

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

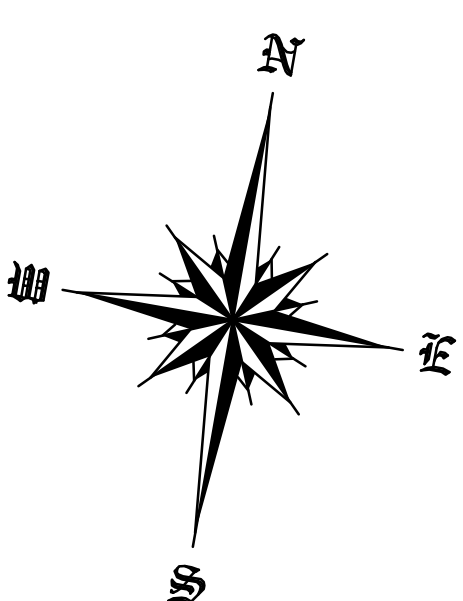
VAN ZANT APARTMENTS, LLC

#12 VAN ZANT STREET, NORWALK, CONNECTICUT

SCALE: 1" = 10' DATE: APRIL 5, 2021

BY "ARCAMONE LAND SURVEYORS LLC"

4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.ArcamoneSurveyors.com

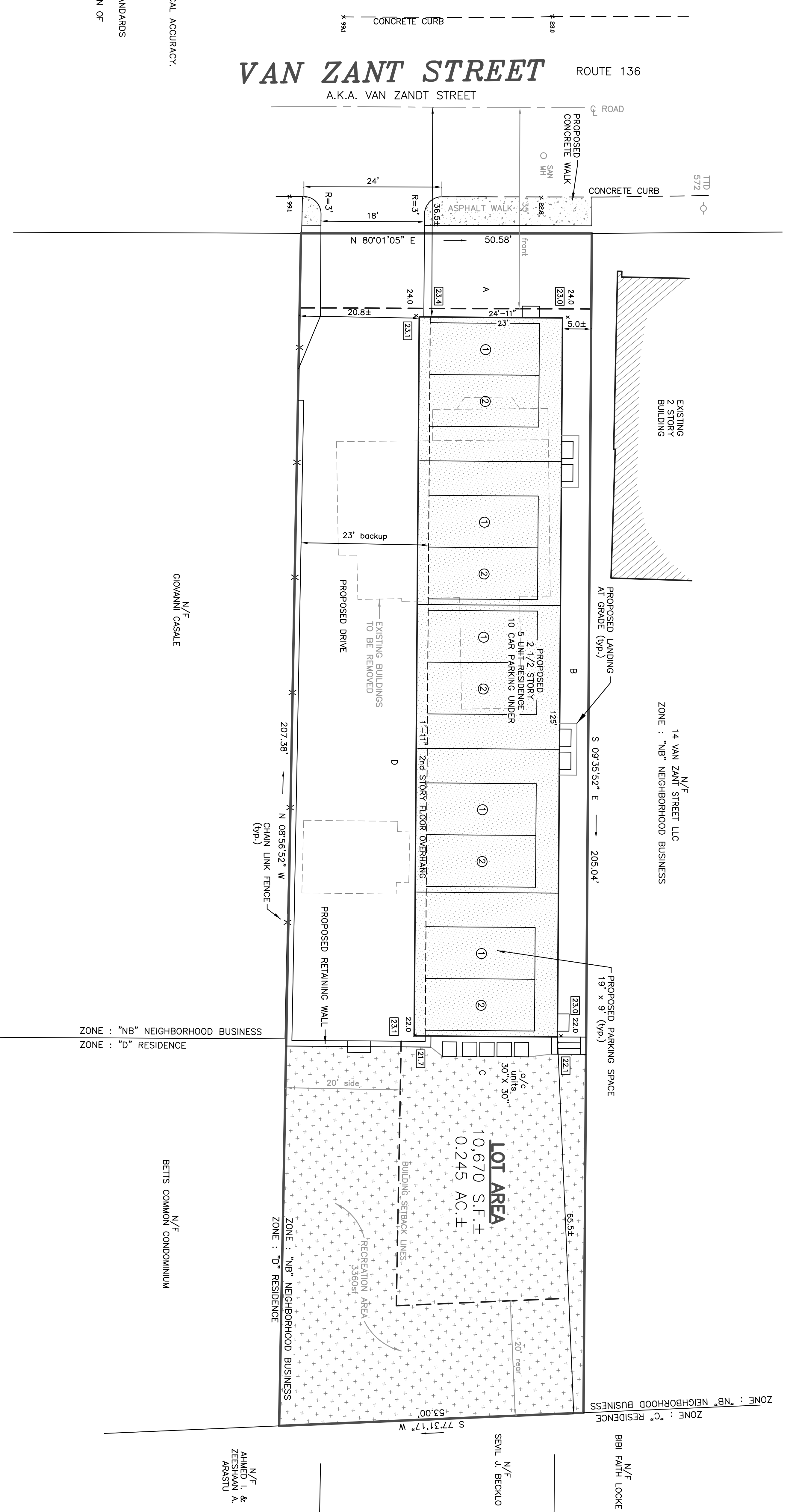


REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT SETBACK 35' FROM CENTERLINE OF STREETLINE MIN.		36.5'±
REAR SETBACK 35' FROM CENTERLINE OF STREETLINE MIN.		65.5'±
SIDE SETBACK 5' FROM CENTERLINE OF STREETLINE MIN.		5.0'±
AGGREGATE SIDE SETBACK 10' FROM CENTERLINE OF STREETLINE MIN.		25.6'±
LOT WIDTH 50' MIN.		VARIES
LOT AREA 5,000sf MIN.		10,670sf
HEIGHT 25' MIN. / 35' MAX.		28.2'±
# OF STORIES 2 MIN. / 2 1/2 MAX.		2 1/2
LOT COVERAGE BUILDINGS 35% MAX.		29.5%
BUILDINGS & PARKING 80% MAX.		95.2%
OPEN SPACE 20% MIN.		43.8%
FLOOR AREA RATIO 0.7 MAX.		0.5
RECREATION AREA 200sf PER DWELING UNIT 1000sf MIN.		3360sf
RESIDENTIAL DENSITY 80sf OF LOT AREA PER DWELING UNIT MIN.		8250sf

NOTE : EXISTING BUILDING OVER 3 YEARS OLD.

VAN ZANT STREET

A.K.A. VAN ZANDT STREET



[23.0] DENOTES PROPOSED SPOT ELEVATION

X 22.8 DENOTES EXISTING SPOT ELEVATION - DATUM IS REFERENCED TO N.A.V.D. 1988

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, CLASS "V-2" VERTICAL ACCURACY.

SURVEY TYPE : ZONING LOCATION SURVEY

BOUNDARY DETERMINATION : DEPENDENT RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" SEC. 20-300b-1 to 20-300b-20, EFFECTIVE: JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

