

LOCATION MAP
SCALE: 1" = 1000'

PROPERTY INFORMATION:
 OWNER: SCR REALTY GROUP, LLC
 ADDRESS: 521 RIVERSIDE AVENUE WESTPORT, CT
 LOT AREA: 70,000± SF, 1.61± AC
 ZONE: "RORD2" (RESTRICTED OFFICE-RETAIL DISTRICT #2)
 DEED: BK. 3308 PG. 265
 MAP: B06
 LOT: 039

REVISION DATE: ISSUE:
LANDTECH
 SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
 518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
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SRC REALTY GROUP, LLC

PROJECT LOCATION:
**521 RIVERSIDE AVENUE
 WESTPORT, CT**

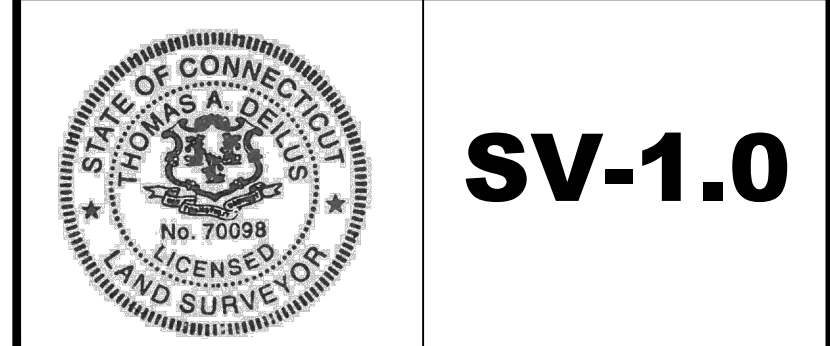
ZONING LOCATION SURVEY

PROJECT No. 24209-03
 DATE: 03/03/2025 DRAWN BY: LAM CHECKED BY: TAD
 SCALE: 1" = 20'

