

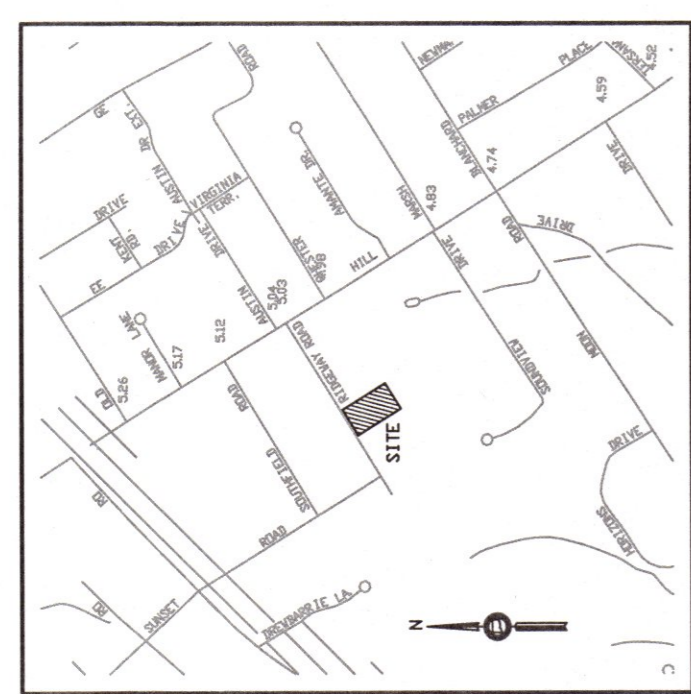
TOWN OF EASTON: ZONING R-A			
	REQUIRED	EXISTING	PROPOSED
Minimum Lot Size: Acre	1.0 Acre	1.35 Acre	1.35 Acre
Minimum Buildable Acre	34,000 sf	58,656 sf	58,656 sf
Lot Shape	150' x 150'	> 150' x 150'	> 150' x 150'
Minimum Frontage (Unless Noted)	200'	187'	---
Minimum Frontage (Corner Lots)	200' (One Road)	N/A	---
Minimum Frontage (Flag Lots)	25' Min./50' Max.	N/A	---
Minimum Frontage (Common Driveway)	N/A	N/A	---
Minimum Front Yard	50'	53.6'	---
Min. Front Yard to Centeline of Road	75'	78.6'	---
Minimum Side Yard	40'	17.0'	29.5'
Minimum Rear Yard	40'	226.2'	166.1'
Maximum Height: Stories / Feet	2.5 / 35'	2.5 / 35.5±	1 / 14.2'

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:  
 a. The amount of finished or habitable floor space shall not be greater than 50% of the gross floor area of the story directly below.  
 b. The finished residential attic space shall not be used for an accessory apartment.  
 c. 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:  
 1. References:  
 A. Reference is hereby made to "Parcel B" on Record Map No. 1342 entitled "Property Transfer Map Prepared for Patricia Berlin and Victor R. Goldmerstein, 37 Ridgeway, Easton, Connecticut" dated February 17, 1997 and prepared by Land Surveying Services, Easton, Connecticut. Scale: 1"=40'  
 B. Deeds: Vol. 638 Pg. 1  
 3. Area = 58,656 sf; 1.35 Acres  
 4. Property is shown by public water and onsite septic  
 5. Property is shown As Tax 1 On Assessor's Map 5502C 26.  
 6. Property is Located in "RA" Residence Zone.  
 7. Parcel is in FIRM Zone X (Un-Shaded) on Community Panel Easton, CT, 6860; Parcel ID: S6860-0001; State of Connecticut Map No. 68001C0407E; Map Effective Date June 18, 2010.  
 8. Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the Easton Planning and Zoning Department. 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
x [271.1]	Proposed Spot Elevation
○	Percolation Test
○	(WM) Water Meter
○	(WW) Water Valve
○	(STMH) Storm Manhole
○	(SSMH) Sanitary Sewer Manhole
—SF—	Proposed Sideline
—W—	Proposed Waterline
—G—	Proposed Gas Line
—SS—	Proposed Sewer Lateral
—RL—	Proposed Roof Leader/ Drain
○	Utility Pole
—GTD—	Grade To Drain
—	Building Setback



ORIENTATION SCALE: 1" = 1200'

**OCHMAN ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 P.O. BOX 76  
 EASTON, CONNECTICUT 06812  
 PHONE (203) 268-9194

