



**PROPERTY INFORMATION:**

OWNER: MICHAEL & STEPHANIE FERDMAN  
 ADDRESS: 70 BEACHSIDE AVENUE  
 WESTPORT, CT.  
 LOT AREA: 125,145 S.F., 2.87 A.C.  
 ZONE: A, AA, OR AAA  
 MAP: H05  
 BLOCK: 025  
 LOT: 000

**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.
- DATUM: NAVD 1983
- PROPERTY LOCATED IN FEMA ZONE VE (15) AND ZONE X PER FLOOD INSURANCE RATE MAP #09001C0556G, EFFECIVE DATE: OCTOBER 16, 2013; PANEL 556 OF 626

**ROOF MIDPOINT CALCULATION**

AVERAGE GRADE	
AROUND HOUSE	= 18.5
ROOF PEAK	= 51.4
LOW ROOF	= 40.9
ROOF MIDPOINT	= 46.2
46.2 - 18.5	= 27.7

**BASE LOT AREA CALCULATION**

GROSS LOT AREA	= 125,145 S.F.
EASEMENTS	= 12,888 S.F.
WETLANDS	= 0 S.F.
STEEP SLOPES (25%±)	= 0 S.F.
(B+C) X 80 %	= 0 S.F.
A - 12,888 S.F.	= 112,257 S.F.
BASE LOT AREA	= 112,257 S.F.

**LOT COVERAGE**

17,216± S.F. + 112,257 S.F. = 15.3%

RECEIVED  
 NOV 26 2025  
 WESTPORT P. & Z. C.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
 Dennis A. Deilus  
 DENNIS A. DEILUS, LAND SURVEYOR, CT. REGISTRATION NO. 6398  
 The survey and declaration shown hereon is null and void without the licensed surveyor's live seal.

AS-BUILT OF PROPERTY			
PREPARED FOR			
<b>MICHAEL &amp; STEPHANIE FERDMAN</b>			
70 BEACHSIDE AVENUE		WESTPORT, CT.	
PREPARED BY: SM	DATE: 12/8/17	DD NO.:	
REVIEW: DENNIS A. DEILUS		SHEET NO.: 1	
SCALE: 1"=40'			
DENNIS A. DEILUS - LAND SURVEYORS			
108 MAIN STREET, 2ND FLOOR, NORWALK, CT. 06851			
P. 203-750-8832			