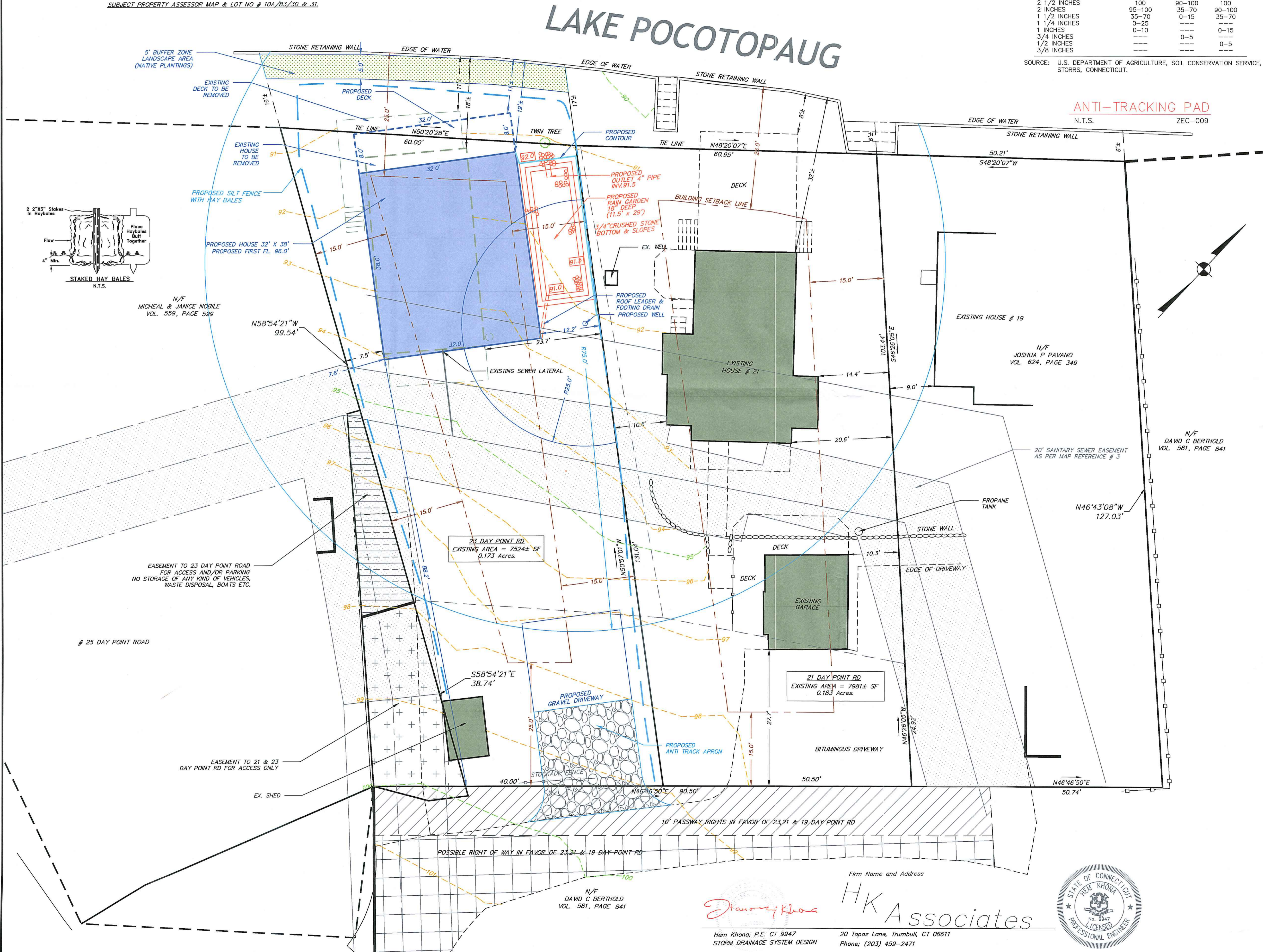


STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS #23 DAY POINT	PROPOSED CONDITIONS #23 DAY POINT	EXISTING CONDITIONS #21 DAY POINT	PROPOSED CONDITIONS #21 DAY POINT
Minimum Lot Area (Sq. Ft.)	20,000 / 60,000	7524±	7524±	7981	N/A
Minimum Lot Width (Ft.)	125' / 150'	12.9'	12.9'	21.5'	N/A
Minimum Lot Depth (Ft.)	125' / 200'	125'	125'	125'	N/A
Minimum Front Setback	25'	88.4'	88.2'	27.7'	N/A
Minimum Side Setback	15'	7.5' / 23.7'	7.6' / 12.2'	10.6' / 10.3'	N/A
Minimum Rear Setback	25'	11.6±	11'± FROM DECK 19'± FROM HOUSE	8'±	N/A
Minimum Street Frontage (Ft.)	100'	40.0'	40.0'	50.50'	N/A
Maximum Lot Coverage	20%	16.4%	20.0%	43.9%	N/A
Maximum Floor Area Coverage	N/A	N/A	N/A	N/A	N/A
Maximum Number of Stories Per Building	N/A	N/A	N/A	N/A	N/A
Maximum Height for a Building or Structure	30'	18'±	28'±	26'±	N/A

BUILDING ZONE: R-1  
SUBJECT PROPERTY ASSESSOR MAP & LOT NO # 10A/B3/30 & 31.



