

PROPERTY INFORMATION:

OWNER: SAUGATUCK ROWING CLUB, LLC
 ADDRESS: 521 RIVERSIDE AVENUE
 WESTPORT, CT.
 LOT AREA: 66,600± S.F., 1.53± A.C.
 ZONE: RESTRICTED OFFICIAL RETAIL DISTRICT

SURVEY NOTES:

1. 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.
2. 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.
3. THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
4. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
5. 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.
6. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
7. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HERSON NULL AND VOID.
8. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
9. REFER TO MAP NO. 7305 IN WESTPORT LAND RECORDS.
10. DATUM: NAVD 1988.
11. FIRST FLOOR ELEVATION = 9.9
12. MID ROOF AVERAGE = 27.3
13. TIDAL WETLANDS FLAGGED BY OTTO THEALL, SOIL SCIENTIST.

BASE LOT AREA CALCULATION

GROSS LOT AREA = 66,600± S.F.
 WETLANDS = 0 S.F.
 STEEP SLOPES (25%±) = 0 S.F.
 (0+0) X 80 % = 0 S.F.
 66,600± - 0 S.F. = 66,600± S.F.
 BASE LOT AREA = 66,600± S.F.

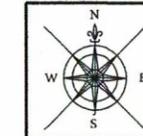
EXISTING LOT COVERAGE

36,765± S.F. + 66,600± S.F. = 55.2%

EXISTING BUILDING COVERAGE

9,660± S.F. + 66,600± S.F. = 14.5%

REV. 3/5/20
 REV. 2/20/20
 REV. 12/16/19
 REV. 12/4/19



ZONING MAP OF PROPERTY
 PREPARED FOR
SAUGATUCK ROWING CLUB, LLC
 521 RIVERSIDE AVENUE WESTPORT, CT.
 PREPARED BY: SM DATE: 10/22/18 DD NO.:
 REVIEW: DENNIS A. DEILUS SHEET NO.: 1
DENNIS A. DEILUS - LAND SURVEYORS
 198 MAIN STREET, 2ND FLOOR, NORWALK, CT. 06851
 P. 203-700-0832

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

DENNIS A. DEILUS, LAND SURVEYOR, CT REGISTRATION NO. 6395
 The survey and declaration shown hereon is null and void without the licensed surveyor's live signature and seal