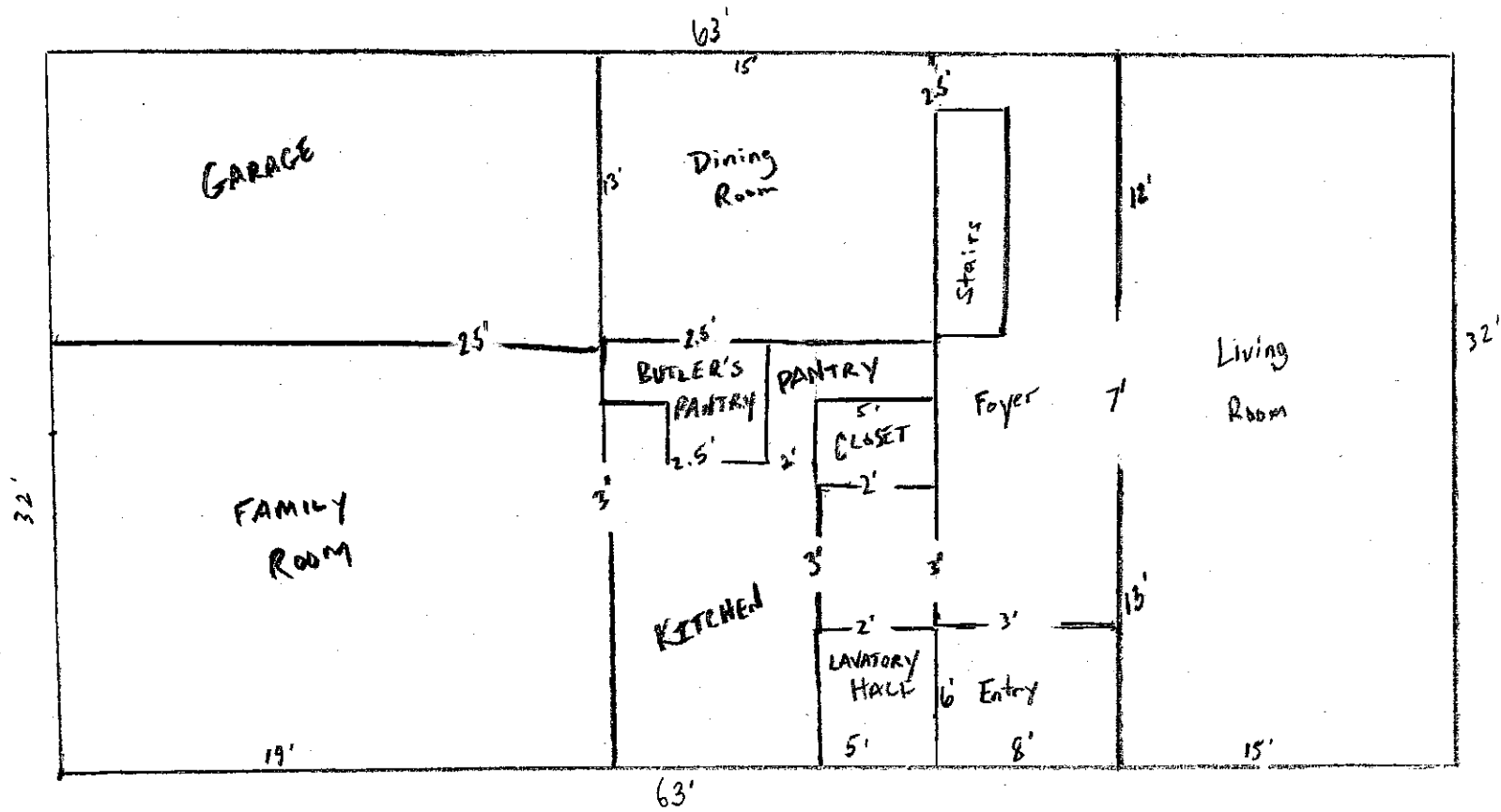


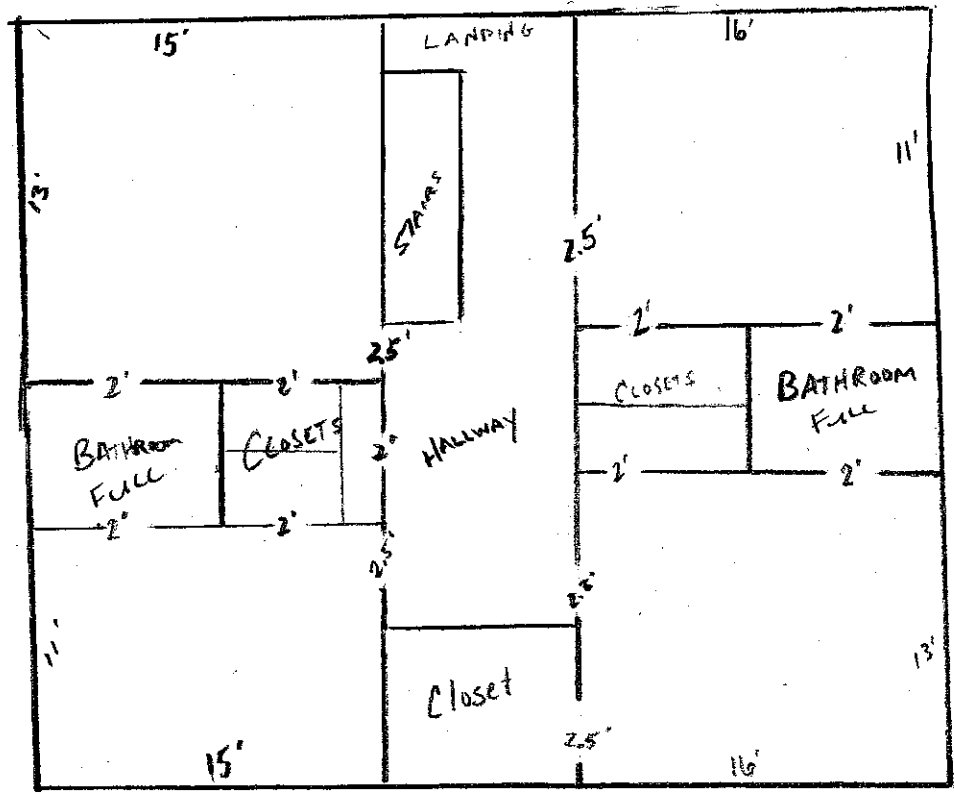
