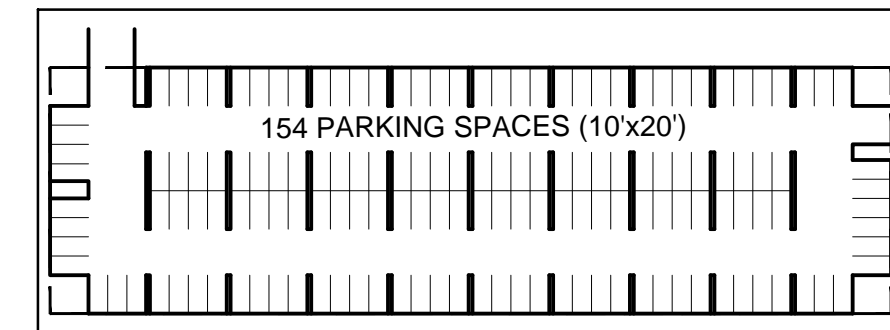


# THE VILLAGE AT MILL POND EXIT 63, CLINTON, CT

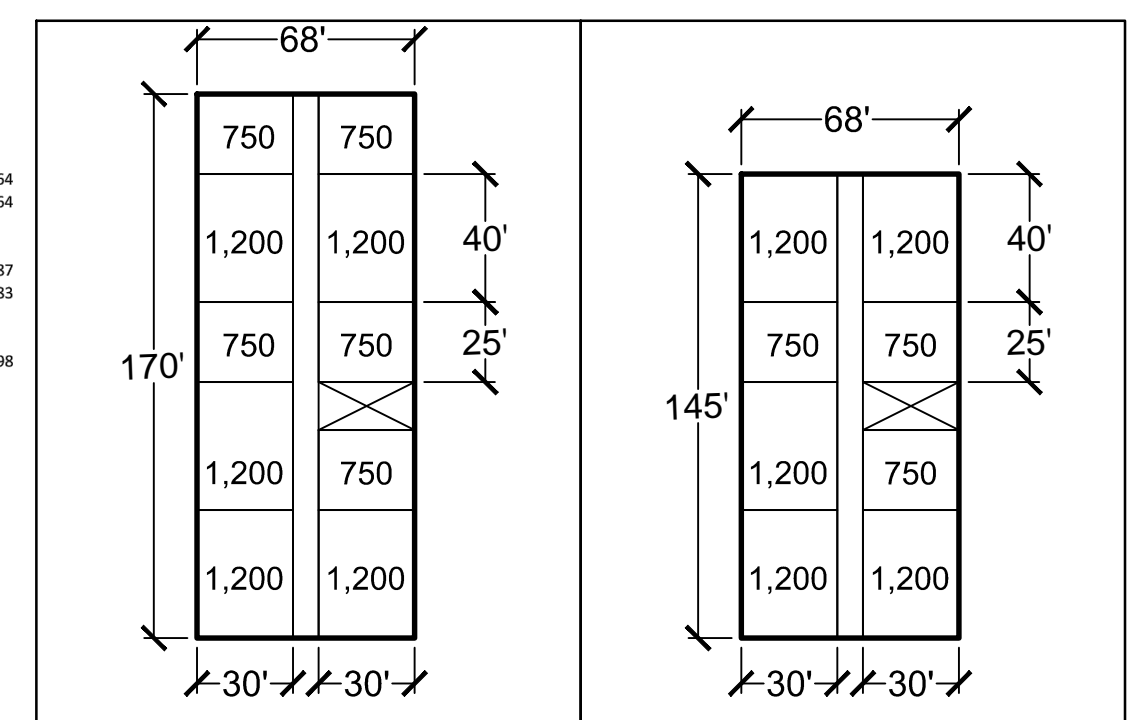


ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING

355 Research Parkway  
Meriden, CT 06450  
(203) 630-1406  
(203) 630-2615 Fax



UNDERGROUND PARKING INSET

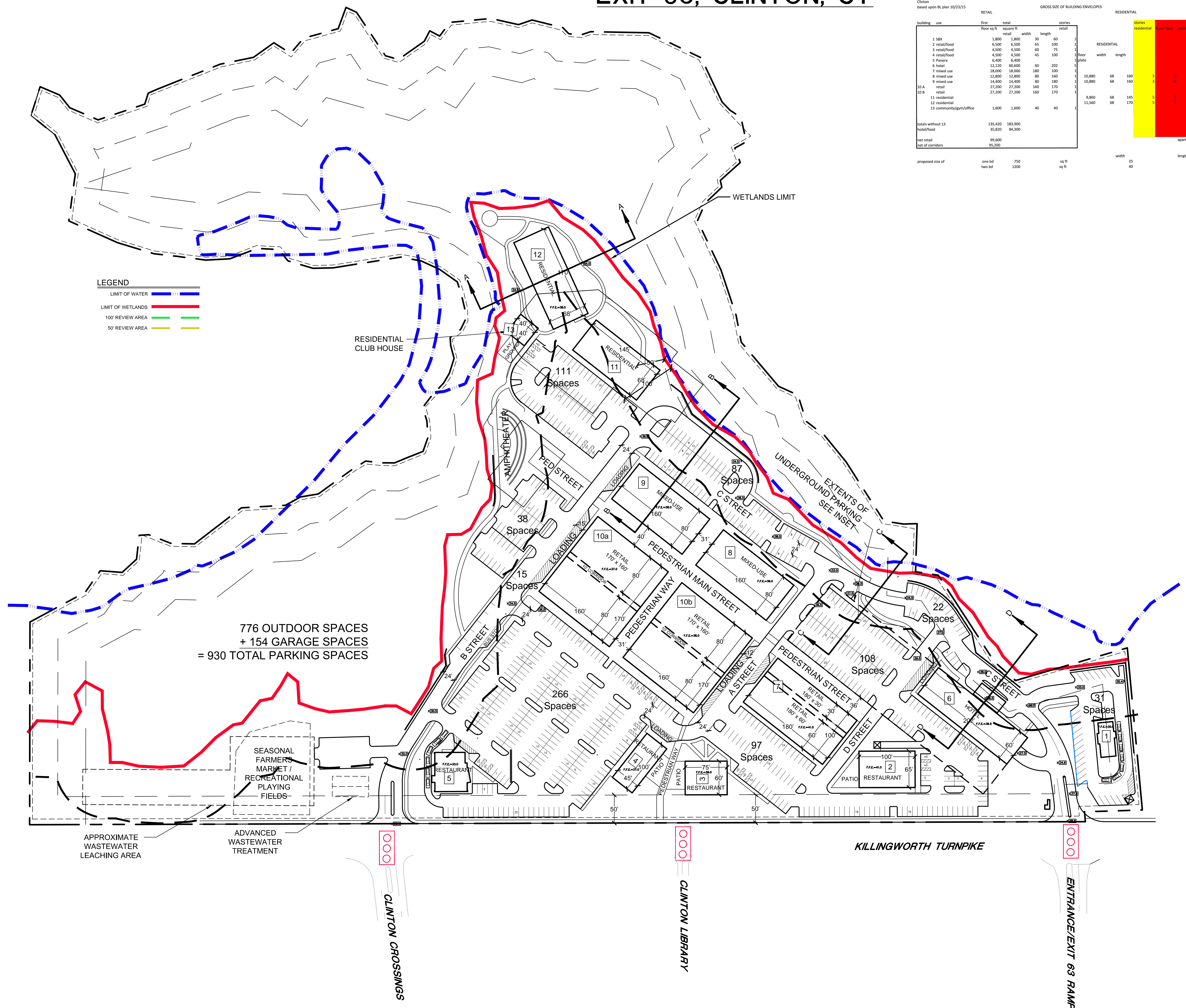


RESIDENTIAL BUILDING - RESIDENTIAL BUILDING - #12 LAYOUT #11 LAYOUT

Chiron  
based upon R1 plan 10/23/15

Building Use	RETAIL				GROSS SIZE OF BUILDING ENVELOPES				RESIDENTIAL				common area loss hallway	parking			
	floor sq ft	total sq ft	width	length	width	length	width	length	width	length	width	length		one bd	two bd	3 per 3 units	total
1 SBA	1,800	1,800	30	60	30	60	30	60	30	60	30	60	0	48	16	64	
2 retail/food	6,500	6,500	60	100	60	100	60	100	60	100	60	100	0	48	16	64	
3 retail/food	4,500	4,500	60	75	60	75	60	75	60	75	60	75	0	48	16	64	
4 retail/food	4,500	4,500	60	75	60	75	60	75	60	75	60	75	0	48	16	64	
5 restaurant	6,400	6,400	60	100	60	100	60	100	60	100	60	100	0	48	16	64	
6 retail	32,200	60,000	60	300	60	300	60	300	60	300	60	300	0	48	16	64	