THE CERTIFICATION SHOWN ABOVE APPLIES TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP DEC. 9, 2019 BY WALTER H. SKIDD, LAND SURVEYOR

TAX MAP 15SE DISTRICT 3 BLOCK 36 TAX LOT 13

PROPERTY IS LOCATED IN ZONE : "NB" NEIGHBORHOOD BUSINESS

F.I.R.M. ZONE: "X" PANEL 531 OF 626 MAP NO. 0900100531G DATE 7/8/13

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

AVERAGE EXISTING GRADE AROUND PROPOSED RESIDENTIAL BUILDING

WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL PRODUCT (L) E x L = Y
A	24.0	24.0	24.0	552.00
B	24.0	22.0	23.0	2875.00
C	22.0	22.0	22.0	508.00
D	22.0	24.0	23.0	2875.00
TOTAL				6608.00

Y + L = GRADE PLANE
GRADE PLANE = 23.0'

AVERAGE PROPOSED GRADE AROUND PROPOSED RESIDENTIAL BUILDING

WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL PRODUCT (L) E x L = Y
A	23.4	23.0	23.2	533.60
B	23.0	23.0	23.0	2875.00
C	22.1	21.7	21.9	503.70
D	23.1	23.1	23.1	2887.50
TOTAL				6799.80

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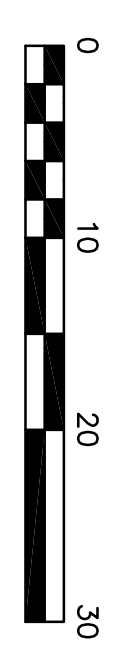
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WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN. CONNECTICUT REG # 15773

N/F
AHMED I. &
ZEESHAN A.
ARASTU

N/F
SEVIL J. BECKLO

N/F
BIBI FAHMI LOCKE

N/F
BETTS COMMON CONDOMINIUM

N/F
GIOVANNI CASALE

N/F
14 VAN ZANT STREET LLC
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ZONE : "D" RESIDENCE
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