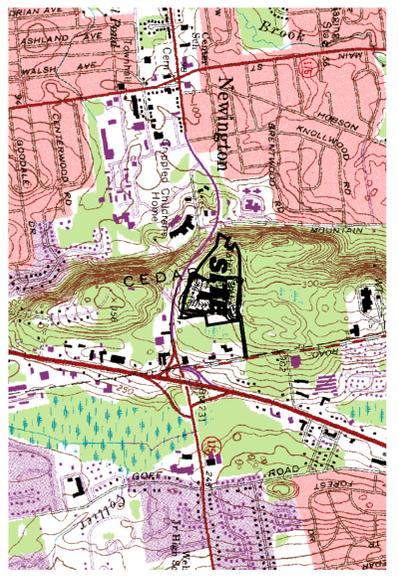


**ZONING INFORMATION**

ITEM #	ITEM	R-12 REQUIREMENTS	R-12 REQUIREMENTS WITH SPECIAL EXCEPTION AND TOWNHOUSE DEVELOPMENT REQUEST	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	0.28 ACRES	N/A	28.53 ACRES	NO
2	MINIMUM LOT AREA	N/A	9,000 SF/UNIT (SEE NOTE 8)	17,011 ACRES (SEE NOTE 8)	NO
3	MINIMUM LOT FRONTAGE	80 FEET	20 FEET	>80 FEET	NO
4	MINIMUM FRONT YARD	35 FEET	25 FEET WITH GARAGE	>35 FEET	NO
5	MINIMUM FRONT YARD (CORNER LOT)	30 FEET	35 FEET WITH NO GARAGE	>35 FEET	NO
6	MINIMUM SIDE YARD	10 FEET	25 FEET	>25 FEET	NO
7	MINIMUM REAR YARD	30 FEET	EXCEPT 6 FEET AT END UNIT	>6 FEET	NO
8	MAXIMUM HEIGHT	2.5 STORES, 35 FEET	2.5 STORES/ 35 FEET	<3.5 FEET	NO
9	MINIMUM OPEN SPACE	N/A	1000 SF/UNIT 20% MINIMUM FOR COMMON/ ACTIVE RECREATION 75,000 SF (TOTAL OPEN SPACE) 20% = 15,000 SF	178,897 SF COMMON/ ACTIVE RECREATION	NO
10	MINIMUM GREEN SPACE	10%	10%	>40%	NO

