

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

25 VAN ZANT STREET PROPERTIES

#25 VAN ZANT STREET, NORWALK, CONNECTICUT

SCALE: 1" = 30' DATE: NOV. 5, 2019

BY "ARCAMONE LAND SURVEYORS LLC"

4 TAFT STREET, UNIT A-2B
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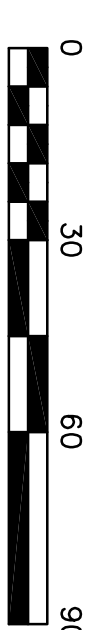
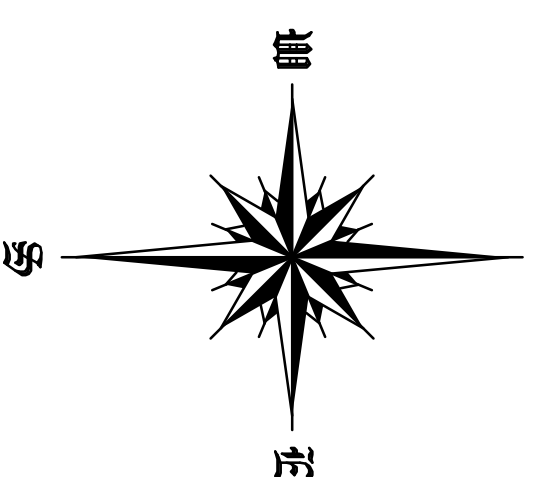
MAP NORTH #49561 N.L.R.

NOTE : EXISTING BUILDING OVER 3 YEARS OLD.

REQUIRED/ALLOWED

FRONT SETBACK 35' FROM CENTRINE OF STREETLINE	TO	MIN.	AS DEPICTED
RIGHT SIDE	NONE	MIN.	
ASAPRANTE SIDE	NONE	MIN.	
LOT WIDTH	50'	MIN.	VARIABLES
LOT AREA	5,000SF	MIN.	208,334SF
HEIGHT	50'	MAX.	61.3'±
# OF STORIES	4	MAX.	4
LOT COVERAGE	50%	MAX.	41.9%±
BUILDINGS & PARKING	90%	MAX.	90%±
FLOOR AREA RATIO	1.0	MAX.	
RECREATION AREA	150sf PER DWELLING UNIT	MIN.	

TOTAL PARKING SPACES DEPICTED: 305



GRAPHIC SCALE

X 10.0 DENOTES EXISTING SPOT ELEVATION - DATUM IS ASSUMED.

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

SURVEY TYPE : ZONING LOCATION SURVEY

BOUNDARY DETERMINATION : 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 RUNS 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

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP NO. 7480, 8561 N.L.R.

