

1. EXISTING BOUNDARY INFORMATION TAKEN FROM BASEMAP ENTITLED "PROPERTY SURVEY OF 140 & 142 STILL ROAD, BLOOMFIELD, CONNECTICUT," PREPARED FOR ARDG, LLC, DATED FEBRUARY 14, 2024 AND PERFORMED BY ACCURATE LAND SURVEYING, LLC.
2. THE SITE TOTALS APPROXIMATELY 9.56+ ACRES, LOCATED IN THE RESIDENTIAL 40-R (R-40) DISTRICT IN THE TOWN OF BLOOMFIELD, CONNECTICUT. MULTI-FAMILY RESIDENTIAL USES ARE NOT PERMITTED IN THE R-40 DISTRICT, THEREFORE, A ZONE CHANGE WILL BE REQUIRED.
3. THERE ARE WETLANDS ON-SITE AS FLAGGED AND MAPPED BY WILLIAM KENNY ASSOCIATES ON SEPTEMBER 6, 2023. THERE IS A POTENTIAL VERNAL POOL LOCATED JUST EAST OF THE PROPERTY, WHICH HAS A 500' REVIEW AREA (THIS 500' REVIEW AREA ENCOMPASSES THE ENTIRE DEVELOPMENT AREA).
4. PORTIONS OF THE SUBJECT PARCELS LIE IN THE 100-YEAR FEMA FLOOD PLAIN. FLOOD PLAIN INFORMATION TAKEN FROM FEMA FLOOD RISK INSURANCE MAP (FIRM) NO. 09003C0342F.

\*INCLUDES INTERIOR GARAGE SPACES AND DRIVEWAY SPACES.

| DESCRIPTION                       | EXISTING R-40<br>REQUIREMENT | PROPOSED PLR<br>REQUIREMENT | PROPOSED PLR<br>PROVIDED |
|-----------------------------------|------------------------------|-----------------------------|--------------------------|
| LOT AREA (MIN.)                   | 40,000 SF                    | N/A                         | 416,388 SF               |
| LOT AREA PER DWELLING UNIT (MIN.) | N/A                          | 0.25 ACRES                  | 0.53 ACRES               |
| LOT DENSITY (MAX.)                | N/A                          | 4 UNITS / 1 ACRE            | 1.9 UNITS / ACRES        |
| LOT WIDTH (MIN.)                  | 150 FT                       | 0 FT                        | 369.5 FT                 |
| FRONT YARD (MIN.)                 | 50 FT                        | 0 FT                        | 89.6 FT                  |
| SIDE YARD (MIN.)                  | 25 FT                        | 35 FT                       | 44.4 FT                  |
| REAR YARD (MIN.)                  | 50 FT                        | 35 FT                       | 47.1 FT                  |
| BUILDING COVERAGE (MAX.)          | 25%                          | N/A                         | 5.9%                     |
| LOT COVERAGE (MAX.)               | N/A                          | N/A                         | 13.7%                    |
| BUILDING HEIGHT (MAX.)            | 35 FT / 2 STORIES            | 35 FT                       | < 35 FT                  |



Jul 18, 2024 -- 11:06am armagoules  
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