

BLOCK No. 377
AREA = 96,089 S.F. (TOTAL)
"R-10" DISTRICT (EXISTING)
RM-1 DISTRICT (PROPOSED)

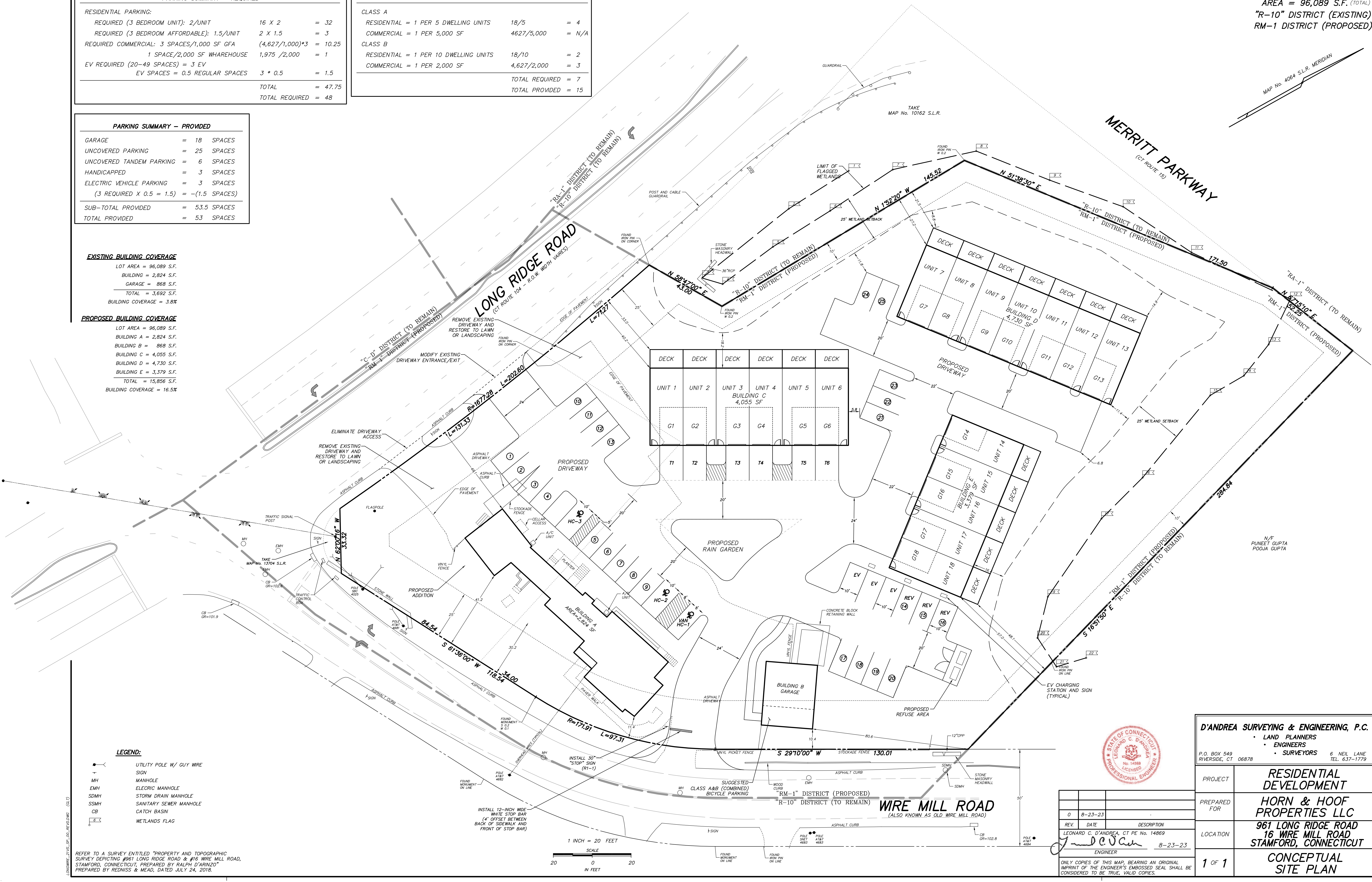
PARKING SUMMARY - REQUIRED				
RESIDENTIAL PARKING:				
REQUIRED (3 BEDROOM UNIT): 2/UNIT	16 X 2	=	32	
REQUIRED (3 BEDROOM AFFORDABLE): 1.5/UNIT	2 X 1.5	=	3	
REQUIRED COMMERCIAL: 3 SPACES/1,000 SF GFA	(4,627/1,000)*3	=	10.25	
1 SPACE/2,000 SF WHAREHOUSE	1,975 /2,000	=	1	
EV REQUIRED (20-49 SPACES) = 3 EV				
EV SPACES = 0.5 REGULAR SPACES	3 * 0.5	=	1.5	
	TOTAL	=	47.75	
	TOTAL REQUIRED	=	48	

BICYCLE PARKING SUMMARY				
CLASS A				
RESIDENTIAL = 1 PER 5 DWELLING UNITS	18/5	=	4	
COMMERCIAL = 1 PER 5,000 SF	4627/5,000	=	N/A	
CLASS B				
RESIDENTIAL = 1 PER 10 DWELLING UNITS	18/10	=	2	
COMMERCIAL = 1 PER 2,000 SF	4,627/2,000	=	3	
	TOTAL REQUIRED	=	7	
	TOTAL PROVIDED	=	15	

PARKING SUMMARY - PROVIDED		
GARAGE	=	18 SPACES
UNCOVERED PARKING	=	25 SPACES
UNCOVERED TANDEM PARKING	=	6 SPACES
HANDICAPPED	=	3 SPACES
ELECTRIC VEHICLE PARKING	=	3 SPACES
(3 REQUIRED X 0.5 = 1.5)	=	-(1.5 SPACES)
SUB-TOTAL PROVIDED	=	53.5 SPACES
TOTAL PROVIDED	=	53 SPACES

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
LOT AREA = 96,089 S.F.
BUILDING A = 2,824 S.F.
BUILDING B = 868 S.F.
BUILDING C = 4,055 S.F.
BUILDING D = 4,730 S.F.
BUILDING E = 3,379 S.F.
TOTAL = 15,856 S.F.
BUILDING COVERAGE = 16.5%



- LEGEND:**
- UTILITY POLE W/ GUY WIRE
 - SIGN
 - MH MANHOLE
 - EMH ELECTRIC MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - CB CATCH BASIN
 - WETLANDS FLAG

REFER TO A SURVEY ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY DEPICTING #661 LONG RIDGE ROAD & #16 WIRE MILL ROAD, STAMFORD, CONNECTICUT, PREPARED BY RALPH D'ARINZO" PREPARED BY REDNISS & MEAD, DATED JULY 24, 2018.

REV.	DATE	DESCRIPTION
0	8-23-23	
LEONARD C. D'ANDREA, CT PE No. 14869		
8-23-23		
ENGINEER		
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.		

D'ANDREA SURVEYING & ENGINEERING, P.C.	
• LAND PLANNERS	
• ENGINEERS	
• SURVEYORS	
P.O. BOX 549 RIVERSIDE, CT 06878	
6 NEIL LANE TEL. 637-1779	
PROJECT	RESIDENTIAL DEVELOPMENT
PREPARED FOR	HORN & HOOFF PROPERTIES LLC
LOCATION	961 LONG RIDGE ROAD 16 WIRE MILL ROAD STAMFORD, CONNECTICUT
1 OF 1	CONCEPTUAL SITE PLAN