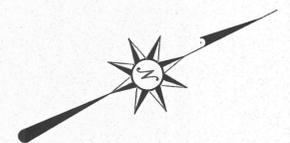
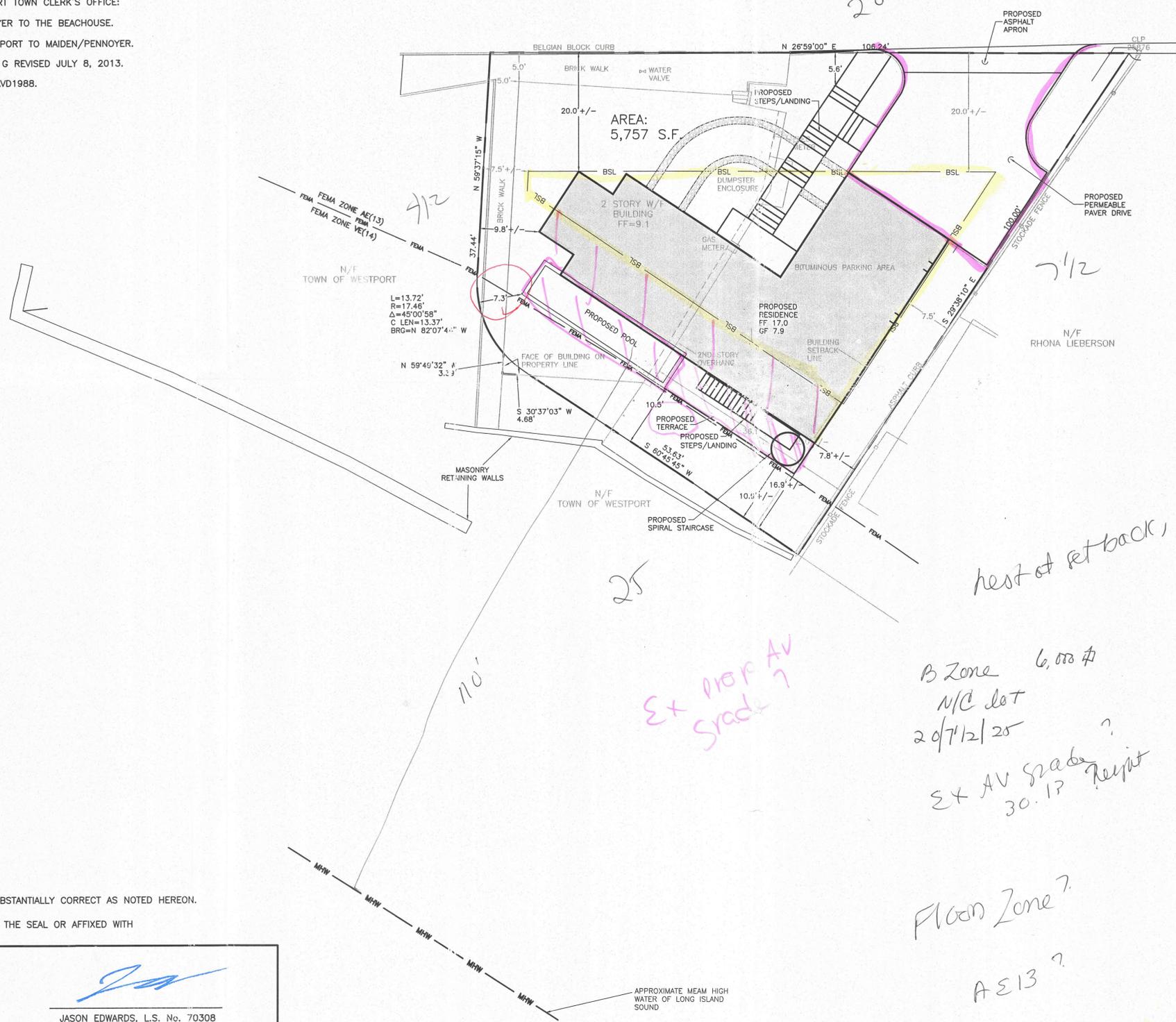


NOTES:

