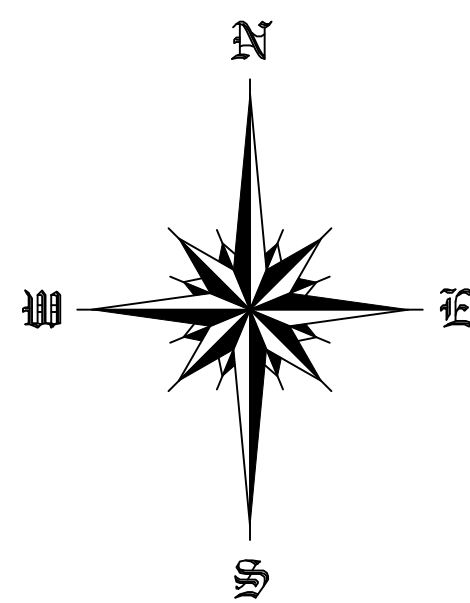


LOT AREA CALCULATION WORKSHEET			
BASE LOT COVERAGE (All entries in square feet)			
	EXISTING	PROPOSED	
1.	GROSS LOT AREA (SQ. FT.)	76,923 ± SF	
2.	Above - Ground Utility Easements	---	
3.	Streets and Roads	---	
4.	Other Exclusive Surface Easements	---	
5.	TOTAL EASEMENTS AND ROADS (Sum Of Lines 2, 3 And 4)	---	
6.	Wetland area	---	
7.	Steep Slopes of 25% or greater	700 ± SF	
8.	TOTAL WETLAND AND STEEP SLOPES (Sum of Lines 6 and 7)	700 ± SF	
9.	Wetlands / Slopes Reduction BASE LOT AREA (Lines 1 minus line 5 and line 9)	0.90 X Line 8 580 ± SF	
10.	MAXIMUM LOT AREA COVERAGE CALCULATION	76,363 ± SF	
11.	BASE LOT AREA (SQ. FT.)	76,363 ± SF	
12.	Square feet of Total Coverage	25,711 ± SF	
13.	Line 12 divided by line 11 for a percentage	33.7%	
14.	square feet of Building Coverage	9,860 ± SF	
15.	Line 14 divided by line 11 for a percentage	12.9%	

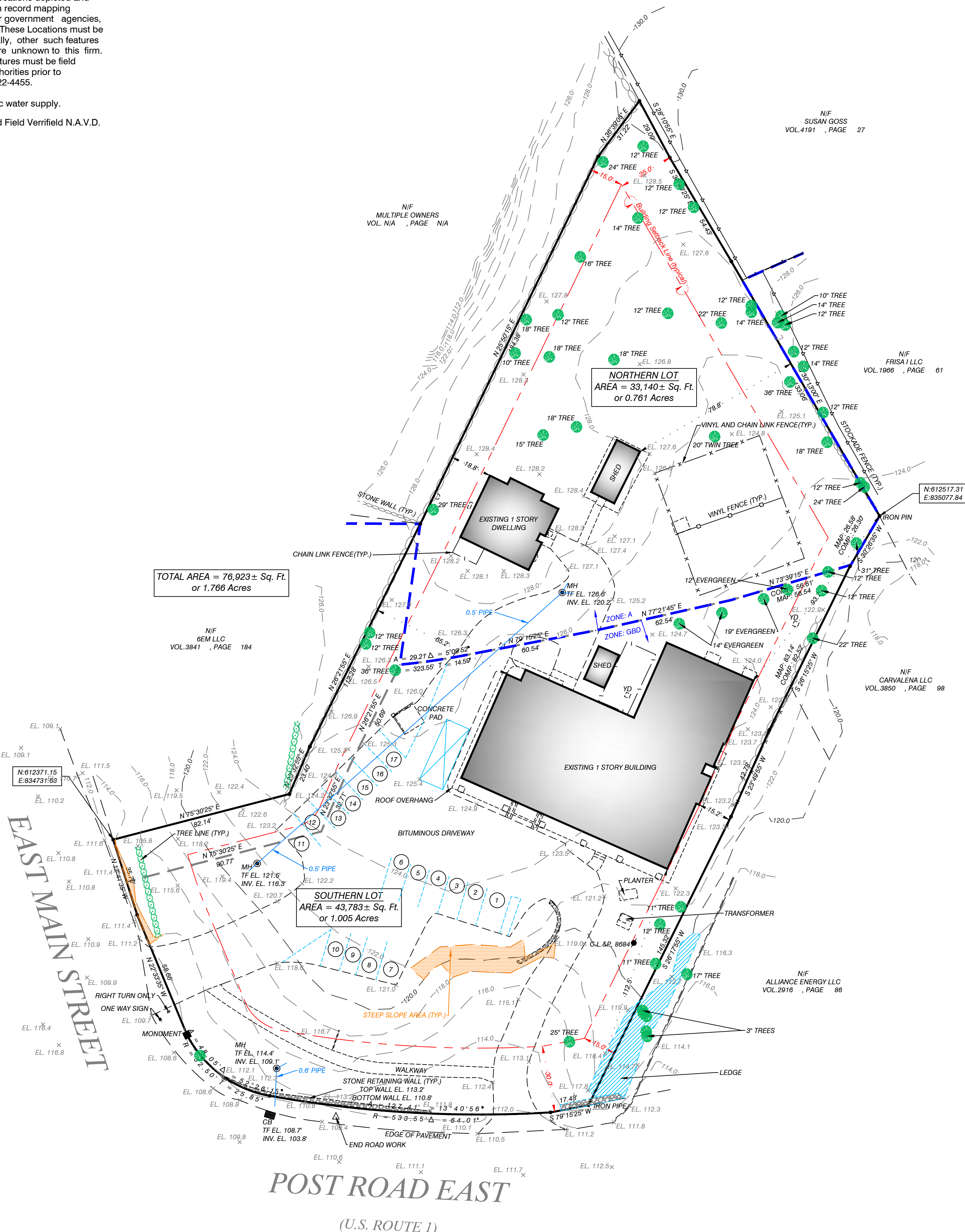


GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 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 Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on CT State Plane NAD 83.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.
- Elevations taken from 2016 State LIDAR and Field Verrifield N.A.V.D. 1988.

MAP REFERENCES:

- RECORD MAP #6480
- RECORD MAP #5172
- RECORD MAP #7741
- RECORD MAP #7867
- RECORD MAP #8106
- RECORD MAP #8362
- RECORD MAP #8773
- RECORD MAP #9282
- RECORD MAP #9539



LAND SURVEYING SERVICES
Established 1993

1275 POST ROAD, SUITE A-20
FAIRFIELD, CONNECTICUT 06424
TEL: (203) 522-4177
FAX: (203) 615-0123
EMAIL: INFO@A2SURVEY.COM

JOB #	RESEARCH	FIELD CREW	PROPERTY LINES	FINAL MAP
25270	KK	LABT	NJ	AK

SURVEY IS NOT VALID UNLESS EMBOSSED WITH SEAL OR FIRED WITH LIVE STAMP

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Neal K. Jain

NEAL K. JAIN
L.S. # 18139

DATE	REVISIONS
08-30-2025	REVISIONS
08-04-2025	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
COASTAL LUXURY HOMES LLC
455 POST ROAD EAST, WESTPORT, CONNECTICUT
ASSESSORS MAP # D09 PARCEL # 160-161 ZONE: GBD & A

SCALE: 1" = 30'
DATE: JULY 14, 2025