

BUILDING HEIGHT CALCULATION

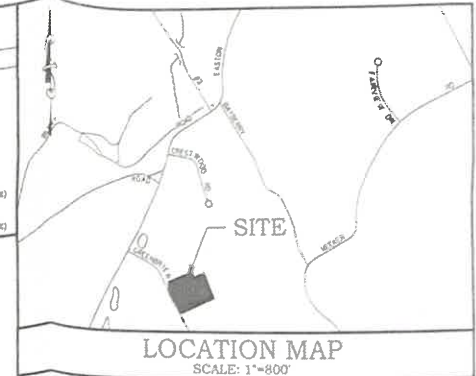
ELEVATION OF ROOF PEAK 148.1
 ELEVATION OF ROOF EAVE 136.8
 ELEVATION OF ROOF WOODRUM 135.5
 AVERAGE GRADE OF PROPERTY 108.2
 HEIGHT OF AS-BUILT DWELLING 139.5-108.2 = 31.3
 SINCE 31.3' IS LESS THAN THE MAXIMUM HEIGHT
 RESTRICTION OF 40' IN THE RESIDENCE AAA DISTRICT, THE
 BUILDING HEIGHT COMPLIES

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN AAA RESIDENCE ZONE
2. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE AS DETERMINED BY FEMA

SITE STATISTICS

SINGLE FAMILY DWELLING		
RESIDENCE AAA DISTRICT	REQUIRED	AS-BUILT
BLUP STATISTICS		
MIN LOT AREA	47,120 SF (2.00 AC)	118,078 SF (2.71 AC)
BASIC LOT AREA	N/A	133.4'
MIN FRONT SETBACK	50'	47.0'
MIN SIDE SETBACK	50'	50'
MIN REAR SETBACK	50'	141.5'
MAX HEIGHT	35 STORIES OR 40'	33.3'
MAX BUILDING COVERAGE	35% (23,641 SF)	
MAX TOTAL COVERAGE	50% (47,322 SF)	
DWELLING	8,645 SF	
PORCHES	139 SF	
WALK OUT	77 SF	
PERGOLA	143 SF	
POOL HOUSE	299 SF	
TOTAL	7,303 SF (16.7%)	
DWELLING	7,303 SF	
DEVELOP	2,216 SF	
TOTAL	15,319 SF (12.9%)	



POOL HOUSE AVERAGE GRADE TABLE

POINT	GRADE
A	108.0
B	108.0
C	109.0
D	109.0
E	109.0

AVERAGE GRADE = $\frac{A+B+C+D+E}{5}$
 = 108.6

- NOTES:
 1. SEE PLAN FOR POINT LOCATIONS
 2. ALL POINTS TAKEN 10' FROM AS-BUILT HOUSE LOCATION

EXISTING MAIN DWELLING AVERAGE GRADE TABLE

POINT	GRADE
A	108.0
B	108.0
C	109.0
D	109.0
E	109.0

AVERAGE GRADE = $\frac{A+B+C+D+E}{5}$
 = 108.6

- NOTES:
 1. SEE PLAN FOR POINT LOCATIONS
 2. ALL POINTS TAKEN 10' FROM AS-BUILT HOUSE LOCATION

LOT AREA COVERAGE CALCULATION

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 118,078 SF
2	ABOVE-GROUND UTILITY EASEMENTS	= 0 SF
3	STREET AND ROAD	= 0 SF
4	OTHER EXCLUSIVE SURFACE EASEMENT	= 0 SF
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	= 0 SF
6	WETLAND AREA	= 0 SF
7	STEEP SLOPES OF 25% OR GREATER	= 0 SF
8	TOTAL WETLANDS/SLOPES (Sum of Lines 6 & 7)	= 0 SF
9	WETLANDS/SLOPES REDUCTION (0.8 x Line 8)	= 0 SF
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	= 118,078 SF
MAXIMUM LOT AREA COVERAGE CALCULATION		
11	BASE LOT AREA (Copied from Line 10, above)	= 118,078 SF
12	SQUARE FEET OF TOTAL COVERAGE	= 15,319 SF
13	LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE	= 12.9%
14	SQUARE FEET OF BUILDING COVERAGE	= 7,303 SF
15	LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE	= 6.2%

SINCE LINE 13 IS EQUAL OR LESS THAN THE PERCENTAGE FOR MAXIMUM PERMITTED TOTAL COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE COMPLIES.

RECEIVED
 SEP 27 2002
 WESTPORT P & P

No.		Date	REVISION DESCRIPTION	FRED D'AMICO CONN. P.E., J.S. 10833		D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS VARIABLE ROAD HARTFORD, CT 06105 P: (860) 261-1000 F: (860) 261-1001 d'amicosurveying@comcast.net		Job No. 2019	Drawn By AV	Project Name COASTAL CONSTRUCTION 9 GREENBRIER ROAD WESTPORT CONNECTICUT	Drawing Title AS BUILT
1	12/10/09		MISC. REVISIONS					Scale 1"=30'	Date 7/18/08		