BASEMENT

1/8" = 1'



1st Fl

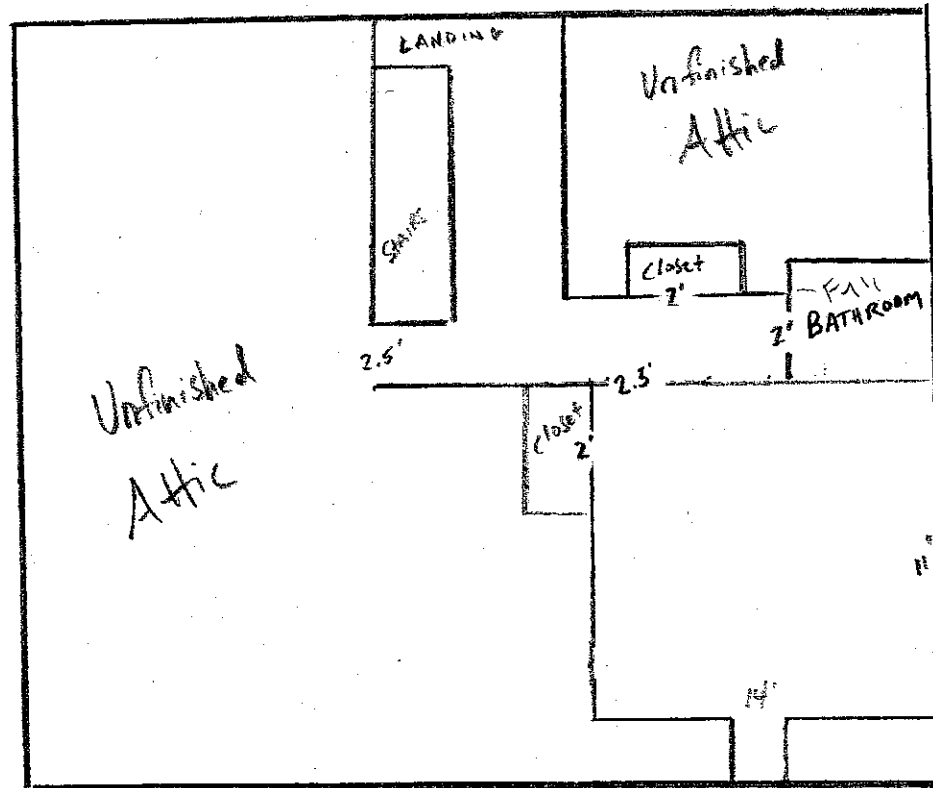
1/8" = 1'



