

ZONING TABLE

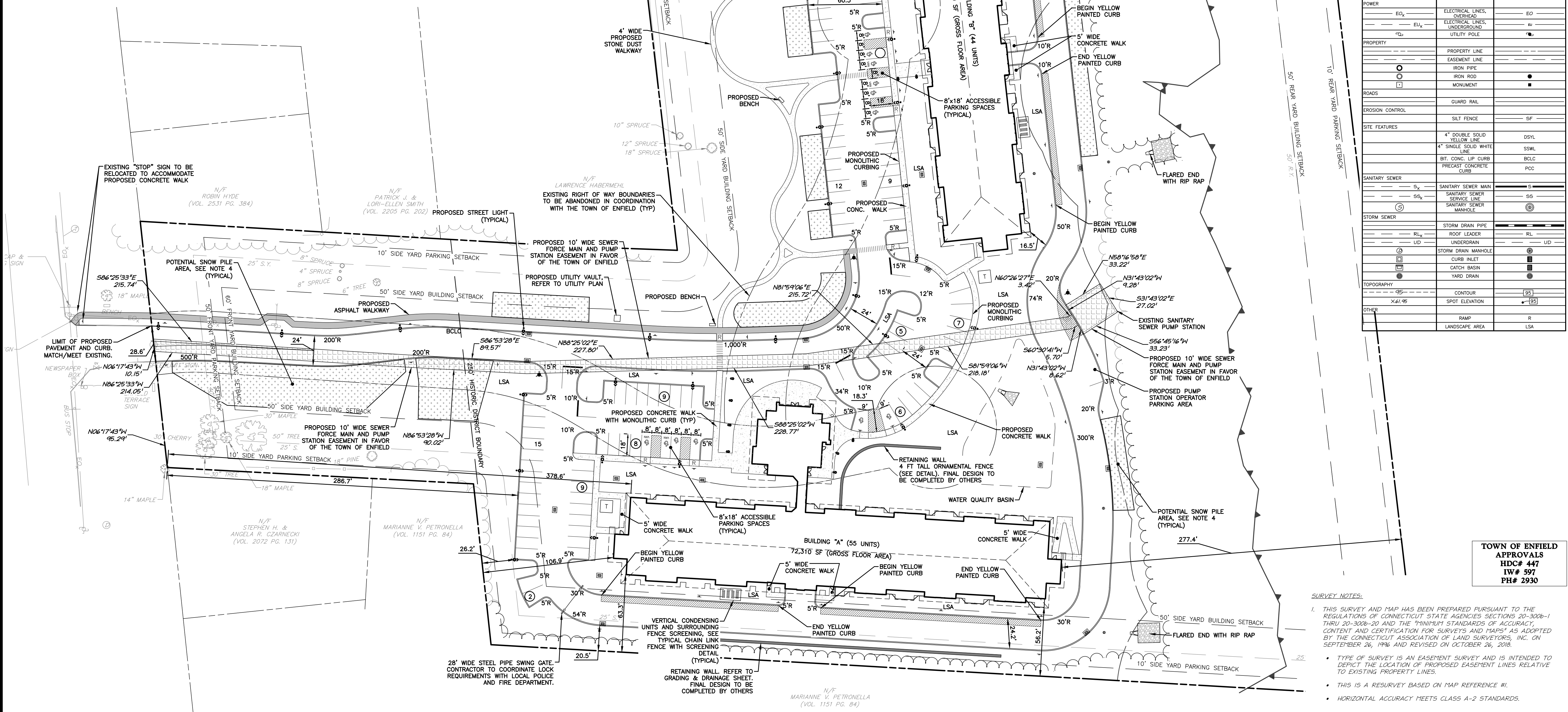
ITEM	HR-33 HISTORIC RESIDENTIAL REQUIREMENTS	HOUSING FOR THE ELDERLY (3)	EXISTING	PROPOSED
LOT AREA	33,000 SF	2.5 ACRES	516,821 SF 11,864 ACRES	NO CHANGE
LOT FRONTAGE	150'	N/S	202.08'	NO CHANGE
LOT WIDTH	N/S	N/S	±198'	NO CHANGE
FRONT YARD SETBACK	40'	60'	198.11'	378.6'
SIDE YARD SETBACK	25'	50'	11.25'	56.2'
REAR YARD SETBACK	50'	50'	238.20'	268.7'
FRONT PARKING SETBACK	50' (1)	N/S	147.34'	286.7'
SIDE AND REAR PARKING SETBACK	10'	N/S	0'	>10'
BUILDING-PARKING BUFFER	10'	N/S	6.62'	10'
IMPERVIOUS COVERAGE	N/S	N/S	24%	30%
INTERIOR LANDSCAPING	15%	N/A	N/A	16%
BUILDING COVERAGE	20%	25%	±38,890 SF (±7.5%)	±55,994 SF (2) (±10.8%)
BUILDING HEIGHT	35'	35' / 2.5 STORIES	<35' / 1 STORY	BUILDING A = 32.8' / 3 STORIES BUILDING B = 31.8' / 3 STORIES
DENSITY	1.25 UNITS/ACRE	16 UNITS/ACRE	80 UNITS 6.74 UNITS/ACRE	99 UNITS 8.35 UNITS/ACRE
FLOOR AREA	N/S	STUDIO/EFFICIENCY: 600 SQFT ONE BEDROOM: 800 SQFT TWO BEDROOM: 1,000 SQFT	VARIES	ONE BEDROOM 755 SF
PARKING	HOUSING FOR THE ELDERLY = 0.75 SPACE/UNIT BUILDING 'A' (56 UNITS) = 42 SPACES REQUIRED BUILDING 'B' (43 UNITS) = 33 SPACES REQUIRED TOTAL = 75 SPACES REQUIRED	N/S	50 SPACES	BUILDING 'A' = 61 SPACES BUILDING 'B' = 54 SPACES TOTAL = 115 SPACES