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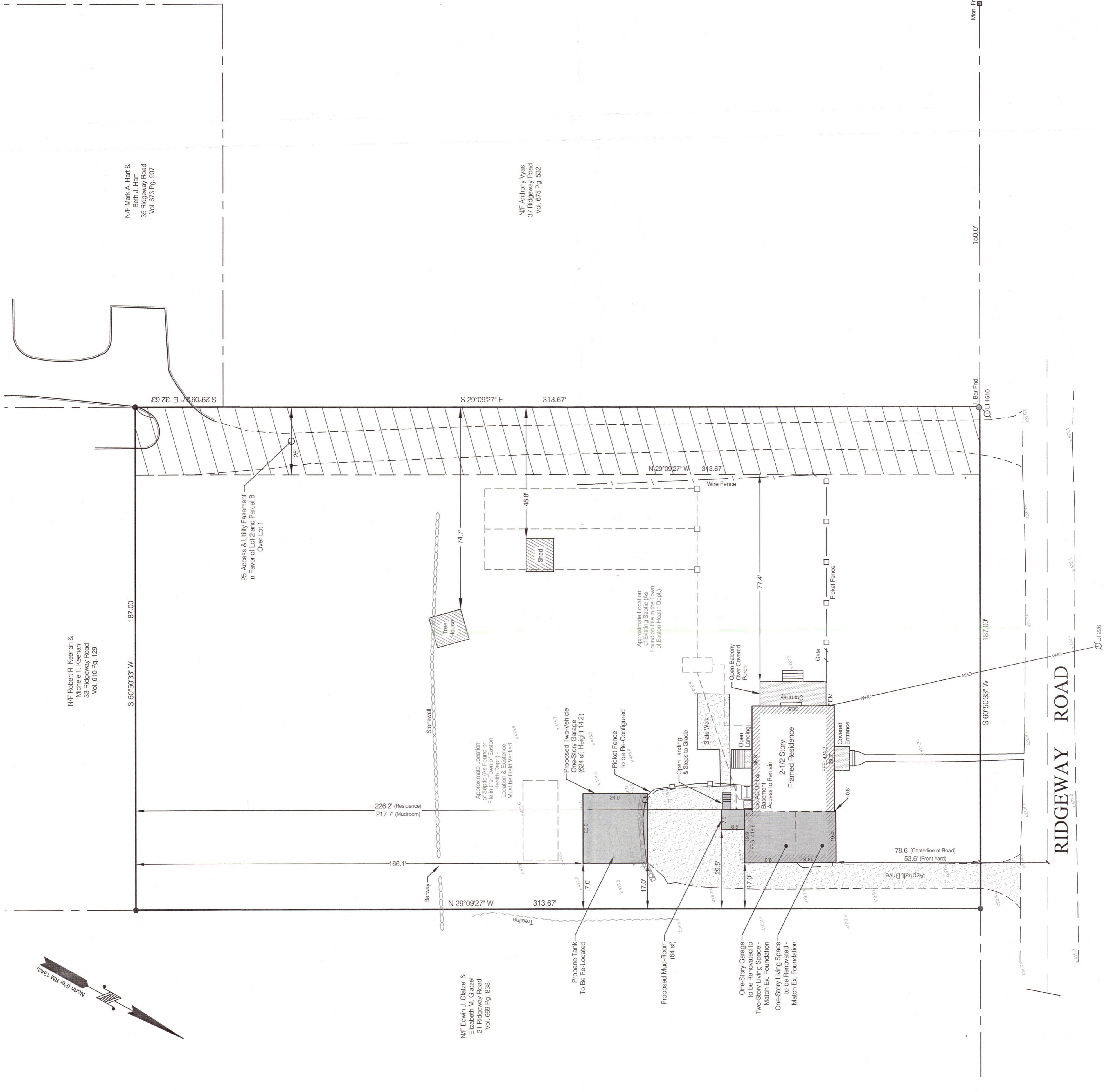
NO.	DATE	REVISION
1.		

**ZONING LOCATION SURVEY**  
 - PREPARED FOR -  
**MATTHEW M. MODAFFERI & JENNIFER N. MODAFFERI**  
 #29 RIDGWAY ROAD  
 EASTON, CONNECTICUT  
 JANUARY 20, 2021

COMMENT: 12/2020 FB -- PG. --  
 DRAWN BY: MVB PROJECT NO.: 576  
 CHECKED BY: MAO DWG NO.: 24-  
 SCALE: 0 20 40 60  
 SCALE: 1" = 20'

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS 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



N/F Robert R. Keenan & Michelle T. Keenan  
 33 Ridgeway Road  
 Vol. 610 Pg. 129

N/F Mark A. Hart & Beth J. Hart  
 35 Ridgeway Road  
 Vol. 675 Pg. 307

N/F Anthony Vyas  
 37 Ridgeway Road  
 Vol. 675 Pg. 532

N/F Edwin J. Glaziel & Elizabeth M. Glaziel  
 21 Ridgeway Road  
 Vol. 669 Pg. 638

