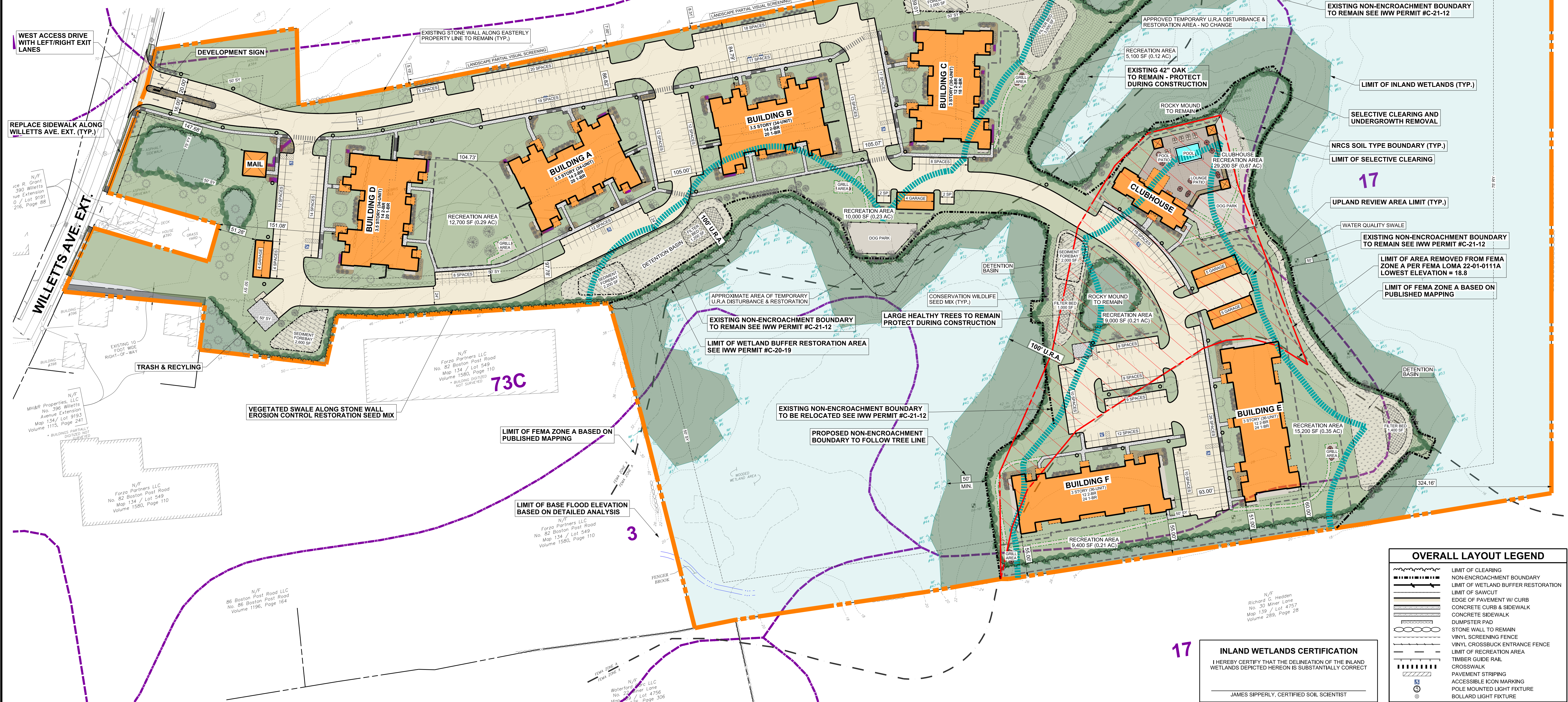


ZONING TABLE				
EXISTING ZONE:	COMMERCIAL MULTI-FAMILY DISTRICT (C-MF) (1)			
EXISTING USE:	UNDEVELOPED / VACANT - APPROVED MF UNDER CONSTRUCTION			
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT PERMITTED USE PER SECTION 16.1.2			
ITEM	EXISTING STANDARD (C-MF)	APPROVED 384 & 394 COMBINED	PROPOSED MODIFICATION	NOTES
MIN. LOT AREA:	60,000 SF	1,160,160 SF (26.63 AC)	1,160,160 SF	NO CHANGE COMPLIES
MIN. LOT FRONTAGE:	150 FT	286.09 FT	286.09 FT	NO CHANGE COMPLIES
MIN. LOT WIDTH:	N/A	N/A	N/A	N/A
MAX. BLDG COVERAGE:	25% (290,000 SF)	3.8% (41,324 SF)	7.3% (84,553 SF)	INCREASE COMPLIES
MIN. FRONT YARD:	75 FT	173.45 FT (MAIL)	147.68 FT	REDUCTION COMPLIES
MIN. SIDE YARD:	50 FT	59.01 FT (BLDG C)	51.00 FT (BLDG E)	REDUCTION COMPLIES
MIN. REAR YARD:	75 FT	415.01 FT (CH)	324.16 FT (BLDG E)	REDUCTION COMPLIES
DENSITY:	8/AC (213 UNITS)	3.7/AC (98 UNITS)	7.6/AC (204 UNITS)	INCREASE COMPLIES
BUILDING SEPARATION:	30 FT MIN.	105.00 FT	93.00 FT	REDUCTION COMPLIES
MAX. UNITS PER BLDG:	45 UNITS	34 UNITS	36 UNITS	INCREASE COMPLIES
MAX. BUILDING HEIGHT:	40 FT / 55 FT	47.17'	47.17'	NO CHANGE COMPLIES [2]
BUILDING A:		47.17'	47.17'	NO CHANGE COMPLIES [2]
BUILDING B:		40.25'	40.25'	NO CHANGE COMPLIES [2]
CLUBHOUSE:		SEE ARCH.	SEE ARCH.	NO CHANGE COMPLIES [2]
BUILDING D:		N/A	SEE ARCH.	COMPLIES
BUILDING E:		N/A	SEE ARCH.	COMPLIES
BUILDING F:		N/A	SEE ARCH.	COMPLIES
MAX. BUILDING STORIES:	4 STORIES	3 STORIES	3 STORIES	NO CHANGE COMPLIES [3]
UNIT MIXTURE:				
