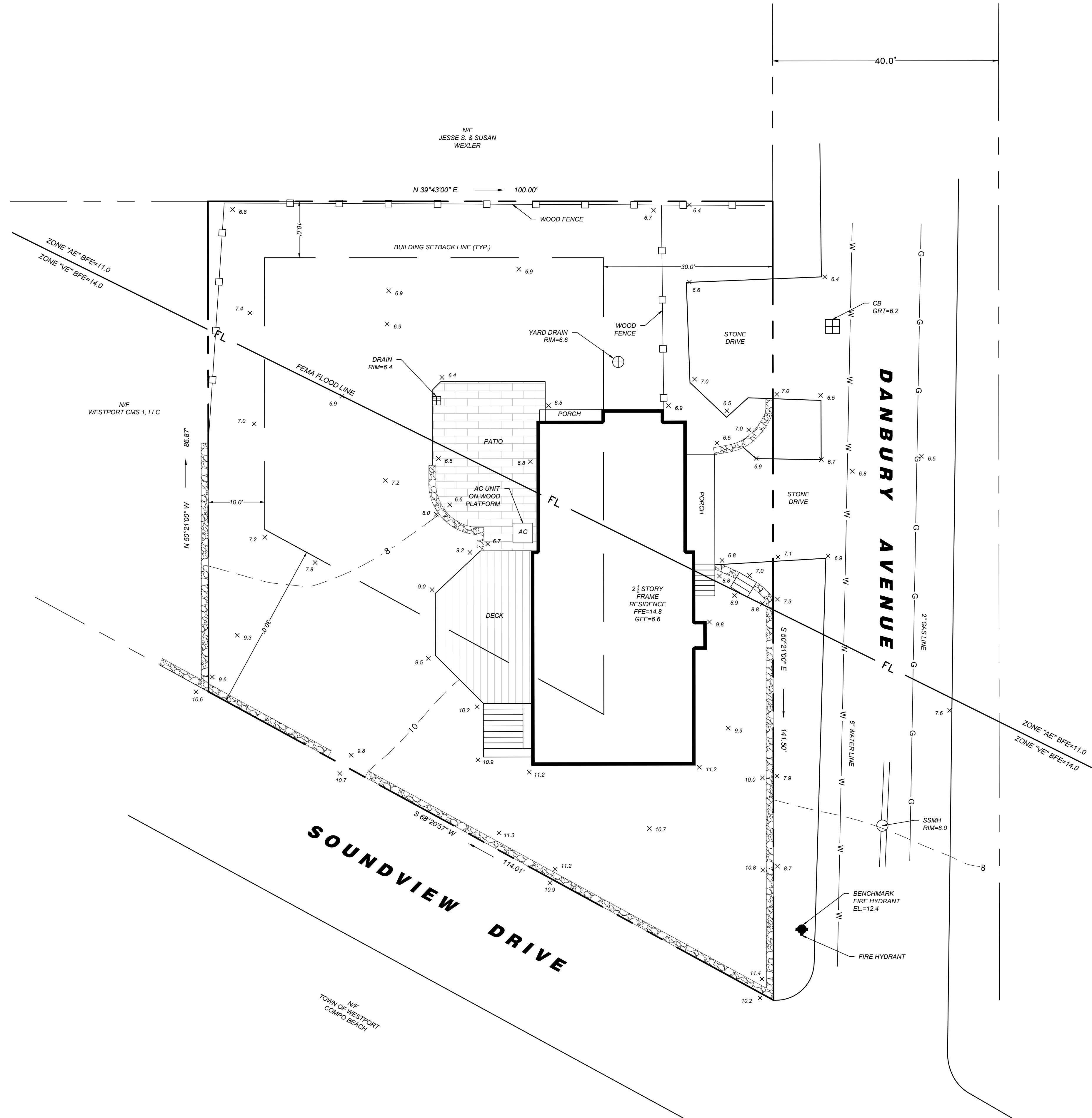


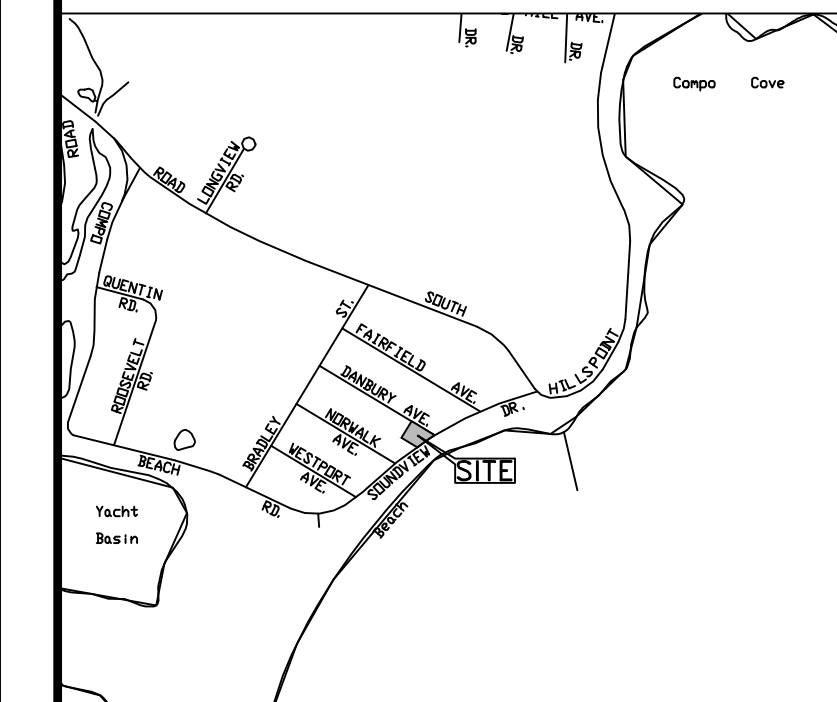
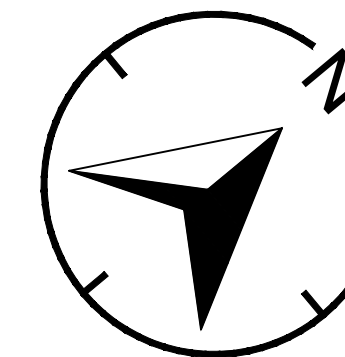
PROPERTY INFORMATION			
OWNER: LOLAS BEACH SHACK WESTPORT LLC			
SITE: 23 SOUNDVIEW DRIVE			
ZONE: A RESIDENCE ZONE			
TOTAL SITE AREA: 0.262 AC.; 11,418 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		11,418 SF
2.	EASEMENTS, ACCESSWAY	0	
3.	ADD'L EXCLUSIVE SURFACE EASEMENTS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL OF EASEMENTS & ROADS		0
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	0	
8.	TOTAL WETLAND & STEEP SLOPES	0	
9.	WETLAND/SLOPE REDUCTION	0.80 x LINE 8	
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		11,418 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	2,854.5± SF
ALLOWABLE BUILDING COVERAGE			
12.	BASE LOT AREA x 15%	LINE 10 x 0.15	1,712.7± SF
EXISTING BUILDING COVERAGE			
13.	EXISTING RESIDENCE & PORCHES	1,859± SF	
	EXISTING STAIRS	88± SF	
	EXISTING DECK	393± SF	
14.	SUM OF LINE 13	2,340± SF	
EXISTING LOT COVERAGE			
15.	EXISTING RESIDENCE & PORCHES	2,340± SF	
	EXISTING DRIVEWAY	519± SF	
16.	SUM OF LINE 15	2,859± SF	
	ALLOWABLE BUILDING COVERAGE	15%	1,712.7± SF
	ALLOWABLE LOT COVERAGE	25%	2,854.5± SF
	EXISTING BUILDING COVERAGE	20.5%	2,340± SF
