

ZONING SUMMARY TABLE

ZONE:	RESIDENTIAL BUILDING		STORAGE BUILDING		TOTAL	
	ALLOWED/ REQUIRED	PROVIDED	ALLOWED/ REQUIRED	PROVIDED	ALLOWED/ REQUIRED	PROVIDED
BUSINESS No. 2						
MIN. LOT SIZE					12,500 S.F.	361,548 S.F.
MIN. LOT WIDTH					50 FT.	435.5 FT.
MIN. FRONT SETBACK	45 FT. FROM CL. OF STREET	355.3 FT.	45 FT. FROM CL. OF STREET	235.8 FT.		
MIN. SIDE SETBACK	40 FT. (10 FT./STORY ABOVE RES. ZONE)	112.5 FT.	NONE (DOES NOT ABUT RESIDENCE ZONE)	5.1 FT.		
MIN. COMB. SIDE SETBACK						
MIN. REAR SETBACK	40 FT. (10 FT./STORY ABOVE RES. ZONE)	101.9 FT.	NONE (DOES NOT ABUT RESIDENCE ZONE)	8.2 FT.		
MAX BUILDING HEIGHT	4 STORIES / 50 FT.	4 STORIES / 49'-9"	4 STORIES / 50 FT.	4 STORIES / 48'-6"		
MAX BUILDING COVERAGE					40% OF LOT	32.8%
MAX LOT COVERAGE					80% OF LOT	44.5%
MAX RESIDENTIAL UNITS	219 (1 PER 1,850 S.F. OF LAND AREA)	219 DWELLING UNITS				
MAX FAR	0.9 (325,386 S.F.)	578 (211,803 S.F.)	LESSER OF 125,000 S.F. OR 33% OF TOTAL FAR	.249 (88,149 S.F.)	0.9 (325,386 S.F.)	0.83 (299,952 S.F.)
MIN. RECREATION AREA	32,850 S.F. (150 S.F. PER DWELLING UNIT)	50,000 S.F.				
MIN. PARKING**	359	20			379	379

* NOTE: THE TOTAL PROVIDED FAR INCLUDES 1,652 S.F. OF EXISTING RADIO TOWER BUILDINGS FAR
 ** NOTE: SEE PARKING SUMMARY

PARKING SUMMARY

REQUIRED PARKING:

RESIDENTIAL BUILDING:	
158 1-BED @ 1.5 SPACES PER UNIT	237
61 2-BED @ 2 SPACES PER UNIT	122
TOTAL:	359

STORAGE BUILDING:

88,149 S.F. @ 1 PER 5,000 S.F.	18
2 EMPLOYEES PER SHIFT @ 1 PER EMPLOYEE	20
TOTAL:	379

OVERALL: 379

PROVIDED PARKING:

PARKING GARAGE	328
SURFACE PARKING	51
TOTAL:	379

EXISTING BUILDING COVERAGE

MAIN BUILDING	45,190 S.F.
TRANSMITTER TOWER	4,202 S.F.
ACCESSORY BUILDINGS	1,653 S.F.
TOTAL:	51,045 S.F.
	= 14.1%

EXISTING SITE COVERAGE

BUILDING COVERAGE	51,045 S.F.
COVERED PARKING	24,244 S.F.
PAVED AREA	156,993 S.F.
TOTAL:	232,282 S.F.
	= 64.2%

PROPOSED BUILDING COVERAGE

RESIDENTIAL BUILDING	82,292 S.F.
STORAGE BUILDING	29,919 S.F.
EXISTING TOWER	4,202 S.F.
EX. ACCESSORY BLDGS.	1,653 S.F.
REFUSE & UTILITY PAD	691 S.F.
TOTAL:	118,757 S.F.
	= 32.8%

PROPOSED SITE COVERAGE

BUILDING COVERAGE	118,757 S.F.
POOL	1,500 S.F.
DRIVEWAY & PARKING	40,700 S.F.
TOTAL:	160,957 S.F.
	= 44.5%

LIMIT OF FLAGGED WETLANDS AS DELINEATED IN THE FIELD BY WILLIAM KENNY ASSOCIATES, WILLIAM L. KENNY, SOIL SCIENTIST, ON MARCH 13, 2017.

