

GENERAL NOTES

- EXISTING BOUNDARY INFORMATION TAKEN FROM BASEMAP ENTITLED "PROPERTY SURVEY OF 140 & 142 STILL ROAD, BLOOMFIELD, CONNECTICUT", PREPARED FOR ARDG, LCC, DATED FEBRUARY 14, 2024 AND PERFORMED BY ACCURATE LAND SURVEYING, LLC.
- THE SITE TOTALS APPROXIMATELY 9.56 ACRES, LOCATED IN THE RESIDENTIAL 40 (R-40) DISTRICT IN THE TOWN OF BLOOMFIELD, CONNECTICUT. MULTI-FAMILY RESIDENTIAL USES ARE NOT PERMITTED IN THE R-40 DISTRICT, THEREFORE, A ZONE CHANGE WILL BE REQUIRED.
- THERE ARE WETLANDS ON-SITE AS FLAGGED AND MAPPED BY WILLIAM KENNY ASSOCIATES ON SEPTEMBER 6, 2023. THERE IS A POTENTIAL VERNAL POOL LOCATED JUST EAST OF THE PROPERTY, WHICH HAS A 500' REVIEW AREA (THIS 500' REVIEW AREA ENCOMPASSES THE ENTIRE DEVELOPMENT AREA).
- PORTIONS OF THE SUBJECT PARCELS LIE IN THE 100-YEAR FEMA FLOOD PLAIN. FLOOD PLAIN INFORMATION TAKEN FROM FEMA FLOOD RATE INSURANCE MAP (FIRM) NO. 09006C0342F.

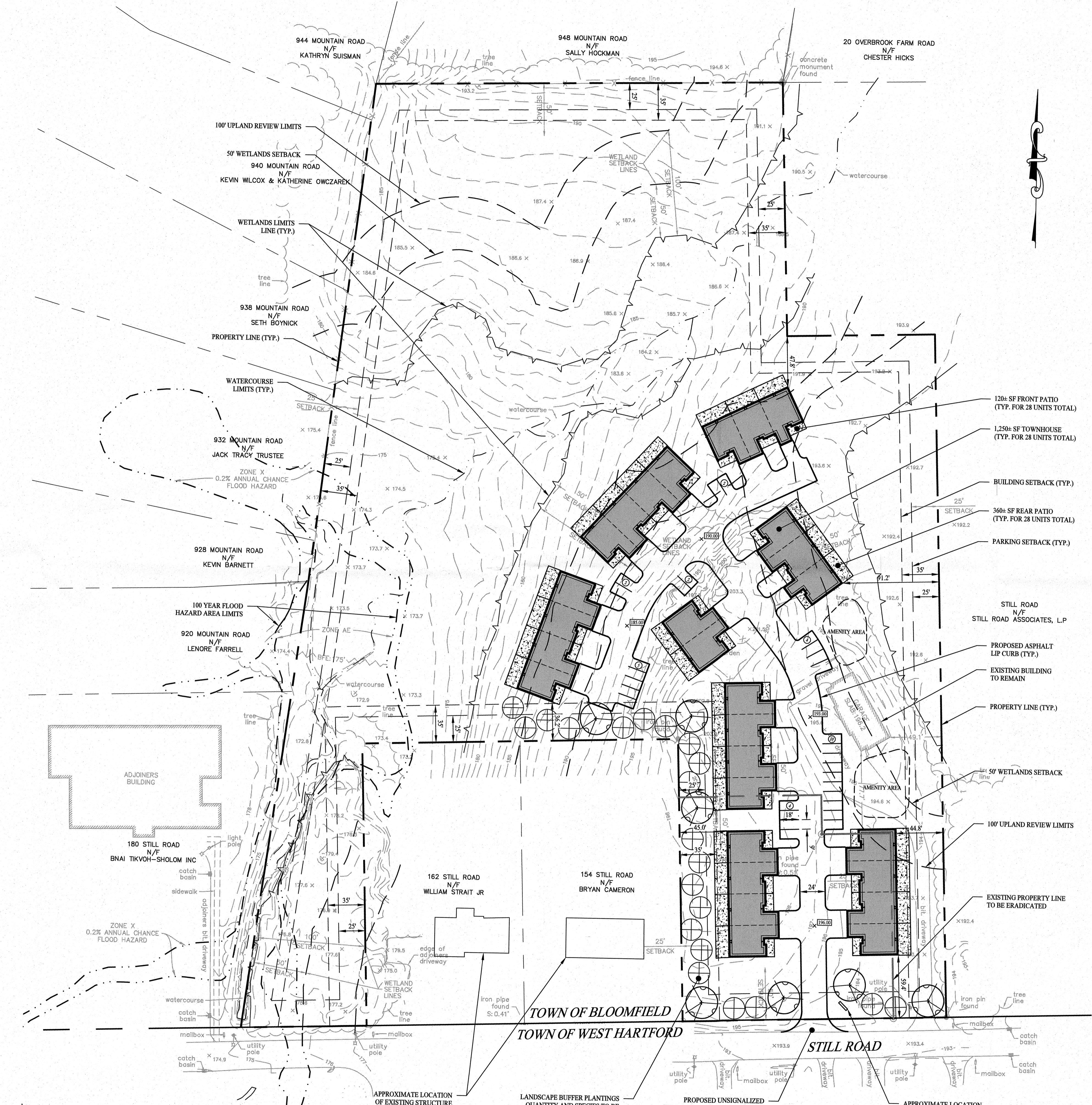
PARKING COMPLIANCE TABLE

PROPOSED DEVELOPMENT	UNIT	REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL USE	28 UNITS	2.5 SPACES/UNIT	70	85*

*INCLUDES INTERIOR GARAGE SPACES AND DRIVEWAY SPACES.

BULK ZONING TABLE

DESCRIPTION	EXISTING R-40 REQUIREMENT	PROPOSED PLR REQUIREMENT	PROPOSED PLR PROVIDED
LOT AREA (MIN.)	40,000 SF	N/A	416,388 SF
LOT AREA PER DWELLING UNIT (MIN.)	N/A	0.25 ACRES	0.34 ACRES
LOT DENSITY (MAX.)	N/A	4 UNITS / 1 ACRE	2.9 UNITS / ACRES
LOT WIDTH (MIN.)	150 FT	0 FT	369.5 FT
FRONT YARD (MIN.)	50 FT	0 FT	59.4 FT
SIDE YARD (MIN.)	25 FT	35 FT	36.2 FT
REAR YARD (MIN.)	50 FT	35 FT	47.8 FT
BUILDING COVERAGE (MAX.)	25%	N/A	8.4%
LOT COVERAGE (MAX.)	N/A	N/A	19.2%
BUILDING HEIGHT (MAX.)	35 FT / 2 STORIES	35 FT	<35 FT

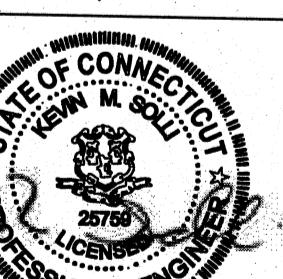


Rev. #:	Date:	Description:	
Graphic Scale:			
50	0	50	100

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Drawn By: VER
Checked By: LAM
Approved By: KMS
Project #: 23110801
Plan Date: 03/26/24
Scale: 1" = 50'



Project:
PROPOSED DEVELOPMENT
140 & 142 STILL ROAD
BLOOMFIELD, CONNECTICUT

Sheet Title: **MASTER SITE PLAN** Sheet #: **MP-1**