

Now or Formerly  
Land of  
Anita Lopper

Now or Formerly  
Land of  
Town of Westport

Now or Formerly  
Land of  
Ann Driscoll

**BURR STREET**

**RIVERSIDE AVENUE**

**Coverage Calculation**  
(As described in the Westport Planning & Zoning Regulations)  
Westport, CT

- Ag (Total Site Area) = 23,447 sq. ft.
- Exclusive Surface Easement Area = 0 sq. ft.
- At (Ag - Easement) = 23,447 sq. ft.
- W (Wetlands) = 0 sq. ft.
- S (Slopes > 25%) = 0 sq. ft.
- An (At - (W+S)) = 23,447 sq. ft.
- Abc (An + 0.2(W + S)) = 23,447 sq. ft.

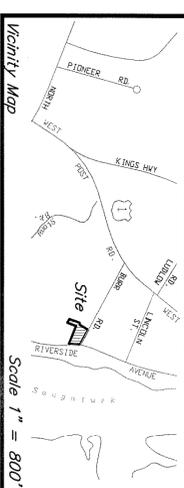
The base lot area to be used for the computation of the Maximum allowable coverage = 23,447 sq. ft.  
Maximum Allowable Lot Coverage = 23,447 sq. ft. x 25% = 5,861 sq. ft.  
Maximum Allowable Building Coverage = 5,861 sq. ft.  
Maximum Allowable Building Coverage = 23,447 sq. ft. x 15% = 3,517 sq. ft.

Existing Driveway Area = 6,936 sq. ft. (including gravel area)  
Existing Building Area = 4,010 sq. ft. (including gravel area)  
Existing Lot Coverage = 10,955 sq. ft. = 46.72%

- Roof Heights (Shed):**
- 1) Average Grade = 181.1' A.M.S.L.
  - 2) Elevation Of Peak = 28.4' A.M.S.L.
  - 3) Elevation Of Eave = 24.8' A.M.S.L.
  - 4) Elevation of Midpoint = 26.6' A.M.S.L.
  - 5) Height of Midpoint = 8.5'

**NOTES:**

1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the 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. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class 4-2.
4. Total Area = 23,447 sq. ft.; 0.5382 Acres.
5. Parcel is located in Residential Zone 'A'.
6. Property shown on Assessor's map: CO8, as tax lot 35.
7. No abstract of title, nor title commitment provided; all documents of record reviewed are noted herein.
8. Underground improvements or encroachments if any are not shown.
9. Reference is hereby made to the Westport Wetland Regulations for proper conservation setback distances per intended use.
10. Lot does not contain inland wetlands per Town of Westport Interactive GIS application. For more specific inland wetlands determinations a licensed Soil Scientist should be consulted.
11. Property located in flood zone 'X' per National Flood Insurance Program, Flood Insurance Rate Map, for the Town of Westport, CT, Community Flood 0000191C, Panel No. 413, Series G, Map effective date 8 July 2013.
12. Contour interval is 2 ft. Datum is approximate NAVD 1988.
13. The word 'certify' is understood to be an expression of professional opinion by the Land Surveyor which is based on his or her best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.
14. Building dimensions shown are for coverage purposes only and are not to be used for construction.
15. The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based upon the municipal, federal, and/or state departmental interpretation and/or changes in regulations affecting setbacks. The municipal zoning enforcement officer has current knowledge and authority in this determination and must be consulted prior to design and/or building of improvements on the property.
16. Refer to Variance No. 3008 granted by the ZBA, Sept. 1979.
17. Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.
18. Map References:  
A. Property shown on a certain map entitled:  
Map of Property Prepared for Catholic Church of the Assumption - Westport Land Records Map No. 07591  
Scale as Laid out P.E. & L.S. 20 July 1970  
B. Map of Parcels A & B for Roger Leloir and James Rando - Westport Land Records Map No. 6291  
Scale 1" = 20'  
By Leo Leonard P.E. & L.S. 20 July 1970



LEONARD SURVEYORS LLC  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF CONNECTICUT  
No. 20889  
PAID (2017) 454-1822

DATE	REVISION TABLE	DESCRIPTION



**PLOT PLAN**  
PREPARED FOR  
**124 RIVERSIDE AVENUE CONDOS**  
WESTPORT ~ CONNECTICUT  
SCALE 1 in. = 20 ft. 22 FEBRUARY 2020  
LEONARD SURVEYORS LLC  
"CERTIFIED SUBSTANTIALLY CORRECT"  
CLASS A-2 ACCURACY  
Charles Leonard  
CHARLES L. LEONARD T.V. L.S., COMM. REG. NO. 20889