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

REFER TO MAPS No. 2434, 4120, 4121, 4542, 4894, 7618, AND 8756 N.L.R. AREA = 8.3027 ACRES

LAND LIES IN "B" RESIDENCE ZONE AND BUSINESS No. 2 ZONE

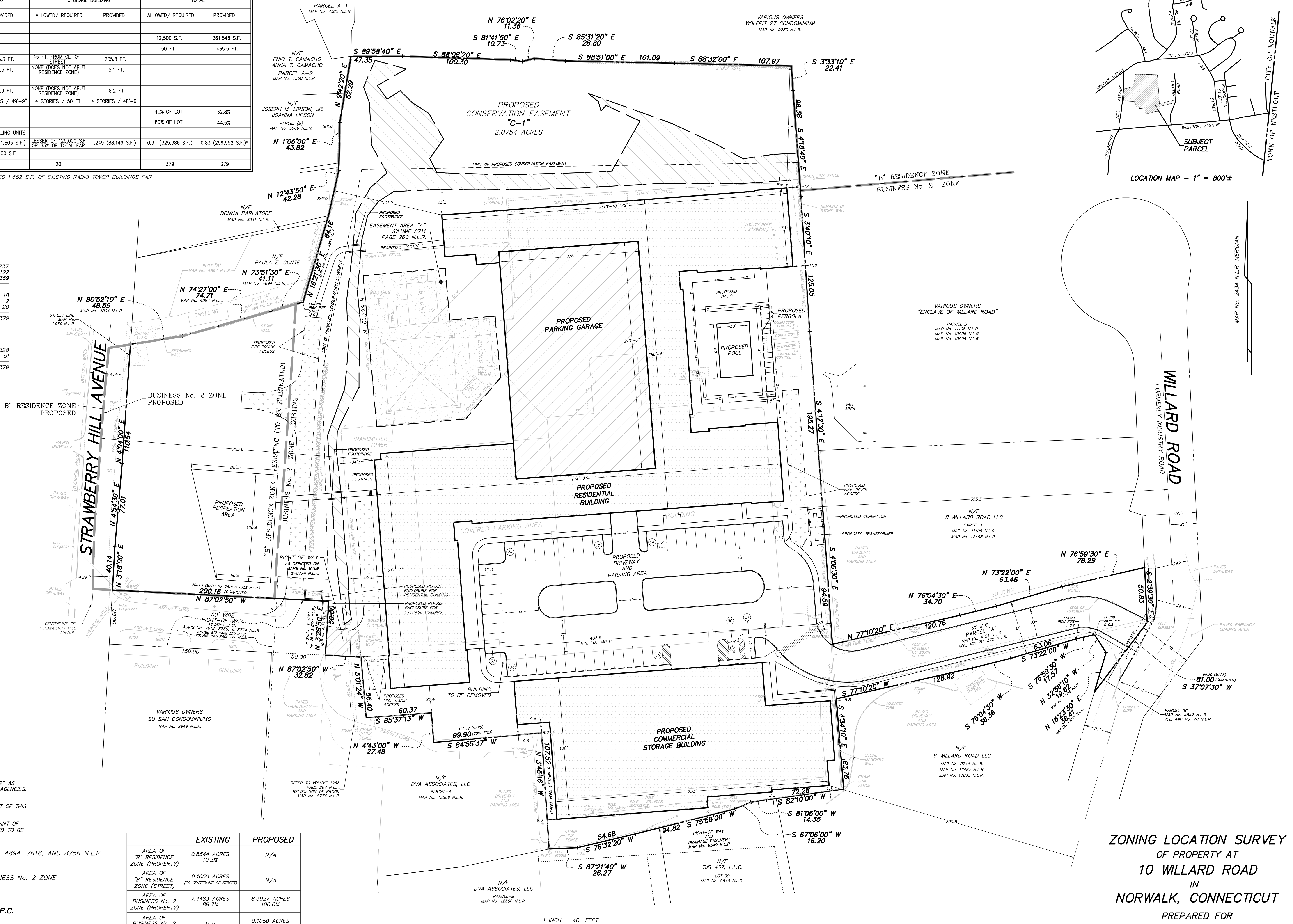
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN.

