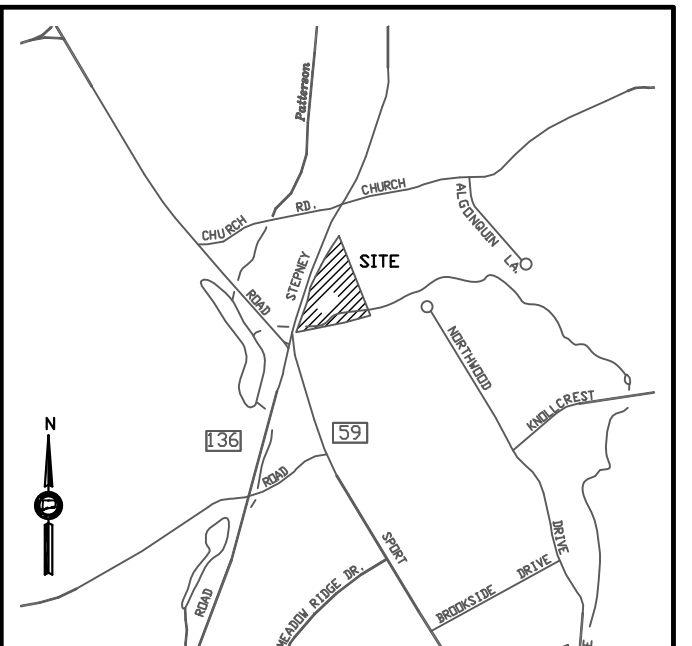
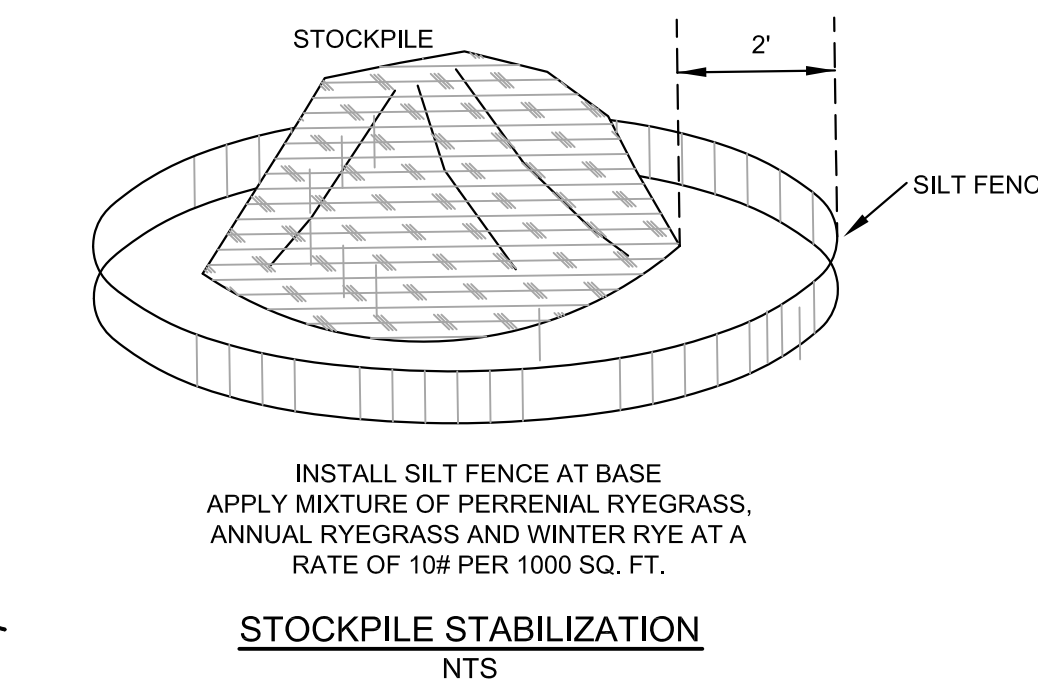
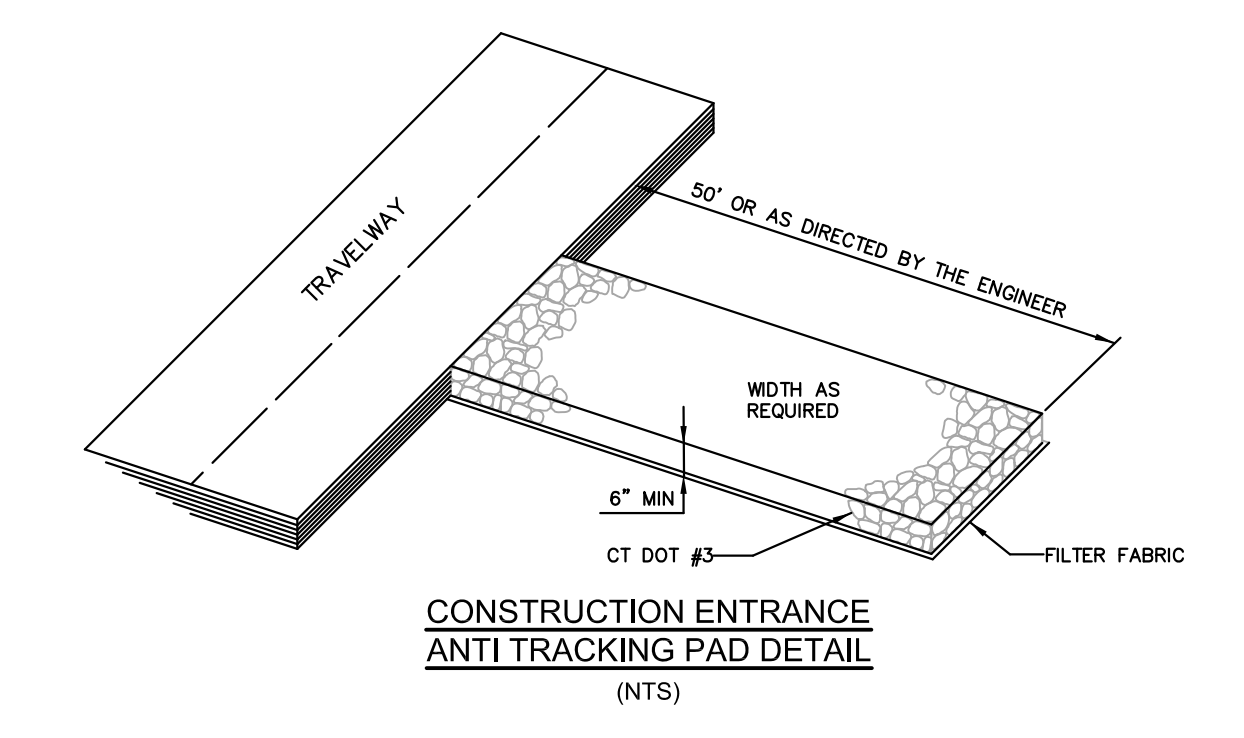
