

Zoning Information - Zone R-4		
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	85,000 SQ. FT.	N/A
MINIMUM FRONTAGE	100 FT.	N/A
MINIMUM LOT WIDTH	150 FT.	N/A
MAX. LOT COVERAGE	10%	7.4%
MINIMUM SETBACKS FRONT	50 FT.	264.2 FT.
MINIMUM SETBACKS SIDE	25 FT.	23.6 FT.
MINIMUM SETBACKS REAR	50 FT.	N/A
MAX. BUILDING HEIGHT	30 FT.	1 STORY

WETLANDS NOTE:

WETLANDS FLAGS SHOWN HEREON WERE DIGITIZED FROM OTHER MAPS. WETLANDS AS SHOWN WERE FLAGGED IN FIELD BY RICHARD SNARSKI, REGISTERED SOIL SCIENTIST.

SEE MAP REFERENCE 28.

Survey Notes:

1. This map has been prepared within the "Minimum Standards For Surveys and Maps in the State of Connecticut" as adopted for use by the regulations of Connecticut state agencies on September 26, 1996. (CT Sections 20-300b-20).

Type Of Survey: Property Survey
Boundary Determination Category: Dependant Resurvey
Horizontal Accuracy Class: A-2
Topographic Survey: Class T-2

2. Map References

A. "SECTION 1 SUBDIVISION PLAN OF LA PIENNE ESTATES, PREPARED FOR NORMAN A. LA PIENNE, EAST HAMPTON, CONN.", Dated: January 8, 1975, Scale: 1"=40', Revised: January 29, 1975 Drainage Easements, Revised February 24, 1975 Drainage Designations, Revised March 4, 1975, Correction of owners names, Corrected plan June 23, 1975, James E. Mistick, Registered Professional Engineer, Ferdinand A. Czawacka Land Surveyor.

B. "PLOT PLAN LOT No. 3 FRANK B. ADAMS WATERHOLE ROAD, EAST HAMPTON, CONNECTICUT", Scale: 1"=40', Dated: May 9, 1985, Rev. June 4, 1985, Rev. June 17, 1985, Rev. July 9, 1985, Prepared By: Dutch & Associates Civil Engineers & Land Surveyors.

3. Bearings are based upon NAD 83 coordinates.

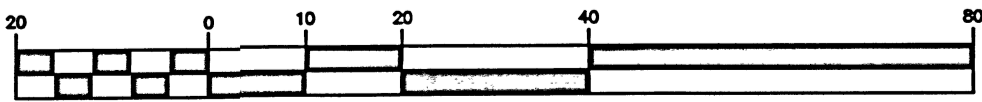
4. Elevations are based upon NAVD 88 elevations.

5. Physical Evidence of Underground Utilities as Located In Field. All Underground Utilities Not Shown.

LEGEND

EX. PROPERTY LINE	---
EX. EASEMENT LINE	- - - -
EX. PINS/MONS	○ □
EX. E.O.P.	—●—
EX. WETLANDS	~~~~~
EX. WETLANDS BUFFER	~~~~~
EX. CONTOUR	---100---
EX. STREAM	~~~~~
EX. CHAIN LINK FENCE	—x—x—x—
EX. GUARD RAIL	—x—x—x—
EX. SANITARY SEWER	—s—s—s—
EX. STORM SEWER	—s—s—s—
EX. UTILITY POLE	—o—o—o—
EX. LIGHT POLE (SINGLE)	—o—o—o—
EX. SANITARY CLEAN OUT	—o—o—o—
EX. BOLLARD	—o—o—o—
EX. GAS VALVE	—v—v—v—
EX. WATER VALVE	—v—v—v—
EX. TREELINE	—t—t—t—
EX. TREE	—t—t—t—

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.

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

NOT VALID UNLESS
EMPOWERS SEAL IS
AFFIXED HEREON

JAMES E. JONES
JAMES E. JONES C.T. L.S. REG. NO. 12329 DATE

REVISIONS:	DATE:
	DATE:
	DATE:
	DATE:
	DATE:
	DATE:
	DATE:

JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
92 NORTH SUMMIT ST., SUITE 2A PHONE: (860) 621-0700
P.O. BOX 249 FAX: (860) 621-6066
SCOTTSDALE, CT 06489

SCALE: 1"=20'
DATE: 05/21/2020
DRAWN BY: CRJ
CHECKED BY: JBJ

ZONING LOCATION SURVEY
PREPARED FOR
ROCCO & CATERINA NOZZOLINI
59 WATERHOLE ROAD
EAST HAMPTON, CONNECTICUT

FILE NUMBER	SHEET NUMBER
220045	1 of 1

JONES ENGINEERING LLC