

### Zoning Summary Chart

Zoning District(S):	C-N - NEIGHBORHOOD BUSINESS DISTRICT	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	5,000 SF	±60,438 SF (±1.39 AC)
FRONTAGE (LONG RIDGE ROAD)	50 FT.	±188 FT
FRONTAGE (HIGH RIDGE ROAD)	50 FT.	±165 FT
FRONTAGE (COLD SPRINGS ROAD)	50 FT.	±292 FT
FRONT YARD SETBACK (LONG RIDGE ROAD)	15 FT.	±17.3 FT
FRONT YARD SETBACK (HIGH RIDGE ROAD)	15 FT.	±88 FT
FRONT YARD SETBACK (COLD SPRINGS ROAD)	15 FT.	±15.8 FT
FRONT YARD SETBACK (CENTER OF STREET)	40 FT.	50 FT. (COLD SPRING ROAD)
SIDE YARD SETBACK	6 FT.	N/A
REAR YARD SETBACK	20 FT.	±116.6 FT
MAXIMUM FLOOR AREA RATIO	0.3	0.1
MAXIMUM BUILDING HEIGHT	2 STORIES / 25 FT.	< 25 FT.
MAXIMUM BUILDING COVERAGE	30.0 %	13.1 %

SITE DISTURBANCE = ±39,695 SF

### Parking Summary Chart

Description	Size (FT)		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	76	79
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	3	5
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	2
<b>TOTAL SPACES</b>			<b>80</b>	<b>86 ***</b>
LOADING BAYS**			0	0

\* ADA REQUIREMENTS FOR 76 TO 100 PARKING SPACES PROVIDED IS 4 ACCESSIBLE SPACES  
 \*\* LOADING SPACE REQUIREMENTS: 10,000 SF TO 40,000 SF = 1 LOADING SPACE  
 \*\*\* COUNT INCLUDES 10 EXISTING SPACES ALONG THE SOUTHERN SIDE OF CVS PHARMACY, SHARED PARKING AGREEMENT IN PLACE.

### Parking Requirements:

TENANT 1 (RESTAURANT)	3,208 SF x 1 SPACE / 100 =	32 SPACES
TENANT 2 (RESTAURANT)	1,500 SF x 1 SPACE / 100 =	15 SPACES
TENANT 3 (RESTAURANT)	3,200 SF x 1 SPACE / 100 =	32 SPACES
UTILITY ROOM	25 SF x 1 SPACE / 100 =	1 SPACES
<b>TOTAL PARKING REQUIRED =</b>		<b>80 SPACES</b>