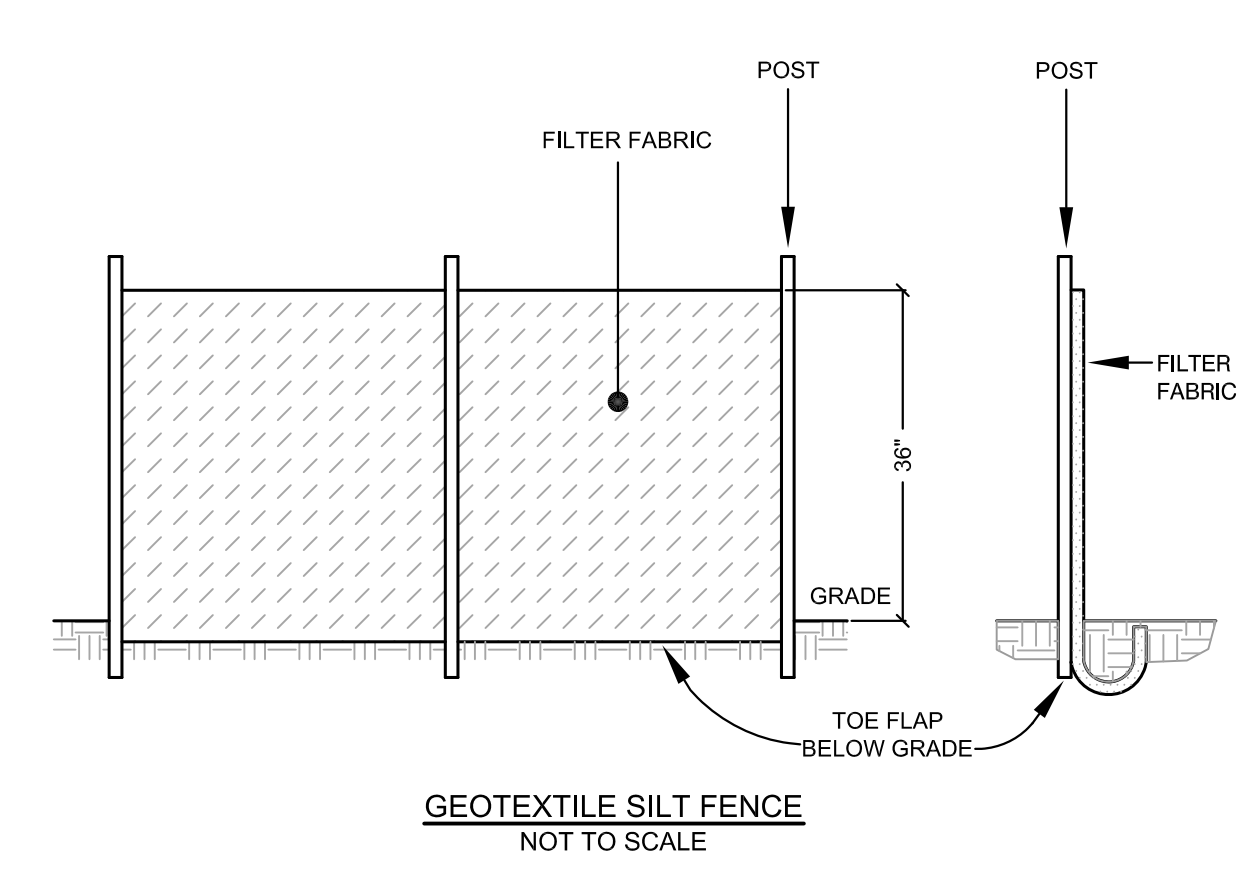
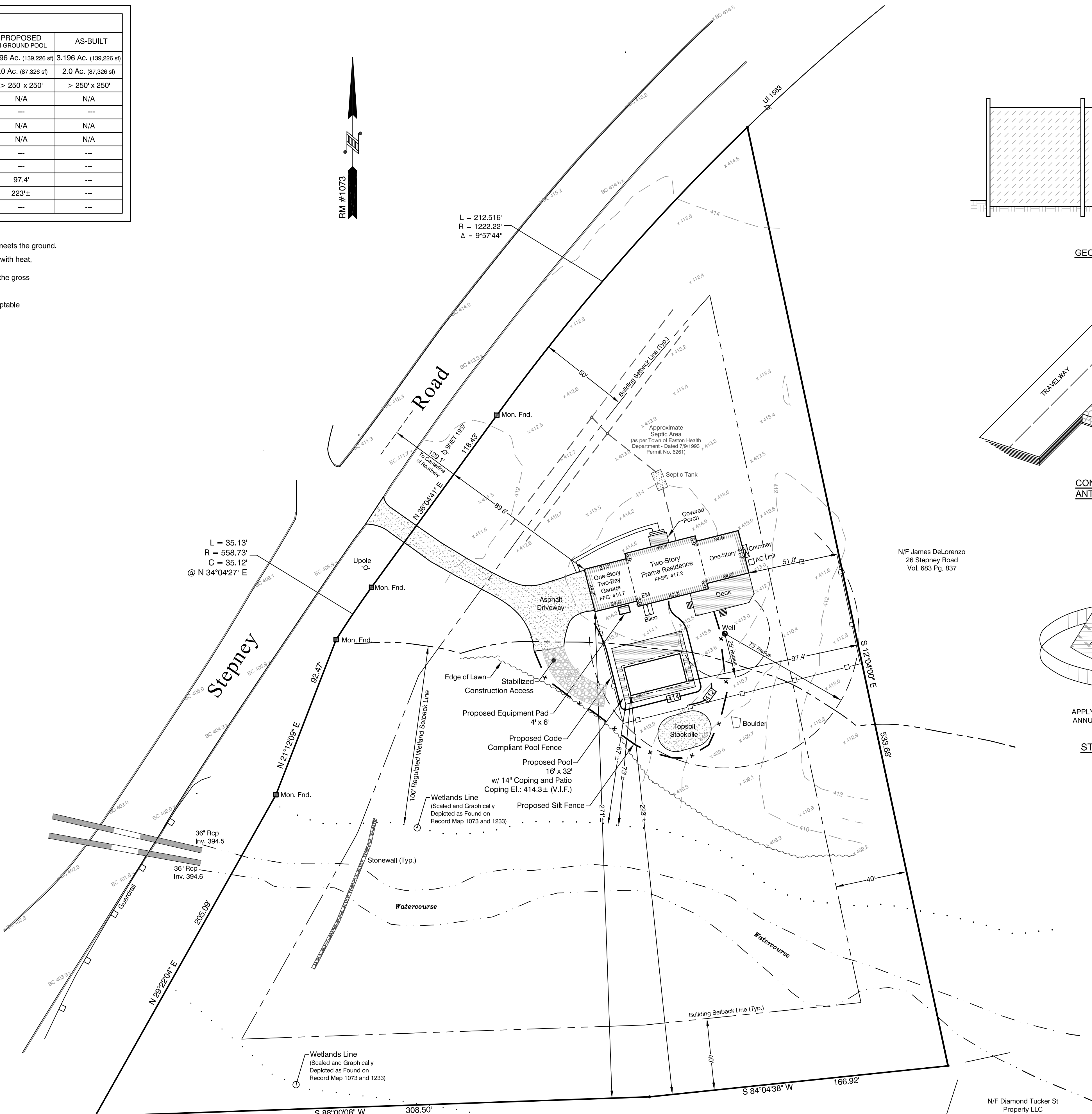


