



**NOTES:**

- EXISTING ZONING: R-2 RESIDENTIAL
- TOTAL PROPERTY AREA IS 814.8 AC (270,376 SF)  
 814.8 AC (243,297 SF) (EXCLUDING NEW)  
 PARCEL AREA: -SF LOTS: 814 AC (248,769 SF)  
 -APARTMENTS: 814.8 AC (271,000 SF)
- EXISTING USE: VACANT LOT  
 PROPOSED USE: R-2 RESIDENTIAL (SINGLE FAMILY AND MULTIFAMILY)  
 A. 9 SINGLE FAMILY LOTS (MIN. 55' X 137')  
 B. 16 APARTMENT BUILDINGS (114 UNITS TOTAL)
- APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

	SINGLE FAMILY	MULTIFAMILY
MIN. FRONT YARD	25'	25'
MIN. SIDE YARD	5'	5'
MIN. REAR YARD	5'	5'
MIN. LOT FRONTAGE	50'	137'
MIN. LOT DEPTH	150'	137'
MIN. LOT AREA	7,500 SF	6,000 SF/UNIT
MAX. BLDG. HEIGHT	3 STORIES/30'	3 STORIES/35'
MIN. GSF	1 STORY: 10,000 SF 3 STORIES: 1,300 SF	850 SF / UNIT
MAX. LOT COVERAGE	35%	25%
EQUITY CALCULATION	NA	4,000 SF/DWELLING UNIT 1,577,000 SF / 4,000 = 114 UNITS
PARKING	NA	1.5 SPACES PER DWELLING UNIT (16 SPACES REQUIRED)
PARKING STALL SIZE	9'x16'	9'x16'
PARKING SPACE REQUIREMENTS	2 SPACES PER DWELLING UNIT (16 SPACES REQUIRED)	1.5 SPACES PER DWELLING UNIT (16 SPACES REQUIRED)

NO.	DATE	DESCRIPTION

**BME ASSOCIATES**  
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
 14 LINDEN AVENUE SUITE 100  
 FARMINGTON, CONNECTICUT 06030  
 PHONE: 860.271.7300  
 FAX: 860.271.7308  
 WWW.BMEASSOCIATES.COM

**NEWARK APARTMENTS**  
 PHASE 1 OF PHASE 1A, NEWARK, CONNECTICUT  
 CONSULTING ARCHITECTS AND ENGINEERS  
 2000 WEST 10TH AVENUE SUITE 1000  
 FORT COLLINS, COLORADO 80502

**RENDERED CONCEPT PLAN**

PROJECT:	LOCATION:	CLIENT:	DATE:
PROJECT MANAGER:	A. BRENDEL	DATE:	
PROJECT ENGINEER:	M. JONES	DATE:	
DRAWN BY:	L. BORGSTROM	DATE:	
SCALE:	DATE ISSUED:		
PROJECT NO.:	2601		
DRAWING NO.:	01		