

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING 195 W HIGH	EXISTING 201 W HIGH	PROPOSED 195 HIGH	PROPOSED 201 W HIGH
Min Lot Area (Sq. Ft.)	40,000	80,209	349,322	84,136	345,395
Min Lot Width (Ft.)	150'	395.22	296.83	416.88	275.17
Min Lot Depth (Ft.)	175'	199.5+/-	375+/-	195.00	375+/-+/-
Min Front Setback (Ft.)	50'	40+/-	69+/-	75.4	69+/-
Min Side Setback (Ft.)	25'	40+/-	83+/-	25.5	83+/-
Min Rear Setback (Ft.)	25'	75+/-	26+/-	41.7	26+/-
Min Street Frontage (Ft.)	100'	395.22	296.83	416.88	275.17
Max Lot Coverage (%)	60%	3	58	40	59
Max Floor Area Coverage	N/A	N/A	N/A	N/A	N/A
Max Number of Stories Per Building	N/A	N/A	N/A	N/A	N/A
Max Height for a Building or Structure	35'	24'±	24'±	24'±	24'±

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

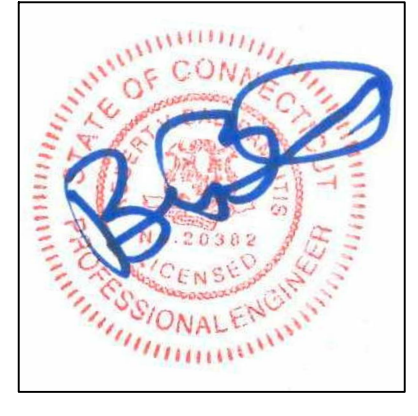
The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

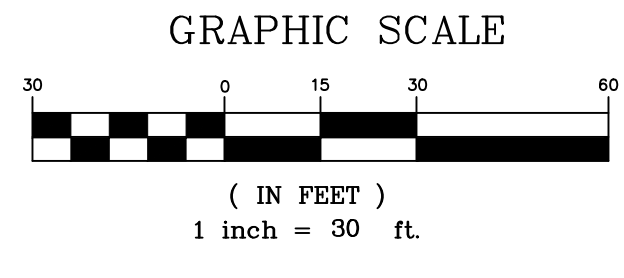
Final Approval _____ Chairman

Date: _____

Expiration Date: _____



PROPERTY OWNER/APPLICANT:
West High Enterprises
244 Middletown Ave
East Hampton, CT 06424



#	DATE	DESCRIPTION

SITE PLAN EXHIBIT

**PROPOSED COMMERCIAL BUILDING
PROPERTY OF WEST HIGH ENTERPRISES
195 WEST HIGH STREET
EAST HAMPTON, CONNECTICUT**

Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301

DATE:	4/02/2024	SCALE:	1" = 30'	SHT #:	EXH-1
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