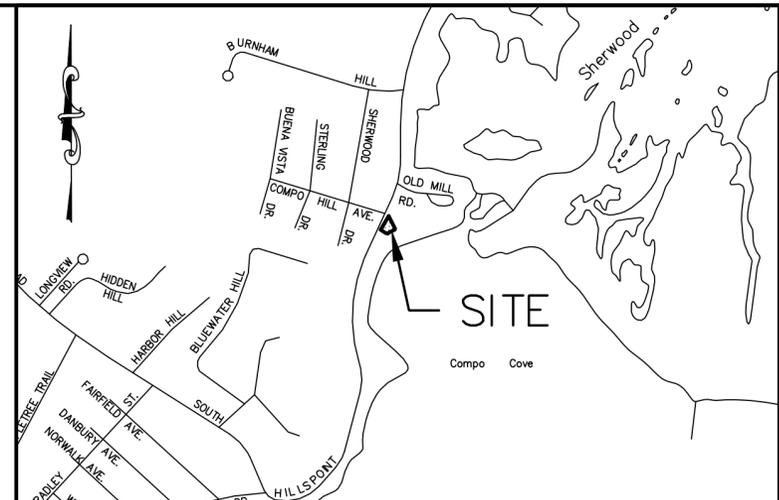


GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION IS BASED UPON THE RESURVEY METHOD.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS.
4. THIS IS AN IMPROVEMENT LOCATION SURVEY. THE PURPOSE OF WHICH IS TO SHOW AS-BUILT CONDITIONS.
5. PROPERTY IS ALSO KNOWN AS TOWN OF WESTPORT TAX LOT 107 ON ASSESSORS MAP E04.
6. TOTAL AREA: = 5,757 SQ.FT. OR 0.132 ACRES
7. PROPERTY LIES IN ZONING DISTRICT "B".
8. THE PROPERTY LIES WITHIN FLOOD ZONE AE (EL 13.0') AND FLOOD ZONE VE (14.0') AS SHOWN ON FEMA FIRM MAP 09001C0551G, EFFECTIVE ON JULY 8, 2013.
9. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
10. **MAP REFERENCE:**
 - 10.1. PLAN ENTITLED "MAP SHOWING ENCROACHMENTS AT OLD MILL BEACH PREPARED FOR TOWN OF WESTPORT", SCALE: 1"=20'. DATED: MARCH 1954. BY CHARLES S. LYMAN. ON FILE IN THE TOWN OF WESTPORT CLERK'S OFFICE AS MAP 3717.
 - 10.2. PLAN ENTITLED "MAP SHOWING PROPERTY OF EDWARD F. ZEBRO AND LOLA ZEBRO, 229 HILLS POINT ROAD, WESTPORT, CONNECTICUT", SCALE: 1"=10'. DATED: APRIL 20, 1983. BY LEO LEONARD. ON FILE IN THE TOWN OF WESTPORT CLERK'S OFFICE AS MAP 8066.
 - 10.3. PLAN ENTITLED "MAP OF PROPERTY LOCATED AT 233 HILLS POINT ROAD SHOWING PARCEL 'X' TO BE CONVEYED BY THE TOWN OF WESTPORT TO PENNOYER, MAIDEN & MAIDEN, WESTPORT, CONN.", SCALE: 1"=10', DATED: NOV. 10, 1998. BY B.S. ROOT. ON FILE IN THE TOWN OF WESTPORT CLERK'S OFFICE AS MAP 9310.
 - 10.4. PLAN ENTITLED "CONSOLIDATION MAP PREPARED FOR HILLSPOINT COVE, LLC AT 0 AND 223 HILLSPOINT ROAD, WESTPORT, CONNECTICUT", SCALE: 1"=10', DATED: APRIL 29, 2015. BY CHARLES L. LEONARD. ON FILE IN THE TOWN OF WESTPORT CLERK'S OFFICE AS MAP 10246.



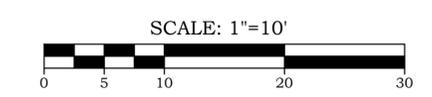
LOCATION MAP
SCALE: 1"=800'

SITE STATISTICS
SINGLE FAMILY DWELLING

ZONING DISTRICT "B"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	0.5 ACRE (21,780 S.F.)	0.132 ACRES (5,757 S.F.)'
BASE LOT AREA	-	5,757
MIN. BUILDING SETBACK (STREET)	20.3'	20.3'
MIN. BUILDING SETBACK (SIDE)	7.5'	7.8'
MIN. BUILDING SETBACK (REAR)	25'	12.4'
MAX. HEIGHT	2 STORIES/30.3'	PEAK: 42.5' EAVE: 34.6' MIDPOINT: 38.6'
		-AVG. GRADE: 8.7' (PROPOSED) HEIGHT: 29.9'
BUILDING COVERAGE	15% (863 S.F.)	DWELLING: 1,376 S.F. FRONT ENTRY: 61 S.F. REAR DECK: 32 S.F. TOTAL: 1,469 S.F. (25.5%)
TOTAL COVERAGE	35% (2,015 S.F.)	BUILDING COVERAGE: 1,469 S.F. TOTAL: 1,469 S.F. (25.5%)

1. NON-CONFORMING LOT

No.	Date	REVISION DESCRIPTION



ACCURATE
LAND SURVEYING, LLC
15 RESEARCH DRIVE WOODBRIDGE, CT 06483 TEL: 203.881.8145
501 MAIN STREET MONROE, CT 06468 TEL: 203.880.5455

