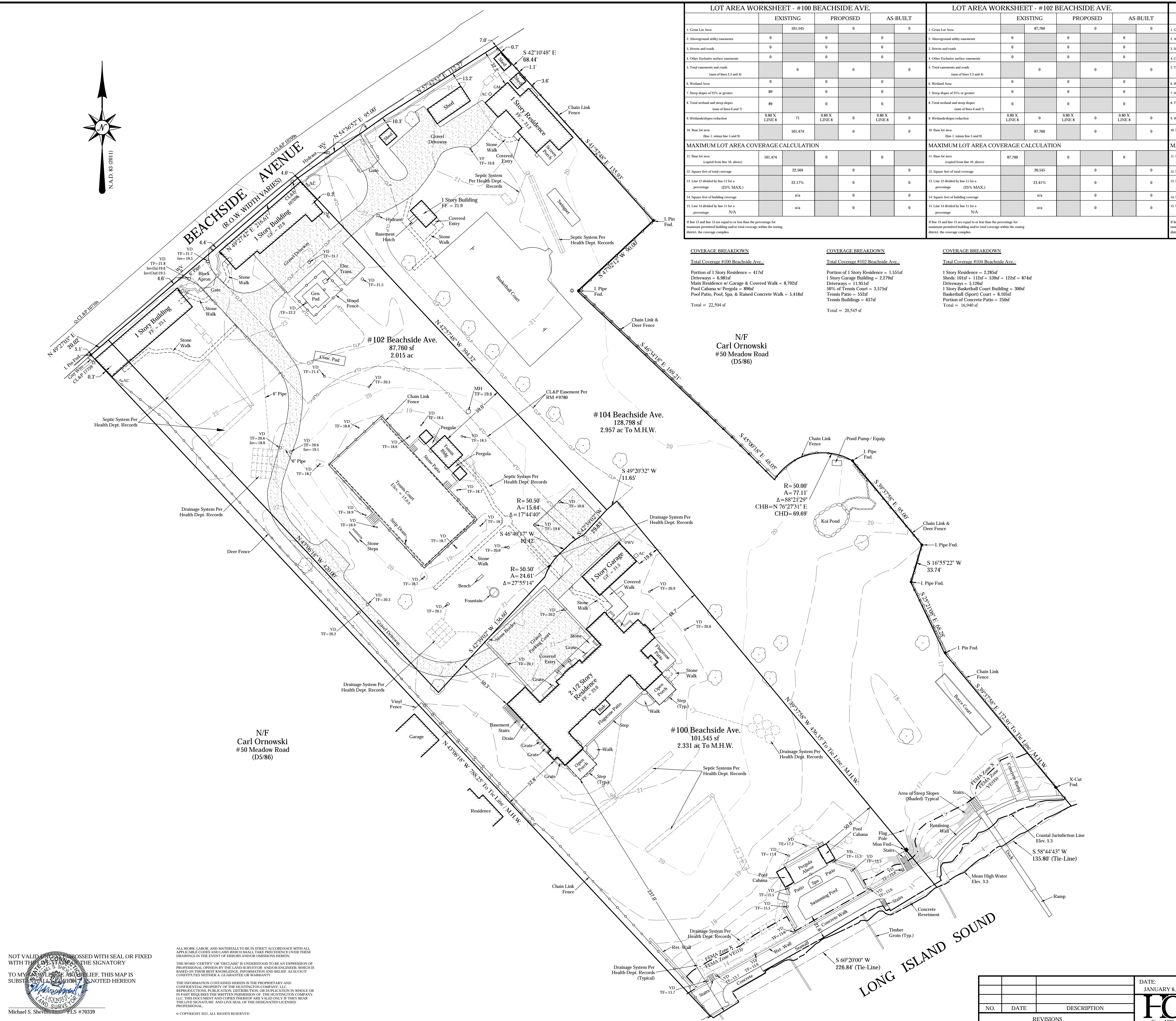


AVERAGE GRADE		AVERAGE GRADE	
#100 Beachside Main Residence		#102 Beachside 1 Story Residence	
21.4	22.5		
21.0	23.1		
21.5	21.9		
21.1	21.5		
22.0	21.5		
22.3	22.5		
22.4			
21.6			
21.6			
22.4			
21.0			
21.1			
21.1			
239.2	133.0		
57.80	36.1		
21.6	22.2		
36.2	13.5		
16 Max. Accessory	16 Max. Accessory		

AVERAGE GRADE		AVERAGE GRADE	
#102 Beachside 1 Story Garage Bldg.		#104 Beachside 1 Story Garage Bldg.	
23.0	20.7		
23.2	20.6		
21.4	20.6		
21.1	20.6		
20.9	20.4		
22.2	19.8		
22.6			
134.4	122.7		
38.0	32.3		
22.1	20.5		
13.9	11.7		
16 Max. Accessory	16 Max. Accessory		

LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- TEST HOLE
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- STONE BOUND
- HEDGE
- STONEWALL
- INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION



LOT AREA WORKSHEET - #100 BEACHSIDE AVE.					LOT AREA WORKSHEET - #102 BEACHSIDE AVE.					LOT AREA WORKSHEET - #104 BEACHSIDE AVE.				
	EXISTING	PROPOSED	AS-BUILT			EXISTING	PROPOSED	AS-BUILT			EXISTING	PROPOSED	AS-BUILT	
1. Gross Lot Area	101,545	0	0	0	87,760	0	0	0	0	128,798	0	0	0	0
2. Aboveground utility easements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. Streets and roads	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. Other Excludes surface easements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Total easements and roads (sum of lines 2, 3 and 4)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Wetland Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Steep slopes of 25% or greater	80	0	0	0	338	0	0	0	0	338	0	0	0	0
8. Total wetland and steep slopes (sum of lines 6 and 7)	80	0	0	0	338	0	0	0	0	338	0	0	0	0
9. Wetland/shades reduction	0.80 X LINE 6	71	0.80 X LINE 6	0	0.80 X LINE 6	0	0.80 X LINE 6	0	0	0.80 X LINE 6	270	0.80 X LINE 6	0	0.80 X LINE 6
10. Base lot area (line 1, minus line 5 and 9)	101,474	0	0	0	87,760	0	0	0	0	128,528	0	0	0	0
MAXIMUM LOT AREA COVERAGE CALCULATION					MAXIMUM LOT AREA COVERAGE CALCULATION					MAXIMUM LOT AREA COVERAGE CALCULATION				
11. Base lot area (total from line 10, above)	101,474	0	0	0	87,760	0	0	0	0	128,528	0	0	0	0
12. Square feet of total coverage	22,504	0	0	0	20,545	0	0	0	0	16,940	0	0	0	0
13. Line 12 divided by line 11 for a percentage (25% MAX)	22.17%	0	0	0	23.41%	0	0	0	0	13.18%	0	0	0	0
14. Square feet of building coverage	N/A	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0
15. Line 14 divided by line 11 for a percentage	N/A	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0

COVERAGE BREAKDOWN

Total Coverage #100 Beachside Ave.
 Portion of 1 Story Residence = 417sf
 Driveways = 8,981sf
 Main Residence w/ Garage & Covered Walk = 8,792sf
 Pool Cabana w/ Pergola = 896sf
 Pool Patio, Pool, Spa, & Raised Concrete Walk = 5,418sf
 Total = 22,504sf

Total Coverage #102 Beachside Ave.
 Portion of 1 Story Residence = 1,551sf
 1 Story Garage Building = 2,279sf
 Driveways = 11,951sf
 50% of Tennis Court = 3,575sf
 Tennis Building = 874sf
 Total = 20,545sf

Total Coverage #104 Beachside Ave.
 1 Story Residence = 2,285sf
 Shed: 101sf + 112sf + 539sf + 122sf = 874sf
 Driveways = 5,126sf
 1 Story Basketball Court Building = 306sf
 Basketball Sport Court = 8,105sf
 Portion of Concrete Patio = 256sf
 Total = 16,940sf

- NOTES:**
- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019. It is a Property Survey based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
 - Reference is made to the following documents on file in the Westport Town Clerk's Office:
 - A. RM #7446 - "Map of Property Prepared For Richard Schlesinger, Westport, Connecticut, Scale: 1"=40'; Dated: Feb. 21, 1877 Prepared By Dennis A. Dellas.
 - B. RM #5909 - "Survey Prepared For Basil B. Zavoico And Irene Zavoico, Westport, Conn., Scale: 1"=40'; Dated: Nov. 1964 Prepared By Charles S. Lyman.
 - C. RM #9780 - "Compilation Plan, Map Showing Easement Area To Be Granted To The Connecticut Light & Power Company Across The Property Of Marc Lasry & M. Walter & Fritz Levine, Beachside Avenue, Westport, Connecticut, Scale: 1"=30'; Dated: March 17, 2006 Prepared By Walter H. Skidd.
 - D. Volume 2522, Page 92 - Warranty Deed.
 - E. Volume 2834, Page 96 - Warranty Deed.
 - F. Volume 74, Page 272 - Conservator's Deed.
 - The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).
 - Distances shown on buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
 - Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Westport authorities prior to use.
 - Property is located in Zone AAA:
 - Minimum Lot Area = 87,120 Sq. Ft. (2 Acres)
 - Setbacks: Front = 50, Side = 30, Rear = 50
 - Maximum Total Coverage = 25%
 - Maximum Building Coverage = N/A
 - Maximum Building Height = 3 Stories or 40'
 - The property is located in Zone X & VE(15) per FEMA Flood Map #09001CB56G, Panel 556 of 626, Effective Date: 7-8-2023.
 - Property is served by public water and septic systems.
 - The topography shown hereon is the result of a field survey. The elevations are based on Vertical Datum: NAVD 88 (GPS Derived).
 - Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
 - Unauthorized alterations or additions to this declaration, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
 - It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

PROPERTY SURVEY

PREPARED FOR
MARC & CATHY LASRY
 #100, 102, & 104 BEACHSIDE AVENUE
 WESTPORT, CONNECTICUT

DATE: JANUARY 6, 2024
 SCALE: 1"=40'
 DRAFTER: SJR
 JOB NUMBER: 124
 PROJECT #: 124

THE HUNTINGTON COMPANY, LLC
 Consulting Engineers & Surveyors
 A Division of Shevlin Land Surveying, LLC
 303 Linwood Avenue, Fairfield, CT 203.259.1091

1/1