7 mixed use	18,000	18,000	180	100	180	100	180	100	180	100	180	100	0	48	16	64	
8 mixed use	32,800	32,800	80	160	80	160	80	160	80	160	80	160	0	48	16	64	
9 mixed use	14,400	14,400	80	180	80	180	80	180	80	180	80	180	0	48	16	64	
10 A retail	27,200	27,200	60	370	60	370	60	370	60	370	60	370	0	48	16	64	
10 B retail	27,200	27,200	60	370	60	370	60	370	60	370	60	370	0	48	16	64	
11 residential	1,800	5,600	40	40	40	40	40	40	40	40	40	40	15	50	22	87	
12 residential	1,800	5,600	40	40	40	40	40	40	40	40	40	40	15	50	22	87	
13 community/gy/office	1,800	5,600	40	40	40	40	40	40	40	40	40	40	15	50	22	87	
<b>totals without 13</b>	<b>135,420</b>	<b>181,900</b>											<b>0</b>	<b>48</b>	<b>16</b>	<b>64</b>	
retail/food	35,820	84,300															
retail	99,600																
retail/office	36,200																
proposed size of	area bd	750	sq ft		width	25	length	30	sq ft		width	40	length	30	sq ft		
two bd	1,200	sq ft		width	25	length	30	sq ft		width	40	length	30	sq ft			

**LEGEND**  
 LIMIT OF WATER  
 LIMIT OF WETLANDS  
 100' REVIEW AREA  