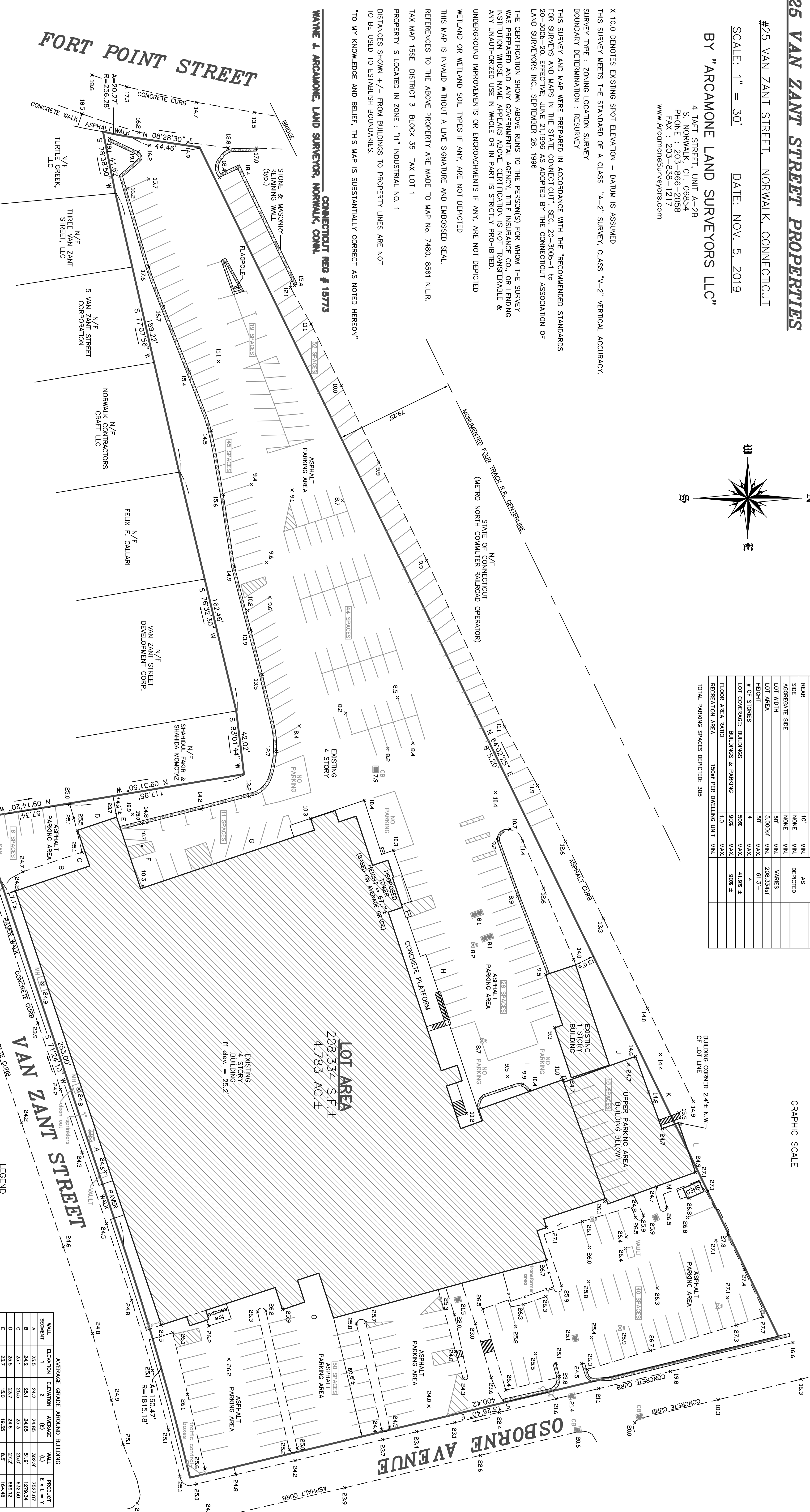
TAX MAP 155E DISTRICT 3 BLOCK 35 TAX LOT 1

PROPERTY IS LOCATED IN ZONE : 1" INDUSTRIAL NO. 1

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"

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



LOT AREA
 208,334 S.F.±
 4,783 AC.±

ADDITIONAL REFERENCES:

RIGHT OF WAY AND TRACK MAP THE NEW YORK, NEW HAVEN AND HARTFORD R.R. OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R.R. FROM WOODLAWN TO NEW HAVEN, STATION 1551+20 TO STATION 1604+00. SCALE 1"=100' JUNE 30, 1915

PRELIMINARY MAP "TOWN OF NORWALK LICENSE AGREEMENT ACQUIRED FROM 25 VAN ZANT STREET CONDOMINIUM BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, 25 VAN ZANT STREET AT OSBORNE PLACE" SCALE 1" = 20' APRIL 2007, PREPARED BY CONN. D.O.T.

VOL. 1192, PG. 266 (DECLARATION)

VOL. 192, PG. 564 (O.C.)

CONNDOT BRC FILE NO. 301-0072-0 AND 301-0072-2A

LEGEND

- MANHOLE
- ▣ CATCH BASIN
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ LIGHT POLE

WALL	ELEVATION	ELEVATION	AVERAGE	WALL	PRODUCT
1	2	(E)	(L)	E x L = Y	
A	24.5	24.2	24.85	302.9'	7527.07
B	24.2	25.1	24.65	51.9'	1279.34
C	25.1	25.5	25.3	25.0'	632.50
D	25.5	23.7	24.6	27.2'	698.12
E	23.7	15.0	19.35	8.5'	194.48
F	10.7	10.3	10.5	41.4'	434.70
G	10.3	10.5	10.4	20.2'	208.45
H	10.5	10.9	10.7	20.2'	208.45
I	10.2	11.0	10.6	60.2'	609.12
J	11.0	14.6	12.8	46.0'	575.00
K	14.6	15.5	15.05	50.9'	766.05
L	15.5	24.9	20.2	34.7'	700.84
M	24.9	26.1	25.5	61.6'	1570.80
N	26.1	27.1	26.6	42.9'	1141.14
O	27.1	26.5	26.8	28.2'	689.88
TOTAL				1402.7'	27009.13

Y + L = GRADE PLANE
 X + L = GROUND PLANE
 SCALE FRAME = 11.3'