

**GENERAL NOTES**

- EXISTING BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY" PREPARED FOR: NERP HOLDINGS AND ACQUISITIONS, LLC, DATED OCTOBER, 2019, SCALE: 1"=40', BY HALLISON, PEARSON & CASSIDY.
- EXISTING SITE CONDITIONS WERE TAKEN FROM A PLAN ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY" PREPARED FOR: NERP HOLDINGS AND ACQUISITIONS, LLC, DATED OCTOBER, 2019, SCALE: 1"=40', BY HALLISON, PEARSON & CASSIDY.
- THE SUBJECT PARCELS CONSISTS OF A TOTAL AREA OF APPROXIMATELY 17.27 ACRES, LOCATED IN THE TOWN CENTER ZONING DISTRICT OF COLCHESTER, CONNECTICUT. MULTI-FAMILY DEVELOPMENT ON MORE THAN 10 ACRES IS PERMITTED IN THE TOWN CENTER ZONING DISTRICT AS OF SPECIAL PERMIT.
- TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY" PREPARED FOR: NERP HOLDINGS AND ACQUISITIONS, LLC, DATED OCTOBER, 2019, SCALE: 1"=40', BY HALLISON, PEARSON & CASSIDY.
- WETLAND INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY" PREPARED FOR: NERP HOLDINGS AND ACQUISITIONS, LLC, DATED OCTOBER, 2019, SCALE: 1"=40', BY HALLISON, PEARSON & CASSIDY.
- ON-SITE ENVIRONMENTAL CONDITIONS ARE CURRENTLY UNKNOWN AT THIS TIME. A PHASE I ENVIRONMENTAL SITE ASSESSMENT IS RECOMMENDED.
- PORTIONS OF THE SITE LIE WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD). FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 154, MAP NUMBER 09011C0154G.