| TOWN OF EASTON: ZONING R-B | | | | |
|---------------------------------------|----------------------|------------------------|-------------------------|------------------------|
| | REQUIRED | EXISTING | PROPOSED IN-GROUND POOL | AS-BUILT |
| Minimum Lot Size: Acre | 3.0 Ac. (130,680 sf) | 3.196 Ac. (139,226 sf) | 3.196 Ac. (139,226 sf) | 3.196 Ac. (139,226 sf) |
| Minimum Buildable Acre | 2.0 Ac. (87,120 sf) | 2.0 Ac. (87,326 sf) | 2.0 Ac. (87,326 sf) | 2.0 Ac. (87,326 sf) |
| Lot Shape | 150' x 175' | > 250' x 250' | > 250' x 250' | > 250' x 250' |
| Minimum Frontage (Unless Noted) | 200' | N/A | N/A | N/A |
| Minimum Frontage (Corner Lots) | 200' (One Road) | 628.51' | --- | --- |
| Minimum Frontage (Flag Lots) | 25' Min./50' Max. | N/A | N/A | N/A |
| Minimum Frontage (Common Driveway) | N/A | N/A | N/A | N/A |
| Minimum Front Yard | 50' | 89.8' | --- | --- |
| Min. Front Yard to Centerline of Road | 75' | 129.1' | --- | --- |
| Minimum Side Yard | 40' | 51.0' | 97.4' | --- |
| Minimum Rear Yard | 40' | 271'± | 223'± | --- |
| Maximum Height: Stories / Feet | 2.5 / 35' | 2.5 / 31.9'± | --- | --- |

