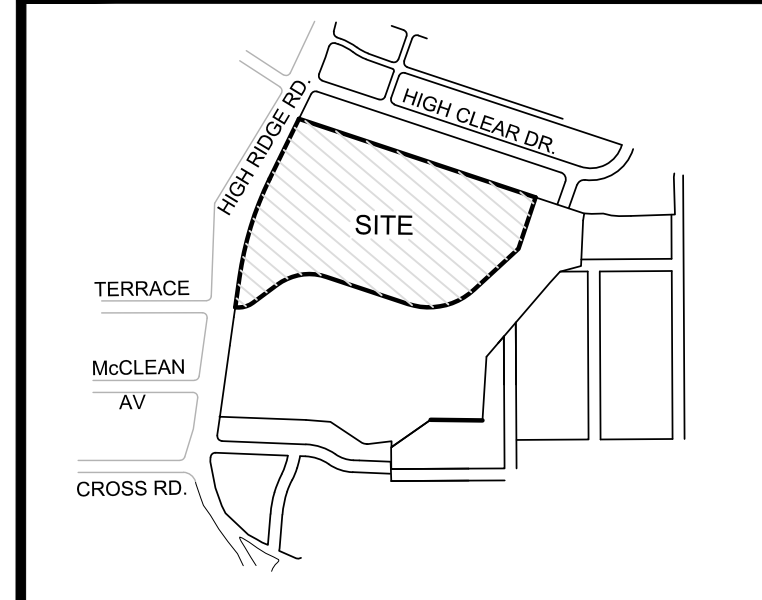


BLOCK:324 ZONE:C-D



STAMFORD, CT. 1"=800'
ORIENTATION

ZONING DATA (ZONE:C-D)		
CRITERIA	MINIMUM/ALLOWED	EXISTING
FRONT YARD SETBACK	50 FT	269.5 FT
RESIDENTIAL SETBACK	100 FT	172.3 FT
NON-RES. SETBACK	50 FT	132.4 FT
BUILDING HEIGHT	3.5 STORIES	3 STORIES
PARCEL AREA	15 ACRES	14.0745 ACRES
BUILDING COVERAGE	12% (73,570 SF)	11.9% (72,893 SF)

- NOTES:
1. CIVIL DESIGN TO BE SUBMITTED PRIOR TO BUILDING PERMIT.
 2. THIS DRAWING IS INTENDED TO DEPICT THE PROPOSED PLAY AREAS AND FOR APPROVAL PURPOSES ONLY. IT SHALL NOT BE USED FOR CONSTRUCTION.
 3. ALL SURVEY DATA, BOUNDARY LINES, BUILDING LOCATIONS ARE FROM A SURVEY PREPARED BY REDNISS & MEAD, INC. TITLED "PROPERTY & LIMITED TOPOGRAPHIC SURVEY" DATED 03/02/2022.

2022

12/20/2021

No.

Date

Revision

03/16/2022

12/20/2021

03/16/2022

ZONING REVISION

ZONING APPLICATION

REDNISS & MEAD

LAND SURVEYING

CIVIL ENGINEERING

PLANNING & ZONING CONSULTING

PERMITTING

22 First Street | Stamford, CT 06905

Tel: 203.327.0500 | Fax: 203.357.1118

www.rednissmead.com

SCALE: 0 40 80

1"=40'

DRAWN BY: JWB

CHECKED BY: BDH

Bret D. Holzwarth

BRET D. HOLZWARTH CT. P.E. 27812

March 16, 2022

DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null and void.

SHEET No:

SP-1

Comm. No.: 6685

ZONING SITE PLAN

DEPICTING

225 HIGH RIDGE ROAD

GODDARD SCHOOL

STAMFORD, CT

PREPARED FOR

BAYWATER PROPERTIES

3/16/2022 1:52 PM\\rednissmead\6685\225 High Ridge-Goddard School Master2.dwg