

TOWN OF EASTON: ZONING R-B				
	REQUIRED	EXISTING	PROPOSED	AS-BUILT
Minimum Lot Size: Acre	3.0 Acre (130,680 sf)	3.124 Acre	3.124 Acre	3.124 Acre
Minimum Buildable Acre	2.0 Acre (87,120 sf)	TBD	TBD	TBD
Lot Shape	150' x 175'	> 150' x 150'	> 150' x 150'	> 150' x 150'
Minimum Frontage (Unless Noted)	200'	203.0'	203.0'	203.0'
Minimum Frontage (Corner Lots)	200' (One Road)	N/A	N/A	N/A
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'	---	66.5'	---
Min. Front Yard to Centerline of Road	75'	---	85.2'	---
Minimum Side Yard	40'	---	45.9'	---
Minimum Rear Yard	40'	---	67.0' +/-	---
Maximum Height: Stories / Feet	2.5 / 35'	---	2.5 / 32' +/-	---

Section 3500 Residence Districts

Maximum Building Height - Height above the highest elevation where the foundation meets the ground.

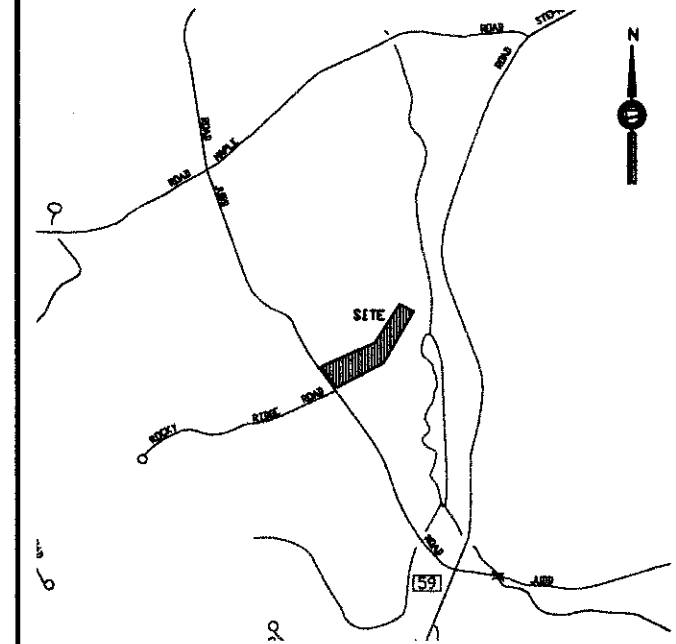
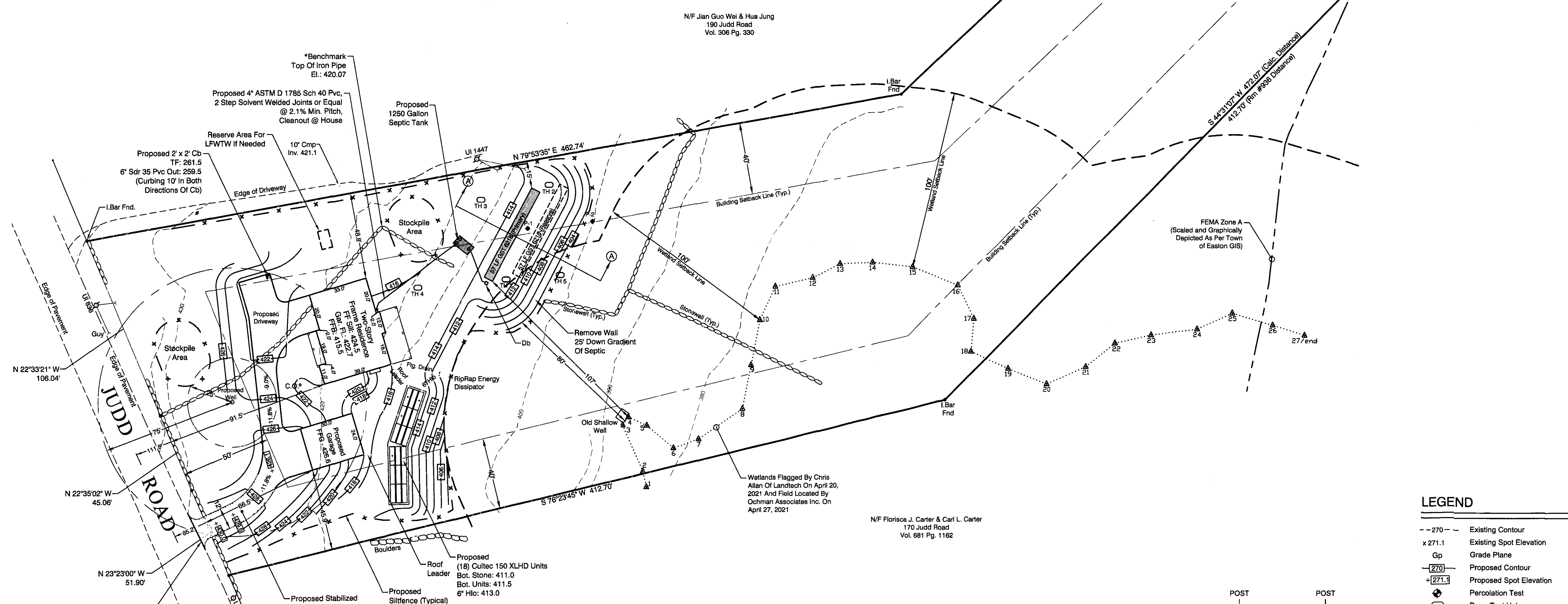
Attic Limitations - Attic may contain finished or habitable space and may be equipped with heat, plumbing and electricity provided that:

- The amount of finished or habitable floor space shall not be greater than 50% of the gross floor area of the story directly below.
- The finished residential attic space shall not be used for an accessory apartment.
- 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:
 - Reference is hereby made to "Parcel B" on Record Map No. 936 entitled "Map, Judd Road, Easton, Connecticut." Scale: 1" = 50', dated 2/21/1979 and prepared by Kasper Associates.
 - Record Map No. 976 entitled "Property Map, Prepared For John R. Hansen Jr., Barbara F. Hansen, Easton, Connecticut." Scale: 1" = 100', dated Nov. 20, 1981 and prepared by J & D Kasper & Associates.
 - Deeds: Vol. 692 Pg. 250
- Area = 136,075± sf; 3.124± Acres
- Property is served by private water and on-site septic
- Property is known as Tax Lot B on Assessor Map 3770B.35.
- Property is Located in R3 Residence Zone.
- Parcel is in FIRM Zone X (Un-Shaded) and Zone AE on Community Panel Easton, Town of, Number 09006, 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.



ORIENTATION SCALE: 1" = 1500'

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.

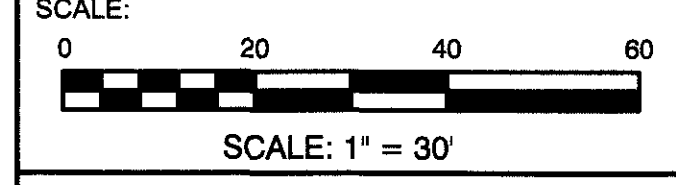
NO.	DATE	REVISION
1.	08-11-21	Rev. Storm Drainage Per DPW

