

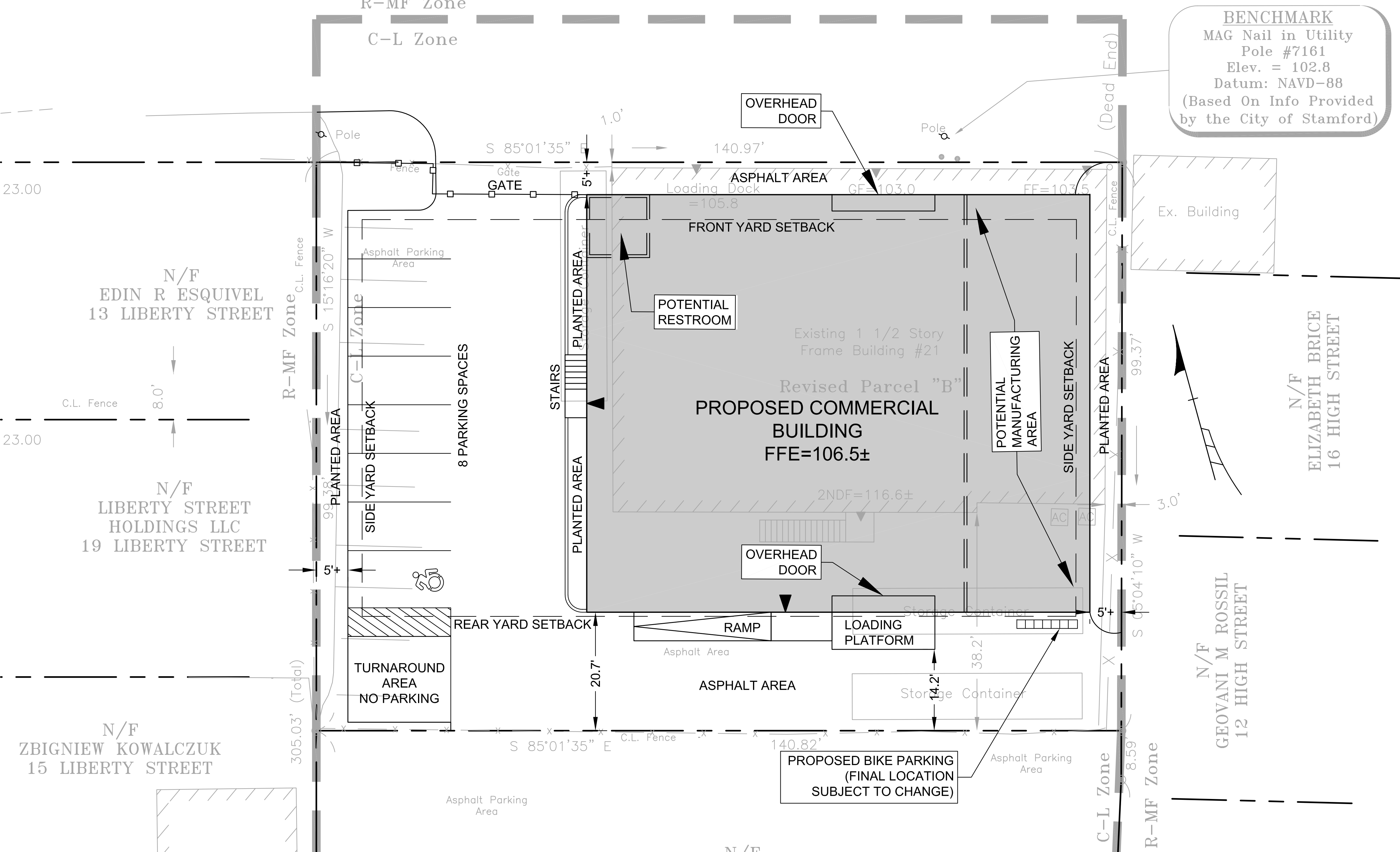
# ANTHONY ST. (50' Wide)

N/F  
DENTON REALTY LLC  
18 HIGH STREET

**BENCHMARK**  
MAG Nail in Utility  
Pole #7161  
Elev. = 102.8  
Datum: NAVD-88  
(Based On Info Provided  
by the City of Stamford)

**GENERAL NOTES:**

- This drawing is intended only to depict the site zoning criteria and is for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
- All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Edward J. Fratantoni entitled Plot Plan dated July 26, 2022. Elevations depicted or labeled are based on NAVD-88.
- Refer to plans prepared by ClearSpan for information and design of the proposed building improvements. These drawings depict site plans corresponding to the latest architectural plans received on 9/19/2022.
- Door locations and interior partition walls are approximate and may change. Associated parking and driveway may change dependent on comments from TTP or Engineering.
- Property lies in a C-L zone.
- All construction shall comply with the City of Stamford requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition).
- The property shall be served by public water and sewer system.
- Building elevations are subject to change and shall be finalized prior to building permit.
- Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
- The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
- The Engineering Bureau and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
- The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
- Compliance with the Americans with Disabilities Act is the responsibility of the project architect or other designated consultant and ramps are subject to change as needed.



ZONING DATA (ZONE:C-L)			
CRITERIA	MINIMUM/ALLOWED	EXISTING	PROPOSED
LOT AREA	4,000 SF	14,000 SF	NO CHANGE
LOT FRONTAGE	40 FT	140.97 FT	NO CHANGE
FRONT YARD SETBACK	10 FT	1 FT	5 FT
CENTERLINE SETBACK	35 FT	26 FT	30 FT
REAR YARD SETBACK	20 FT	38.2 FT	20.7 FT
SIDE YARD SETBACK	8 FT *	3'	5'
BUILDING HEIGHT	4 STORIES / 45'	1 1/2 STORIES / 20'±	1 STORY / 30' **
BUILDING COVERAGE	50% (7,000 SF)	36.8% (5,152 SF)	45.9% (6,424 SF)
NON-RES FAR	1.0 (14,000 SF)	0.73 (10,228 SF)	0.46 (6,424 SF) **

\* Per Section 7.K, when a lot adjoins a lot in a more restricted district, any adjoining Side Yard or such Lot shall have minimum width equal to the required Side Yard in the more restricted district.  
\*\* Information provided by Clearspan.

No.	Date	Revision
1	9/28/2022	ZBA SUBMISSION

**ZONING SITE PLAN**  
DEPICTING  
**21 ANTHONY STREET**  
STAMFORD, CT  
PREPARED FOR  
**JORNIK MANUFACTURING CORP**

SCALE: 0 10 20  
1"=10'

DRAWN BY: BDH CHECKED BY: BDH

**RED & MILES**  
Bret Holzwarth  
BRETT D. HOLZWARTH, P.E. 27812  
September 28, 2022  
DATE

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

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SHEET No:  
**ZSP-1**  
Comm. No.: 10607