

GENERAL NOTES:

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. AN INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.

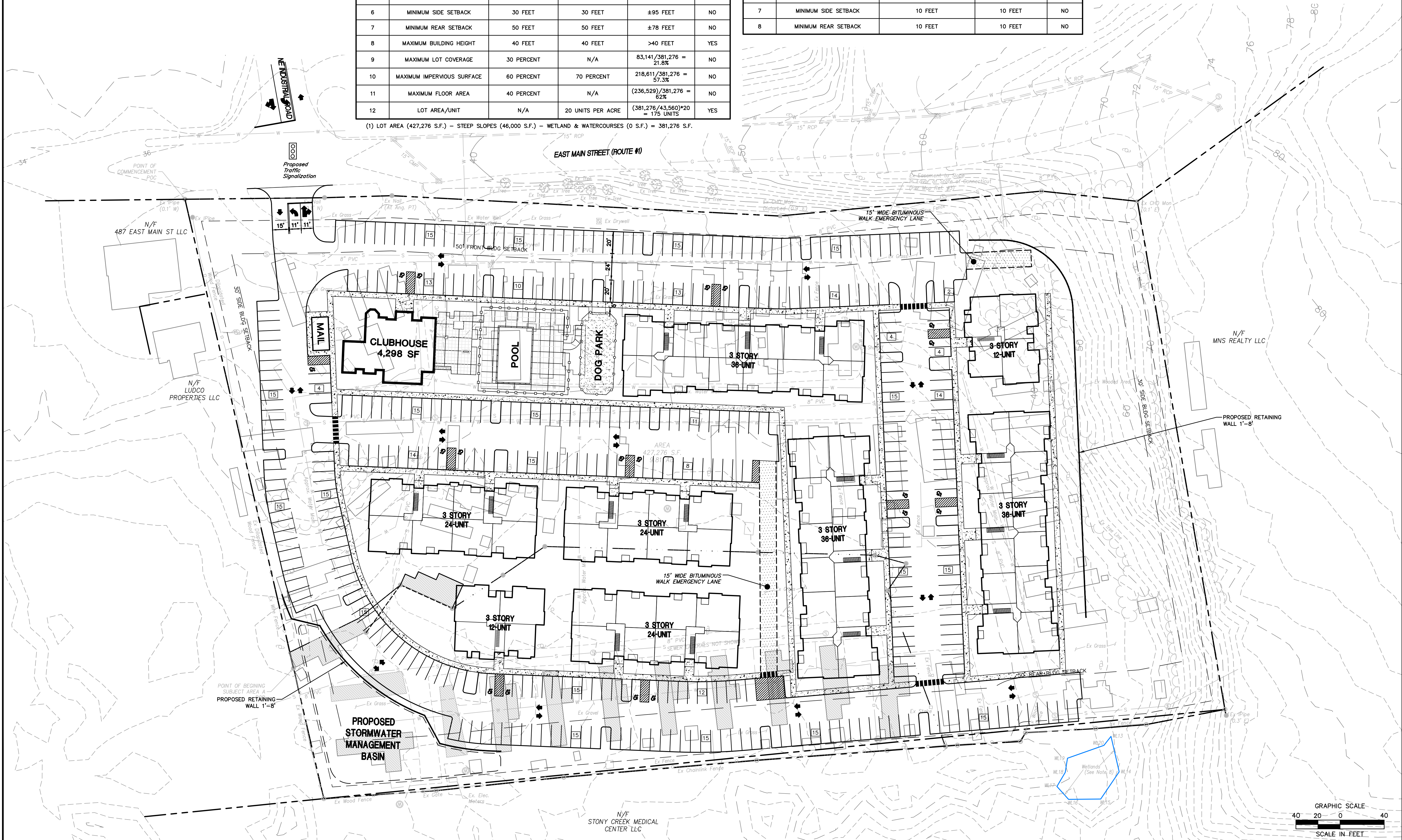
ZONING INFORMATION

LOCATION: BRANFORD, CONNECTICUT					
ZONE: IG-2					
USE: RESIDENTIAL (EXISTING, BUT NOT ALLOWED IN IG-2 ZONE), IHOD (INCENTIVE HOUSING OVERLAY DISTRICT) POSSIBLE					
ITEM #	ITEM	REQUIREMENTS (IG-2)	REQUIREMENTS (IHOD)	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	60,000 S.F.	60,000 S.F.	±427,276 S.F. (±9.81 AC.)	NO
2	ADJUSTED LOT AREA (1)	60,000 S.F.	60,000 S.F.	±381,276 (±8.75 AC.)	NO
3	MINIMUM LOT SQUARE	200 FEET	200 FEET	> 200 FEET	NO
4	MINIMUM LOT FRONTAGE	50 FEET	50 FEET	±865 FEET	NO
5	MINIMUM FRONT SETBACK	50 FEET	50 FEET	±89 FEET	NO
6	MINIMUM SIDE SETBACK	30 FEET	30 FEET	±95 FEET	NO
7	MINIMUM REAR SETBACK	50 FEET	50 FEET	±78 FEET	NO
8	MAXIMUM BUILDING HEIGHT	40 FEET	40 FEET	>40 FEET	YES
9	MAXIMUM LOT COVERAGE	30 PERCENT	N/A	83,141/381,276 = 21.8%	NO
10	MAXIMUM IMPERVIOUS SURFACE	60 PERCENT	70 PERCENT	218,611/381,276 = 57.3%	NO
11	MAXIMUM FLOOR AREA	40 PERCENT	N/A	(236,529)/381,276 = 62%	NO
12	LOT AREA/UNIT	N/A	20 UNITS PER ACRE	(381,276/43,560)*20 = 175 UNITS	YES

(1) LOT AREA (427,276 S.F.) - STEEP SLOPES (46,000 S.F.) - WETLAND & WATERCOURSES (0 S.F.) = 381,276 S.F.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	128,182.8 S.F. MAXIMUM FOOTPRINT	(3) 13,727 S.F. + (3) 9,484 S.F. + (2) 4,605 S.F. + (1) 4,298 S.F. = 83,141 S.F. TOTAL	NO
2	PARKING REQUIRED	204 UNITS TOTAL 1 BEDROOM: 1 SPACE/UNIT 2 BEDROOM: 2.5 SPACES/UNIT 87*1 + 117*2.5 = 380 SPACES	408 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	9 SPACES	19 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	180 S.F.	180 S.F. (9'X20')	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY	24 FEET - 2-WAY	NO
6	MINIMUM FRONT SETBACK	20 FEET	20 FEET	NO
7	MINIMUM SIDE SETBACK	10 FEET	10 FEET	NO
8	MINIMUM REAR SETBACK	10 FEET	10 FEET	NO



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355 Research Parkway
Meriden, CT 06450
(203) 630-1408
(203) 630-2615 Fax

PROPOSED DEVELOPMENT
LEETES ISLAND ROAD & BOSTON POST ROAD (RTE 1)
BRANFORD, CONNECTICUT

REVISIONS	No.	Date	Desc.
Designed	J.O.M.		
Drawn	M.A.G.		
Checked			
Approved			
Scale	1"=40'		
Project No.	15C5476		
Date	02/14/2020		
CAD File	SK15C547607		

Title
SKETCH
PLAN

Sheet No.

SK-7

SK-7 (S) - 15C547607 - AERIAL AND CONTOURS

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Layout: SK-7 24X36 40SC