

EXISTING BUILDING COVERAGE

LOT AREA = 96,089 S.F.
BUILDING = 2,824 S.F.
GARAGE = 868 S.F.
TOTAL = 3,692 S.F.
BUILDING COVERAGE = 3.8%

PROPOSED BUILDING COVERAGE*

COMMERCIAL BUILDING A = 2,824 S.F.
COMMERCIAL BUILDING B = 868 S.F.
WATER DELIVERY BUILDING = 120 S.F.
TOTAL = 3,812 S.F.
BUILDING COVERAGE = 4.0%

ZONING DATA CHART - "R-10" ZONING DISTRICT - CORNER LOT

Table with 4 columns: REQUIRED/ALLOWED, EXISTING, PROPOSED. Rows include LOT FRONTAGE, FRONT SETBACK, REAR SETBACK, SIDE SETBACK (ONE), SIDE SETBACK (BOTH), LOT AREA, BUILDING - HEIGHT, BUILDING - STORIES, BUILDING AREA, and LOT COVERAGE.

*PROPOSED BUILDING HEIGHTS AND NUMBER OF STORIES WERE TAKEN FROM ARCHITECTURAL PLANS PREPARED BY SIGNATURE BUILDING SYSTEMS.
**LOT COVERAGE PER SECTION 5.X.6.c. - LOT COVERAGE.

PARKING SUMMARY - REQUIRED

Table with 3 columns: RESIDENTIAL PARKING, REQUIRED COMMERCIAL, REQUIRED WAREHOUSE, and TOTAL. Values include 1/UNIT, 3 SPACES/1,000 SF GFA, 1 SPACE/2,000 SF GFA, and 22.

*EXISTING GROSS FLOOR AREAS TAKEN FROM ASSESSOR CARD

PARKING SUMMARY - PROVIDED

Table with 2 columns: EXISTING GARAGE, UNIT GARAGES, UNCOVERED PARKING, UNCOVERED TANDEM PARKING, and TOTAL. Values include 2 SPACES, 9 SPACES, 26 SPACES, 9 SPACES, and 46 SPACES.

LEGEND:

- UTILITY POLE W/ GUY WIRE
SIGN
MANHOLE
ELECTRIC MANHOLE
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
CATCH BASIN
GROSS FLOOR AREA
LIVING AREA
WETLANDS FLAG

REFER TO A SURVEY ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY DEPICTING 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD, STAMFORD, CONNECTICUT, PREPARED BY RALPH D'ARINZO, PREPARED BY REDNISS & MEAD, DATED JULY 24, 2018.

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 SEC. 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 = 14,339 S.F. (FIRST TRACT)
AREA = 81,750 S.F. (SECOND TRACT)
AREA = 96,089 S.F. (2.2059 ACRES) (TOTAL)
REFER TO MAPS No. 3362 AND 4064 S.L.R.

LAND LIES IN "R-10" DISTRICT

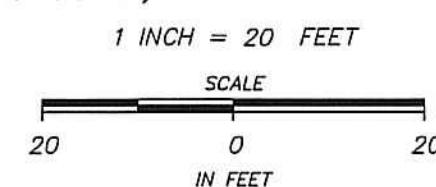
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

ANTHONY L. D'ANDREA, CT LS No. 9673
RIVERSIDE, CONNECTICUT



JUNE 11, 2025 SEPTEMBER 25, 2025



MERRITT PARKWAY (CT ROUTE 15)

LOCATION MAP - 1"=800'

ZONING LOCATION SURVEY
DEPICTING
"COTTAGES AT WIRE MILL"
LOCATED AT
961 LONG RIDGE ROAD
AND
16 WIRE MILL ROAD
IN
STAMFORD, CONNECTICUT
PREPARED FOR
HORN & HOOF PROPERTIES LLC