

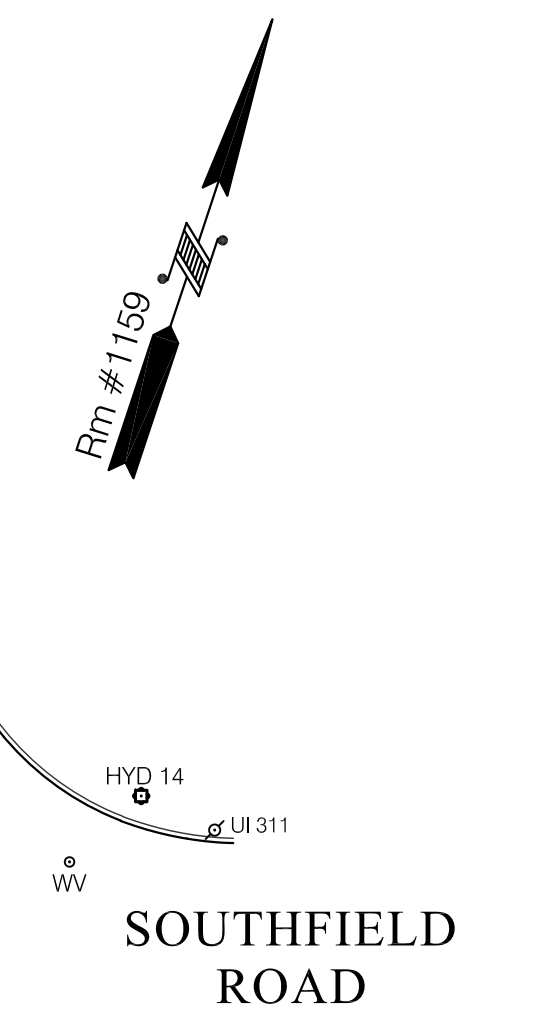
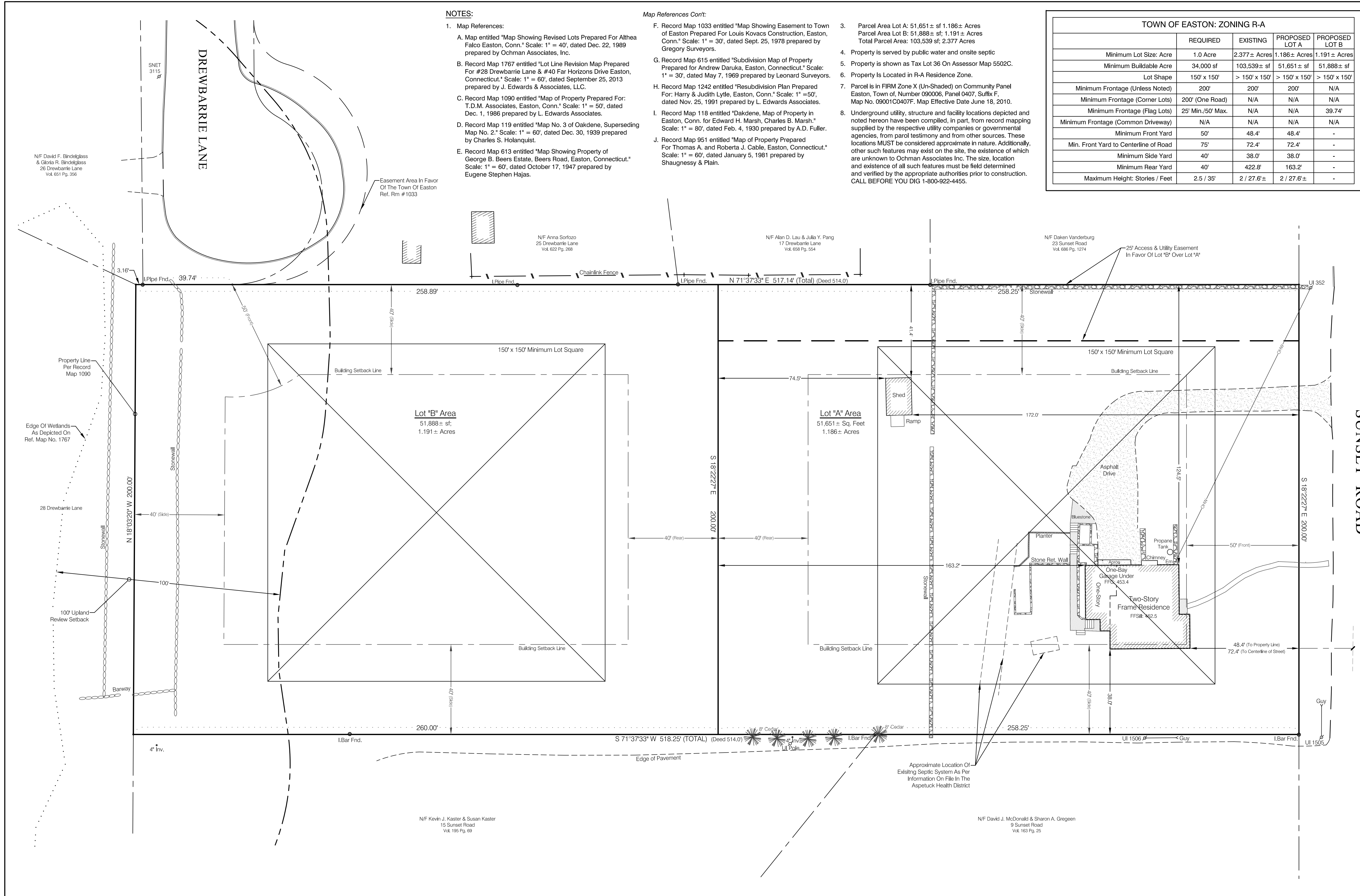
