

GENERAL NOTES

1 THIS SITE PLAN HAS BEEN COMPILED FROM A PRELIMINARY
 2 SITE PLAN PREPARED BY ANDERSON ENGINEERING &
 3 SHAWING ASSOCIATES, DATED NOVEMBER, 2019.

ZONING INFORMATION C-1 ZONE

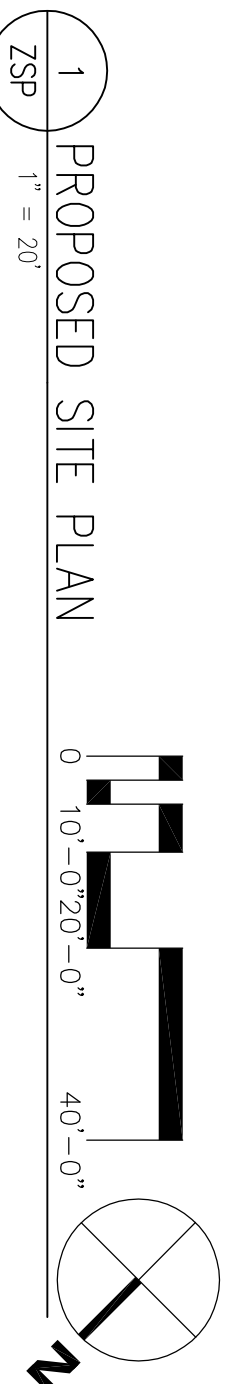
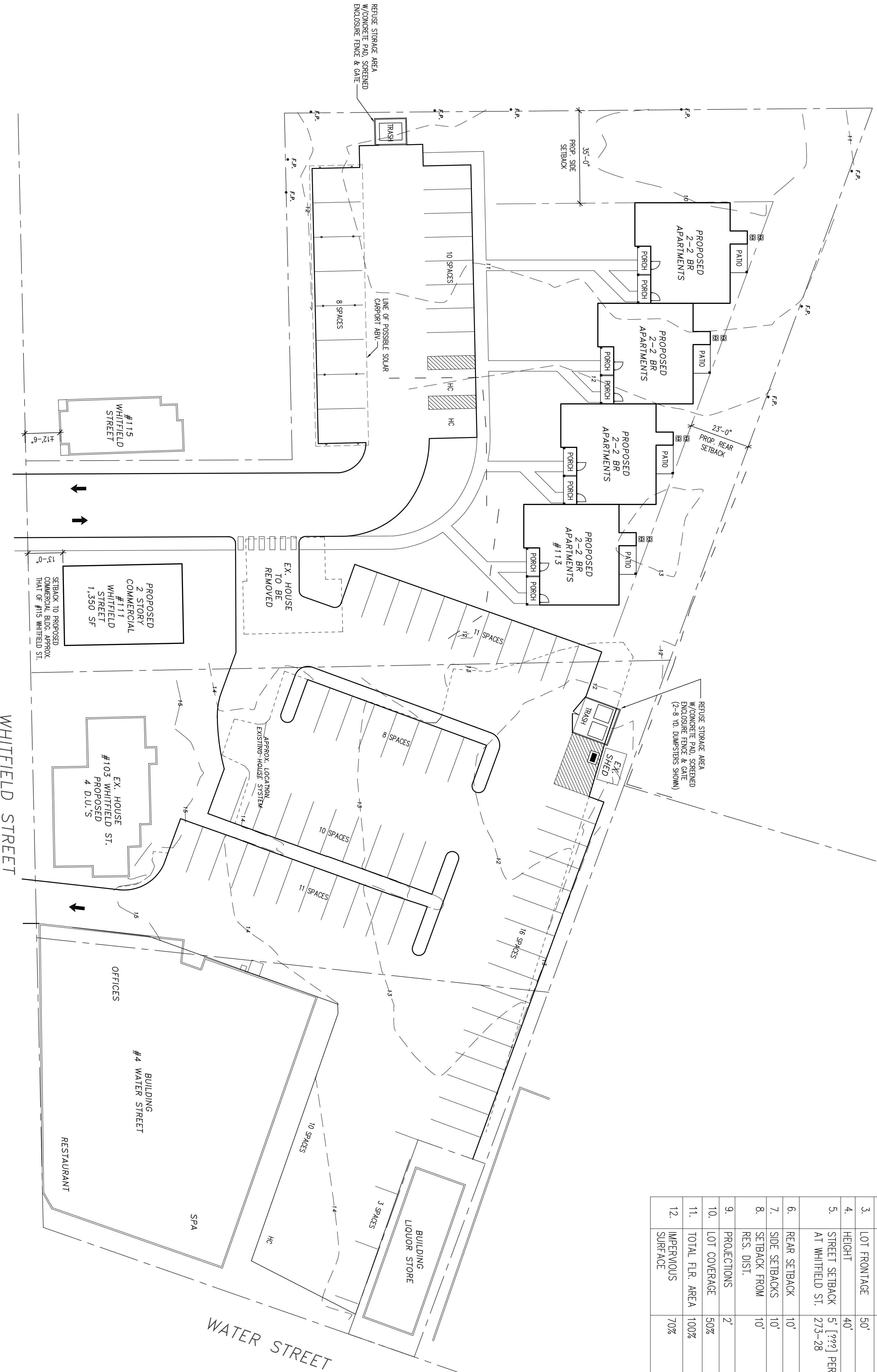
FROM TABLE 5 - PERMITTED USE: DWELLING UNITS (8 UNITS/ACRE)

TABLE 3B

ITEM	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
1.	LOT AREA	5,000 SF	±45,800 SF	±45,800 SF
2.	LOT SHAPE	50' SQUARE		
3.	LOT FRONTAGE	50'		
4.	HEIGHT	40'		
5.	STREET SETBACK AT WHITEFIELD ST.	5' [??] PER 273-28 ST.)	±12'-6" (AT 115 WHITEFIELD ST.)	13'
6.	REAR SETBACK	10'		23'
7.	SIDE SETBACKS	10'		35'
8.	SETBACK FROM RES. DIST.	10'		
9.	PROJECTIONS	2'		
10.	LOT COVERAGE	50%		
11.	TOTAL FLR. AREA	100%		
12.	IMPERVIOUS SURFACE	70%		

DRAWING LIST

- ZSP PROPOSED SITE PLAN
- Z1 PROPOSED FLOOR PLANS
- Z2 PROPOSED BUILDING ELEVATIONS



1 PROPOSED SITE PLAN
 ZSP 1" = 20'

PROGRESS PRINT

JOB NUMBER 19240 SHEET NUMBER _____

STAGE ZONING ZSP

DATE 1/15/20

111 WHITEFIELD STREET
 GUILFORD, CT 06437
 ADDRESS

JOHN A. MATTHEWS
 ARCHITECTURE AND PLANNING
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 203 245-0110 FAX 203 245-0182

TITLE OF SHEET
 PROPOSED SITE PLAN