

NORWALK, CT 1"=800'  
**ORIENTATION**

**ZONING INFORMATION TABLE**

10/21/2020		24 Berkeley Street	
		BUILDING ZONE STANDARDS - CBD Zone (As proposed)	PROPOSED DEVELOPMENT
HEIGHT	MAXIMUM	6 stories, 75 ft, except that: 4, Maple St, 4 stories, 45 ft, no exceptions (Pending Text Amendment)	4 stories, 43.5 ft
	MINIMUM	2 stories or 30 feet for buildings within 200 feet of a public street.	
MINIMUM SIZE OF PLOT	AREA	10,890 sq ft	8,237 sf total (1,880 sf - D-Residence portion) (6,357 sf - CBD portion)
	WIDTH	50 feet	70 feet
MINIMUM YARDS	FRONT	None	2.3 feet (Berkeley Street) 7.0 feet (Maple Street)
	SIDE	None	23.3'
	AGG. SIDE	None	N/A
	REAR	10 feet	None
MAXIMUM FRONT YARD		10 feet from the property line	No more than 7.1 feet
MAXIMUM BUILDING AREA		90% for buildings with a minimum of 15% open space	53.2% (buildings - Note 3) 25.8% (open space - Notes 3, 4)
FLOOR AREA RATIO MAXIMUM		3.0	1.51 (9,575 sf) (Notes 1, 3)
RECREATION AREA		150 sq ft per dwelling unit	Required: 150 S.F. x 5 = 750 S.F. Provided: 825 S.F. (Notes 1, 2)
RESIDENTIAL DENSITY		1 dwelling unit per 500 sq ft of lot area	5 Units (6,357 sf / 5 units = 1,271.4 sf / unit) (Note 3)
PARKING - MULTI-FAMILY RESIDENCES		1.3 parking spaces per dwelling unit	Required: 1.3 spaces x 5 units = 7 spaces Provided: 10 spaces (2 per garage unit)