	EXISTING LOT COVERAGE	25.0%	2,859± SF

REQUIRED SETBACKS RESIDENCE A RESIDENCE ZONE		EXISTING SETBACKS 23 SOUNDVIEW DRIVE	
FRONT	30'	FRONT	11.8' ±, 15.9' ±
SIDE	10'	SIDE	58.2' ±, 36.9' ±
REAR	25'	REAR	N/A



SURVEY 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 TO 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.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN 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 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.
- PROPERTY SHOWN AS LOTS 78 & 79 ON MAP No. 99 IN WESTPORT LAND RECORDS.
- DATUM: NAVD 1988.
- PROPERTY IS LOCATED IN FLOOD ZONE AE B.F.E. = 11.0 AND FLOOD ZONE VE B.F.E. = 14.0 AS SHOWN ON FEMA FLOOD MAP 09001C0551G DATED JULY 8, 2013.



LOCATION MAP
(NTS)

PROPERTY INFORMATION:

OWNER:	LOLAS BEACH SHACK WESTPORT LLC
ADDRESS:	23 SOUNDVIEW DRIVE WESTPORT, CT
LOT AREA:	11,418 SF, 0.262 AC
ZONE:	A

REVISION DATE: _____ ISSUE: _____

LANDTECH
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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

**LOLAS BEACH SHACK
WESTPORT, LLC**

**23 SOUNDVIEW DRIVE
WESTPORT, CT**

ZONING LOCATION SURVEY

PROJECT No.	21063-01	
DATE:	DRAWN BY:	CHECKED BY:
11/21/2023	SM	TD
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