

PROPERTY INFORMATION:

OWNER: 129 WOODWARD AVE., LLC
 ADDRESS: 129 WOODWARD AVENUE NORWALK, CT.
 LOT AREA: 2,700 A.C., 117,608 S.F.
 ZONE: RI - RESTRICTED INDUSTRIAL (1.952 AC., 85,014 S.F.)
 DEED: C - RESIDENTIAL ZONE C (0.748 AC., 32,594 S.F.)
 BK. 2976 PG. 298

RESTRICTED INDUSTRIAL SETBACK LINES	RESIDENTIAL ZONE C SETBACK LINES
30' FRONT	30' FRONT
10' SIDE	45.1' SIDE
10' REAR	15' REAR

ROOF MIDPOINT CALCULATION

ROOF HEIGHT = 37.79'
 AVERAGE GRADE AROUND BUILDING = 10.02'
 ROOF MIDPOINT = 27.77'

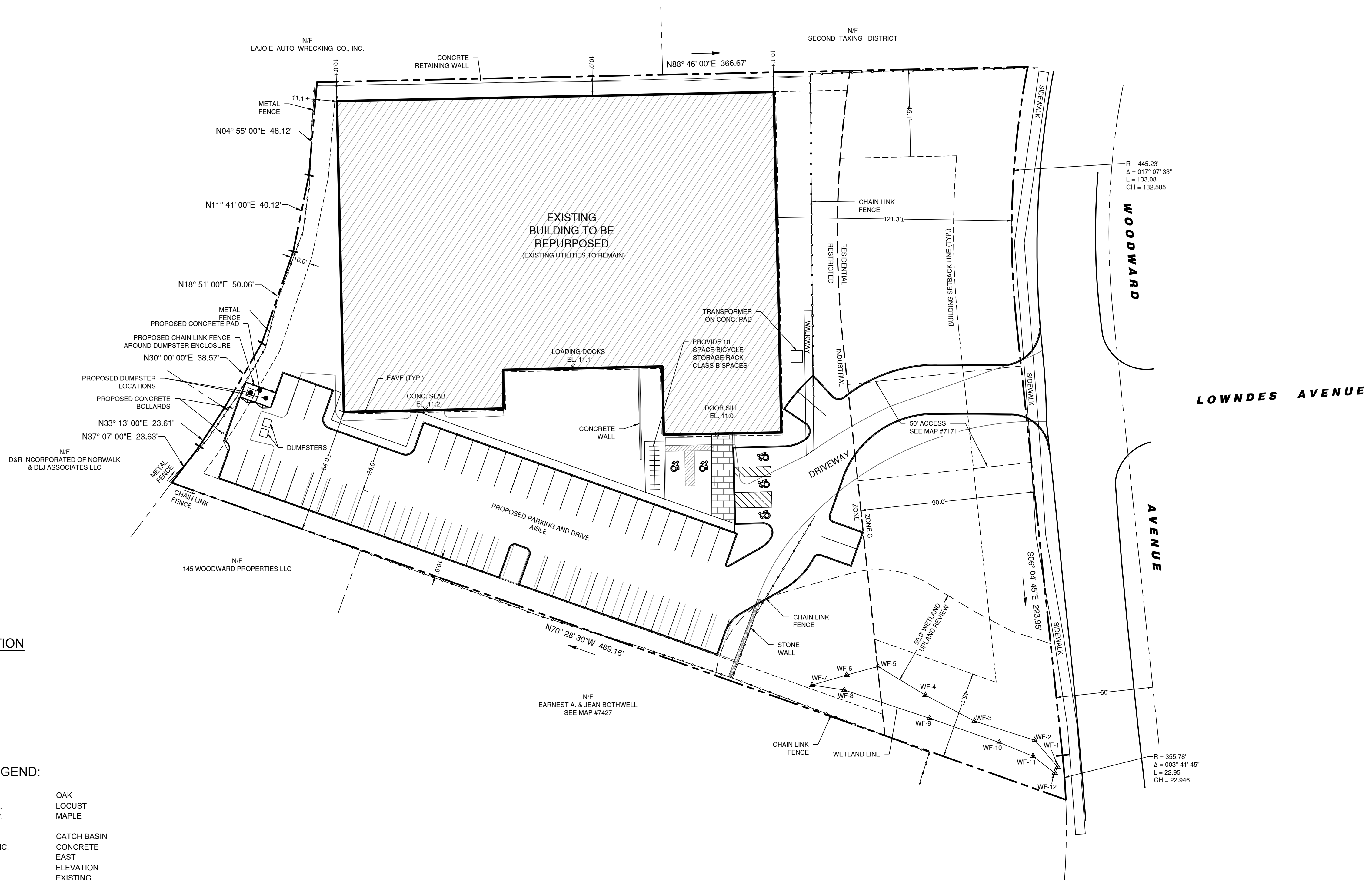
SURVEY NOTES:

