

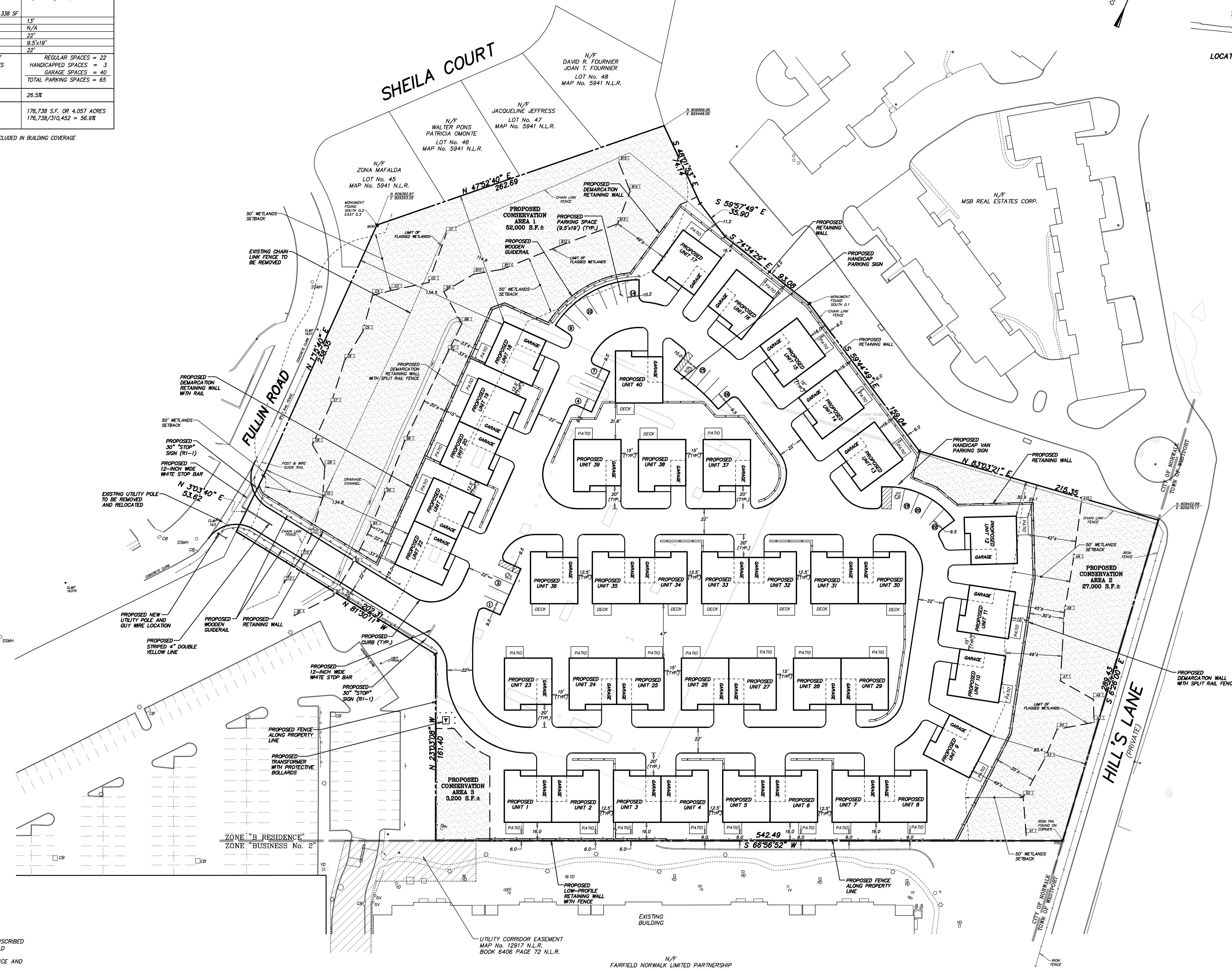
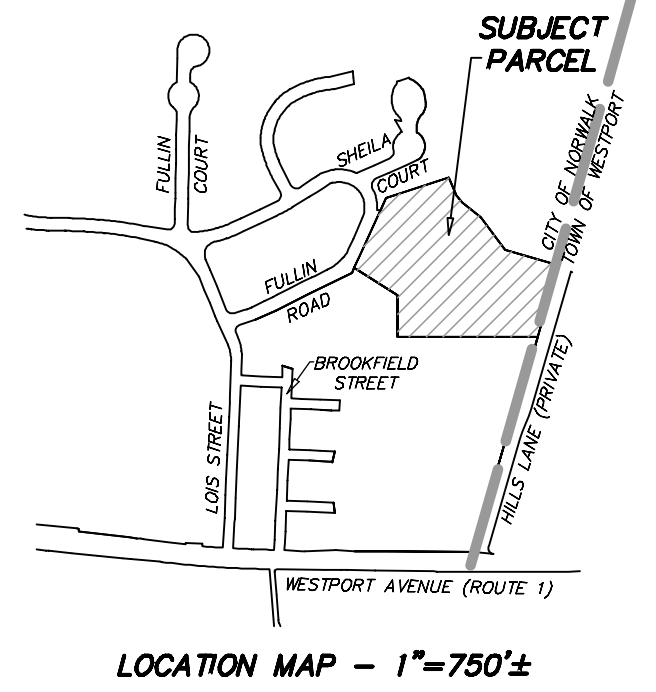
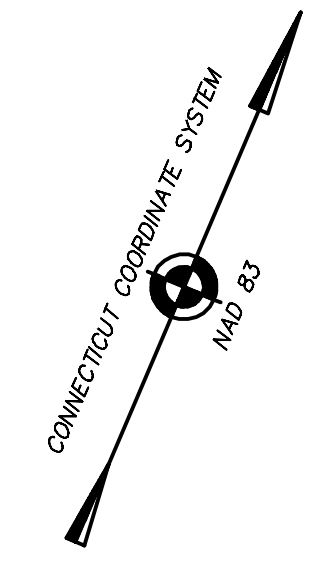
ZONING DATA - SECTION 118-340 - B RESIDENCE ZONE