NOTES:
 N/S = NOT SPECIFIED
 N/A = NOT APPLICABLE
 (1) PER SECTION 10.10.7.A, SETBACK FOR MORE THAN 100 SPACES IS 50'
 (2) BUILDING COVERAGE CALCULATED WITH PROPOSED BUILDING AVENUE INCLUDED
 (3) HOUSING FOR THE ELDERLY REQUIREMENTS PER SECTION 4.40.3 OF THE ZONE REGULATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS APPLICATION IS NOT APPLYING UNDER THAT SECTION OF THE REGULATION.
 (4) BUILDING 'A' CONTAINS 6 HANDICAP ACCESSIBLE ROOMS OF 56 TOTAL AND BUILDING 'B' CONTAINS 4 HANDICAP ACCESSIBLE ROOMS OF 43 TOTAL. ALL DWELLING UNITS ARE IDENTICAL, AND CAN BE ADAPTED TO HANDICAP ACCESSIBLE ROOMS.

REFERENCES:
 THIS PLAN REFERS TO THE FOLLOWING:
 1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY", PREPARED BY DESIGN PROFESSIONALS, INC., DATED 7/7/2017

SITE LAYOUT PLAN NOTES:
 1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
 2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY.
 3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES.
 4. SNOW SHALL NOT BE PILED IN WETLAND AREAS. SNOW PILE LOCATIONS SHALL PROVIDE ADEQUATE DISTANCE FROM UTILITY BOXES AND CROSSWALKS TO PROVIDE ASSESS AND MAINTAIN SITE LINE VISIBILITY IN THESE AREAS.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
BORINGS	BORING / TEST PIT LOCATION	
COMMUNICATION	UNDERGROUND COMMUNICATION LINES	C
DOMESTIC WATER	WATER MAIN	W
	WATER SERVICE	WS
	FIRE SERVICE LINE	F
	NON-POTABLE WATER LINE	NPH
	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	△
LIQUID FUEL	MAIN LIQUID FUEL LINE	LF
	LIQUID FUEL SERVICE LINE	LFS
	LIQUID FUEL LINE, ABANDONED	LF _A
IRRIGATION	IRRIGATION LINES	I
LIGHTING	POLE / GROUND MOUNTED LIGHT	★ / ◀
NATURAL GAS	GAS MAIN	G
	GAS SERVICE LINE	GS
POWER	ELECTRICAL LINES, OVERHEAD	EO
	ELECTRICAL LINES, UNDERGROUND	EU
	UTILITY POLE	●
PROPERTY	PROPERTY LINE	—
	EASEMENT LINE	- - -
	IRON PIPE	○
	IRON ROD	●
	MONUMENT	■
ROADS	GUARD RAIL	—
EROSION CONTROL	SILT FENCE	SF
SITE FEATURES	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER	SANITARY SEWER MAIN	S
	SANITARY SEWER SERVICE LINE	SS
	SANITARY SEWER MANHOLE	⊙
STORM SEWER	STORM DRAIN PIPE	SD
	ROOF LEADER	RL
	UNDERDRAIN	UD
	STORM DRAIN MANHOLE	⊙
	CURB INLET	⊙
	CATCH BASIN	⊙
	YARD DRAIN	⊙
TOPOGRAPHY	CONTOUR	95
	SPOT ELEVATION	•95
OTHER	RAMP	R
	LANDSCAPE AREA	LSA



TOWN OF ENFIELD APPROVALS
 HDC# 447
 IW# 597
 PH# 2930

SURVEY NOTES:
 1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND REVISED ON OCTOBER 26, 2008.
 • TYPE OF SURVEY IS AN EASEMENT SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF PROPOSED EASEMENT LINES RELATIVE TO EXISTING PROPERTY LINES.
 • THIS IS A RESURVEY BASED ON MAP REFERENCE #1.
 • HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

21 EFFREY DRIVE
 PO BOX 1167
 SOUTH BRITAIN, CT 06050
 860-291-9757
 www.designprofessionals.com

design Professionals
 CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
 GIS ANALYSTS / LANDSCAPE ARCHITECTS

Prepared for:
 ENFIELD HOUSING AUTHORITY
 1 PEARSON WAY
 ENFIELD, CT
 860-745-7493

Project No: 10088
 Date: 9/27/2018
 Drawn by: DLB/BJB
 Checked by: DLB/BJB
 Created by: SFC

ENFIELD MANOR
ENFIELD TERRACE
MAP 19 BLOCK 235 PARCEL ID 10088
TOWN OF ENFIELD, CONNECTICUT

NO.	DATE	REVISIONS
1	1/28/18	TOWN STANDARD NOTES ADDED
2	1/7/19	HISTORIC DISTRICT LINE ADDED TO DEMO PLAN
3	2/21/19	REVISED PER TOWN STAFF COMMENTS
4	4/16/19	REVISED PER APPROVAL CONDITIONS
5	9/28/20	REVISED FOR MODIFICATION TO APPROVED SITE PLAN APPLICATION

SITE PLAN
 SCALE: 0' 20' 40'
 T = 40'

SHEET
C-SP1
 SHEET 4 OF 17

12327
 LAWRENCE R. GEISSLER, JR., L.S.
 LIC. NO.