IMPROVEMENT LOCATION SURVEY

OF
233 HILLSPOINT ROAD
WESTPORT, CONNECTICUT

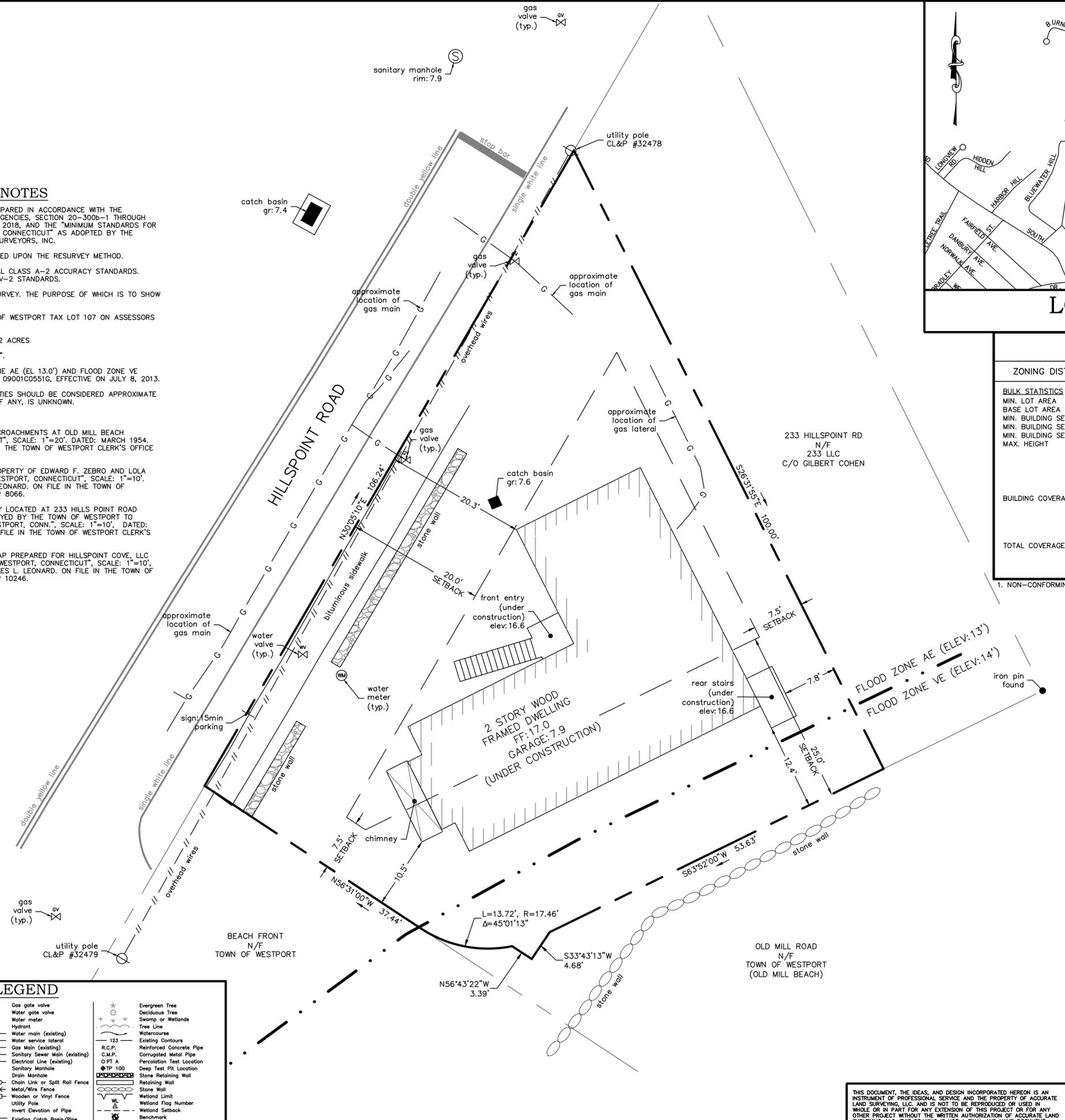
PREPARED FOR
PEN BUILDING COMPANY

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

Date 1/30/2020
Scale 1"=10'
Job No. 839
Drawing No.

BRYAN P. NESTERIAK, PE, LS 23556

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LEGEND

<ul style="list-style-type: none"> CH.D. Monument Mon. Monument Iron Pin to be Set Conc. Monument to be Set Iron Pipe D.H. Drill Hole Pile of Stones Light Post Fnd. Found N/F Now or Formerly Property Line Property Line (adjoining) Building Setback Line Easement Line Edge of water FEMA Flood Zone Base Flood Elevation Existing Spot Elevation 	<ul style="list-style-type: none"> Gas gate valve Water gate valve Water meter Hydrant Water main (existing) Water service lateral Gas Main (existing) Sanitary Sewer Main (existing) Electrical Line (existing) Sanitary Manhole Drain Manhole Chain Link or Split Rail Fence Met/Wire Fence Wooden or Vinyl Fence Utility Pole INV. Invert Elevation of Pipe Existing Catch Basin/Pipe Building (existing) 	<ul style="list-style-type: none"> Evergreen Tree Deciduous Tree Swamp or Wetlands Tree Line Watercourse Existing Contours R.C.P. Reinforced Concrete Pipe C.M.P. Corrugated Metal Pipe O.P.T.A. Percussion Test Location TP 100 Deep Test Pit Location Stone Retaining Wall Retaining Wall Stone Wall Wetland Limit Wetland Flag Number Wetland Setback Benchmark Well (Existing) Fence Post
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ILLS, 233 HILLSPOINT ROAD, WESTPORT, CT.