# LAKE POCOTOPAUG

**GRADATION TABLE**

SQUARE MESH SIEVES	CONN. DOT 2" CRUSHED GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
2 1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1 1/2 INCHES	35-70	0-15	35-70
1 1/4 INCHES	0-25	---	---
1 INCHES	0-10	---	0-15
3/4 INCHES	---	0-5	---
1/2 INCHES	---	---	0-5
3/8 INCHES	---	---	---

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT.



## LOCATION MAP

NOT TO SCALE

## SURVEY 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 & T-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- 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 Site, 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.
- Elevations are based on Assumed Datum.

## MAP REFERENCES

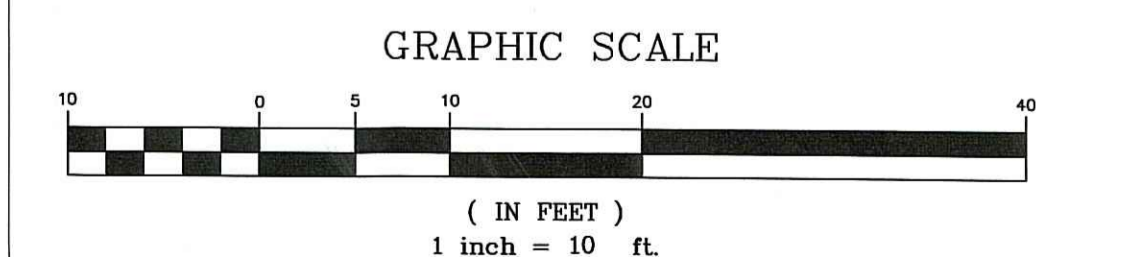
- RECORD MAP NO # VOL. 66, PAGE 63.
- MAP SHOWING PROPERTY OF ISLAND VIEW COMMUNITY, OLD MARLBOROUGH ROAD, EAST HAMPTON, CT, DATED 12/03/90, REV. 04/30/1991, SCALE 1" = 20', PREPARED BY ANDERSON ASSOCIATES, RECORD MAP NO # 54.
- REVISED SEWER EASEMENT PREPARED FOR CHRISTOPHER G. BERT, DAY POINT ROAD, EAST HAMPTON, CT, SCALE 1" = 10', DATED AUGUST 05, 1993, RECORD MAP NO # 47.
- PROPERTY SURVEY PREPARED FOR DOUGLAS BEVIN, DAY POINT ROAD, EAST HAMPTON, CT, SCALE 1" = 20', DATED OCTOBER 10, 1984, PREPARED BY DUTCH & ASSOCIATES.
- MAP OF SANITARY SEWER SYSTEM FOR DAY POINT ROAD, PREPARED BY SANITARY SEWER DEPARTMENT OF EAST HAMPTON MAP NO # 8-35.

## PROPERTY SUBJECT TO:

- PREMISES SUBJECT TO SANITARY SEWER EASEMENT AS DEPICTED ON THE SURVEY.
- EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.

## IMPORTANT! READ! WARNING AND DISCLAIMER OF LIABILITY UNDERGROUND UTILITIES

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure. The Underground structures depicted hereon are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties, expressed or implied, and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document. Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.



NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

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

*Jignesh M. Soni*  
JIGNESH M. SONI, P.L.S. 70386  
SEP 01 2022

PREPARED FOR  
CHRISTOPHER G. BERT  
21 DAY POINT ROAD,  
EAST HAMPTON, CT

OWNER  
CHRISTOPHER G. BERT  
21 DAY POINT ROAD,  
EAST HAMPTON, CT

NO.	DATE	DESCRIPTION
1	08-23-2022	PROPOSED SITE PLAN
2	08-14-2022	REVISED PROP. HOUSE FOR 23
1	07-06-2022	PROPOSED HOUSE FOR 23



CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING

CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JSONI2@YAHOO.COM

PROPOSED SITE PLAN  
PREPARED FOR  
BURT POCOTOPAUG LLC &  
CHRISTOPHER G. BERT  
23 & 21 DAY POINT ROAD,  
EAST HAMPTON, CONNECTICUT

DRAFTED: CAD  
APPROVED: J.S.  
SCALE: 1" = 10'  
PROJECT NO.: 220102  
DATE: 05/19/2022  
CAD FILE: 220102

TITLE:  
IMPROVEMENT  
LOCATION SURVEY

SHEET NUMBER:  
EX-1 OF 1

Firm Name and Address  
*Jignesh M. Soni* HK Associates  
Hem Khona, P.E. CT 9947 20 Tapaz Lane, Trumbull, CT 06611  
STORM DRAINAGE SYSTEM DESIGN Phone: (203) 459-2471