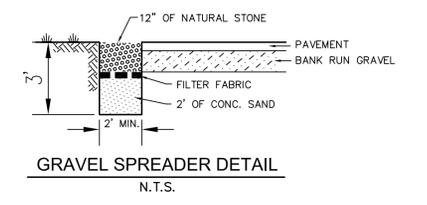
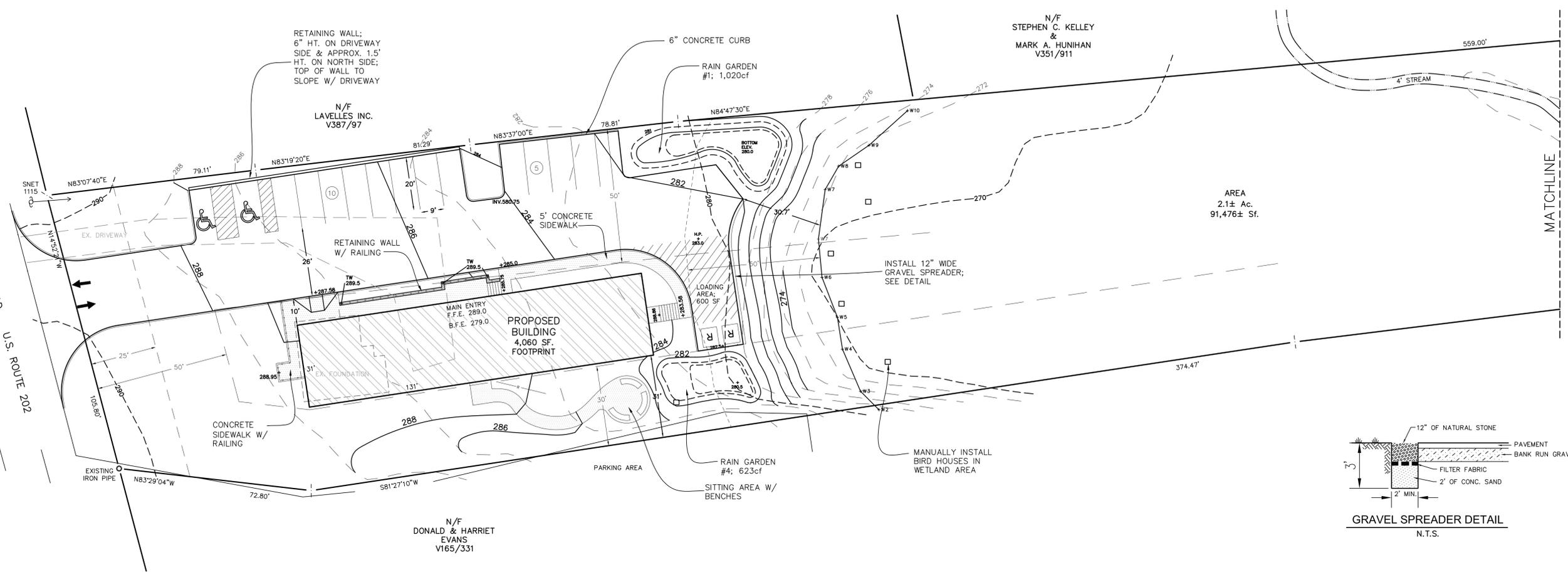


LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
DRILL HOLE	⊙
STONE BOUND	⊕
UTILITY POLE W/ANCHOR	⊕
EASEMENT LINE	—
CHAIN FENCE	—
WOOD FENCE	—
STONE WALL	—
WIRE FENCE	—
CATCH BASIN	⊕
LIGHT POLE	⊕
BLDG. SETBACK LINE	—
WATERCOURSE	—
EXISTING CONTOUR	310
PROPOSED CONTOUR	310