REQUIREMENTS	REQUIRED BY ZONING	PROPOSED CONDITIONS
LOT AREA	6,250 SF (SINGLE FAMILY) 40 UNITS (PROP.) x 6,250 = 250,000 SF (MIN.)	7,127 ACRES (310,452± SF)
WIDTH	50'	292.0
YARD SETBACKS		
FRONT	30 FT SUBJECT TO SECTION 118-900F	134.5 FT (BUILDING) 185.2 FT (PARKING)
SIDE	6 FT (MIN.)	16.0 FT
AGGREGATE SIDE	25% FOR LOTS OVER 50 FT	85.4 FT
REAR	15% NEED NOT EXCEED 15 FT	85.4 FT
MAXIMUM BUILDING AREA	25-35% SUBJECT TO SECTION 118-340 C(4) 6,250 x 0.35 = 2,187.5 SF 2,000 x 0.30 = 600.0 SF 302,202 x 0.25 = 75,550.5 SF MAXIMUM ALLOWABLE BUILDING AREA = 78,138 SF	*77,200 SF (TOTAL BUILDING FOOTPRINT) 77,200 SF / 310,452 SF = 24.9%
DRIVEWAYS MINIMUM WIDTH	8'	13'
RECREATION AREA	N/A	N/A
ACCESS DRIVES	20'	22'
PARKING SPACE	8.5'x19' (MIN.)	9.5'x19'
PAVING DIMENSION	22'	22'
PARKING REQUIREMENTS CONGREGATE HOUSING	1 PARKING SPACE PER 1 DWELLING UNIT 40 UNITS x 1 PARKING SPACE / 1 UNITS 40 REQUIRED PARKING SPACES	REGULAR SPACES = 22 HANDICAPPED SPACES = 3 GARAGE SPACES = 40 TOTAL PARKING SPACES = 65
CONSERVATION AREA	25%	26.5%
OPEN AREA AND GREEN SPACE (INCLUDES CONSERVATION AREA)	40%	176,738 S.F. OR 4.057 ACRES 176,738/310,452 = 56.9%

*FOR THE PURPOSE OF THIS SUBMISSION ALL DECKS AND PATIOS ARE INCLUDED IN BUILDING COVERAGE

PROPOSED CONSERVATION AREA AND GREEN AREA

PARCEL AREA = 310,452± SF
 CONSERVATION AREA 1 = 52,000 S.F.
 CONSERVATION AREA 2 = 27,000 S.F.
 CONSERVATION AREA 3 = 3,200 S.F.
 TOTAL CONSERVATION AREA = 82,200 S.F.
 PERCENT AREA OF CONSERVATION = 26.5%



LEGEND

- ↑ SIGN
- UTILITY POLE
- GAS GATE
- WATER GATE
- FIRE HYDRANT
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- ▭ WETLANDS FLAGS

FEATURES DEPICTED HEREON, UNLESS OTHERWISE NOTED, WERE TRANSCRIBED FROM A MAP ENTITLED "SITE PLAN - TOPOGRAPHIC SURVEY FAIRFIELD GREEN AT PEPPERIDGE FARM" PREPARED BY MILONE & MACBROOM ENGINEERING, LANDSCAPE ARCHITECTURE, AND ENVIRONMENTAL SCIENCE AND DATED FEBRUARY 8, 2005.

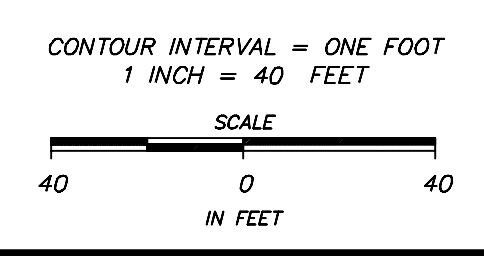
THE LIMIT OF FLAGGED WETLANDS DEPICTED HEREON WAS DELINEATED IN THE FIELD BY EVANS ASSOCIATES, ENVIRONMENTAL CONSULTING, INC. ON DECEMBER 10, 2020 AND LOCATED IN THE FIELD BY D'ANDREA SURVEYING & ENGINEERING, P.C.

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A DEPENDENT RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "4±" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SECTION 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING 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.

AREA = 7.127 ACRES
 REFER TO MAP No. 12736 N.L.R.
 LAND LIES IN "B" RESIDENCE ZONE
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED.
 D'ANDREA SURVEYING & ENGINEERING, P.C.



ZONING LOCATION SURVEY
 OF PROPERTY AT
 40 FULLIN ROAD
 IN
 NORWALK, CONNECTICUT
 PREPARED FOR
 FRAP LLC