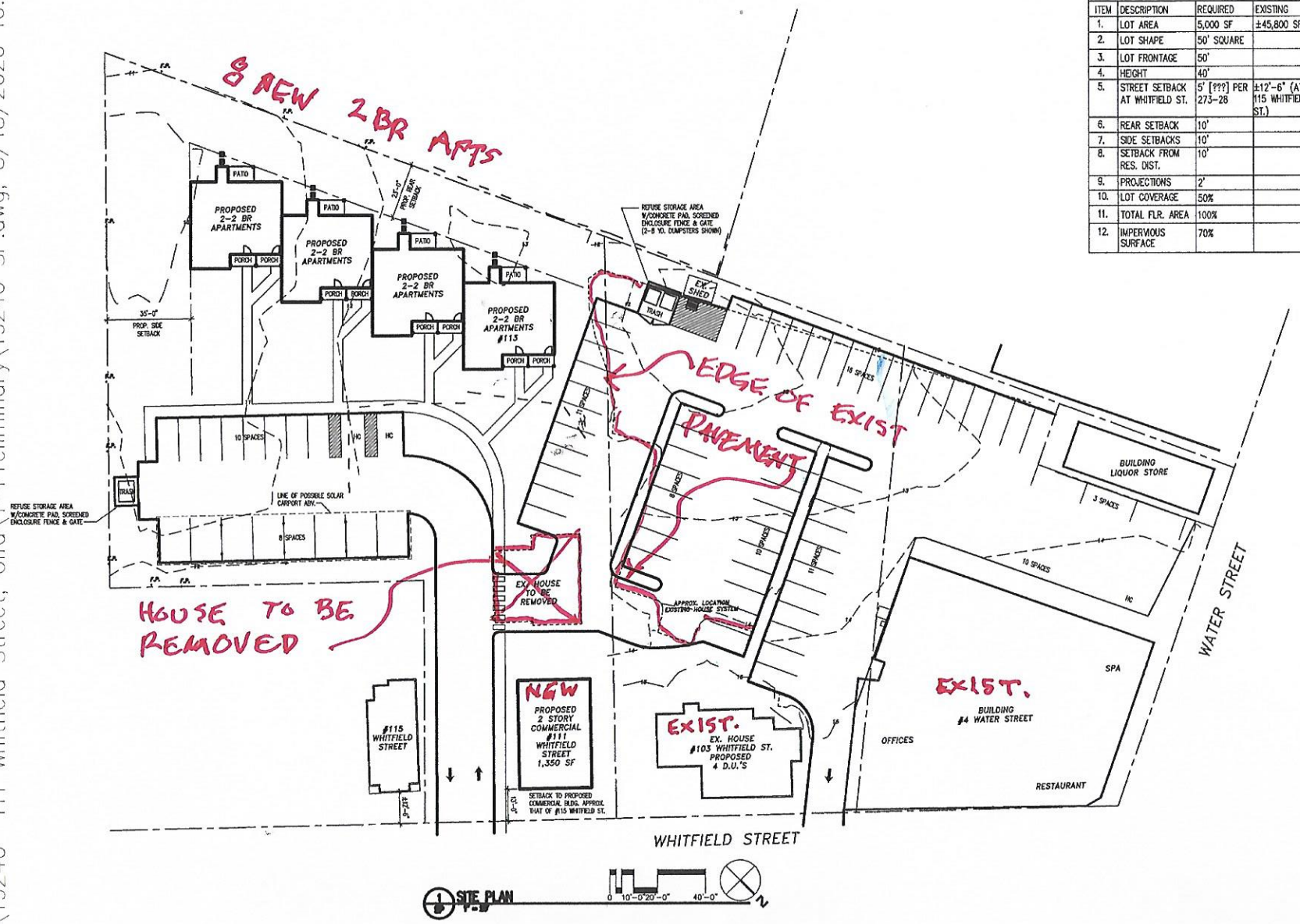
J:\2019\19240 111 Whitfield Street, Gfd\1-Preliminary\19240 SP.dwg, 8/18/2020 10:09:27 AM



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 WHITFIELD ST.	5' [???] PER 273-28	±12'-6" (AT 115 WHITFIELD 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%		

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

DRAWING LIST

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

NO.	REFERENCE	DATE

JOHN A. MATTHEWS
ARCHITECTURE AND PLANNING
867 BOSTON POST ROAD PO BOX 869 MADISON CT 06443
203 245-0810 FAX 203 245-0802

JOB
111 WHITFIELD STREET
GUILFORD, CT 06437
ADDRESS

TITLE OF SHEET
PROPOSED SITE PLAN

JOB NUMBER **19240**
STAGE **PRELIM.**
DATE **1/15/20**
SHEET NUMBER **SP**

PROGRESS PRINT