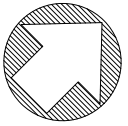


PROPOSED HOTEL DEVELOPMENT

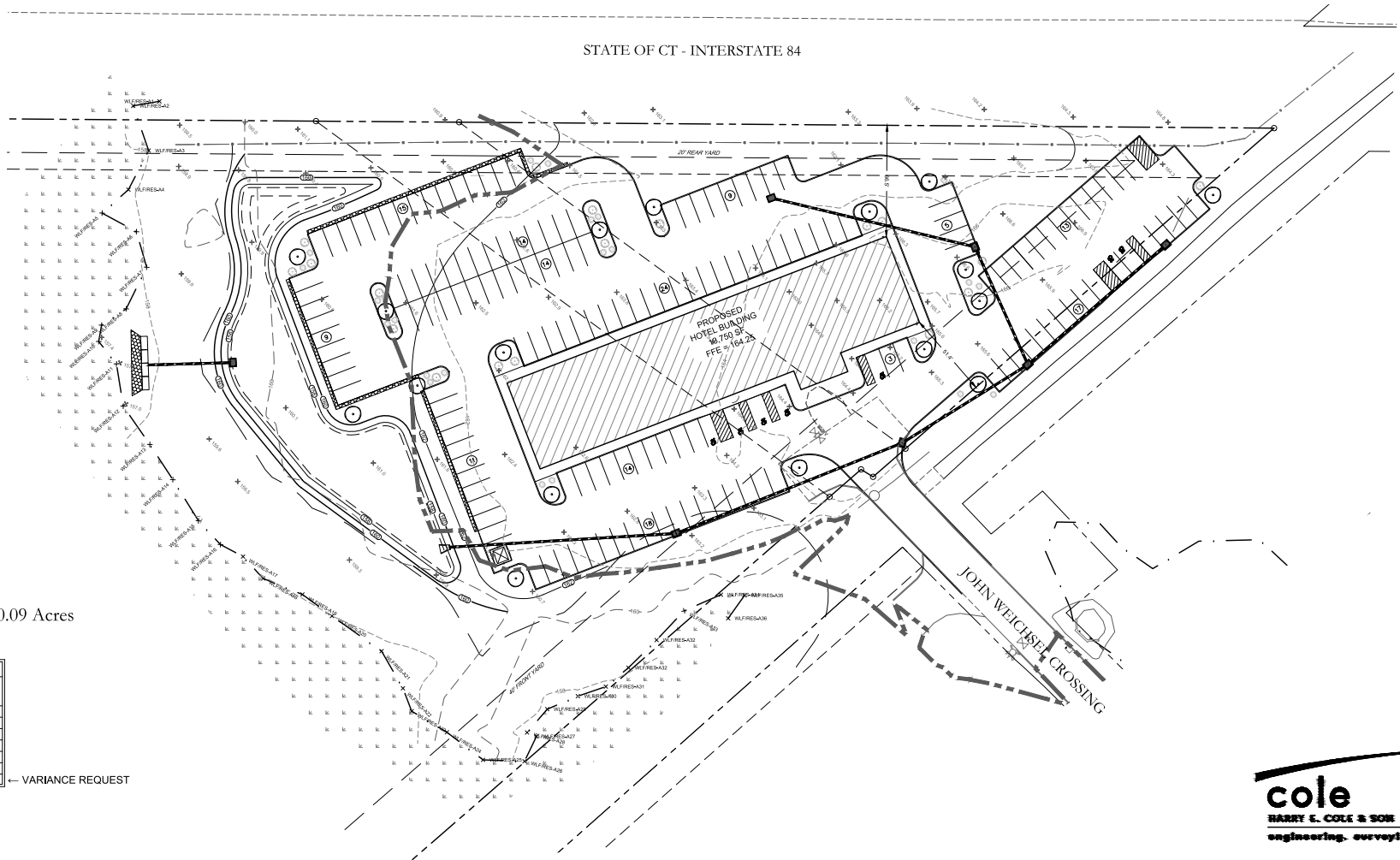
CONCEPTUAL LAYOUT #04
 95 JOHN WEICHSEL CROSSING
 SOUTHTON, CONNECTICUT
 MARCH 2023



NORTH

1" = 30'

NOTE:
 LAYOUT IS CONCEPTUAL ONLY AND IS BASED ON COMPILED INFORMATION AND A
 CURSORY REVIEW OF REGULATIONS. A SITE SURVEY AND THOROUGH REVIEW OF THE
 REGULATIONS MAY YIELD ADDITIONAL INFORMATION THAT MAY AFFECT THE
 LAYOUT. HARRY E. COLE & SON DOES NOT GUARANTEE
 THE DEPICTED LAYOUT.



PARCEL ZONED: B
 TOTAL AREA: 10.09 Acres

ZONING INFORMATION		
	Proposed Requirements	Provided
Parcel Size	20,000 sq.ft.	10.09 ac.
Lot Width	100 ft	N/A
Front Setback	40 ft	51.2 ft
Side Setback	10 ft	>200 ft
Rear Setback	20 ft	66.5 ft
Max. Lot Coverage	25%	< 25%
Max. Building Height	3 stories (40 ft)	4 stories (50 ft)

← VARIANCE REQUEST



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