

**TOWN OF DARIEN:
LEROY-WEST AFFORDABLE HOUSING OVERLAY ZONE**

	REQUIRED	PROPOSED	AS-BUILT
MINIMUM LOT AREA (SQ. FEET)	20,000	20,377	20,377
MINIMUM WIDTH	100'	145.32'	145.32'
MINIMUM FRONTAGE	100'	285.34'	285.34'
MINIMUM DEPTH	100'	140.0'	140.0'
MINIMUM FRONT YARD	5'	5.8' / 7.9'	5.6' / 6.4'
MINIMUM SIDE YARD: EAST ONE	8'	12.5'	11.7'
MINIMUM SIDE YARD: TOTAL TWO	N/A	N/A	N/A
MINIMUM REAR YARD	8'	9'	9'
MAXIMUM HEIGHT (STORIES/FEET)	3/40'	3/38'	3/38'±
MAXIMUM BUILDING COVERAGE (% OF LOT AREA)	NO MAX.	N/A	N/A

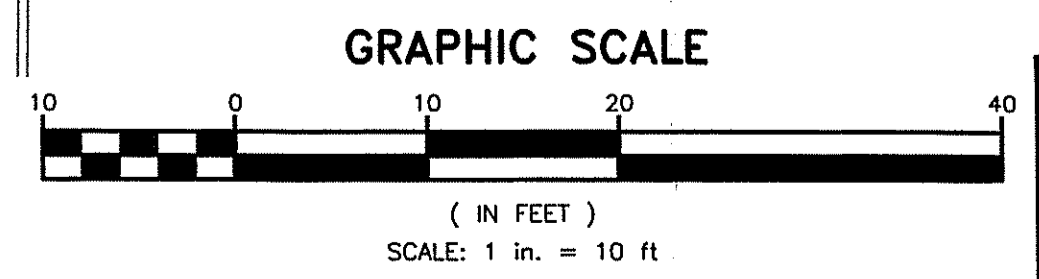
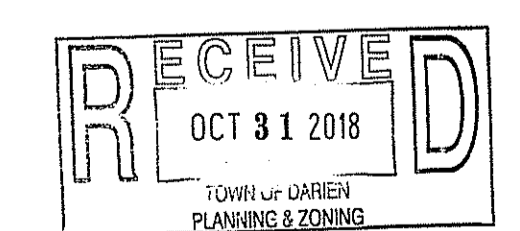
(ZONE TABLE TAKEN FROM PLANS "IMPROVEMENT LOCATION SURVEY, AS-BUILT, PREPARED FOR LEROY-WEST SENIOR RESIDENCES", PREPARED BY HAMMONS, LLC, FAIRFIELD, CT DATED 11/21/16, REVISED 2/25/17.)

**LEROY-WEST AFFORDABLE HOUSING OVERLAY ZONE
MINIMUM OFF-STREET PARKING REQUIREMENTS**

USE	REQUIRED	PROPOSED
MULTI FAMILY HOUSING (2.5 SPACES/DWELLING UNIT; TOTAL = 16 UNITS)	39 REG; 1 ADA	28 REG; 2 ADA
TOTAL	40	30

SITE PLAN
SCALE: 1"=10'

- NOTES:**
- SITE PLAN DIGITIZED FROM "IMPROVEMENT LOCATION SURVEY, AS-BUILT, PREPARED FOR LEROY-WEST SENIOR RESIDENCES", PREPARED BY HAMMONS, LLC, FAIRFIELD, CT DATED 11/21/16, REVISED 2/25/17.
 - LOCATIONS ARE APPROXIMATE BASED ON BEST INFORMATION AVAILABLE.
 - LOCATION OF EXISTING DRAINAGE IS BASED ON "PROPOSED GRADING AND UTILITY PLAN, DESIGN OF STORM DRAINAGE SYSTEM, PREPARED FOR LEROY-WEST SENIOR RESIDENCES", PREPARED BY HAMMONS, LLC, FAIRFIELD, CT DATED 5/5/08, REVISED 7/12/08 & 8/19/08. ACTUAL LOCATIONS HAVE NOT BEEN VERIFIED.



IMPORTANT NOTE:
Additional underground utilities may exist
Prior to any excavation or construction,
Contact:
"CALL BEFORE YOU DIG"
1-800-922-4455

NO.	DATE	REV. BY	DESCRIPTION	ISSUE / REVISION
1	10/31/18	JOP	FOR SUBMISSION TO P&Z	

Divesta
Civil Engineering Associates, Inc.
51 Painter Ridge Road
Roxbury, Connecticut 06783
Phone 860-354-4226 Fax 860-354-4226
E-mail dca@divesta.com

PROJECT TITLE:
PEMBERTON 16, LLC
77 LEROY AVENUE
DARIEN, CONNECTICUT
PROPOSED SITE DEVELOPMENT PLAN

STAMP:
STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER
NOT VALID WITHOUT ORIGINAL SIGNED SIGNATURE

DRAWING NO. **18-064**
DRAWN BY: JOP APPROVED BY: DD
SCALE: 1"=10' DRAWING DATE: 10/31/18
SHEET NO. **1 OF 1**