

PROPERTY INFORMATION:

OWNER: SHIVAM & J. KRUPA, INC.
 ADDRESS: 344 WESTPORT AVENUE, NORWALK, CT.
 LOT AREA: 17,163 S.F., 0.394 A.C.
 SETBACK LINES:
 45' FRONT FROM CENTERLINE OF ROAD
 NONE SIDE
 10' REAR

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
2. THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP. ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED TO BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
3. THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
4. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
5. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
6. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
7. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
8. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
9. REFER TO MAP NO.S 2651, 8495, & 13956 IN NORWALK LAND RECORDS.
10. RESIDENCE ERECTED OVER THREE YEARS AGO.
11. PROPERTY IS LOCATED IN "BUSINESS #2" ZONE.
12. SUBJECT TO EASEMENTS FOR INGRESS AND IGRESS AN PARKING REVORDED IN VOL. 1170 PG. 26, VOL. 1370 PG. 144, AND MAP No. 8495 OF THE NORWALK LAND RECORDS.

FLOOR AREA RATIO

BUILDING #1 FLOOR AREA = 1,491 SF
 BUILDING #2 FLOOR AREA
 FIRST FLOOR = 2,768 SF
 SECOND FLOOR = 851 SF
 TOTAL = 3,619 SF
 TOTAL FLOOR AREA FOR BOTH BUILDINGS = 5,110
 ALLOWABLE FAR (BUS. #2 ZONE) = 0.9
 LOT AREA = 17,163 SF
 17,163 SF X 0.9 = 15,446.7 SF
 ALLOWABLE FLOOR AREA = 15,446.7 SF
 5,110 SF < 15,446.7 SF

ZONING DATA

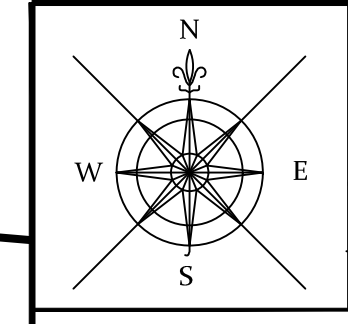
DIMENSIONAL	ZONING DISTRICT: BUSINESS #2		
	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	12,500 SF	17,163 SF	17,163 SF
LOT WIDTH	50'	55.91'	55.91'
BUILDING COVERAGE	MAX. 50.0%	24.1%	32.7%
LOT COVERAGE COVERAGE	MAX. 80.0%	79.6%	79.6%
OPEN SPACE (GREEN AREA)	MINIMUM 20.0%	20.4%	20.4%
YARDS	FRONT 45' FROM CENTERLINE	61.6'	61.6'
	SIDE	NONE	2.1'
	REAR	NONE	4.4'
BUILDING HEIGHT	MAXIMUM	3 STORIES	1 STORY
	BUILDING "A"	MAXIMUM	35'
BUILDING HEIGHT	MAXIMUM	3 STORIES	1 STORY
	BUILDING "B"	MAXIMUM	35'

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Dennis A. Deilus
 DENNIS A. DEILUS, LAND SURVEYOR, CT. REGISTRATION NO. 6398



REV: 3/11/21
 REV: 2/18/21
 REV: 2/9/21
 REV: 8/3/20
 REV: 6/9/20



ZONING MAP OF PROPERTY
 PREPARED FOR
SHIVAM & J. KRUPA INC.
 344 WESTPORT AVENUE, NORWALK, CT.

PREPARED BY: SM DATE: 9/4/19 DD NO.:
 REVIEW: DENNIS A. DEILUS SHEET NO.: 1

SCALE: 1"=10'

DENNIS A. DEILUS - LAND SURVEYORS
 108 MAIN STREET, 2ND FLOOR, NORWALK, CT. 06851
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