



ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROPOSED
ZONE: NB'		
FRONT SETBACK:	35' TO C.L. STREET	MIN. 36.5'
REAR: NONE EXCEPT WHERE:	10' PER STORY	MIN. 65.6'
SIDE: NONE EXCEPT WHERE:	10' PER STORY	MIN. 5'
AGGREGATE SIDE:	10' PER STORY	MIN. 22.3'
LOT WIDTH:	50'	MIN. 50.58'
LOT AREA:	5,000 S.F.	MIN. 10,670 S.F.
HEIGHT - MAXIMUM:	35' / 2.5 STORES	28.6' / 2.5 STORES
HEIGHT - MINIMUM:	25' / 2 STORES	28.6' / 2.5 STORES
COVERAGE - STRUCTURE:	35% (3,374 S.F.)	MAX. 26.9% (2,679 S.F.)
COVERAGE - BUILDING & PARKING:	80% (8,536 S.F.)	MAX. 54.8% (5,442 S.F.)
FLOOR AREA RATIO:	0.7	MAX. 0.55 (5,923.2)
RESIDENTIAL DENSITY:	185.0 S.F. / UNIT	MIN. 5.0 UNITS
PARKING SPACES:	12	MIN. 10
RECREATION AREA:	200 S.F. / UNIT	MIN. 1719.5 S.F.

AVERAGE GRADE PLANE AROUND PROPOSED DWELLING

WALL SEGMENT	ELEV. 1	ELEV. 2	AVERAGE (E)	WALL LENGTH (L)	PRODUCT EX=L*Y
A	23.4	23.0	23.2	23'	533.6
B	23.0	23.0	23.0	125'	2,875.0
C	22.1	21.7	21.9	23'	503.7
D	23.1	23.1	23.1	125'	2,887.5
TOTAL			23.1	296'	6,799.8

Y / L = GRADE PLANE
GRADE PLANE = 22.97'

AVERAGE GRADE PLANE AT FRONT PROPOSED BUILDING

WALL SEGMENT	ELEV. 1	ELEV. 2	AVERAGE (E)	WALL LENGTH (L)	PRODUCT EX=L*Y
A	23.4	23.0	23.2	23'	533.6
TOTAL			23.2	23'	533.6

Y / L = GRADE PLANE
GRADE PLANE = 23.2'

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REVISIONS: 12-18-20 - BUILDING, DRIVEWAY
 11-19-20 - ADDED SETBACK LINES

VAN ZANT APARTMENTS LLC
 12 VAN ZANT STREET (RTE. 136) NORWALK, CONNECTICUT

5-UNIT RESIDENTIAL DEVELOPMENT
 SITE PLAN

20-5314
 Project
 1 OF 3
 Sheet
 11-18-20
 date

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