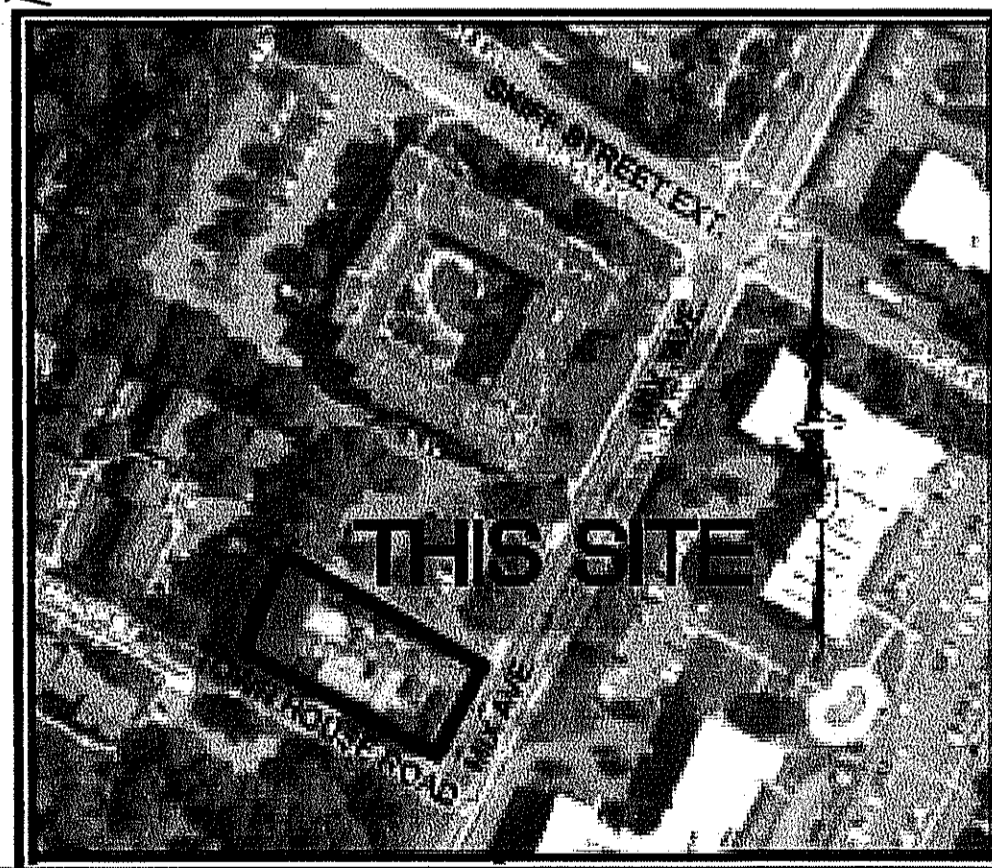


ZONING MAP NOT TO SCALE

ZONE R5
 DEEDS VOL. 4224, PG. 126
 ASSESSORS MAP 2627, LOT 43
 FLOOD ZONE 'X', MAP NO. 090078
 0293 J,
 DATED 05-16-2017

RECEIVED
 TOWN OF HAMDEN
 MAR 31 2022
 PLANNING AND ZONING DEPT.

SCALE 1" = 20'
 LOCATION MAP NOT TO SCALE



N/F HILLSIDE VILLAGE-RESIDENTIAL
 PARCEL NO. 2627-042-00-001
 ADDRESS NO. 1-213
 TOWNE HOUSE RD.

