

LOCATION MAP
1" = 500'

AVERAGE GRADE	
#104 Beachside 1 Story Residence	
20.7	
20.6	
20.6	
20.6	
20.4	
19.8	
122.7	8=20.45
322	(Roof Midpt)
20.5	(Average Grade)
11.7	(Height) 40' Max. Principal
15'	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

132.0

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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

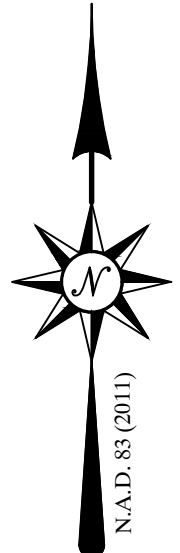
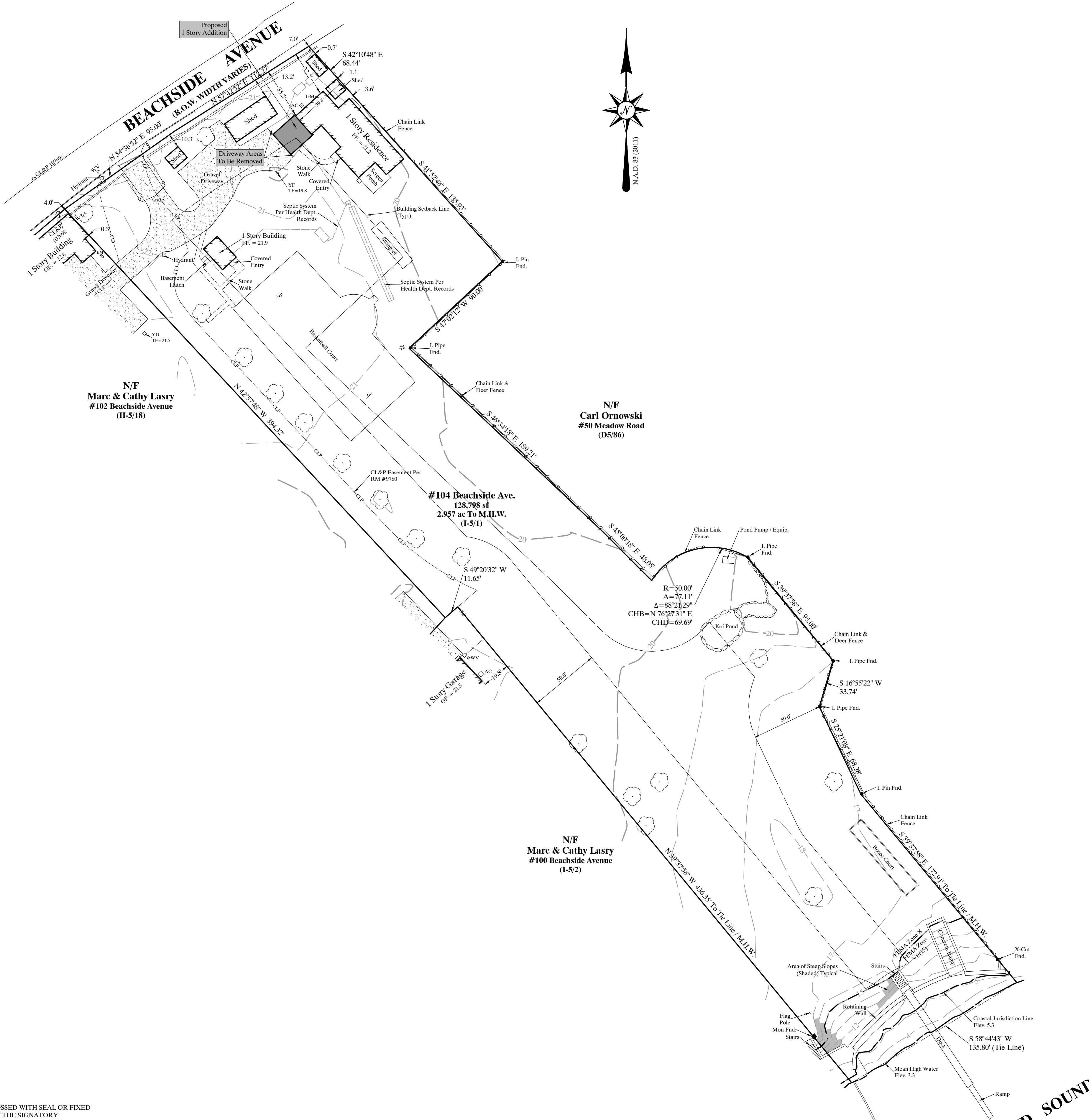


Michael S. Shevlin, Jr. PLS #70339

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

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COVERAGE BREAKDOWN

Total Coverage #104 Beachside Ave.
 1 Story Residence = 2,285sf
 Shed: 101sf + 112sf + 539sf + 122sf = 874sf
 Driveways = 5,120sf
 1 Story Basketball Court Building = 300sf
 Basketball (Sport) Court = 8,105sf
 Portion of Concrete Patio = 250sf
 Total = 16,940sf
 Proposed Driveway Area To Be Removed = -482sf
 Proposed Addition = 390sf
 Total = 16,848sf

LOT AREA WORKSHEET - #104 BEACHSIDE AVE.				
	EXISTING	PROPOSED	AS-BUILT	
1. Gross Lot Area	0	128,798	128,798	0
2. Abstracted utility easements	0	0	0	0
3. Streets and roads	0	0	0	0
4. Other Enclosed surface easements	0	0	0	0
5. Total easements and roads (sum of lines 2,3 and 4)	0	0	0	0
6. Wetland Area	0	0	0	0
7. Steep slopes of 25% or greater	338	0	0	0
8. Total wetland and steep slopes (sum of lines 6 and 7)	338	0	0	0
9. Wetland/slopes reduction	0.00 X LINE 8	270	0.00 X LINE 8	270
10. Base lot area (line 1, minus line 5 and 9)	128,528	128,528	128,528	0
11. Base lot area (copied from line 10, above)	128,528	128,528	0	0
12. Square feet of total coverage	16,940	16,848	16,848	0
13. Line 12 divided by line 11 for a percentage (25% MAX.)	13.18%	13.11%	13.11%	0
14. Square feet of building coverage	n/a	0	0	0
15. Line 14 divided by line 11 for a percentage	N/A	n/a	0	0

If line 13 and line 15 are equal to or less than the percentage for maximum permitted building and/or total coverage within the zoning district, the coverage complies.

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, 1977 Prepared By Dennis A. Deilus.
 - 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 guarantees 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 from 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 = 50', 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 #09001C0556G; 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 survey, 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.
- Proposed calculations are based on architectural plans submitted by the client. In some cases dimensions are scaled. It is the contractor's responsibility to adjust for siding that will be added to the structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for our review.

PROPERTY SURVEY PREPARED FOR MARC & CATHY LASRY #104 BEACHSIDE AVENUE WESTPORT, CONNECTICUT

40 0 40 80

DATE: SEPTEMBER 11, 2024		SCALE: 1"=40'	DRAFTER: SJR	JOB NUMBER: H124	PROJECT #: H124
THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors A Division Of Shevlin Land Surveying, LLC 303 Linwood Avenue, Fairfield, CT 203.259.1091					
NO. DATE DESCRIPTION		1/1			
REVISIONS					