



PARCEL "A" - ZONING TABLE

PROPOSED PARCEL "A"	PROPOSED	REQUIRED
LOT AREA	39,702 SF	9,000 SF
LOT WIDTH *	168.84'	90'
FRONT SETBACK *-	5.8'	25'
SIDE SETBACK	11.7'	30'
REAR SETBACK	94.5'	30'
MAXIMUM UNITS PER NET ACRE	4	15
BUILDING LENGTH	N/A	150' OR LESS

* LOT WIDTH & FRONT YARD SETBACKS CALCULATED FROM THE BOUNDARY LINES ALONG THE EXISTING PRIVATE ROAD.

PARCEL "B" - ZONING TABLE

PROPOSED PARCEL "B"	PROPOSED	REQUIRED
LOT AREA	983,553 SF	9,000 SF
LOT WIDTH (ALONG EX. ROADWAY)	819.4'	90'
FRONT SETBACK	56.6'	25'
SIDE SETBACK	475.2'	30'
REAR SETBACK	322.3'	30'
MAXIMUM UNITS PER NET ACRE	4	15
BUILDING LENGTH	136'±	150' OR LESS

* LOT WIDTH & FRONT YARD SETBACKS CALCULATED FROM THE BOUNDARY LINES ALONG THE EXISTING PRIVATE ROAD.

PROPOSED PARCEL "A"
Area = 39,702 S.F. or 0.911 Ac.

PROPOSED PARCEL "B"
Area = 983,553 S.F. or 22,579 Ac.

ALL SURVEY INFORMATION ON THIS SHEET TAKEN FROM "PROPERTY SURVEY PREPARED FOR PRINCESS PROPERTIES, LLC SQUIRE HILL PARK, OFF WINSTED ROAD - ROUTE 800 TORRINGTON, CONNECTICUT" SCALE: 1"=80', DATED APRIL 2021, SHEET 1 OF 1 PREPARED BY TIMOTHY G. WYLLIE JR., LAND SURVEYOR BARKHAMSTED, CONNECTICUT

- This survey and map has been prepared in accordance with Sections 20-300b-1 thru 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 **PROPERTY SURVEY** based on a **RESURVEY/ORIGINAL SURVEY** and conforms to a Horizontal Accuracy Class A-2 and a Vertical Accuracy Class of T-2/T-D.
- OWNER OF RECORD - PRINCESS PROPERTIES, LLC. (Vol.626-Pg.498)
- AREA - Parcel "A" - 39,702 S.F. or 0.911 Acres
Parcel "B" - 983,553 S.F. or 22,579 Acres
- ZONE - R6 - Multi-Family Use
- Elevations Shown are based on "NAVD 1988" Datum.
- Contour data taken from CT ECO LiDAR data, except where noted.
- Locations of underground utilities on Proposed Parcel "A" & "B" are unknown.
- Refer to maps prepared by Douglas G. Little, L.S., Melvin Kleeger, L.S., Wehran Engineering, William A. Berglund, L.S., Anthony J. Tranquillo, consulting Engineers and Sterling Land Surveying, LLC. and GM2 Associates, Inc.
- Refer to Vol.1153-Pg.1027 for Phase I, II, III & IV.
- Refer to Vol.1153-Pg.1027 for Amendment to Declaration of Squire Hill Park III.
- Refer to Vol.1153-Pg.1036 for access easement.
- Refer to Vol.1153-Pg.1038 for Dumpster & Essex Court Access Easement Agreement.
- Refer to Vol.1153-Pg.1034 for Successor Declarant's Amendment to Declaration of Squire Hill Park III.
- Wetland Soil Study Limit shown is approximate. No evidence of a soil study was found while conducting this field survey. Limits shown as requested per owner.

AEEA
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REVISIONS - DESCRIPTION - DATE - INITIAL
1. - REV. PER STAFF COMMENTS - 7/09/21 - GHU

PROPOSED RE-SUBDIVISION PLAN
PREPARED FOR PRINCESS PROPERTIES LLC
ESSEX COURT TORRINGTON, CONNECTICUT

SCALE: 1"=80'
FILE NAME: 949-SITE-1
DATE: 6/02/21
ISSUED FOR: PERMITTING
PROJECT NO. 949
DRAWING NO. C-1