2ND FL

1/8" = 1'

29 Ridgeway
Current House Layout



3rd Fl

1/8" = 1'

Existing Plot Plan

TOWN OF EASTON: ZONING R-A		
	REQUIRED	EXISTING
Minimum Lot Size: Acre	1.0 Acre	1.36 Acre
Minimum Buildable Acre	34,000 sq ft	58,650 sq ft
Lot Shape	150' x 150'	> 150' x 150'
Minimum Frontage (Unless Noted)	200'	157'
Minimum Frontage (Corner Lots)	200' (One Road)	N/A
Minimum Frontage (Flag Lots)	25' Min. 50' Max.	N/A
Minimum Frontage (Common Driveway)	N/A	N/A
Minimum Front Yard	50'	53.9'
Min. Front Yard to Centerline of Road	75'	76.9'
Minimum Side Yard	40'	17.8'
Minimum Rear Yard	40'	238.2'
Maximum Height: Stories / Feet	2.5 / 35'	2.5 / 35.0'

Section 3000 Residence District

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

Abuse Limitations - Abuse may include detached 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 function in the event of an emergency.

NOTES:

Notes:

1. References:

A. Reference is hereby made to "Parcel B" on Record Map No. 1844 entitled "Property Transfer Map Prepared for Patricia Berlin and Victor S. Goldwasser, 27 Ridgeway, Easton, Connecticut" dated February 17, 1987 and prepared by Land Surveying Services, Easton, Connecticut. Scale: 1"=60'

