

TOWN OF EASTON: ZONING R-B

| | REQUIRED | EXISTING | PROPOSED | AS-BUILT |
|---------------------------------------|-------------------|---------------|---------------|---------------|
| Minimum Lot Size: Acre | 3.0 Acre | 3.0 Acre | 3.0 Acre | 3.0 Acre |
| Minimum Buildable Acre | 2.0 Acre | 116,244 sf | 116,244 sf | 116,244 sf |
| Lot Shape | 150' x 175' | > 150' x 175' | > 150' x 175' | > 150' x 175' |
| Minimum Frontage (Unless Noted) | 200' | 399.96' | 399.96' | 399.96' |
| 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 |
| PRIMARY RESIDENCE | | | | |
| Minimum Front Yard | 50' | 19.5' | 20.0' | --- |
| Min. Front Yard to Centerline of Road | 75' | 42.0' | 42.9' | --- |
| Minimum Side Yard | 40' | 90.9' | 77.6' | --- |
| Minimum Rear Yard | 40' | 296'± | 270.7'± | --- |
| Maximum Height: Stories / Feet | 2.5 / 35' | 2 / 22'± | 1 / 13.8'± | --- |
| SECONDARY RESIDENCE | | | | |
| Minimum Front Yard | 50' | 0.2' | 1.0' | --- |
| Min. Front Yard to Centerline of Road | 75' | 23.6' | 24.0' | --- |
| Minimum Side Yard | 40' | 44.5' | 42.5' | --- |
| Minimum Rear Yard | 40' | 343'± | 341'± | --- |
| Maximum Height: Stories / Feet | 2.5 / 35' | 1.0 / 15'± | 1 / 11.3'± | --- |

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:

1. References:

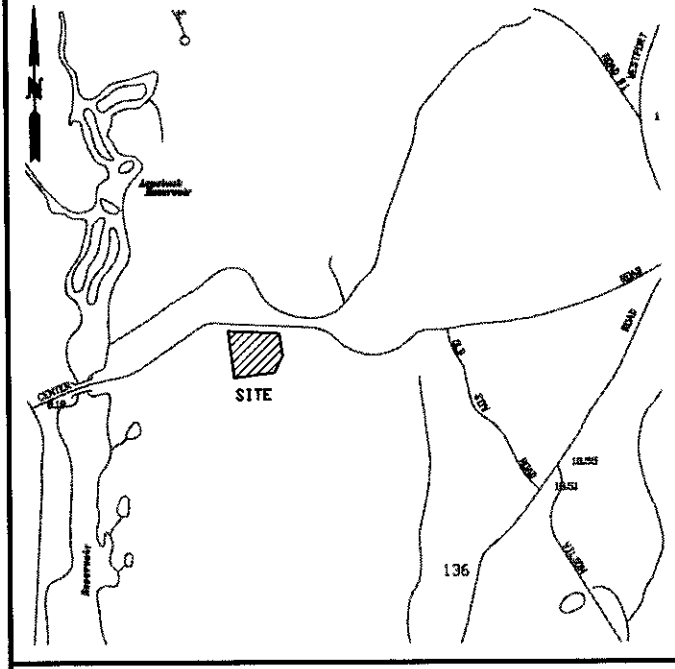
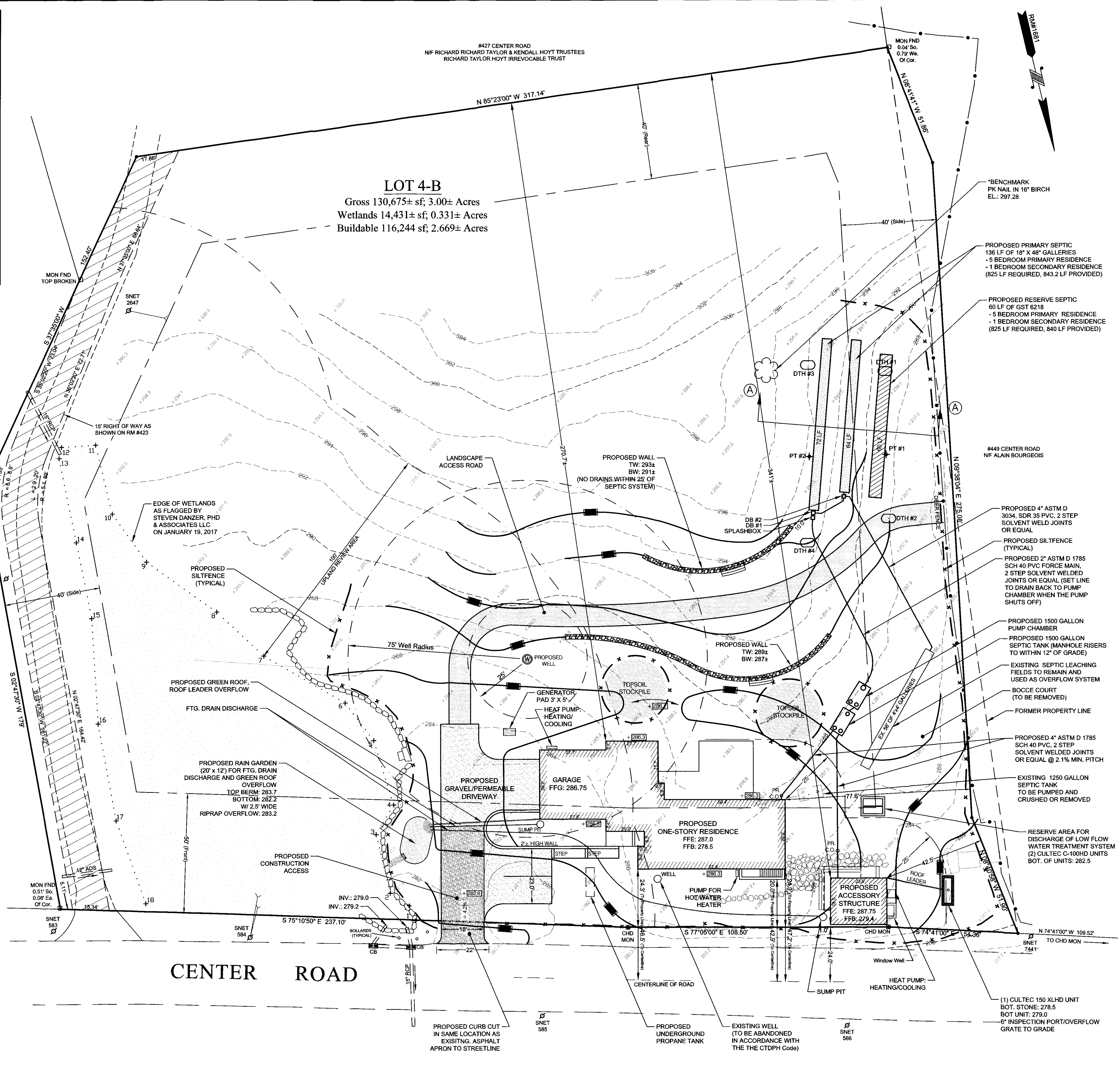
- Being Lot "4-B" on Record Map No. 1681 entitled "Property Transferred Map, Prepared For Alain Bourgeois, 449 & 433 Center Road, Easton, Connecticut." Scale 1"=40', dated Jan. 29, 2007
- Reference to Record Map No. 423 entitled "Map of Survey of Property of Edward B. and Tempe Reith, Easton, Ct." Scale 1"=40', dated April 9, 1962
- Reference to Record Map No. 142 entitled "Map of Property of Ann Logan, Easton, Conn." Scale 1"=40', dated June 1946 & July 1952.
- Reference to C.H.D. Map No. 596 Sheet 1 of 2 "Right of Way Map Town of Easton, Easton Center Road, From Black Rock Turnpike Easterly to Easton Center Route No. 193." Scale 1"=40'
- Reference Septic As-Built Plan as per Town of Easton Health Department dated 8/11/97
- Deed Vol. 670 Pg. 108

