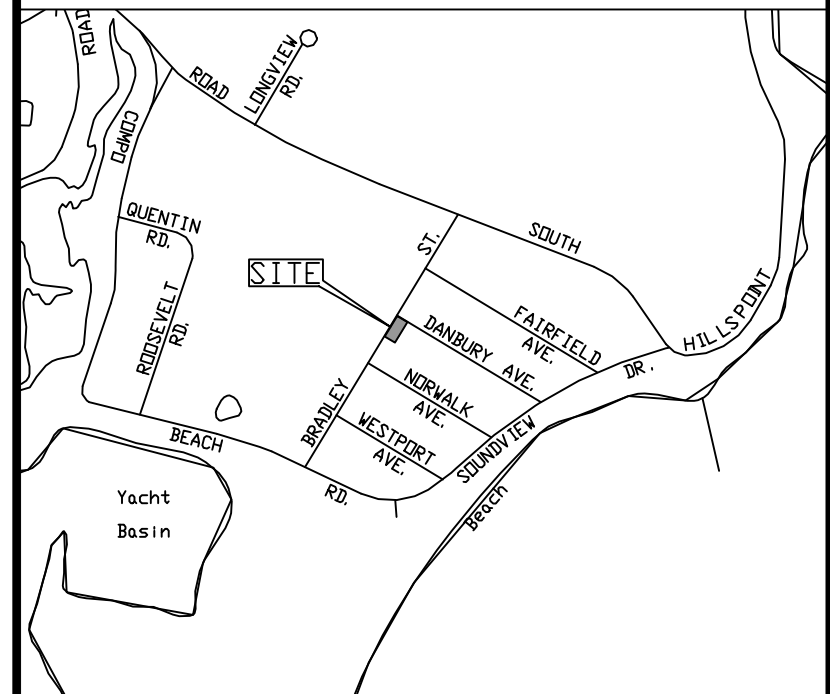
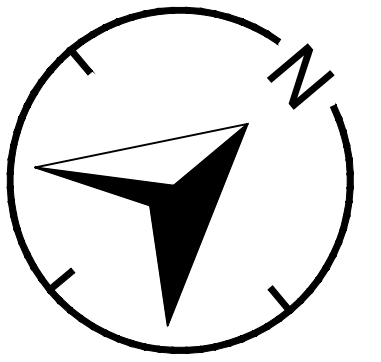
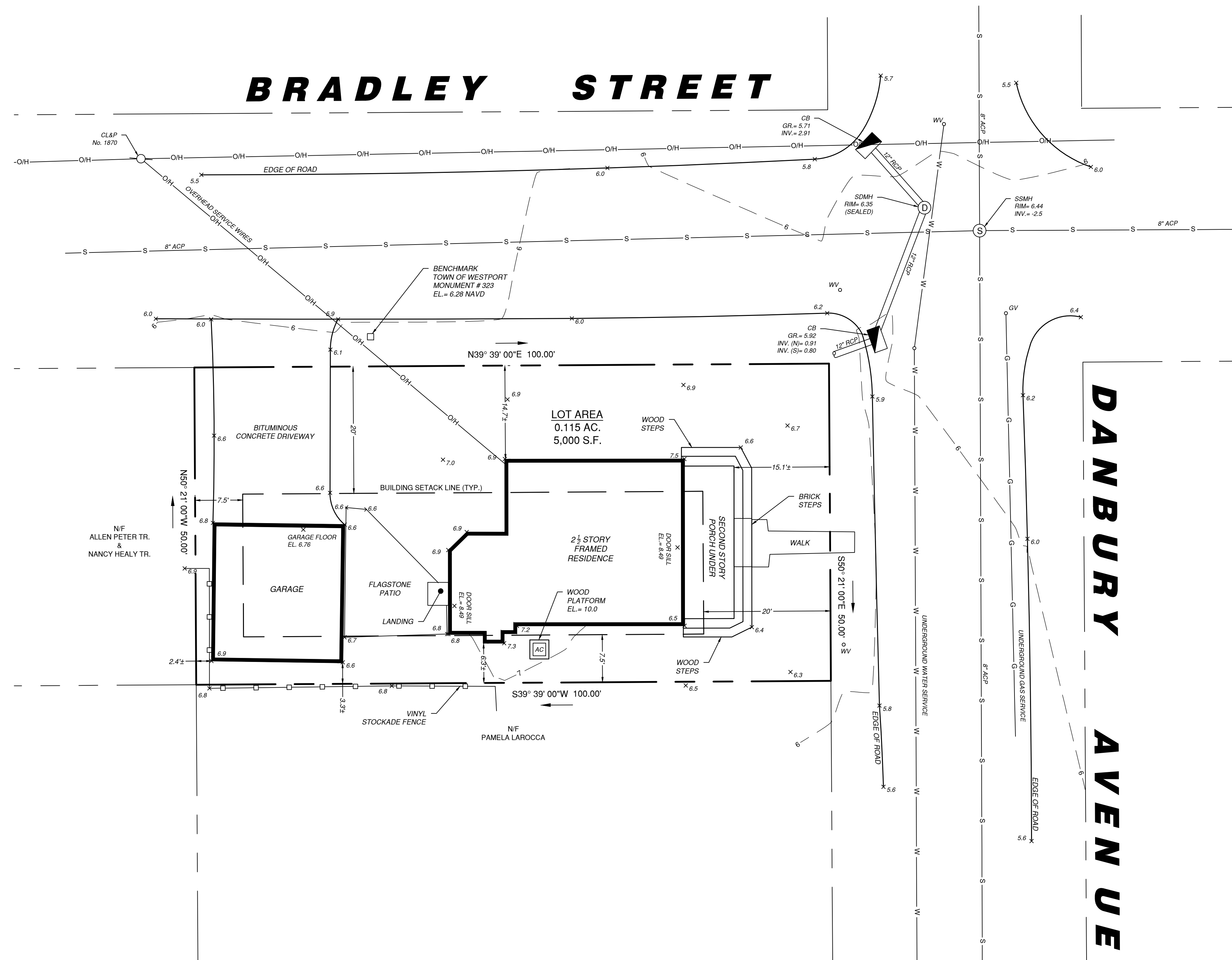
ROOF PEAK = 33.59'    LOW ROOF = 24.58'    MIDPOINT = 29.08'  
 AVERAGE GRADE: 6.9 + 7.0 + 6.6 + 6.7 + 6.4 + 6.9 + 6.9 = 47.4  
 37.3 + 7 = 6.77  
 ROOF MIDPOINT = 29.08 - 6.77 = 22.31