- 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 AUGUST 29, 2019.
- THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
- 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.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
- REFER TO MAP NO S 6519, 7427, 7171, 7711, & 10393 IN NORWALK LAND RECORDS.
- VERTICAL DATUM: NAVD-88
- WETLANDS AS FLAGGED BY ANTHONY ZEMBA, SOIL SCIENTIST, ON AUGUST 1ST 2022.
- ENTIRE PROPERTY FALLS IN FLOOD ZONE AE (EL. 14), AS SHOWN ON FEMA FIRM, MAP PANEL 09001C0533G, EFFECTIVE JULY 8TH, 2013.

LEGEND:

O.	OAK
LOC.	LOCUST
MAP.	MAPLE
CB	CATCH BASIN
CONC.	CONCRETE
E	EAST
EL.	ELEVATION
ex.	EXISTING
N	NORTH
PVC	POLY VINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
AT&T	AMERICAN TELEPHONE & TELEGRAPH
GRT.	GRATE
G.G	GAS GATE
INV.	INVERT
S	SOUTH
SD	STORM DRAIN MANHOLE
SSWR	SANITARY SEWER MANHOLE
U.V.	UTILITY POLE
WEST	WEST
WF	WETLAND FLAG
W.G.	WATER GATE

ZONING DATA				
ZONING DISTRICT: RI - RESTRICTED INDUSTRIAL				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA	43,560 SF	117,608 SF	117,608 SF	Y
LOT WIDTH	100'	GREATER THAN 100'	GREATER THAN 100'	Y
COVERAGE	MAX.	50%	30.1%	Y
	FRONT	30'	121.3'±	Y
	SIDE	MIN. 10'	10.0'±	Y
	REAR	10'	11.1'±	Y
YARDS	AGGREGATE	20'	74.0'±	Y
	FRONT	30'	121.3'±	Y
	REAR	10'	11.1'±	Y
BUILDING HEIGHT	4 STORIES	2 STORIES	2 STORIES	Y
	MAXIMUM	55'	27.77'	Y



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 THOMAS A. DEILUS, LAND SURVEYOR, CT. REGISTRATION NO. 70098
 The survey and declaration shown hereon is null and void without the licensed surveyor's live signature.



PROJECT LOCATION: 129 WOODWARD AVENUE NORWALK, CT.
 PROJECT NO.: 22216-01
 SCALE: 1" = 30'
 DATE: 09/16/2022
 DRAWN BY: YP
 CHECKED BY: T.A.D.
 TITLE: ZONING IMPROVEMENT SURVEY

PREPARED FOR: 129 WOODWARD AVE., LLC

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • hello@landtechconsult.com

LANDTECH
 Civil Engineering - Site Planning
 Surveying - Boundary, Topographic, & Engineering
 Structural Engineering - Building
 Permit Coordinating & Management
 Construction Management & Financing

REVISION DATE: #12/2022
 ISSUE: ELECTRIC, GAS AND WATER LINES ADDED

ZLS