Section 3500 Residence Districts
 Maximum Building Height - Height above the highest elevation where the foundation meets the ground.
 Attic Limitations - Attic may contain finished or habitable space and may be equipped with heat, plumbing and electricity provided that:
 a. The amount of finished or habitable floor space shall not be greater than 50% of the gross floor area of the story directly below.
 b. The finished residential attic space shall not be used for an accessory apartment.
 c. Any habitable space in the attic shall be provided with two means of egress acceptable to the Building Official which will be usable in the event of an emergency.

- NOTES:**
- Notes:
- References:
 - Record Map #1073 entitled "Map of Property Prepared for Frank Haines, Easton, Connecticut." Scale: 1" = 80', dated October 18, 1985; last revised August 29, 1986 prepared by Leo Leonard Surveyors.
 - Record Map #1233 entitled "Map of Property Prepared for Frank Haines, Easton, Connecticut." Scale: 1" = 80', dated October 18, 1985; last revised August 29, 1986 prepared by Leo Leonard Surveyors.
 - Owner of Record: Kimmie Barnes & Matthew W. Barnes; Vol. 690 Pg. 216
 - Area = 3.196 Acres.
 - Property is served by private on-site well and on-site septic.
 - Property is shown As Lot 6 On Assessor's Map 3773B 37.
 - Property is Located in 'R-B' Residence Zone.
 - Parcel is in FIRM Zone X (Un-Shaded) on Community Panel Easton, Town of, Number 090006, Panel 0270, Suffix F, Map No. 09001C0270F. Map Effective Date June 18, 2010.
 - 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 governmental agencies, from parcel testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates Inc. 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.