ZONING TABLE

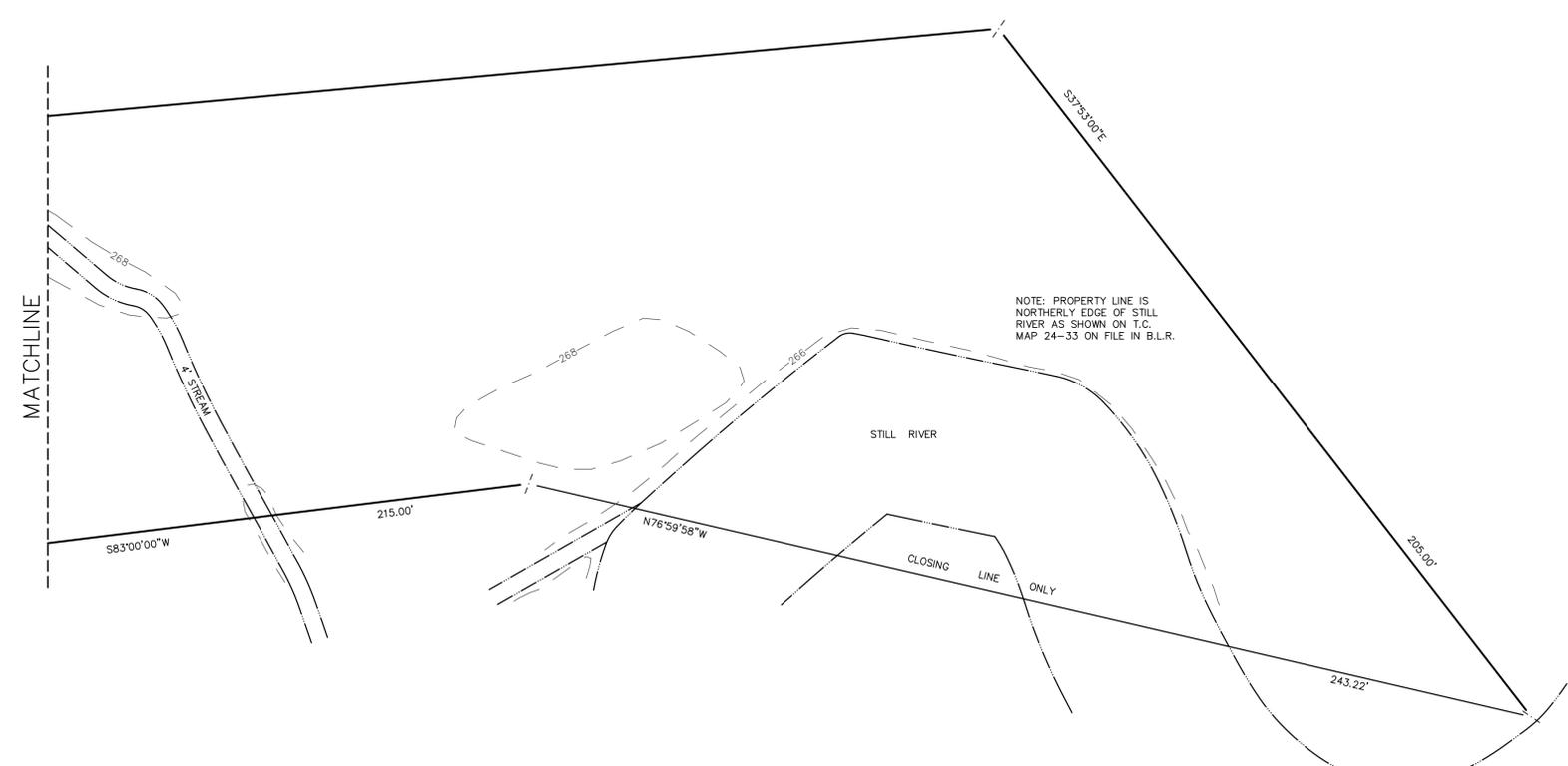
ZONE	REQUIRED
IL	80
USE	80C
LOT AREA	80,000 S.F.
MIN. LOT WIDTH	200' - 83' VARIANCE OBTAINED
BUILDING HEIGHT	50' MAX.
FRONT YARD	50' - IF NO PARKING IN FRONT
SIDE YARD	50'
REAR YARD	50'
FLOOD PLAIN	ZONE C, B, A11 ELEV. 278
AQUIFER DISTRICT	PRIMARY RECHARGE AREA
IMPERVIOUS AREA	75%

* VARIANCE IN PLACE FOR 30' SIDEYARD SETBACK AT SOUTHERN PROPERTY LINE

PARKING CALCULATION:

- ASSUMES MAX. 39 BEDROOMS / 3 = 13 SPACES
- 500 SF OFFICE SPACE / 250 = 2 SPACES

TOTAL REQUIRED PARKING: 15 SPACES
SHOWN: 2 HANDICAP, 13 REGULAR



- NOTES:**
1. THIS PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY; SUBJECT TO FINAL ZONING AND ENGINEERING ANALYSIS, UPDATED WETLAND DELINEATION, AND SUBJECT TO ALL TOWN AND STATE AGENCY APPROVALS AS NECESSARY.
 2. THE TOWN OF BROOKFIELD INLAND WETLANDS REGULATIONS INCLUDE PROVISIONS FOR REGULATED AREAS THAT ARE WITHIN 50' OF WETLANDS AND WATERCOURSES.
 3. PROJECT ASSUMES TIE IN TO SEWER MAIN ON FEDERAL ROAD AND TIE IN TO FUTURE WATER MAIN PROPOSED ON FEDERAL ROAD. APPROVALS REQUIRED.
 4. THIS SITE IS LOCATED WITHIN THE PRIMARY AQUIFER RECHARGE AREA.
 5. SITE IS LOCATED WITHIN FEMA FLOODPLAIN ZONES C, B AND A11; ELEVATION 278.0

FEASIBILITY PLAN
PREPARED FOR
STEVE SCHAPPERT
533 FEDERAL ROAD
BROOKFIELD, CONNECTICUT

Date:	5-22-07
Scale:	1"=20'
Proj. No.:	07-452
File No.:	913
Acad No.:	07452FEA
Sheet:	1

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