- Property is shown as Tax Lot 4B on Assessor's Map 5466.
- Total Area = 130,675 +/- sq. ft.; 3.00 +/- Acres.
- Parcel is found in Residential Zone R-3.
- Parcel is found on FEMA Map Number 09001C0270F, Effective Date June 18, 2010 Zone X (Un-Shaded).
- Parcel is served by onsite well water and onsite septic.

7. 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

- 270- Existing Contour
- x 271.1 Existing Spot Elevation
- Gp Grade Plane
- 270- Proposed Contour
- +271.1 Proposed Spot Elevation
- Deep Test Pit
- Percolation Test
- (WM) Water Meter
- (WV) Water Valve
- (STMH) Storm Manhole
- (SSMH) Sanitary Sewer Manhole
- W- Proposed Waterline
- G- Proposed Gas Line
- FD- Proposed Footing Drain
- RL- Proposed Roof Leader Drain
- Utility Pole
- GTD- Grade To Drain
- Building Setback
- Geotextile Silt Fence
- Drain Inlet Siltsock
- Anti-Tracking Pad



ORIENTATION SCALE: 1" = 1500'

OCHMAN ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
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| NO. | DATE | REVISION |
|-----|----------|-----------------------|
| 1. | 07-13-21 | Health Dept. Comments |
| | | |
| | | |
| | | |
| | | |

SITE DEVELOPMENT PLAN

- PREPARED FOR -
433 CENTER ROAD LLC
#433 CENTER ROAD
EASTON, CONNECTICUT
ASSESSOR'S MAP 5466 LOT 4B

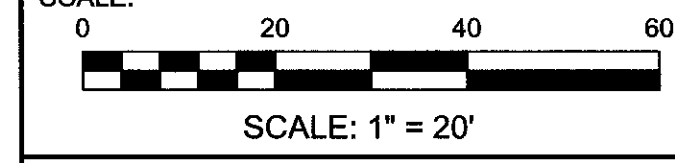
JUNE 9, 2021

SHEET 2 OF 4

COMMENCE: 03/02/2017 FB: 135 PG: 130

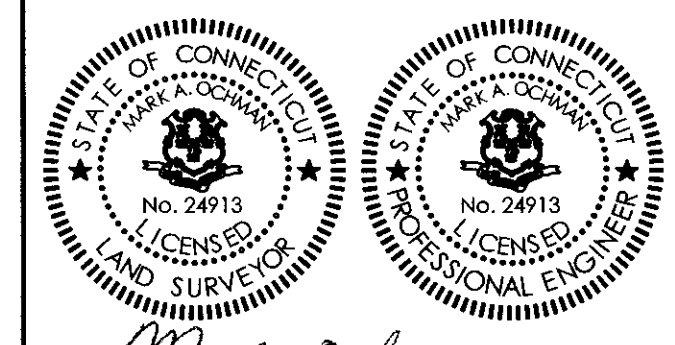
DRAWN BY: MVB PROJECT NO.:

CHECKED BY: MAO DWG NO.L: 24 - 1515



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



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