**LEGEND ABBREVIATIONS:**

AC	AIR CONDITIONER
ACP	ASBESTOS CEMENT PIPE
CB	CATCH BASIN
CL&P	CONNECTICUT LIGHT AND POWER
EL.	ELEVATION
GR.	GRATE
GV	GAS VALVE
INV.	INVERT
RCP	REINFORCED CONCRETE PIPE
SDMH	SANITARY DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE

**SURVEY NOTES:**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 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 AUGUST 29, 2019.
- THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A' - 2' AND VERTICAL ACCURACY CLASS '1' - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS 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 OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
- REFER TO MAP NO. 99, IN WESTPORT LAND RECORDS.
- VERTICAL DATUM: NAVD 88.
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE (EL. 11)" AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0551G, EFFECTIVE JULY 8, 2013.
- EXISTING BUILDING LOCATION IS LEGALLY NONCONFORMING PER CT GENERAL STATUTE 8-13A.



**LOCATION MAP (NTS)**

**PROPERTY INFORMATION:**

OWNER: JOHN HEROLD  
 ADDRESS: 29 DANBURY AVENUE WESTPORT, CT

LOT AREA: 5,000 SF, 0.115 AC  
 ZONE: "A"  
 DEED: BK. 1309 PG. 269

MAP: D03  
 LOT: 130

**SETBACK LINES: (NON-CONFORMING CORNER LOT)**

20' FRONT  
 7.5' SIDE  
 N/A REAR

REVISION DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_

**LANDTECH**  
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PREPARED FOR:

**JOHN HEROLD**

PROJECT LOCATION:

**29 DANBURY AVENUE  
 WESTPORT, CT**

DRAWING TITLE:

**ZONING LOCATION SURVEY &  
 TOPOGRAPHIC SURVEY**

PROJECT No. **23031-01**

DATE: 02/15/2023    DRAWN BY: L.A.M.    CHECKED BY: T.A.D.

SCALE: 1" = 10'

IN FEET  
 0 10 20 30

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Thomas A. Deilus*

THOMAS A. DEILUS, LAND SURVEYOR  
 CT. REGISTRATION NO. 70098

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL.

**SV-1.0**

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