2-BEDROOM UNIT:	60% MAX.	41% (40 UNITS)	38% (78 UNITS)	DECREASE COMPLIES
OPEN SPACE:	20% (5.33 AC)	34% (9.19 AC)	34% (9.19 AC)	NO CHANGE COMPLIES
RECREATION AREA:	70,500 SF MIN.	121,600 SF	90,600 SF	DECREASE COMPLIES
250 SF/1-BEDROOM:	31,500 SF (126 1-BR)			
500 SF/2-BEDROOM:	39,000 SF (78 2-BR)			

- ZONING TABLE NOTES:**
1. ZONE CHANGE FROM C-G TO C-MF APPROVED BY PLANNING & ZONING COMMISSION AT 09/28/2020 MEETING.
 2. PER SECTION 18.3.8, THE COMMISSION APPROVED A MAXIMUM BUILDING HEIGHT OF 55'.
 3. THE GARDEN (BASEMENT) LEVEL UNITS ARE NOT CONSIDERED A STORY PER THE BUILDING CODE.
 4. OPEN SPACE INCLUDES WETLANDS AND WATERCOURSES.
 5. RECREATION AREA MAY INCLUDE INDOOR AND OUTDOOR AMENITIES.



SCALE: 1" = 60'

PROJECT NUMBER: 00096 - 001

CONTACT INFORMATION

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PROFESSIONAL SEAL

WATERFORD WOODS SITE MODIFICATION PLANS

PREPARED FOR
WATERFORD WOODS, LLC

OVERALL DEVELOPMENT LAYOUT

384 & 394 WILLETTS AVENUE
WATERFORD, CT

INLAND WETLANDS CERTIFICATION

I HEREBY CERTIFY THAT THE DELINEATION OF THE INLAND WETLANDS DEPICTED HEREON IS SUBSTANTIALLY CORRECT

JAMES SIPPERLY, CERTIFIED SOIL SCIENTIST

REVISION SUMMARY

DATE	DESCRIPTION
12/30/20	PER IWWC COMMENTS / PZC SUBMISSION
2/10/21	PER CONDENSED COMMENTS
4/16/21	PER CONDITIONS OF APPROVAL
9/21/21	CLUBHOUSE ADDITION
10/25/21	PER TOWN COMMENTS
10/27/21	REDUCED CLEARING & ADDITIONAL PLANTINGS
11/23/21	PER CONDITIONS OF APPROVAL
2/8/22	PHASE 2 DEVELOPMENT

SHEET 2 OF 5

DATE: 11/18/20

REVISED: 2/8/22