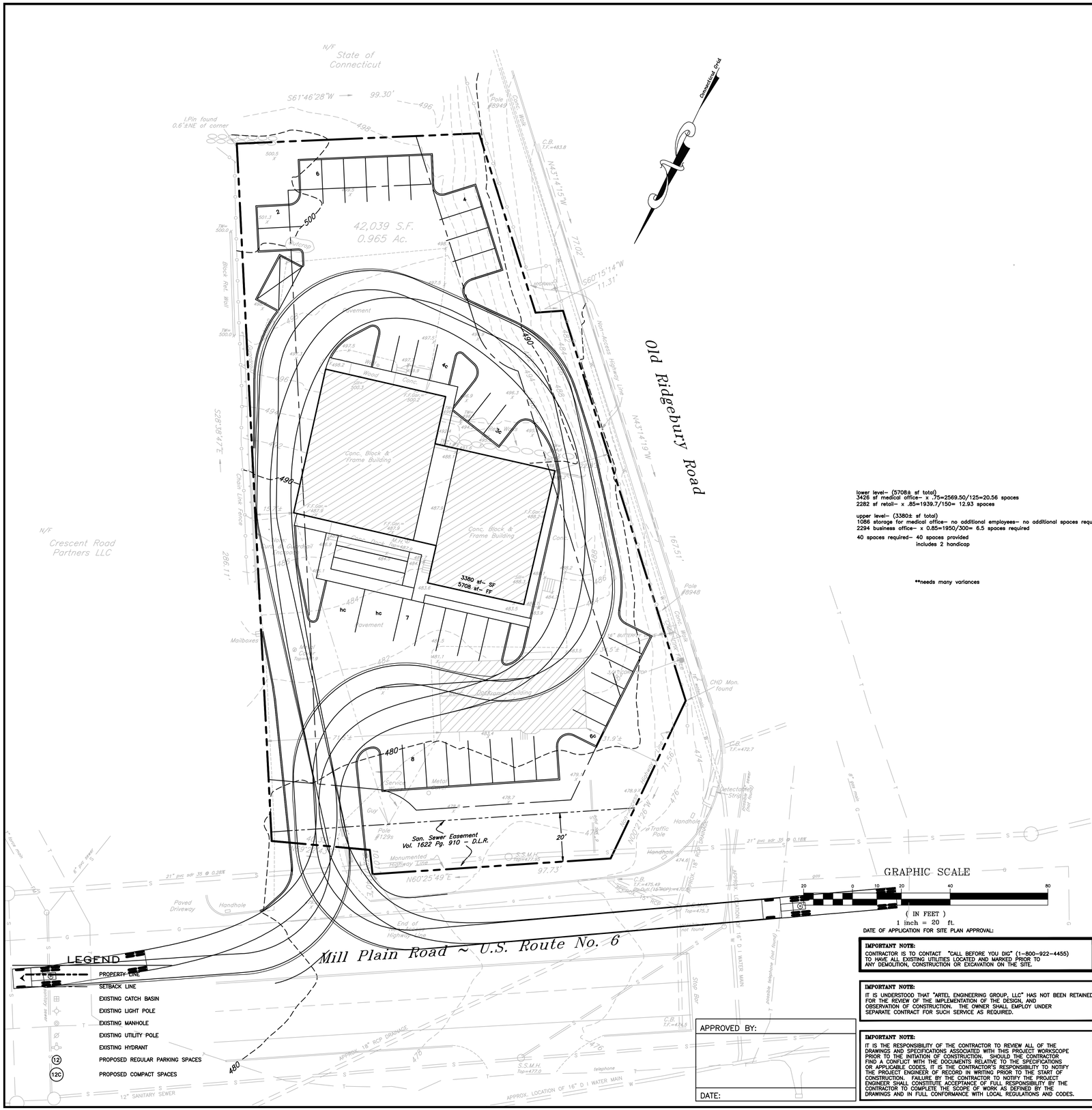

ZONING ANALYSIS TABLE

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT	CA-80		
EXISTING USE	–		
PROPOSED USE	–		
LOT: MIN. LOT AREA	–	–	–
MIN. LOT WIDTH	–	–	–
BUILDING: MIN. SETBACKS			
FRONT YARD	–	–	–
SIDE YARD	–	–	–
REAR YARD	–	–	–
MAXIMUM BUILDING HEIGHT	–	–	–
MAXIMUM BUILDING COVERAGE (OF PROPOSED LOT S.F.)	–	–	–
IMPERVIOUS COVERAGE (OF PROPOSED LOT S.F.)	–	–	–
PARKING:	REQUIRED	EXISTING	PROPOSED
	–		–
REQUIRED HANDICAP SPACES = – SPACES			
TOTAL	–	–	–
LOADING	–	–	–

GENERAL NOTES

lower level– (5708± sf total)
3426 sf medical office– x .75=2569.50/125=20.56 spaces
2282 sf retail– x .85=1939.7/150= 12.93 spaces

upper level– (3380± sf total)
1086 storage for medical office– no additional employees– no additional spaces required
2294 business office– x 0.85=1950/300= 6.5 spaces required

40 spaces required– 40 spaces provided
includes 2 handicap

**needs many variances

DATE OF APPLICATION FOR SITE PLAN APPROVAL:

IMPORTANT NOTE:
CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" (1–800–922–4455) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.

IMPORTANT NOTE:
IT IS UNDERSTOOD THAT "ARTEL ENGINEERING GROUP, LLC" HAS NOT BEEN RETAINED FOR THE REVIEW OF THE IMPLEMENTATION OF THE DESIGN, AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY UNDER SEPARATE CONTRACT FOR SUCH SERVICE AS REQUIRED.

IMPORTANT NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED BY:

DATE:

REV.	DATE	COMMENT

ARTEL ENGINEERING GROUP, LLC
304 FEDERAL ROAD - SUITE 308
BROOKFIELD, CONNECTICUT 06804
PHONE: (203) 740-2033 FAX: (203) 740-2067
• CIVIL ENGINEERS
• ENVIRONMENTAL ENGINEERS
• MUNICIPAL ENGINEERS
PROJECT MANAGERS •
SITE PLANNERS •
PERMIT EXPEDITORS •
BRIDGEWATER, CT DANBURY, CT

CONCEPT 211

ECB REALTY
110 MILL PLAIN ROAD
DANBURY, CONNECTICUT

DRAWN BY:	DK
CHECKED BY:	DV
DATE:	10/30/17
SCALE:	1" = 20'
DRAWING No:	DC16403
PROJECT No:	DC16403
SHEET:	

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