- LEGEND**
- Existing Contour
 - x 271.1 Existing Spot Elevation
 - x 271.1 Proposed Spot Elevation
 - ⊕ Percolation Test
 - (WM) Water Meter
 - (WV) Water Valve
 - ⊙ (STMH) Storm Manhole
 - ⊙ (SSMH) Sanitary Sewer Manhole
 - Proposed Siltence
 - Proposed Waterline
 - Proposed Gas Line
 - Proposed Sewer Lateral
 - Proposed Roof Leader Drain
 - Utility Pole
 - Grade To Drain
 - Building Setback



OCHMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 P.O. BOX 76
 EASTON, CONNECTICUT 06612
 PHONE (203) 268-9194

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF OCHMAN ASSOCIATES, INC. AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF OCHMAN ASSOCIATES, INC.

| NO. | DATE | REVISION |
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ZONING LOCATION SURVEY

- PREPARED FOR -
KIMMIE BARNES & MATTHEW W. BARNES

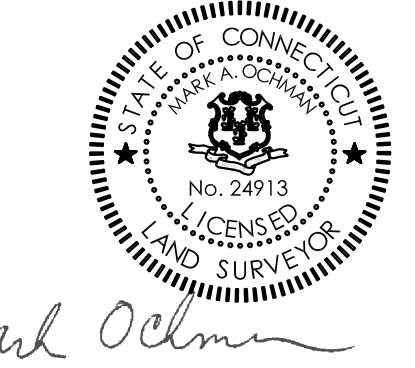
#10 STEPNEY ROAD
 EASTON, CONNECTICUT
 ASSESSOR MAP 3773B 37 | LOT 6

MARCH 24, 2021

| | |
|-------------------|------------------|
| COMMENCE: 01/1993 | FB: 63 PG. 72 |
| DRAWN BY: MVB | PROJECT NO.: 447 |
| CHECKED BY: MAO | DWG NO.: 24--- |
| SCALE: | |
| 0 30 60 90 | |
| SCALE: 1" = 30' | |

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996.

IT IS AN ZONING LOCATION SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.



MARK A. OCHMAN, LICENSE # 24913