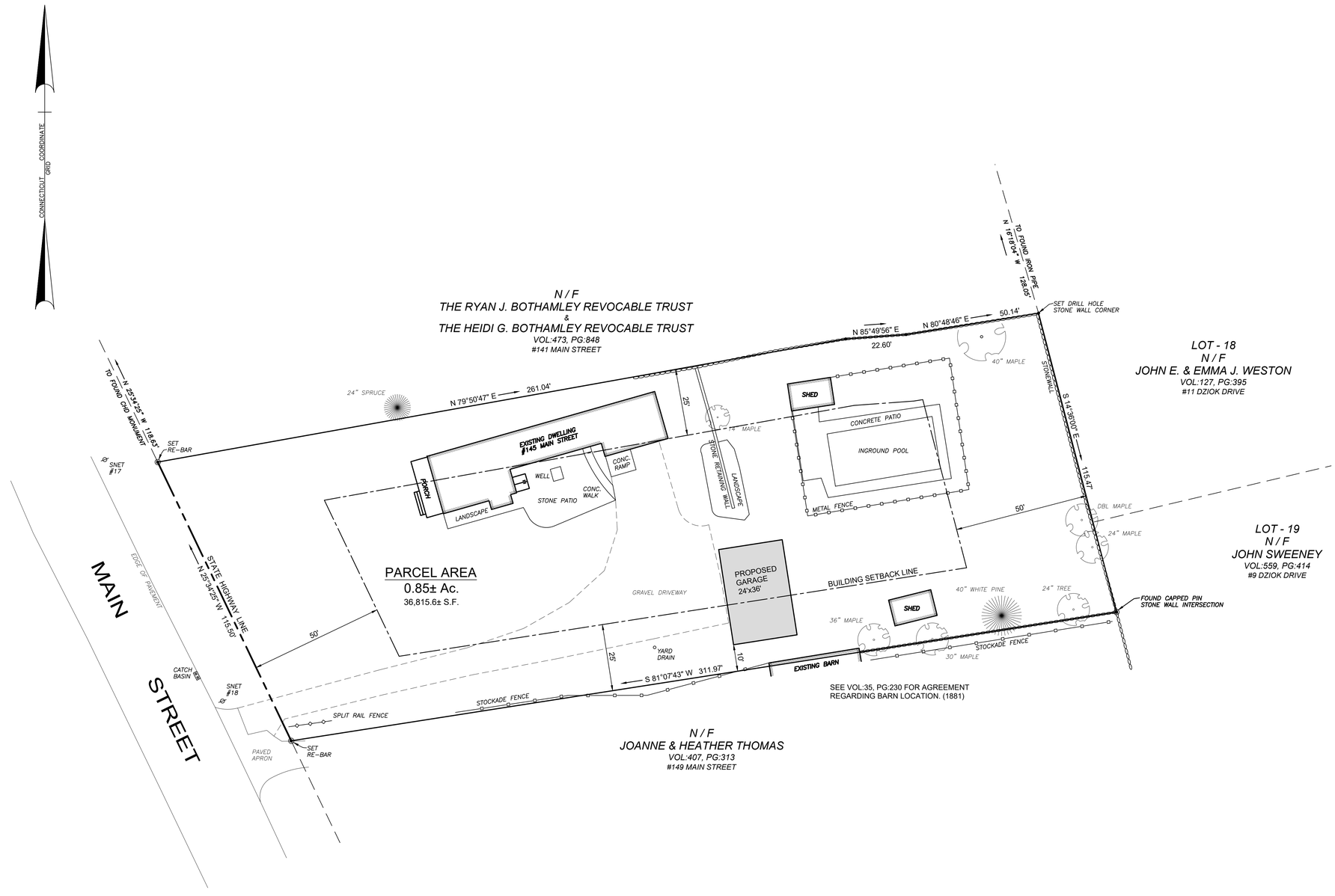


NOTES & REFERENCES

I. EAST HAMPTON LAND RECORDS
- A. DEEDS — TYPE VOL:PG DATE
  1. Geysen, J.F. QC 428:470 01 Aug. 2004
- B. MAPS
  1. East Hampton Assessors Map 06A, Block 56, Lot 27
  2. Property / Boundary Survey showing property of Joelene F. Geysen, #145 Main Street East Hampton, Connecticut, Scale: 1"=20', Date: 31 Oct. 2020, By: Bascom & Benjamin, LLC.

II. This property is located within the R-2S Zone of the Town of East Hampton.

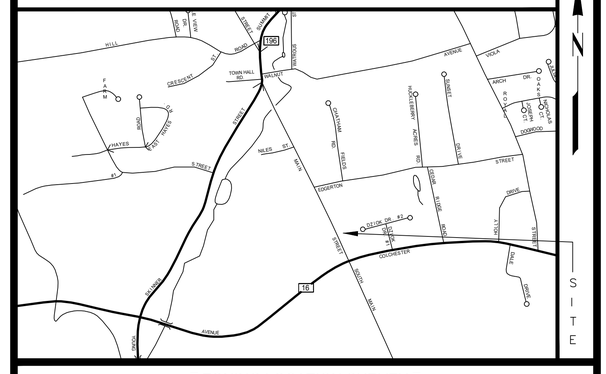
III. This property is serviced by a public sewer system and an individual well.

ZONING DATA
ZONE: R-2s

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	36,815.6± S.F.	36,815.6± S.F.
MINIMUM LOT WIDTH	150 FT	116.71 FT	116.71 FT
MINIMUM LOT DEPTH	175 FT	311.97 FT	311.97 FT
MINIMUM LOT FRONTAGE	100 FT	115.5 FT	115.5 FT
MAXIMUM LOT COVERAGE	10%	3,791.7 S.F. (10.23% WITH POOL) 3,004.3 S.F. (8.16% WITHOUT POOL)	4,655.7 S.F. (12.64% WITH POOL) 3,868.3 S.F. (10.5% WITHOUT POOL)
MINIMUM FRONT YARD	50 FT	87.9 FT	169.1 FT
MINIMUM SIDE YARD	25 FT	6.7 FT (N), 73.9 FT (S)	69.1 FT (N), 10 FT (S)*
MINIMUM REAR YARD	50 FT	145.7 FT	114 FT
MAXIMUM BLDG HEIGHT	35 FT	---	N / A

*SETBACK VARIANCE REQUIRED

LOCATION MAP



ZONING LOCATION SURVEY

SHOWING

PROPERTY

OF

JOELENE F. GEYSEN

#145 MAIN STREET

EAST HAMPTON, CONNECTICUT

SCALE: 1"=20 FT.------11-NOV.-2020

REVISED: 1-13-21 COVERAGE AREA

BASCOM & BENJAMIN, LLC
SURVEYING and ENGINEERING CONSULTANTS
360 MAIN STREET DURHAM, CONN
TEL. (860) 349 - 1676

1138-01

This Survey and Map has been prepared in accordance with SECTIONS 20-300b-1 through 20-300b-20 of the REGULATIONS OF CONNECTICUT STATE AGENCIES "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc.

It is a ZONING LOCATION SURVEY based on a DEPENDENT RESURVEY conforming to Horizontal Accuracy Class A-2 and is intended to be used to show the proposed garage location in relation to the property lines..

Robert A. Bascom, L.S. Conn. License #14,199

0 20 40 60
SCALE IN FEET

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NOT VALID unless EMBOSSED SEAL AFFIXED HEREON