

Prepared for:

BASILE SUBDIVISION LOT 2
 501 TALCOTTVILLE ROAD
 VERNON, CT

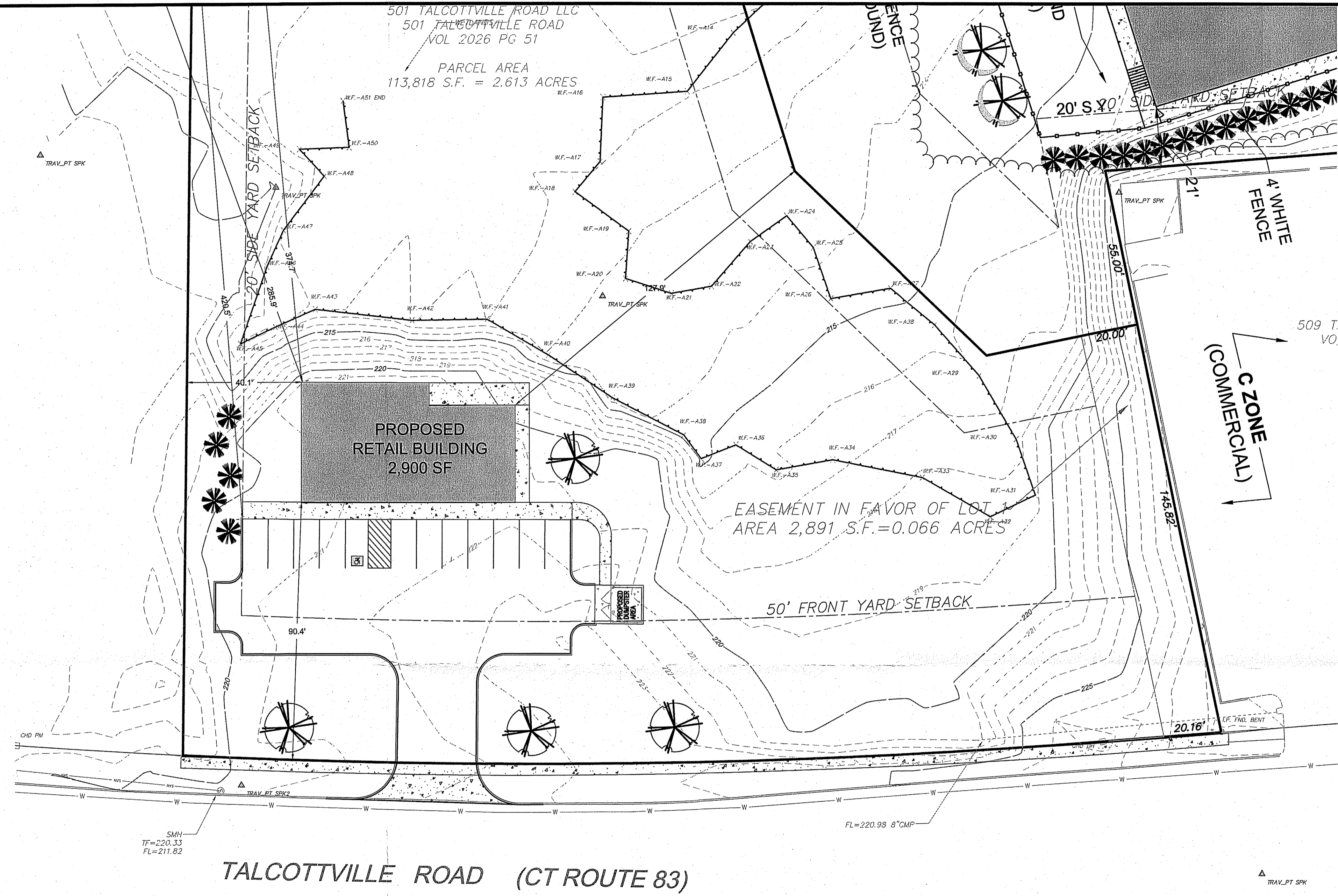
DATE:	REVISION:
2022.01.20	REVISION: 0

PROJECT NO.: 70557.51
 SCALE: AS SHOWN
 DATE: 01.20.2022

DRAWN BY: LAW
 CHECKED BY: ROS

CONCEPT PLAN
 FOR REFERENCE ONLY

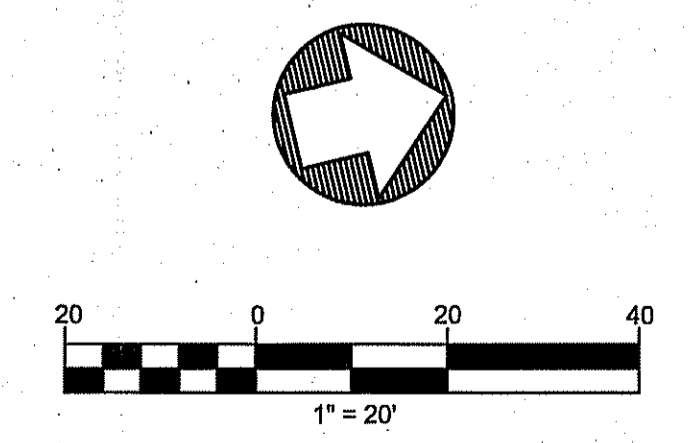
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CP-1



TALCOTTVILLE ROAD (CT ROUTE 83)

ZONING TABLE

ITEM	REQUIREMENTS	EXISTING CONDITIONS LOT 2	PROPOSED CONDITIONS LOT 2
MIN. LOT AREA	22,000 SF	113,818 SF	113,818 SF
MIN. LOT FRONTAGE	100 FT	365 FT	365 FT
FRONT YARD SETBACK	50 FT	N/A	90 FT
SIDE YARD SETBACK	20 FT	N/A	40 FT
REAR YARD SETBACK	50 FT	N/A	286 FT
MIN. BUILDING SETBACK FROM RESIDENTIAL STRUCTURE	200 FT OR AS APPROVED BY SPECIAL PERMIT	N/A	375 FT
MIN. PARKING SETBACK FROM RESIDENTIAL STRUCTURE	100 FT OR AS APPROVED BY SPECIAL PERMIT	N/A	420 FT
MAX. IMPERVIOUS COVERAGE	60% OR AS APPROVED BY SPECIAL PERMIT	0%	10%
MAX. BUILDING HEIGHT	35 FT OR AS APPROVED BY SPECIAL PERMIT	N/A	< 35'
PARKING SPACES	RETAIL PARKING ONE SPACE PER 250 S.F. FLOOR AREA 2900 SF/250 = 12 SPACES	0	12



PLAN REFERENCE
 SITE INFORMATION FROM PLAN ENTITLED: "SUBDIVISION PLAN, PREPARED FOR 501 TALCOTTVILLE ROAD LLC, 501 TALCOTTVILLE ROAD (CT ROUTE 83) & DART HILL ROAD, VERNON, CONNECTICUT," SCALE 1" = 30', DATED JANUARY, 2022, BY ALFRED BENESCH & CO, 120 HEBRON AVENUE, GLASTONBURY, CT