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 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, 1998. IT IS AN EXISTING BUILDING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR REGULATORY APPROVAL.
- REFERENCE MAP ENTITLED:
  - RM #9310 - "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'; NOV. 10, 1998 BY B.G. ROOT"
  - RM #3717 - "MAP SHOWING ENCRoACHMENTS AT OLD MILL BEACH PREPARED FOR TOWN OF WESTPORT; SCALE 1"=20'; MARCH 1954; PREPARED BY CHARLES LYMAN"
  - CT DOT MAP NUMBER 572 SHEETS 1-3.
- CURRENT OWNER OF RECORD: 233 LLC.
- BEARINGS BASED ON RECORD MAP 9310.
- CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
- REFERENCE DOCUMENTS IN THE WESTPORT TOWN CLERK'S OFFICE:
  - V. 1664 P. 035 - MAIDEN/PENNOYER TO THE BEACHOUSE.
  - V. 1663 P. 164 - TOWN OF WESTPORT TO MAIDEN/PENNOYER.
- REFERENCE FEMA FIRM MAP 09001C0551G REVISED JULY 8, 2013.
- ELEVATIONS DEPICTED ARE BASED ON NAVD1988.



HILLSPPOINT ROAD



| ZONE B RESIDENCE |           |        | REQUIRED | EXISTING | PROPOSED |
|------------------|-----------|--------|----------|----------|----------|
| SETBACKS         | PRINCIPAL | STREET | 20'      | 5.0'     | 5.6'     |
|                  |           | SIDE   | 7.5'     | 5.0'     | 7.8'     |
|                  |           | REAR   | 25'      | 0.0'     | 10.5'    |
| ACCESSORY        | STREET    | STREET | 20'      | -        | -        |
|                  |           | SIDE   | 7.5'     | -        | -        |
|                  |           | REAR   | 15'      | -        | 7.3'     |

LOT AREA COVERAGE WORKSHEET - RESIDENCE B ZONE

| BASE LOT CALCULATION<br>(All entries in square feet-- do not write in shaded areas) |  | EXISTING CONDITIONS | PROPOSED CONDITIONS |
|---|--|---------------------|---------------------|
| 1.  | GROSS LOT AREA   | = 5757              | 5757                |
| 2.  | Above Ground Utility Easements                         | 0 +                 |                     |
| 3.  | Streets and Roads                                      | 0 +                 |                     |
| 4.  | Other Exclusive Surface Easements                      | 0 +                 |                     |
| 5.  | TOTAL EASEMENTS AND ROADS<br>(Sum of lines 2, 3 and 4) | = 0                 |                     |
| 6.  | Wetlands area  | 0 +                 |                     |
| 7.  | Steep Slopes of 25% or greater                         | 0 +                 |                     |
| 8.  | TOTAL WETLAND AND STEEP SLOPES<br>(Sum of line 6 & 7)  | = 0                 |                     |
| 9.  | Wetlands/Slopes reduction                              | 0.80 x line 8 = 0   |                     |
| 10.   | BASE LOT AREA<br>Lines 1, minus line 5 and line 9      | = 5757              | 5757                |
| MAXIMUM LOT AREA COVERAGE CALCULATION   |  |                     |                     |
| 11.   | BASE LOT AREA<br>(Copied from line 10, above)          | 5757                |                     |
| 12.   | Square feet of Total Coverage                          | 5173                | 2694                |
| 13.   | Line 12 divided by line 11 for a percentage            | 89.9%               | 46.8%               |
| 14.   | Square feet of Building Coverage                       | 1785                | 1770                |
| 15.   | Line 14 divided by line 11 for a percentage            | 31.0%               | 30.7%               |

IF LINE 13 AND 15 ARE EQUAL TO OR LESS THAN THE PERCENTAGE FOR MAXIMUM PERMITTED BUILDING AND/OR TOTAL COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE COMPLIES

PROPOSED HEIGHT OF MIDPOINT OF ROOF ABOVE AVERAGE GRADE = 30.13' (SEE ARCHITECTURAL PLANS FOR DETAILS)

RECEIVED  
OCT 24 2017  
WESTPORT Z.B.A.

**DENIED**  
DATE 12/27/17

*Staff*  
*Jm*  
*10/27/17*

IMPROVEMENT LOCATION SURVEY  
PREPARED FOR  
233 LLC  
233 HILLSPPOINT ROAD  
WESTPORT, CONNECTICUT



SCALE 1"=10'  
SEPTEMBER 17, 2014  
REVISED: AUGUST 28, 2017  
REVISED: OCTOBER 5, 2017  
REVISED: OCTOBER 17, 2017

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.

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