D'ANDREA SURVEYING & ENGINEERING, P.C.

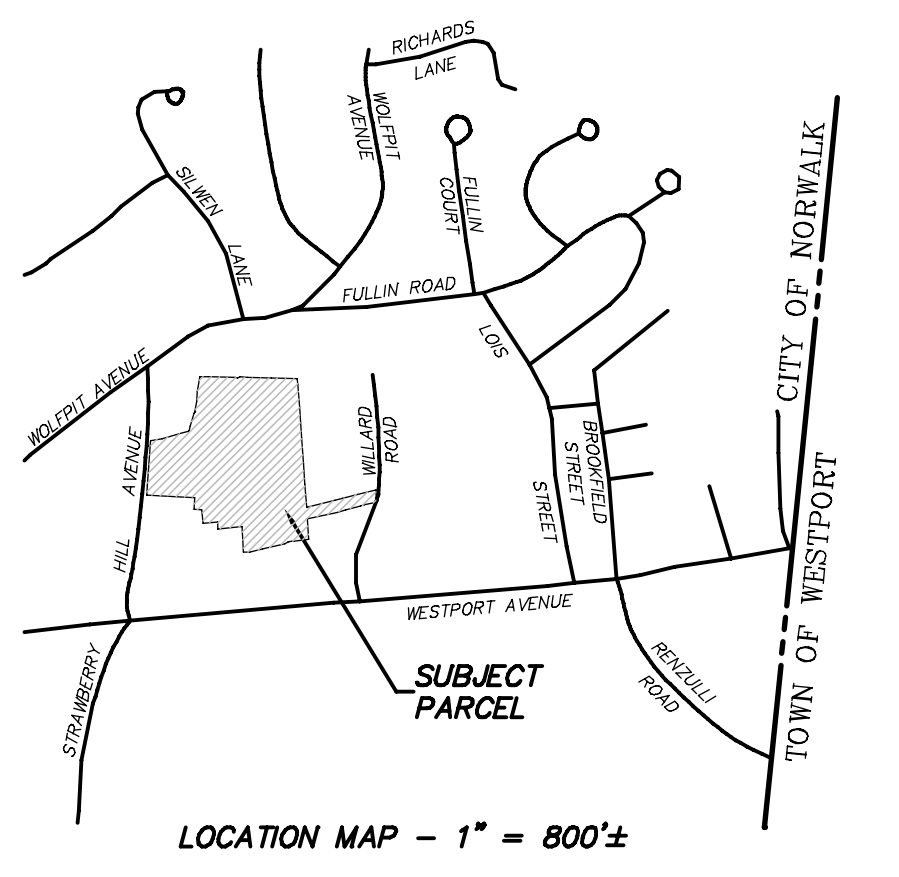
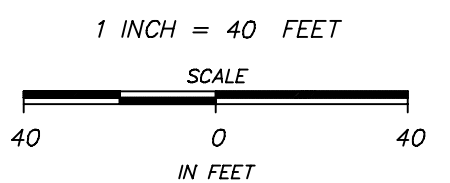
ROBERT L. LIDDEL JR., CT LS NO. 15775 RIVERSIDE, CONNECTICUT

DECEMBER 10, 2019 JANUARY 30, 2020 FEBRUARY 24, 2020

	EXISTING	PROPOSED
AREA OF "B" RESIDENCE ZONE (PROPERTY)	0.8544 ACRES 10.3%	N/A
AREA OF "B" RESIDENCE ZONE (STREET)	0.1050 ACRES (TO CENTERLINE OF STREET)	N/A
AREA OF BUSINESS No. 2 ZONE (PROPERTY)	7.4483 ACRES 89.7%	8.3027 ACRES 100.0%
AREA OF BUSINESS No. 2 ZONE (STREET)	N/A	0.1050 ACRES (TO CENTERLINE OF STREET)



ZONING LOCATION SURVEY OF PROPERTY AT 10 WILLARD ROAD IN NORWALK, CONNECTICUT PREPARED FOR 10 WILLARD LLC



WILLARD_10E_21SE_21SE_21SE

10E