

| 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)                                          | 3.2% (36,580 SF)            | 3.6% (41,324 SF)      | INCREASE COMPLIES      |
| MIN. FRONT YARD:       | 75 FT                                                     | 173.45 FT (MAIL)            | 173.45 FT             | NO CHANGE COMPLIES     |
| MIN. SIDE YARD:        | 50 FT                                                     | 59.01 FT (BLDG C)           | 59.01 FT              | NO CHANGE COMPLIES     |
| MIN. REAR YARD:        | 75 FT                                                     | 722.17 FT (BLDG C)          | 415.01 FT (CH)        | REDUCTION COMPLIES     |
| DENSITY:               | 8/AC (213 UNITS)                                          | 3.7/AC (98 UNITS)           | 3.7/AC (98 UNITS)     | NO CHANGE COMPLIES     |
| BUILDING SEPARATION:   | 30 FT MIN.                                                | 105.00 FT                   | 105.00 FT             | NO CHANGE COMPLIES     |
| MAX. UNITS PER BLDG:   | 45 UNITS                                                  | 34 UNITS                    | 34 UNITS              | NO CHANGE COMPLIES     |
| MAX. BUILDING HEIGHT:  | 40 FT / 55 FT                                             |                             |                       |                        |
| BUILDING A:            |                                                           | 47.17'                      | 47.17'                | NO CHANGE COMPLIES [2] |
| BUILDING B:            |                                                           | 47.17'                      | 47.17'                | NO CHANGE COMPLIES [2] |
| BUILDING C:            |                                                           | 40.25'                      | 40.25'                | NO CHANGE COMPLIES [2] |
| CLUBHOUSE:             |                                                           | N/A                         | SEE ARCH.             | COMPLIES               |
| MAX. BUILDING STORIES: | 4 STORIES                                                 | 3 STORIES                   |                       | NO CHANGE COMPLIES [3] |
| UNIT MIXTURE:          |                                                           |                             |                       |                        |
| 2-BEDROOM UNIT:        | 60% MAX.                                                  | 41% (40 UNITS)              | 41% (40 UNITS)        | NO CHANGE COMPLIES     |
| UNIT FLOOR AREA:       |                                                           |                             |                       |                        |
| 1-BEDROOM UNIT:        | 700 SF MIN.                                               | 700.15 SF                   | 700.15 SF             | NO CHANGE COMPLIES     |
| 2-BEDROOM UNIT:        | 850 SF MIN.                                               | 1,175.48 SF                 | 1,175.48 SF           | NO CHANGE COMPLIES     |
| OPEN SPACE:            | 20% (5.33 AC)                                             | 34% (9.19 AC)               | 34% (9.19 AC)         | NO CHANGE COMPLIES     |
| RECREATION AREA:       | 34,500 SF MIN.                                            | 34,500 SF                   | 121,600 SF            | INCREASE COMPLIES      |
| 250 SF/1-BEDROOM:      |                                                           |                             |                       |                        |
| 500 SF/2-BEDROOM:      |                                                           |                             |                       |                        |

ZONING TABLE NOTES:

1. ZONE CHANGE FROM C-G TO C-MF APPROVED BY PLANNING & ZONING COMMISSION AT 09/28/20 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.