 50' REVIEW AREA



776 OUTDOOR SPACES  
+ 154 GARAGE SPACES  
= 930 TOTAL PARKING SPACES

## ZONING INFORMATION

LOCATION: TOWN OF CLINTON				
ZONE: IZD - (INTERCHANGE DEVELOPMENT)				
USE: SPECIAL EXCEPTION				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	200,000 S.F.	1,612,676 S.F. 37 ACRES	NO
2	MIN. FRONTAGE AT STREET LINE	300'	1,986 FEET	NO
3	MINIMUM LOT DEPTH	NONE REQUIRED	N/A	NO
4	MINIMUM FRONT SETBACK	50 FEET	50 FEET	NO
5	MINIMUM SIDE SETBACK	50 FEET	34 FEET	YES
6	MINIMUM REAR SETBACK	50 FEET	89 FEET	NO
7	MIN. SETBACK FROM RES. ZONE	100 FEET	89 FEET	YES
7	MAXIMUM BUILDING HEIGHT	45 FEET/3 FLOORS	T.B.D.	YES
8	MAXIMUM GROUND COVERAGE	80 PERCENT	T.B.D.	NO

THE VILLAGE AT MILL POND  
27 KILLINGWORTH TURNPIKE  
CLINTON, CONNECTICUT 06413

REVISIONS

No.	Date	Description
1	11/4/15	BUILDING MASSING CHART

Designed E.C.P.  
 Drawn E.C.P.  
 Checked -  
 Approved -  
 Scale 1"=80'  
 Project No. 14C4892  
 Date 12/03/15  
 CAD File: CP14C489208

Title: CONCEPT PLAN

Sheet No.

CP-8

DRAFT

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