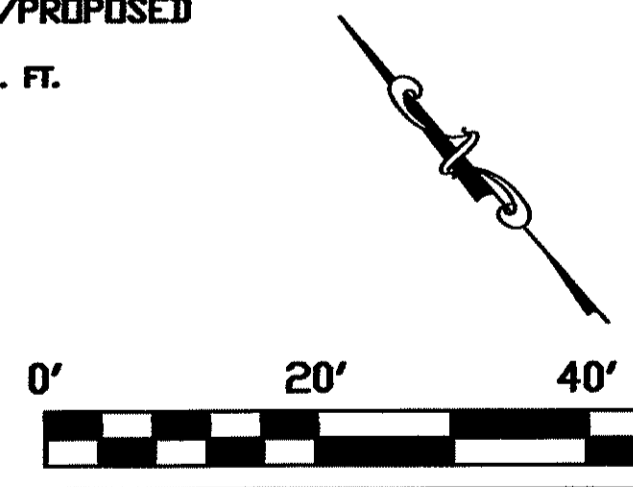
EDGE OF PAVEMENT
TOWNE HOUSE ROAD
 PRIVATE ROAD

ZONE R-5 LOT REQUIREMENTS

MINIMUM LOT AREA:	6,000 SQ. FT.
MINIMUM FRONTAGE:	60 FT.
MINIMUM BUILDING COVERAGE:	30%
MINIMUM IMPERVIOUS COVERAGE:	35%
MINIMUM BUILDING HEIGHT:	35 FT.
MINIMUM YARD:	
FRONT YARD:	20 FT.
REAR YARD:	25 FT.
SIDE YARD:	10 FT.
PARKING 2 PER UNIT	

ZONE R-5 LOT REQUIREMENTS EXISTING/PROPOSED

LOT AREA:	18,000 SQ. FT. / 18,000 SQ. FT.
FRONTAGE:	90 FT. / 90 FT.
BUILDING COVERAGE:	17.1% / 20.3%
TOTAL IMPERVIOUS COV.:	47.4% / 47.4%
BUILDING HEIGHT:	±15' FT. / <35'
YARDS:	
FRONT YARD:	58.9 FT. / 58.9 FT.
REAR YARD:	61.7 FT. / 25.0 FT.
SIDE YARD:	14.7 FT. / 7.0 FT.
PARKING:	4/6



NOTES

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996;

THIS SURVEY CONFORMS TO A CLASS 'A2' SURVEY.

SURVEY TYPE: PROPERTY SURVEY

60' BOUNDARY DETERMINATION CATEGORY: RESURVEY

FIELD DATE 12-12-2017

KEY NOTES

PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO CHANGE IN ACCORDANCE WITH A FIELD SURVEY, AND IS SUBJECT TO CHANGE IN ACCORDANCE WITH A FIELD SURVEY. DESCRIPTION WRITTEN BY THIS SURVEYOR.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RECORDS, EIGHT OF EIGHTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. BACKGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED. DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED. ALL WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.

ENCLOSING CORNERS FOUND OFF WITNESS PROPERTY CORNERS. UNLOCATED CORNERS ARE WITNESSED BY IMPROVEMENTS.

LEGEND

CONCRETE BLOCK	TELEPHONE BOX
OVERHEAD WIRES	GAS METER
CONCRETE FENCE	CATCH BASIN
GUY ANCHOR	MONITORING WELL
CONTOUR LINE	CABLE JUNCTION BOX
CENTERLINE	POWER POLE
WOOD FENCE	WATER METER
METAL FENCE	CLAP PAD
+5.9 ELEVATION	PARKING SPACE
+5.9 PROPOSED	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A CONNECTICUT LICENSED SURVEYOR

BY *Paul J. Stowell* DATE 3/8/2022

PAUL J. STOWELL, PROFESSIONAL LAND SURVEYOR
 CONNECTICUT LICENSE NO. 70216

NO.	DATE	DESCRIPTION	BY
7.	3/8/22	BLDG. FOOTPRINT	PJS
6.	11-8-21	BLDG. FOOTPRINT	PJS
5.	9-21-21	GARAGE	PJS
4.	8-3-21	PARKING	PJS
3.	5-13-21	IMP. COVERAGE	PJS
2.	2-20-21	ZONE TABLE	PJS
1.	11-11-20	IMPV. COVERAGE	PJS

PLOT PLAN
 FOR SAJIDA FAROOQUI
 820 MIX AVENUE
 HAMDEN, CT 06514

PAUL J. STOWELL
 LAND SURVEYING
 171 WILCOX ROAD PHONE (860) 537-0046
 MILFORD CT. 06460 © 2017 ATLANTIC COAST SURVEYING

DRAWN BY: PJS DATE: 12-12-2017
 CHECKED BY: PJS SCALE 1" = 20'
 JOB NO.: A977 SHEET 1 OF 1