| WETLAND IMPACT TABLE                           |                      |                      |                       |
|------------------------------------------------|----------------------|----------------------|-----------------------|
| APPROVED PLAN - INLAND WETLAND PERMIT #C-20-19 |                      |                      |                       |
| REGULATED WETLAND                              | TOTAL AREA           | DISTURBANCE          | NOTES                 |
| 100' UPLAND REVIEW AREA                        | 400,500 SF (9.19 AC) | 0 SF (0 AC)          | NO DIRECT DISTURBANCE |
| PERMANENT                                      | 292,800 SF (6.72 AC) | 59,800 SF (1.37 AC)  | (SEE NOTE 1)          |
| TEMPORARY (RESTORATION)                        |                      | 11,000 SF (0.25 AC)  | (SEE NOTE 1)          |
| PROPOSED MODIFICATION - CLUBHOUSE ADDITION     |                      |                      |                       |
| REGULATED WETLAND                              | TOTAL AREA           | DISTURBANCE          | NOTES                 |
| 100' UPLAND REVIEW AREA                        | 400,500 SF (9.19 AC) | 0 SF (0 AC)          | NO DIRECT DISTURBANCE |
| PERMANENT                                      | 292,800 SF (6.72 AC) | +52,900 SF (1.21 AC) | (SEE NOTE 4)          |
| TEMPORARY (RESTORATION)                        |                      | +13,900 SF (0.32 AC) |                       |
|                                                |                      | +66,800 SF (1.53 AC) |                       |
| IMPACT SUMMARY TABLE                           |                      |                      |                       |
| REGULATED WETLAND                              | TOTAL AREA           | DISTURBANCE          | NOTES                 |
| 100' UPLAND REVIEW AREA                        | 400,500 SF (9.19 AC) | 0 SF (0 AC)          | NO DIRECT DISTURBANCE |
| PERMANENT                                      | 292,800 SF (6.72 AC) | 112,700 SF (2.59 AC) |                       |
| TEMPORARY (RESTORATION)                        |                      | 24,900 SF (0.57 AC)  |                       |
|                                                |                      | 137,600 SF (3.16 AC) |                       |

WETLAND IMPACT NOTES:

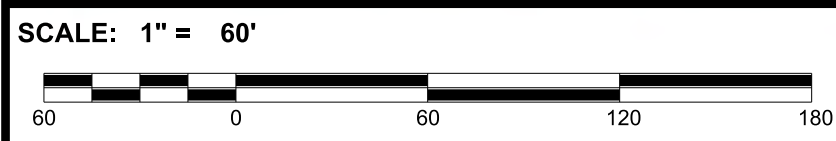
APPROVED PLAN - INLAND WETLANDS PERMIT #C-20-19

1. SEE APPROVED PLAN SET FOR NOTES.

PROPOSED MODIFICATION - CLUBHOUSE ADDITION

2. PERMANENT DISTURBANCE WITHIN THE UPLAND REVIEW AREA CONSISTS OF CLEARING & GRUBBING, STRIPPING & STOCKPILING OF TOPSOIL, EXCAVATION AND CONSTRUCTION OF A PORTION OF CLUBHOUSE & PATIO, EXTENSION OF ACCESS DRIVE, PARKING AREAS & SIDEWALKS, INSTALLATION OF DRAINAGE INCLUDING TREATMENT, INFILTRATION & DETENTION SYSTEMS, GRADING AND LANDSCAPING.
3. TEMPORARY DISTURBANCE WITHIN THE U.R.A. CONSISTS OF RESTORATION OF GRAVITY SEWER MAIN CORRIDOR. DISTURBED AREAS WILL BE RESTORED WITH NEW ENGLAND CONSERVATION SEED MIX.

| PARKING TABLE                                 |                |      |           |           |          |
|-----------------------------------------------|----------------|------|-----------|-----------|----------|
| USE: MULTI-FAMILY DWELLING PER SECTION 20.3.B |                |      |           |           |          |
| DWELLING                                      | STANDARD       | UNIT | REQUIRED  | PROVIDED  | NOTES    |
| 1-BEDROOM UNIT                                | 1.5 PER UNIT   | 58   | 87        |           |          |
| 2-BEDROOM UNIT                                | 2 PER UNIT     | 40   | 80        |           |          |
|                                               |                | 98   | 167       | 179       | COMPLIES |
| ACCESSIBLE PARKING                            | 151-200 SPACES | 168  | 6 (1 VAN) | 6 (1 VAN) | COMPLIES |



PROJECT NUMBER:

00096 - 001



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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

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                 |

SHEET

1 OF 4

DATE

11/18/20

REVISED

9/21/21