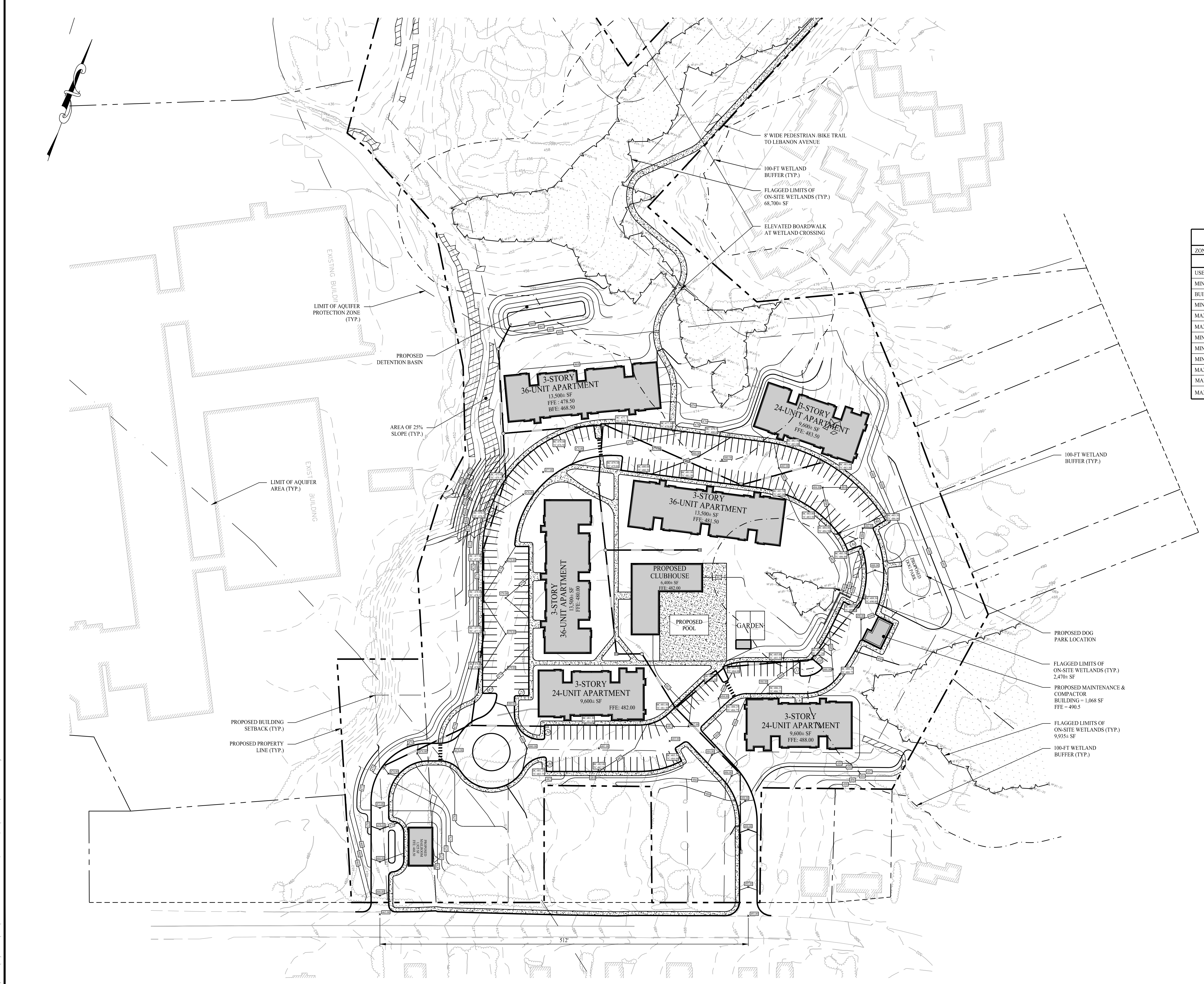
**ZONING COMPLIANCE TABLE**

ZONING COMPLIANCE TABLE		
ZONE: TOWN CENTER	ZONING REQUIREMENT	36-UNIT BLDG
USE		RESIDENTIAL APARTMENTS
MINIMUM LOT AREA	10,000 SF	27,540± SF
BUILDABLE AREA	N/A	682,766± SF
MINIMUM LOT WIDTH	75 FT	>75 FT
MAXIMUM LOT COVERAGE	75%	<75%
MAXIMUM IMPERVIOUS SURFACE	90%	<90%
MINIMUM FRONT YARD BUILDING SETBACK	N/A	>50 FT
MINIMUM SIDE YARD BUILDING SETBACK	50 FT	>50 FT
MINIMUM REAR YARD BUILDING SETBACK	10 FT	>10 FT
MAXIMUM HEIGHT	40 FT	<40 FT
MAXIMUM RESIDENTIAL DENSITY	10 UNITS / 40,000 SF	170 UNITS
MAXIMUM DENSITY BONUS	20% IF MINIMUM OF 15% OF UNITS ARE AFFORDABLE	204 UNITS

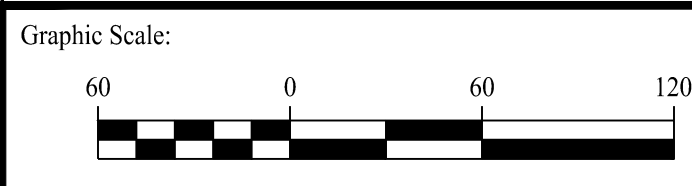
**PARKING SUMMARY**

DEVELOPMENT	GFA / UNITS	TOWN REQUIREMENT	REQ.	PROP.
RESIDENTIAL	180 UNITS	1 SPACE PER UNIT PLUS 1 SPACE PER 4 UNITS	225	225

**BUILDABLE AREA CALCULATION:**  
 TOTAL PARCEL AREA = 776,624 SF  
 WETLANDS OR WATERCOURSES = 80,705 SF  
 100-YEAR FLOODPLAINS = 0 SF  
 SLOPES IN THE EXCESS OF 25% = 12,953 SF  
 ROCK OR LEDGE OUTCROPS > 200 SF = 0 SF  
 PRE-EXISTING CONSERVATION, ACCESS OR UTILITY EASEMENTS = 0 SF  
**BUILDABLE AREA = 682,766 SF OR 17.82 ACRES**



Rev. #:	Date	Description



Drawn By:	CMH
Checked By:	CJB
Approved By:	KMS
Project #:	1907601
Plan Date:	04/27/22
Scale:	1" = 60'
Project:	Kevin Solli, P.E. CT 25759

**PROPOSED DEVELOPMENT**  
 239 NORWICH AVENUE  
 COLCHESTER, CONNECTICUT

Sheet Title:	Sheet #:
CONCEPT PLAN	CP-3