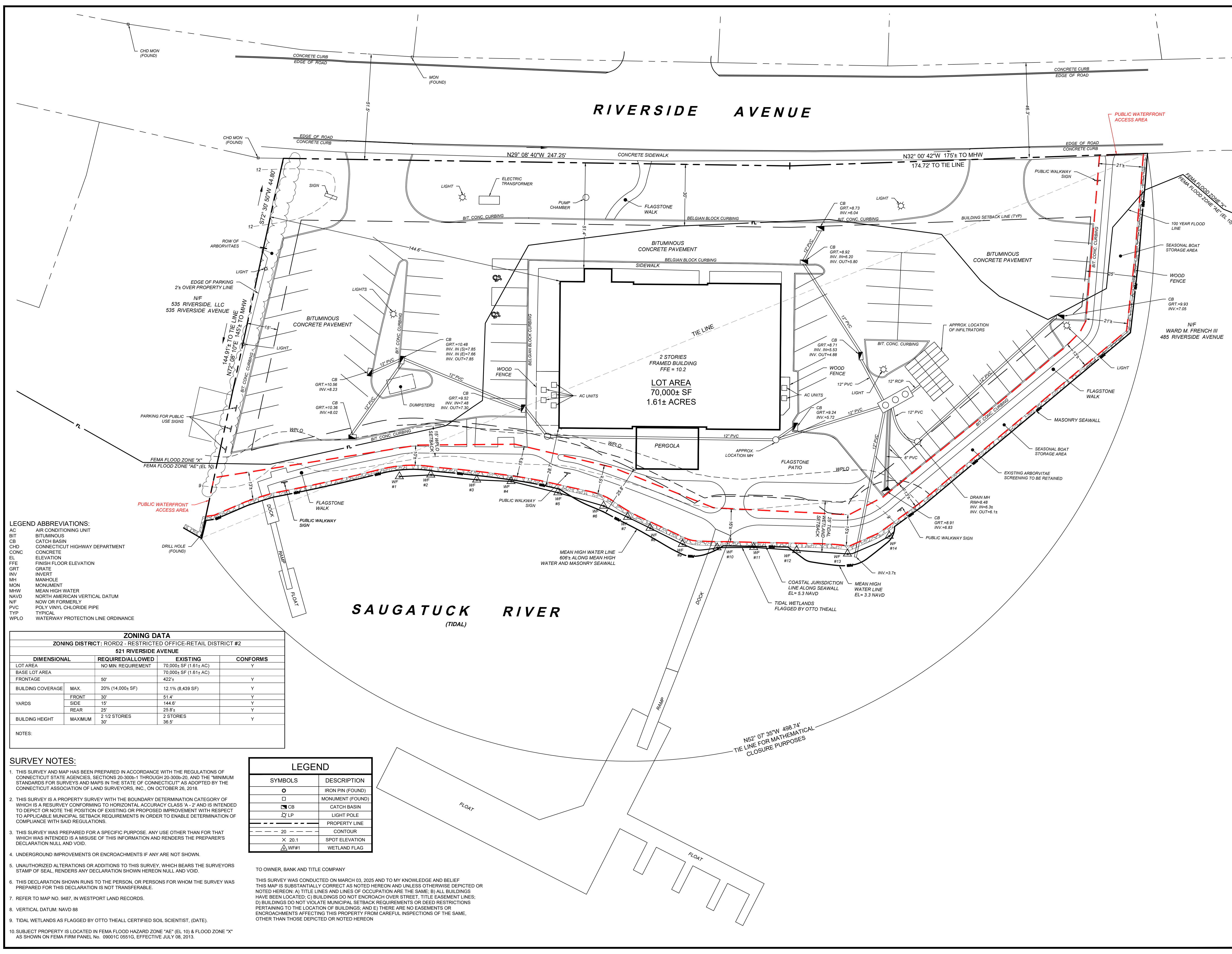


TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

 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



- LEGEND ABBREVIATIONS:
- AC AIR CONDITIONING UNIT
 - BIT BITUMINOUS
 - CB CATCH BASIN
 - CHD CONNECTICUT HIGHWAY DEPARTMENT
 - CONC CONCRETE
 - EL ELEVATION
 - FFE FINISH FLOOR ELEVATION
 - GRT GRATE
 - INV INVERT
 - MH MANHOLE
 - MON MONUMENT
 - MHW MEAN HIGH WATER
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - NF NOW OR FORMERLY
 - PVC POLY VINYL CHLORIDE PIPE
 - TYP TYPICAL
 - WPLO WATERWAY PROTECTION LINE ORDINANCE

ZONING DATA
 ZONING DISTRICT: RORD2 - RESTRICTED OFFICE-RETAIL DISTRICT #2
 521 RIVERSIDE AVENUE

DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	CONFORMS	
LOT AREA	NO MIN. REQUIREMENT	70,000± SF (1.61± AC)	Y	
BASE LOT AREA		70,000± SF (1.61± AC)		
FRONTAGE	50'	422'±	Y	
BUILDING COVERAGE	MAX. 20% (14,000± SF)	12.1% (8,439 SF)	Y	
YARDS	FRONT	30'	51.4'	Y
	SIDE	15'	144.6'	Y
	REAR	25'	25.8'	Y
BUILDING HEIGHT	MAXIMUM 30'	2 1/2 STORIES	Y	

NOTES:

- 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 OCTOBER 26, 2018.
 - THIS SURVEY IS A PROPERTY SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A' - 2 AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
 - THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS 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 SURVEYOR'S 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.
 - REFER TO MAP NO. 9487, IN WESTPORT LAND RECORDS.
 - VERTICAL DATUM: NAVD 88
 - TIDAL WETLANDS AS FLAGGED BY OTTO THEALL CERTIFIED SOIL SCIENTIST, (DATE).
 - SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (EL. 10) & FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 10001C1051G, EFFECTIVE JULY 08, 2013.

LEGEND

SYMBOLS	DESCRIPTION
○	IRON PIN (FOUND)
□	MONUMENT (FOUND)
■	CATCH BASIN
☆	LIGHT POLE
---	PROPERTY LINE
---	CONTOUR
x	SPOT ELEVATION
△	WETLAND FLAG

TO OWNER, BANK AND TITLE COMPANY

THIS SURVEY WAS CONDUCTED ON MARCH 03, 2025 AND TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND UNLESS OTHERWISE DEPICTED OR NOTED HEREON: A) TITLE LINES AND LINES OF OCCUPATION ARE THE SAME; B) ALL BUILDINGS HAVE BEEN LOCATED; C) BUILDINGS DO NOT ENCR OACH OVER STREET, TITLE EASEMENT LINES; D) BUILDINGS DO NOT VIOLATE MUNICIPAL SETBACK REQUIREMENTS OR DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS; AND E) THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM CAREFUL INSPECTIONS OF THE SAME, OTHER THAN THOSE DEPICTED OR NOTED HEREON

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