B. Deeds: Vol. 858 Pg. 1

C. Area = 05,000 sq ft 1.36 Acres

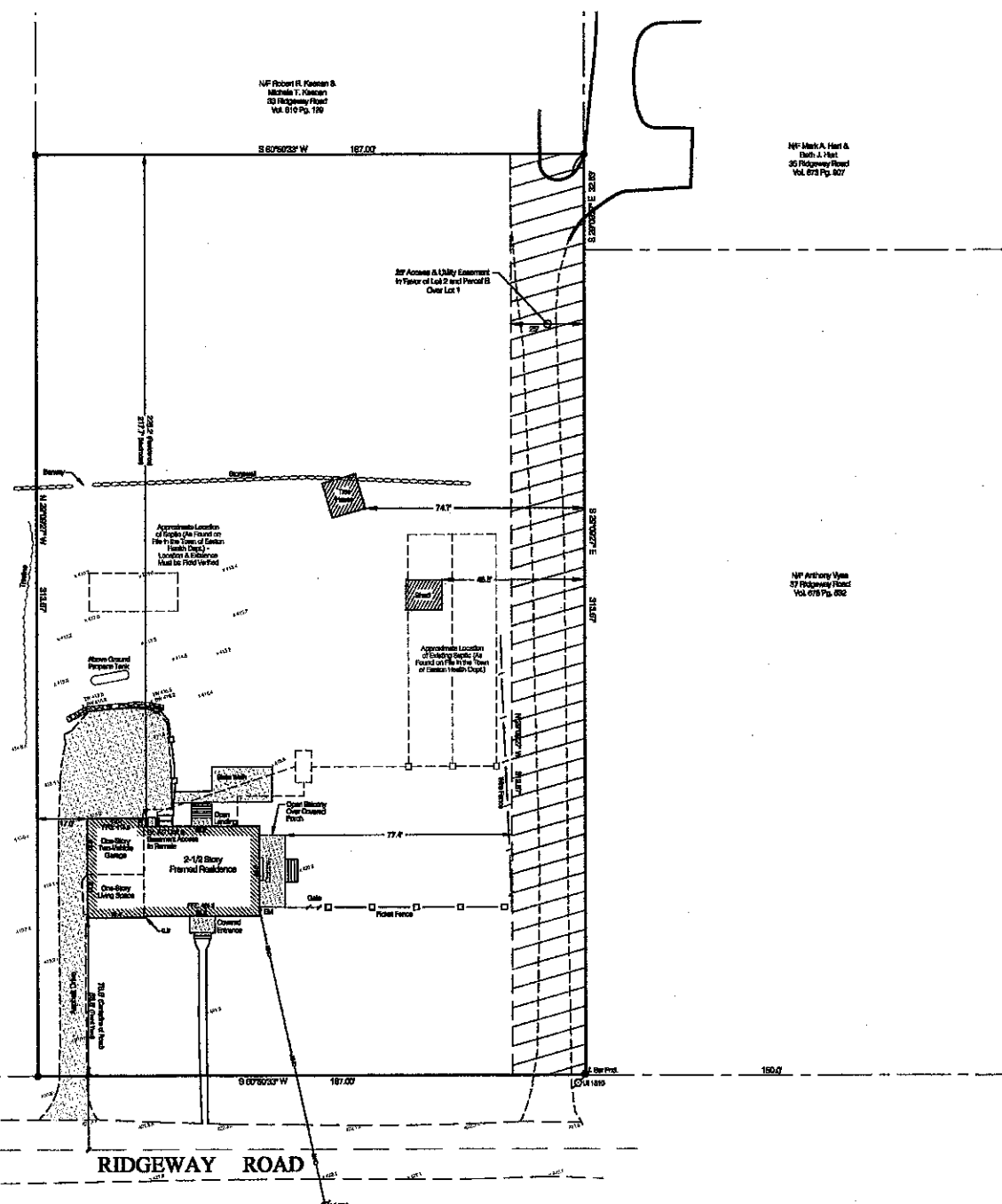
D. Property is served by public water and onsite septic

E. Property is Shown As Tax 1 On Assessor's Map 0508C 08.

F. Property is Located In "R-A" Residence Zone.

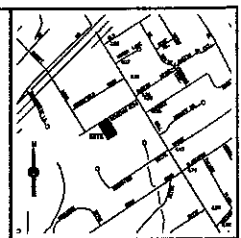
G. Parcel is In FRM Zone X (As Shaded) on Community Parcel Easton, Town of, Number D0008, Parcel D407, Sublot F, Map No. 0200100400P, Map Effective Date June 16, 2010.

H. Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel boundaries 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 1-800-422-4455.



LEGEND

- 270- Existing Contour
- 271.1 Existing Spot Elevation
- x 271.1 Proposed Spot Elevation
- Perimeter Wall
- Sewer Water Meter
- Gas Water Meter
- Storm Manhole
- Sanitary Sewer Manhole
- Proposed Elevation
- Proposed Walkway
- Proposed Gas Line
- Proposed Sewer Lateral
- Proposed Roof Leader Drain
- Utility Pole
- Grade To Drain
- Building Setback



ORIENTATION SCALE: 1" = 100'

OCHMAN ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 78
EASTON, CONNECTICUT 06012
PHONE: (203) 286-9184

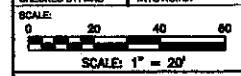
THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF OCHMAN ASSOCIATES, INC. AND MAY BE USED FOR THE SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF OCHMAN ASSOCIATES, INC.

NO.	DATE	REVISION
1.		

EXISTING CONDITIONS SURVEY

- PREPARED FOR -
MATTHEW M. MODAFFERI
& JENNIFER N. MODAFFERI
#29 RIDGEWAY ROAD
EASTON, CONNECTICUT
JANUARY 26, 2021

COMMENCE: 12/2020 FB: PG. --
DRAWN BY: MVS PROJECT NO.: 178
CHECKED BY: MAD DWG NO.: 24-



TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 36, 36B, 1-17 AND 36-36B OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ADOPTED JUNE 21, 1998.

IT IS AN ENGINE LOCATION SURVEY BASED ON A SUPERVISORY SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-B.