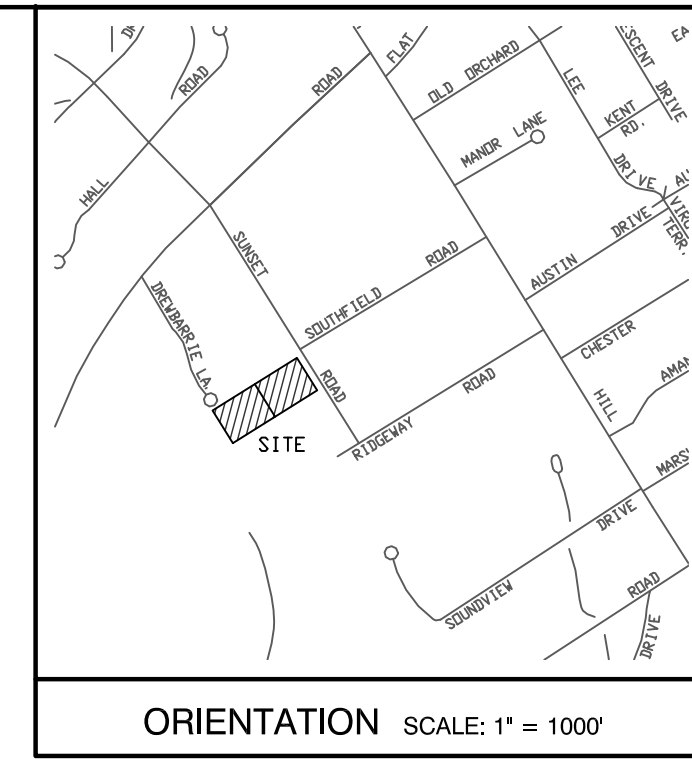
NOTES:

- Map References:
 - Map entitled "Map Showing Revised Lots Prepared For Althea Falco Easton, Conn." Scale: 1" = 40', dated Dec. 22, 1989 prepared by Ochman Associates, Inc.
 - Record Map 1767 entitled "Lot Line Revision Map Prepared For #28 Drewbarrie Lane & #40 Far Horizons Drive Easton, Connecticut." Scale: 1" = 60', dated September 25, 2013 prepared by J. Edwards & Associates, LLC.
 - Record Map 1090 entitled "Map of Property Prepared For: T.D.M. Associates, Easton, Conn." Scale: 1" = 50', dated Dec. 1, 1986 prepared by L. Edwards Associates.
 - Record Map 119 entitled "Map No. 3 of Oakdene, Superseding Map No. 2." Scale: 1" = 60', dated Dec. 30, 1939 prepared by Charles S. Holanquist.
 - Record Map 613 entitled "Map Showing Property of George B. Beers Estate, Beers Road, Easton, Connecticut." Scale: 1" = 60', dated October 17, 1947 prepared by Eugene Stephen Hajas.

Map References Cont':

- Record Map 1033 entitled "Map Showing Easement to Town of Easton Prepared For Louis Kovacs Construction, Easton, Conn." Scale: 1" = 30', dated Sept. 25, 1978 prepared by Gregory Surveyors.
- Record Map 615 entitled "Subdivision Map of Property Prepared for Andrew Daruka, Easton, Connecticut." Scale: 1" = 30', dated May 7, 1969 prepared by Leonard Surveyors.
- Record Map 1242 entitled "Resubdivision Plan Prepared For: Harry & Judith Lytle, Easton, Conn." Scale: 1" = 50', dated Nov. 25, 1991 prepared by L. Edwards Associates.
- Record Map 118 entitled "Dakdene, Map of Property in Easton, Conn. for Edward H. Marsh, Charles B. Marsh." Scale: 1" = 60', dated Feb. 4, 1930 prepared by A.D. Fuller.
- Record Map 951 entitled "Map of Property Prepared For Thomas A. and Roberta J. Cable, Easton, Connecticut." Scale: 1" = 60', dated January 5, 1981 prepared by Shaughnessy & Plain.

TOWN OF EASTON: ZONING R-A				
	REQUIRED	EXISTING	PROPOSED LOT A	PROPOSED LOT B
Minimum Lot Size: Acre	1.0 Acre	2,377± Acres	1,186± Acres	1,191± Acres
Minimum Buildable Acre	34,000 sf	103,539± sf	51,651± sf	51,888± sf
Lot Shape	150' x 150'	> 150' x 150'	> 150' x 150'	> 150' x 150'
Minimum Frontage (Unless Noted)	200'	200'	200'	N/A
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	39.74'
Minimum Frontage (Common Driveway)	N/A	N/A	N/A	N/A
Minimum Front Yard	50'	48.4'	48.4'	-
Min. Front Yard to Centerline of Road	75'	72.4'	72.4'	-
Minimum Side Yard	40'	38.0'	38.0'	-
Minimum Rear Yard	40'	422.8'	163.2'	-
Maximum Height: Stories / Feet	2.5 / 35'	2 / 27.6'±	2 / 27.6'±	-



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
- SS Proposed 6" SDR 35 Sewer Lateral
- w Proposed Waterline
- G Proposed Gas Line
- Utility Pole
- GTD Grade To Drain
- - - Building Setback
- Stonewall

CIVIL ENGINEER/LAND SURVEYOR:

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.

REVISIONS:

NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		
6.		
7.		

To My Knowledge & BELIEF, THIS SURVEY & MAP IS SUBSTANTIALLY CORRECT & 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 & MAPS IN THE STATE OF CONNECTICUT ADOPTED JUNE 21, 1996. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL CLASS A-2.

PROGRESSIVE SURVEY
 JUNE 21, 2022
 No. 24913
 LICENSED LAND SURVEYOR

MARK A. OCHMAN, PE LS, CT LICENSE #24913
 Not Valid Without A Live Signature & Embossed Seal

SCALE: 0 20 40 60
 SCALE: 1" = 20'

SHEET: 1 OF 1

COMMENCE: OCTOBER 2021 FB: 16:90; 127:142
 DRAWN BY: MVB PROJECT NO.: 1863
 CHECKED BY: MAO DWG NO.: 24-

SHEET TITLE:

FIRST CUT-DIVISION OF PROPERTY
 - PREPARED FOR -
ROBERTA CABLE
 #17 SUNSET ROAD, EASTON, CONNECTICUT
 ASSESSOR MAP 5502C • LOT 36
 JUNE 21, 2022