



**700 Fairfield Ave  
Zoning Data (RM-1)**

Standard	Required/Permitted	Proposed GDP	Notes
Min Lot Area	5,000	373,135	Complies. 700 Fairfield Ave and 0 Cummings Point Rd to be consolidated.
Min Frontage	50'	821±	Complies. Frontage along Fairfield Ave
Max Building Stories	2 1/2	2	Complies.
Max Building Height	30'	30'	Complies.
Max Building Coverage	32% (119,403)	29.5% (110,000±)	Complies. Appendix B, Footnote 18 where 2-car garages are provided.
Max Dwelling Units	99-128	56	Complies.
Min BMR Requirement	10%	10%	Complies.
Min Usable Open Space	8,400 (150 sq/du)	100,000+	Complies.
Min Front Setback (street center)	50'	52'	Complies.
Min Front Setback (property line)	25'	36'	Complies.
Min Side Setback	10'	20'	Complies.
Min Rear Setback	30'	32'	Complies.

Unit Type	Units	Rate	Required	Provided	Notes
3-Bedroom	-	2.00	112.0	112	Complies.
Guest Parking	56	0.25	14.0	20	2-car garages + additional parking capacity within individual driveways
<b>TOTAL</b>	-	-	<b>126</b>	<b>132</b>	

**GENERAL DEVELOPMENT PLAN NOTES**

- This drawing is intended only to depict the General Development Plan (GDP) for the residential redevelopment proposed at 700 Fairfield Avenue. This drawing is for Zoning Board GDP submission only.
- All survey data, boundary lines, and building locations depicted for the subject parcels are from a survey prepared by D'Andrea Surveying & Engineering, PC entitled "Property Survey" dated 10/17/2024. The location and topographic information depicted outside the subject parcels is based on G.I.S. data obtained from the Western Connecticut Council of Governments.
- Wetlands, if any, have not been depicted hereon.
- Property lies in the IP-D zone and is proposed to be re-zoned to the RM-1 zone.
- Reference is made to FEMA Flood Insurance Map No. 09001C0518G, effective date July 8, 2013. Subject parcel does not lie with a Special Flood Hazard Area.
- The property shall be served by public waters and sewers.
- No EPB regulated activities are proposed as part of this project.

2	1/13/25	REVISED: PLAY AREA, EV SPACES, OPEN SPACE HATCH
1	11/8/24	ORIGINAL ISSUE DATE
No.	Date	Revision

**GENERAL DEVELOPMENT PLAN  
DEPICTING  
700 FAIRFIELD AVENUE  
STAMFORD, CT  
PREPARED FOR  
TOLL BROTHERS, INC.**

SCALE: 0 30 60  
1"=30'

DRAWN BY: AMK  
CHECKED BY: AMK  
ANDREW J. MEAD, P.E. 31389  
January 13, 2025  
DATE

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

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**GDP**

Sheet No. 209620-1