

CARLSON PLACE



SCHEDULE "B" BULK STANDARDS			
ZONING DATA R-1	REQUIRED/ALLOWED	EXISTING	PROPOSED 8-30G
MIN. LOT AREA	7,200 SF.	#13 CARLSON 34,775 SF±/0.8 AC.	360 THOMPSON 45,559 SF±/1.05 AC.
MIN. SQUARE DIM.	60'	less than 60'	60'+
MIN. LOT FRONTAGE	60'	133.75'	N/A
MAX. HEIGHT STORIES	3	1/2	3
MAX. HEIGHT	40'	5.0'	35'±
MIN. FRONT YARD SETBACK	25'	3.0'	25'
MIN. SIDE YARD	10'	2.3.2'	8.4' MIN.
MIN. REAR YARD	20'	17.7% (6,174 SF.)	N/A
MAX. LOT COVERAGE	25%	50%	22.9% (10,450 SF.)
MAX. FLOOR AREA	900 SF	17.7% (3,883±2,488sf)	61.5% (10,450 SF.)
MIN. FLOOR AREA EACH UNIT	900 SF	3,883 SF ±2,488 SF	1,390 SF.
PARKING: HB6107 2/2BR UNIT	2x20 = 40		20 GARAGE + 30 DRIVEWAY + 7 SURFACE = 57 TOTAL

OWNER OF RECORD: LINDA CARSON QUILLIAM
360 THOMPSON AVENUE
EAST HAVEN, CT.
(VOL. 1208, PG. 55 EHLR)

OWNER OF RECORD: PATRICK PALMIERI
13 CARLSON PLACE
360 THOMPSON AVENUE
EAST HAVEN, CT.
(VOL. 2664, PG. 76X EHLR)

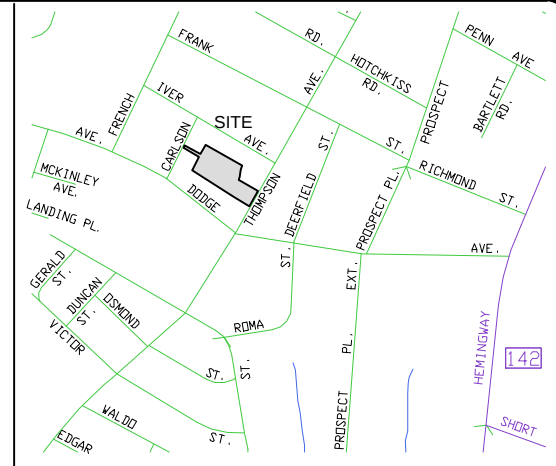
TOTAL PARCEL AREA: 10,784 SQ.FT.±
0.25 AC.±

ASSESSORS MAP 180, BLOCK 2012, LOT 19.
PARCEL IS IN ZONE: R-1

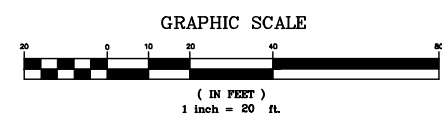
TOTAL PARCEL AREA: 34,775 SQ.FT.±
0.80 AC.±

ASSESSORS MAP 180, BLOCK 2011, LOT 25.
PARCEL IS IN ZONE: R-1

INITIAL AFFORDABLE UNITS DESIGNATION
(Subject to Change Based on Annual Review)
UNIT NUMBERS:
A2, B2, C2, E2, F2, G2



LOCATION MAP
SCALE: 1" = 500'



AGENCY SUBMISSION DRAWINGS
NOT FOR CONSTRUCTION

PROPOSED SITE DEVELOPMENT PLANS
360 THOMPSON AVENUE
EAST HAVEN, CT.

PREPARED FOR
JOHN HALL

SITE PLAN

CAD FILE
4632
DATE
9/03/23
SCALE
1" = 20'
JOB NO.
4632
SHEET

SP1

REVISIONS
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