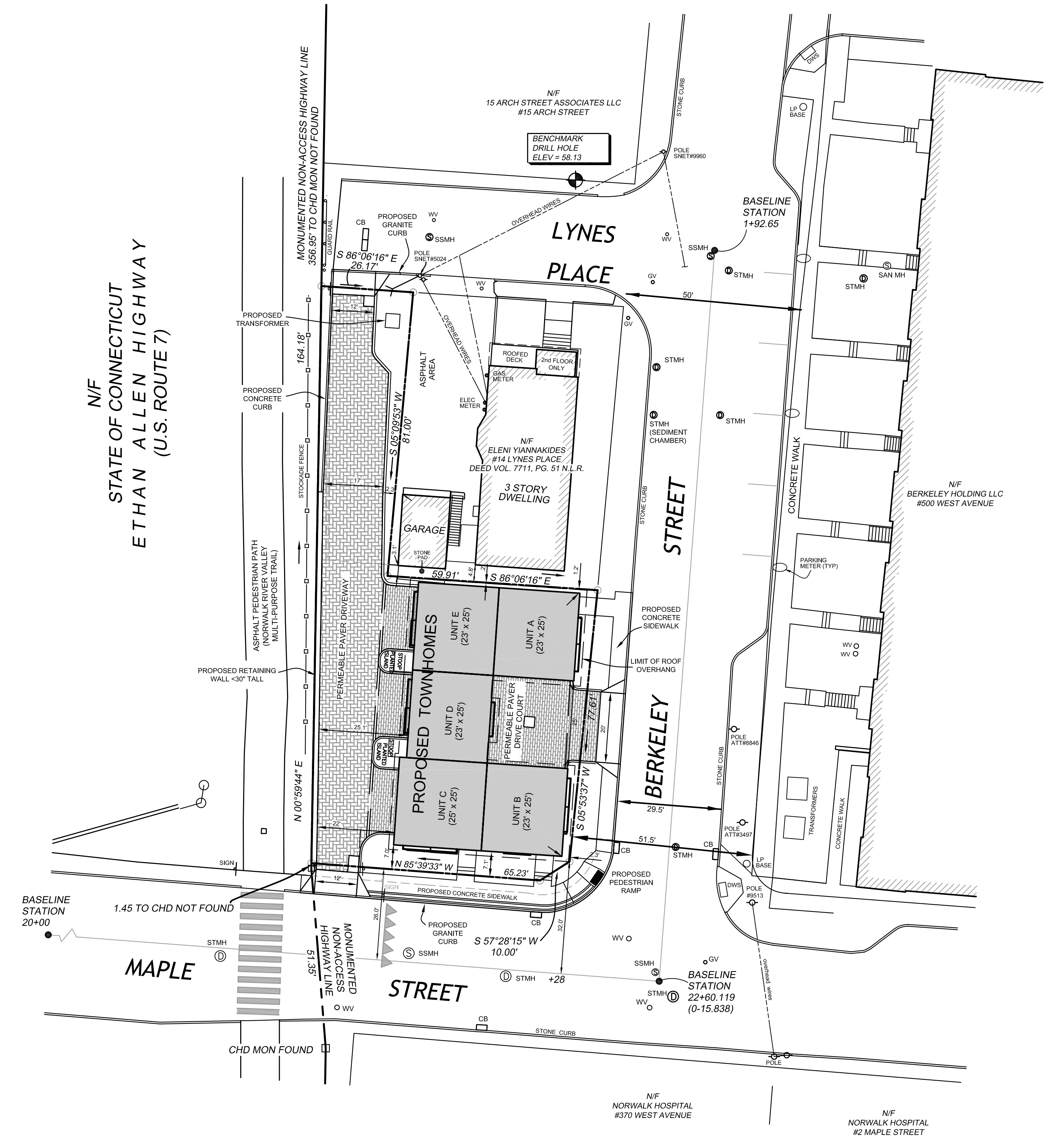
1. Data provided by Phase Zero Design.
2. Recreation area is provided via roof top decks on each unit.
3. Percentage based upon portion of lot area within CBD
4. Open space is provided via landscaped areas, walkways, and roof top decks.

**NOTES:**

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.
2. Reference is made to the following maps on file with CDOT:  
"Compilation Plan Town of Norwalk Map Showing land Released to Route 7 and Maple, LLC by the State of Connecticut Department of Transportation - Relocation of Route U.S. 7", Town No. 102 Project No. 102-115, Serial No. 140B, Sheet 1 of 1, Dated February 2009.  
"Re-location of Route U.S. 7 Location Plan", Project No. 102-115, Year 1967, Route No. 7, Sheet 14 of 160.
3. Lot Area = 8,237 SF
4. Reference is made to Quit Claim Deed found in Volume 8862, Page 150 N.L.R.
5. Owner of record: Route 7 and Maple LLC
6. Reference is made to Architectural Plans dated 07/10/2020, prepared by Phase Zero Design.
7. Reference is made to Site development Plans dated 10/21/2020, prepared by Redniss & Mead.

NORTH - MAP 0726 N.L.R.

N/F  
STATE OF CONNECTICUT  
ETHAN ALLEN HIGHWAY  
(U.S. ROUTE 7)



**ZONING LOCATION SURVEY**  
DEPICTING  
**PROPOSED IMPROVEMENTS**  
**24 BERKELEY STREET**  
NORWALK, CONNECTICUT  
PREPARED FOR  
**ROUTE 7 AND MAPLE, LLC**

**REDNISS & MEAD**  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

Scale: 1"=20'

Drawn By: *cjv/lp* Checked By: *lp* Date: 7/16/2020

To my knowledge and belief this map is substantially correct as noted herein

LAWRENCE W. POSSON, JR. CT. L.S. #18130

DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

Sheet No: **ZLS**

Comm. No.: 7439