SITE DEVELOPMENT PLAN

- PREPARED FOR -
ANTHONY BATTAGLIA
 #176 JUDD ROAD
 EASTON, CONNECTICUT
 JULY 31, 2021

SHEET 1 OF 2

COMMENCE: 04/2021 FB: 166 PG. 88/102
 DRAWN BY: MVB PROJECT NO.: ---
 CHECKED BY: MAO DWG NO.: 24-

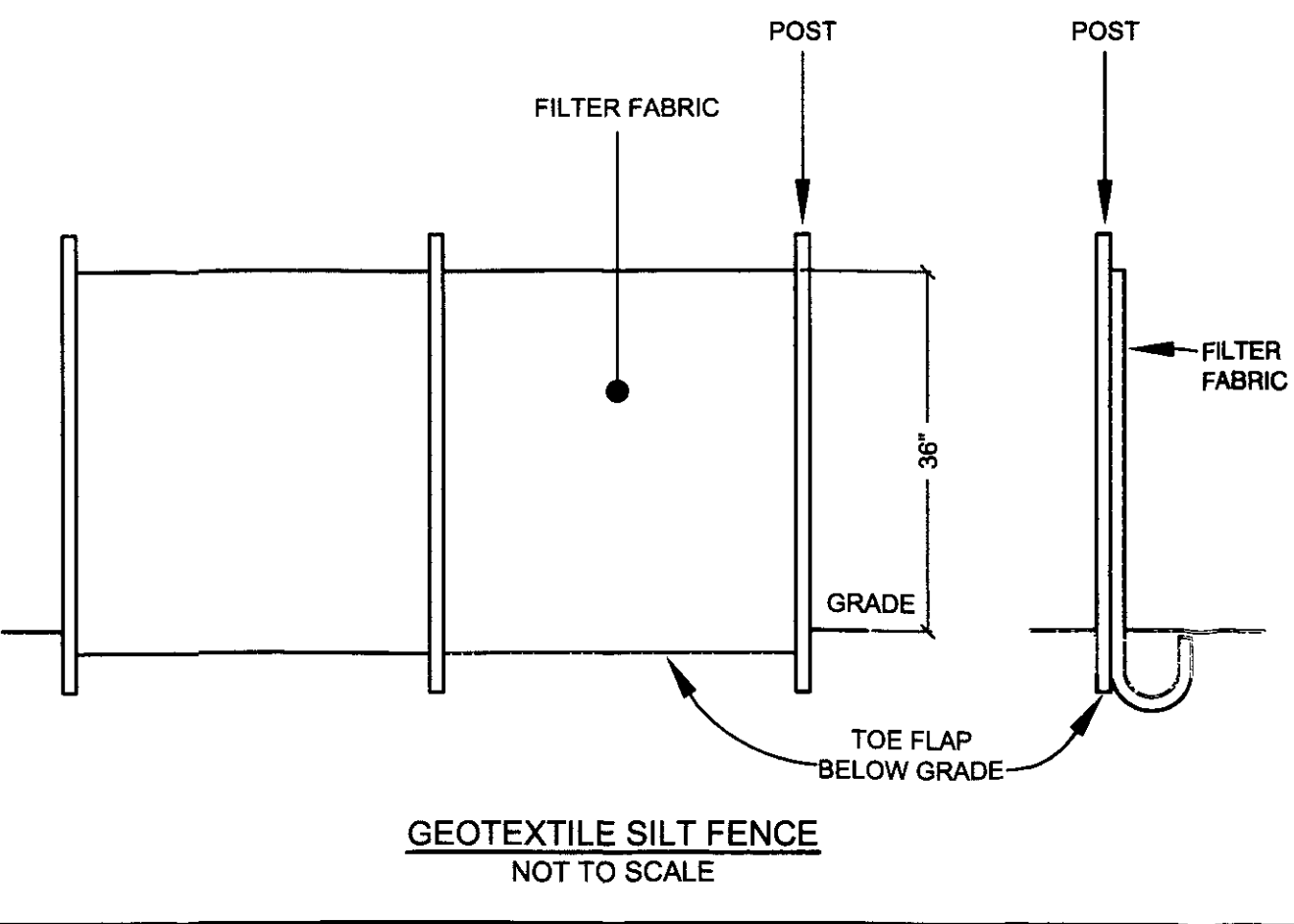
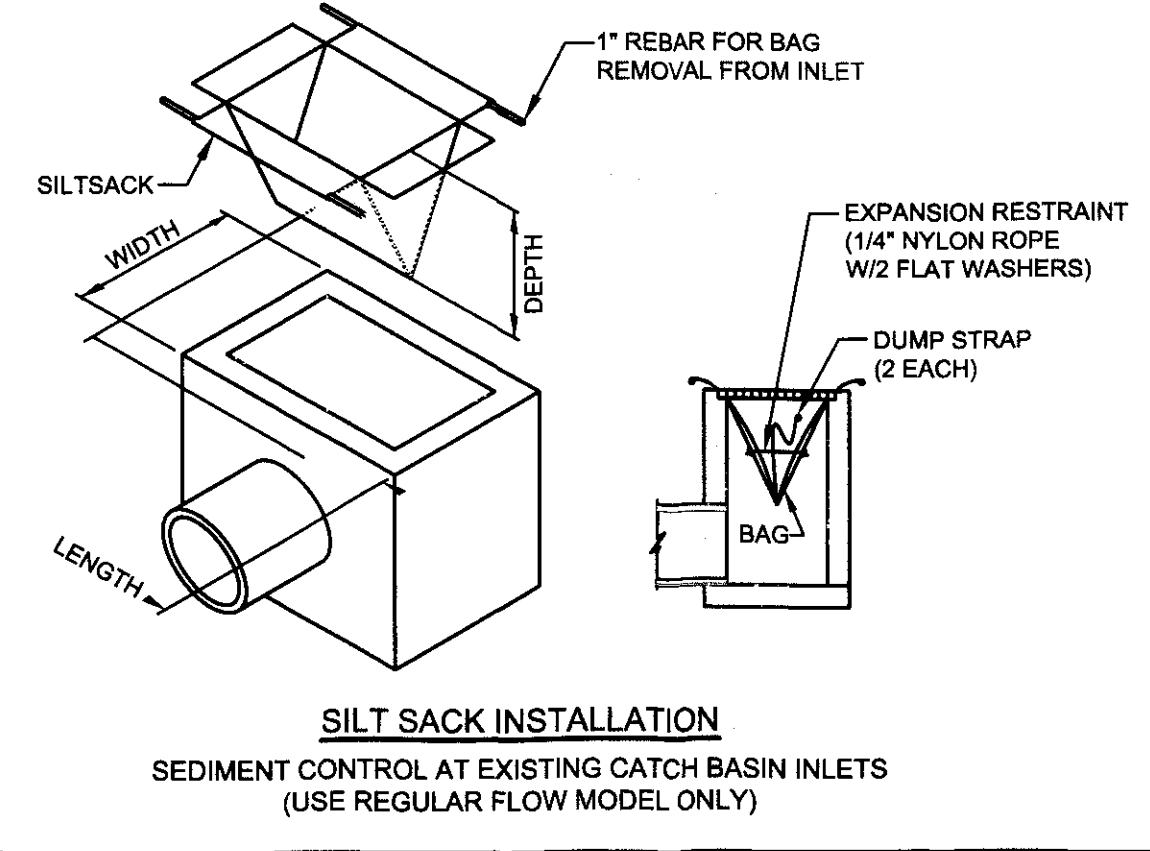
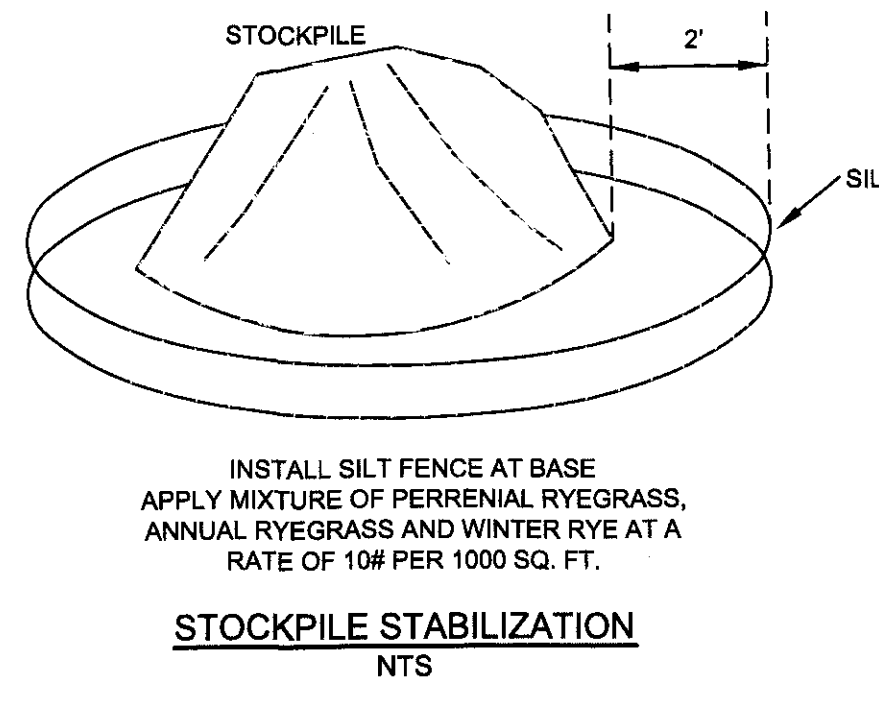
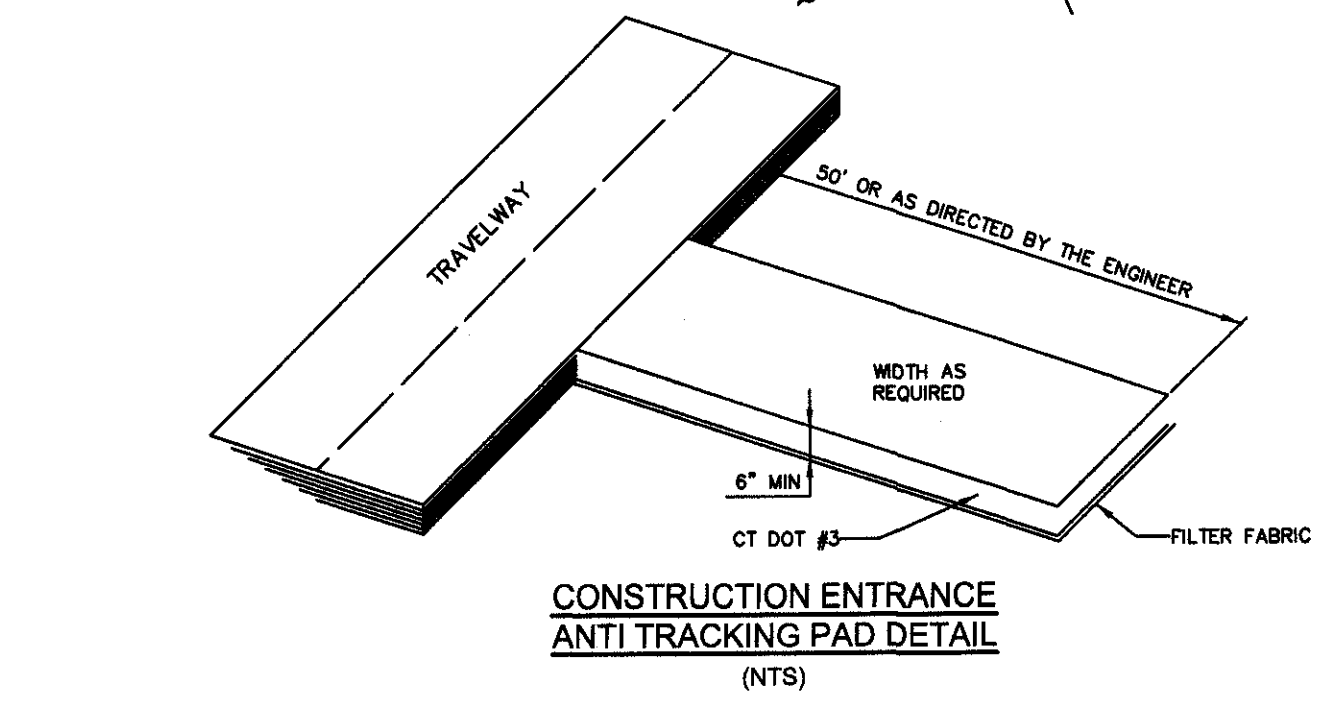


TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996.

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



MARK A. OCHMAN, LICENSE # 24913



- LEGEND**
- - 270 - - Existing Contour
 - x 271.1 Existing Spot Elevation
 - Gp Grade Plane
 - 270 - Proposed Contour
 - + 271.1 Proposed Spot Elevation
 - Percolation Test
 - Deep Test Hole
 - (WM) Water Meter
 - (WV) Water Valve
 - (STMH) Storm Manhole
 - (SSMH) Sanitary Sewer Manhole
 - Geotextile Silt Fence
 - Drain Inlet Silt Sack
 - Tree Protection
 - Trees To Be Removed
 - FD - Proposed Foundation Drain
 - RL - Proposed Rain Leader Drain
 - HLO - Proposed High Level Overflow
 - E - Proposed Electric Line
 - W - Proposed Waterline
 - G - Proposed Gas Line
 - Utility Pole
 - STD - Grade To Drain
 - Building Setback
 - Stonewall