**PARKING INFORMATION**

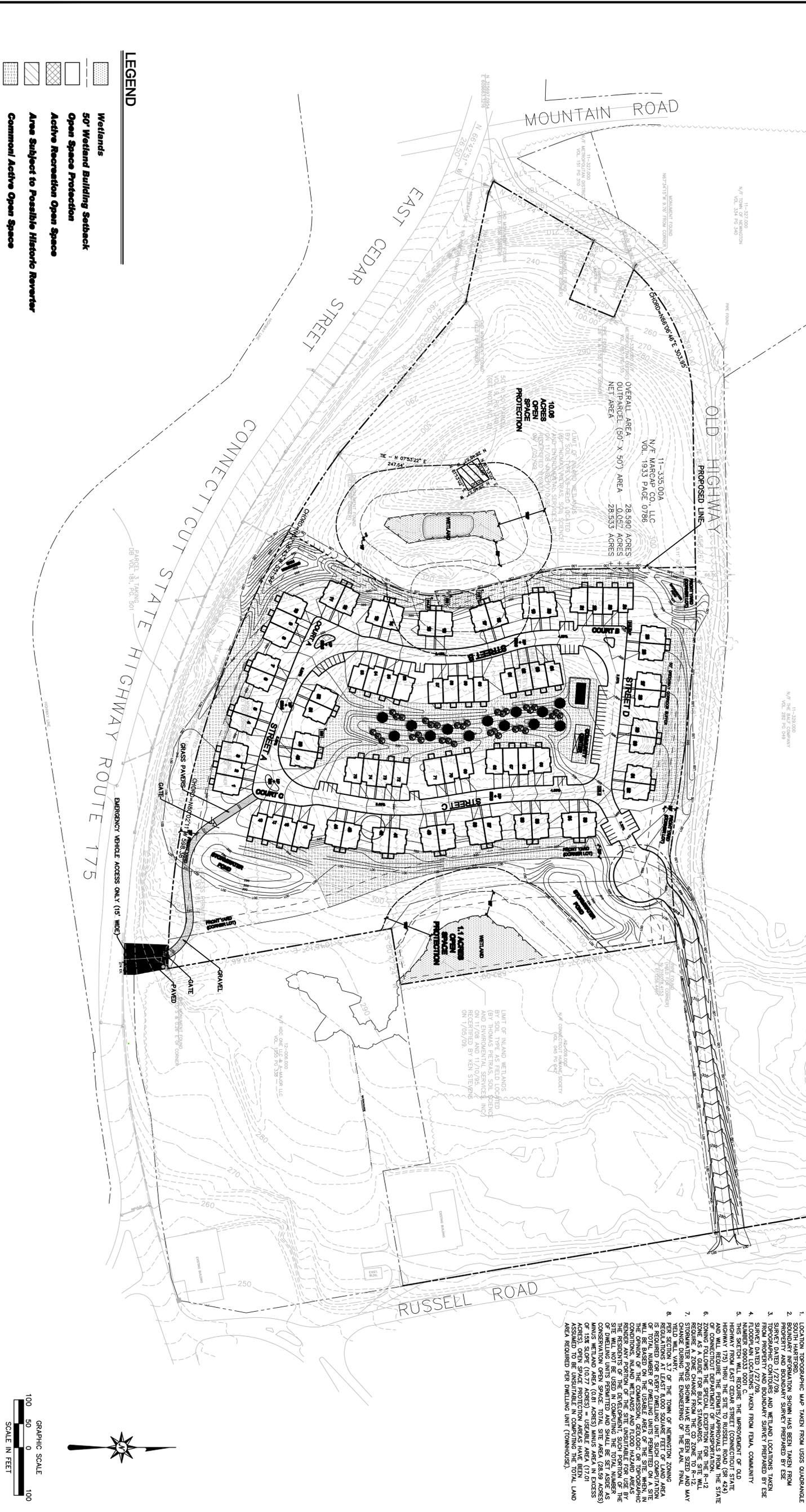
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	75 HOMES/ 2.8 DU./AC.
2	PARKING REQUIRED BY TOWNSHIP	2 SPACES PER UNIT (150)	75 SPACES 35 ON STREET VISITOR SPACES 18 COMMUNITY CENTER SPACES 128 TOTAL SPACES
3	MINIMUM PARKING DIMENSIONS	9 FEET WIDE BY 18 FEET DEEP	9 FEET WIDE BY 18 FEET DEEP
4	MINIMUM AISLE WIDTH	24 FEET	24 FEET
5	MINIMUM FRONT SETBACK	5 FEET	5 FEET
6	MINIMUM SIDE SETBACK	5 FEET	5 FEET
7	MINIMUM REAR SETBACK	5 FEET	5 FEET



Location Map 1"=1500'

