



Vicinity Map
Scale: 1"=500'



Per Map in Note 2a.

N/F
William Britt
#10 Cold Spring Road
(5500A/33/D)

#17 Sport Hill Parkway
(5500A/32/A)
16,907 sf±
0.388 ac±

N/F
Peter Russell & Stephanie Coakley
#25 Sport Hill Parkway
(5500A/30/A)

1-1/2 Story Residence
FF 105.50
GF 103.33

(2) Proposed 100 Gallon Propane Tanks

R=275.28'
L=107.64'
D=22°24'14"
CB=S 49°00'42" W
CD=106.96'

LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	FINISHED FLOOR
	GARAGE FLOOR
	INLAND WETLANDS WITH FLAG #
	BUILDING SETBACK LINE
	CATCH BASIN
	CONIFER TREE
	DECIDUOUS TREE
	EXISTING IRON PIN/PIPE
	EXISTING MONUMENT
	GAS VALVE
	HYDRANT
	LAMP
	MAILBOX
	MANHOLE
	UTILITY POLE
	SIGN
	WATER VALVE
	WELL

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



Michael S. Shevlin, Jr. PLS #70339

Residence Zone R-1(A)	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	40,000	16,907 SF	16,907 SF	-
Minimum Lot Frontage	200	277.64'	277.64'	-
MINIMUM SETBACK				
Setback From Street Line	50	13.1'±	13.1'±	-
Setback From Centerline of Roadway	75	38.3'±	38.3'±	-
Setback From Side Property Lines	40	23.0'±	23.0'±	-
Setback From Rear Property Lines	40	40.8'±	40.8'±	-
MINIMUM FLOOR AREA				
Floor Area - Multiple Story Building Total Floor Area	1,600	2,584 SF±	2,584 SF±	-
Floor Area - Multiple Story Building Ground Floor Area	1,000	2,467 SF±	2,467 SF±	-
Maximum Height For A Building Or Structure	35	<35'	<35'	-
Maximum Number Of Stories Per Building	2	1-1/2	1-1/2	-

NOTES:

- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019. It is a Zoning Location Survey based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
- Reference is made to the following documents:
 - A. RM 5-3755-"Plot plan for Ruth L. Perles; Easton, Conn.; May 11, 1979."
 - B. RM 93-"Map of Property of Ursula M. Huerstel; Easton, Conn.; scale: 1"=40'; MArch 29, 1941."
 - C. RM 657-"Map of Survey; of the Harold G. & Marion C. Beehtel property; Easton, Conn.; scale: 1"=40'; May 19, 1971; by Fuller & Co."
 - D. Volume 7 Page 364; Volume 14 Page 6; Volume 14 Page 7; Volume 15 Page 315; Volume 67 Page 222; Volume 106 Page 21; Volume 109 Page 742; Volume 152 Page 258; Volume 190 Page 233.
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Easton authorities prior to use.
- Property is served by public water and private septic.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
- The property is located in Zone X per FEMA Flood Map #09001C0407F; Panel 407 of 626; Effective Date: 6/18/2010.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- The elevations are based on an assumed system.

ZONING LOCATION SURVEY
 DEPICTING EXISTING CONDITIONS
 PREPARED FOR
LAURA TRAVAGLINI & JOSEPH FLATTERY
 #17 SPORT HILL PARKWAY
 EASTON, CONNECTICUT



DATE:	7-11-2022	SCALE:	1"=20'	DRAFTER:	DCH	JOB NUMBER:	7922	FILE NUMBER:	
NO.		DATE	DESCRIPTION						
REVISIONS									
SHEVLIN LAND SURVEYING, LLC								593 Main Street Monroe, CT (203)-218-5840 ShevlinLS.com	