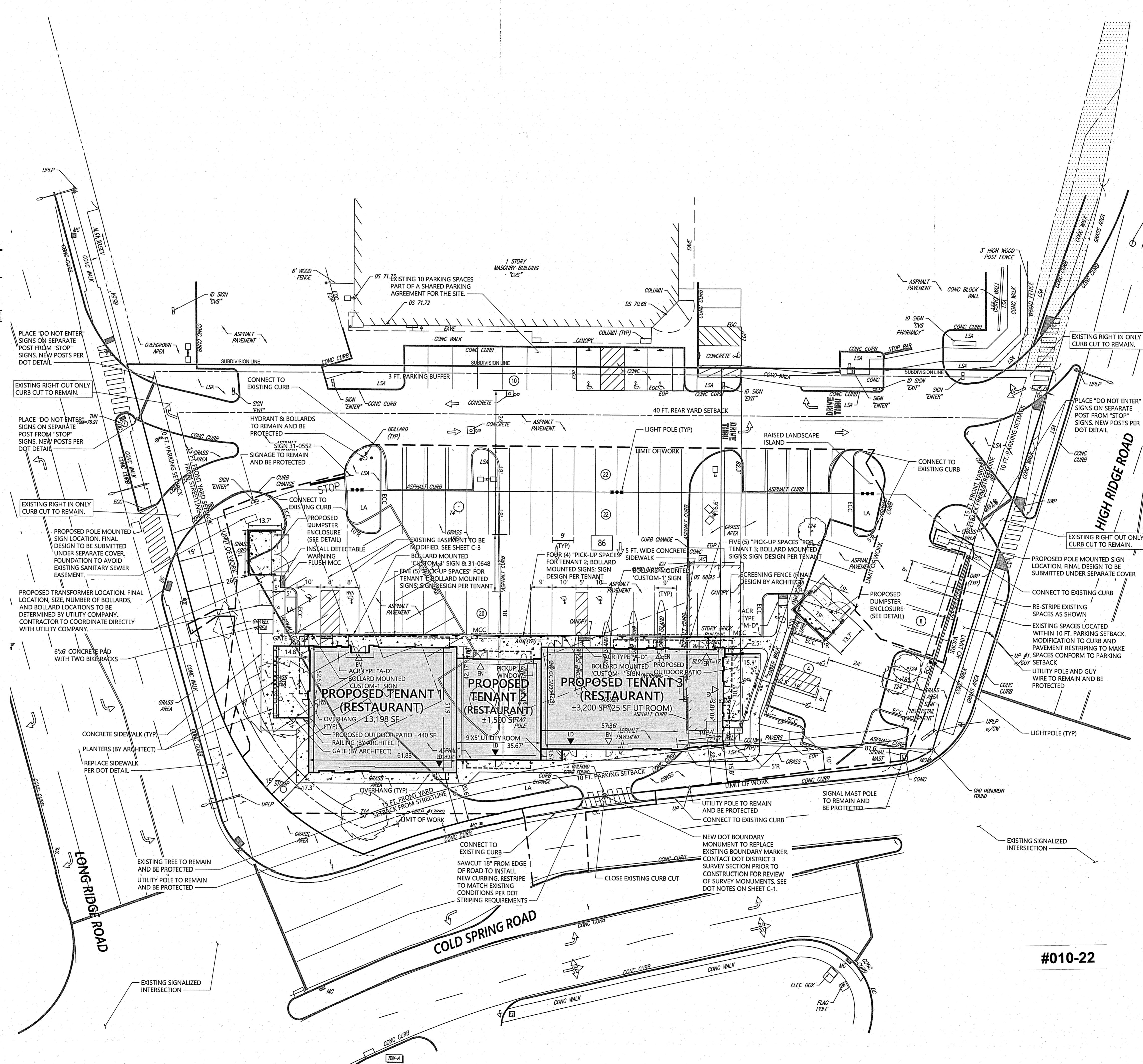
### RESTAURANT PARKING REQUIREMENT:

1 SPACE PER 100 SF OF GROSS FLOOR AREA.

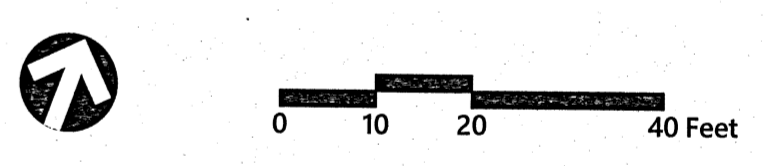
### Sign Summary

CONNDOT Number	Specification Width	Specification Height	Desc.
31-0552	30"	30"	STOP
CUSTOM 1*	12"	24"	
31-0648*	12"	6"	VAN ACCESSIBLE

\* CONTRACTOR TO CONFIRM ACCEPTANCE OF PROPOSED ADA SIGNAGE WITH CITY OF STAMFORD BUILDING DEPARTMENT PRIOR TO ORDERING SIGNAGE



100 Great Meadow Road  
 Suite 200  
 Wethersfield, CT 06109  
 860.807.4300



### Proposed Restaurant Development

64 High Ridge Road  
 Stamford, Connecticut

No.	Revision	Date	Apprv.
1	UPDATES PER CITY COMMENTS	10/19/2020	
2	RESPONSE TO CITY AND DOT COMMENTS	1/26/2021	
3	RESPONSE TO CITY COMMENTS	3/30/2021	
4	RESPONSE TO CITY COMMENTS	5/03/2021	
5	NEW ADDRESS/RELOCATED ELECTRICAL	7/26/2021	
6	REMOVED/EXTERNAL GREASE TRAPS	01/07/2022	

Prepared by: AMK  
 Checked by: PV  
 Issued for: Local Approval  
 Date: December 4, 2019

### Layout and Materials Plan

#010-22

Professional Engineer Seal: STATE OF CONNECTICUT, PROFESSIONAL ENGINEER, 22827, LICENSED, 42195.01

Sheet 2 of 2

Project Number: 42195.01