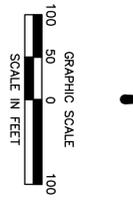
**GENERAL NOTES:**

1. LOCATION TOPOGRAPHIC MAP TAKEN FROM USGS QUADRANGLE
2. BOUNDARY INFORMATION SHOWN HAS BEEN TAKEN FROM PROPERTY AND BOUNDARY SURVEY PREPARED BY ESE SURVEY DATED 1/27/08 AND WETLAND LOCATIONS TAKEN FROM PROPERTY AND BOUNDARY SURVEY PREPARED BY ESE SURVEY DATED 1/27/08.
3. THIS SKETCH WILL REQUIRE THE IMPROVEMENT OF OLD HIGHWAY FROM EAST CEDAR STREET (CONNECTICUT STATE HIGHWAY 175) TO RUSSELL ROAD AND WILL REQUIRE THE PERMITS/APPROVALS FROM THE CONNECTICUT DEPARTMENT OF TRANSPORTATION, AND THE TOWNSHIP OF NEWINGTON.
4. REQUIRE A ZONE CHANGE FROM THE CD ZONE TO R-12 ZONE AS A GUIDE FOR BUILD STANDARDS. THE SITE WILL REQUIRE A ZONE CHANGE FROM THE CD ZONE TO R-12 ZONE. THE TOWNSHIP ENGINEERING DEPARTMENT WILL ADVISE ON THE NECESSITY OF A ZONE CHANGE.
5. THIS SKETCH WILL REQUIRE THE IMPROVEMENT OF OLD HIGHWAY FROM EAST CEDAR STREET (CONNECTICUT STATE HIGHWAY 175) TO RUSSELL ROAD AND WILL REQUIRE THE PERMITS/APPROVALS FROM THE CONNECTICUT DEPARTMENT OF TRANSPORTATION, AND THE TOWNSHIP OF NEWINGTON.
6. REQUIRE A ZONE CHANGE FROM THE CD ZONE TO R-12 ZONE AS A GUIDE FOR BUILD STANDARDS. THE SITE WILL REQUIRE A ZONE CHANGE FROM THE CD ZONE TO R-12 ZONE. THE TOWNSHIP ENGINEERING DEPARTMENT WILL ADVISE ON THE NECESSITY OF A ZONE CHANGE.
7. CONFORM WITH THE ZONING REGULATIONS OF THE TOWNSHIP OF NEWINGTON.
8. PER SECTION 37 OF THE TOWNSHIP OF NEWINGTON ZONING REGULATIONS, THE TOWNSHIP ENGINEERING DEPARTMENT IS REQUIRED FOR EVERY DWELLING UNIT. SUCH COMPUTATION OF TOTAL NUMBER OF DWELLING UNITS PERMITTED ON A SITE WILL BE BASED ON THE TOWNSHIP ENGINEERING DEPARTMENT'S OPINION OF THE COMMISSION, GEOLOGIC OR TOPOGRAPHIC CONDITIONS, INLAND WETLANDS AND FLOOD HAZARD AREAS. THE RESIDENTS OF THE DEVELOPMENT, SUCH PORTION OF THE SITE WILL NOT BE USED IN COMPUTING THE TOTAL NUMBER OF DWELLING UNITS PERMITTED ON A SITE.
9. CONSERVATION OPEN SPACE (TOTAL SITE AREA (28.53 ACRES) MINUS WETLAND AREA (0.81 ACRES) MINUS AREA IN EXCESS OF 15% SLOPE (10.77 ACRES) = USABLE AREA (17.01 ACRES) WHICH WILL BE ASSASSINATED TO BE UNSUITABLE FOR DWELLING UNITS (TOWNHOUSES).



**LEGEND**

- Wetlands
- 50' Wetland Building Setback
- Open Space Protection
- Active Recreation Open Space
- Area Subject to Possible Historic Reversion
- Common/ Active Open Space



Xref (s) : XY08C297701

Sheet No. **C1.1**

**PROPOSED ZONE CHANGE CONCEPT PLAN**

**APPLICATION FOR ZONE CHANGE  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 EAST CEDAR STREET (RT 175)  
 NEWINGTON, CONNECTICUT**

**Companies**  
 ARCHITECTURE  
 ENGINEERING  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL SCIENCES

388 Research Parkway  
 Middletown, CT 06450  
 (860) 383-2815 Fax

REVISIONS	No.	Date	Desc.
Designed			E.S.E.
Drawn			R.B.G.
Checked			
Approved			
Scale			1"=100'
Project No.			08C2977
Date			03/15/11
CAD File			SK08C297707