

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument

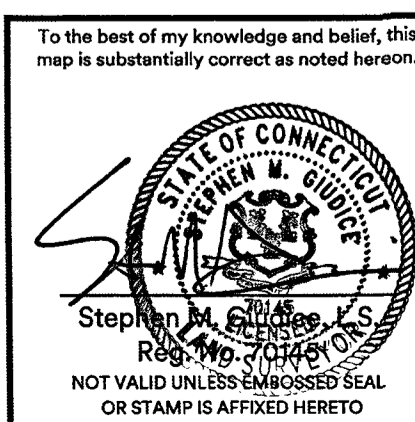
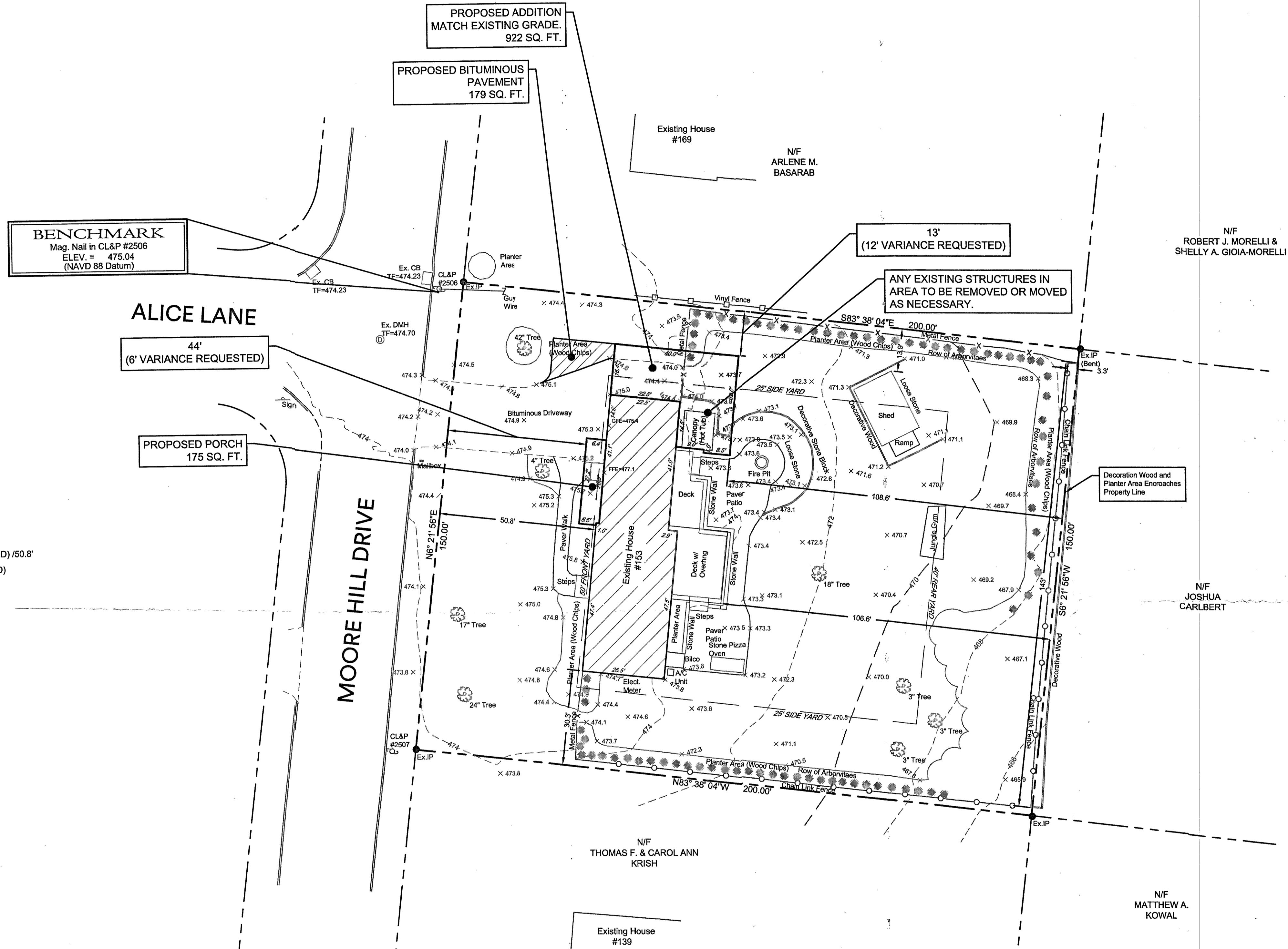
LOT & BUILDING REQUIREMENTS:

Item:	Required:	Existing:	Proposed Addition:
- Lot Area	40,000 Sq. Ft.	30,000 Sq. Ft.*	30,000 Sq. Ft.*
- Lot Width	150'	150'	150'
- Front Yard	50'	50.8'	44' @ Porch (6' VARIANCE REQUESTED) / 50.8'
- Side Yard	25'	30.3'	13' (12' VARIANCE REQUESTED)
- Rear Yard	40'	106.6' @ Overhang / 122.2'	106.6' @ Overhang / 108.6'
- Rear Yard (Accessory Structure)	10'	13.9' (Shed)	13.9' (Shed)
- Lot Coverage	20%	10.34%	11.04%
- Building Height	35'	< 35'	< 35'

*Existing Condition

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 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.
2. Type of survey performed: Property & Topographic Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:
Horizontal: A-2
Vertical: T-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
a) "Section 3 Moore Hill Land of Raymond F. Bradley, Andrew St., Southington, Connecticut, Scale 1"=40', July 1962, James F. Kissane Jr., Civil Engineer and Land Surveyor."
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: R-40
9. Total area: 30,000 S.F., 0.69 Acres
10. Owner: Jack Perry
11. Town of Southington Assessors Map #126 Lot #34
12. Filed in Volume 1360, Page 161 of the Town Clerk's office.
13. Contour interval is 2 foot.
14. Existing contours generated from field topography.
15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.



cole #1490		drawn by: JML
Revisions		
Date:	Descriptions:	

PROPERTY & TOPOGRAPHIC SURVEY MAP
DEPICTING PROPOSED ADDITION
PREPARED FOR
JACK PERRY
153 Moore Hill Drive - Southington, Connecticut
May 8, 2024

scale: 1" = 20'

COLE
civil + survey

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Sheet #:
S1