

**PRELIMINARY
SUBDIVISION MAP**

OF PROPERTY PREPARED FOR

TINA MANGOLD

#33 YARMOUTH ROAD, ROWAYTON, CONNECTICUT

SCALE: 1" = 10' DATE: SEPT. 7, 2020

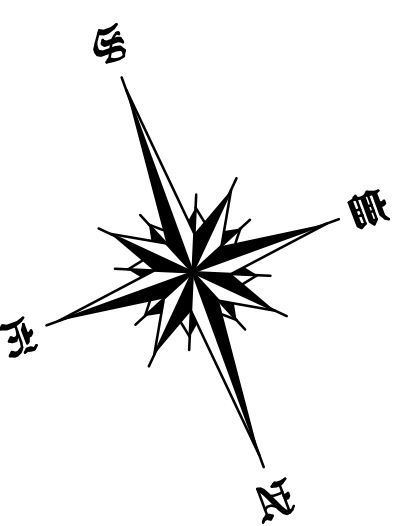
BY "ARCAMONE LAND SURVEYORS LLC"

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WAYNE J. ARCAMONE, L.S.
CONNECTICUT LICENSE # 15,773

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

MAP NORTH #13880 N.L.R.



N/F
IAN HAMILTON
DOUGLAS

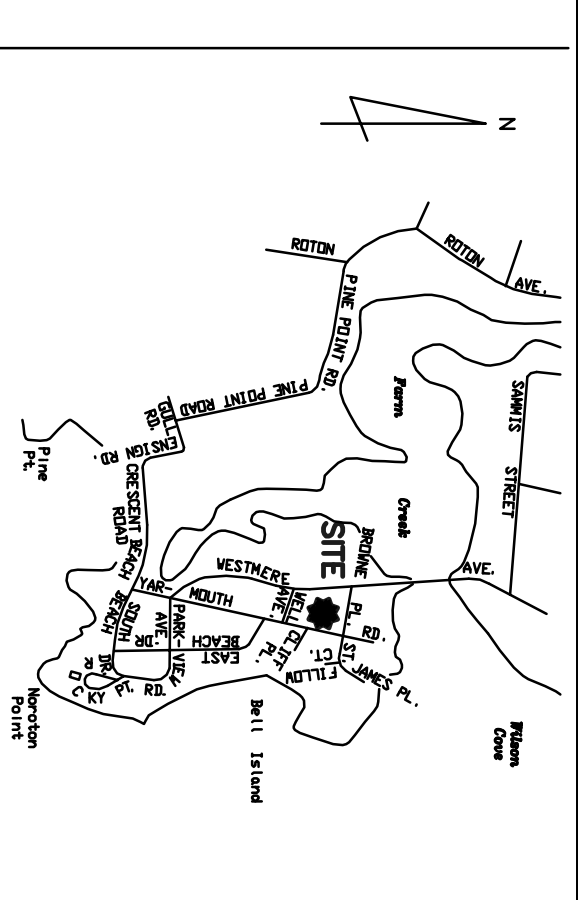
N/F
DAVIS & TINA
MANGOLD

N/F
CHRISTOPHER FORD &
EVE S. ROYCE

N/F
WALTER A. III &
SUSAN KIPP

N/F
JAMES HOGAN JR.

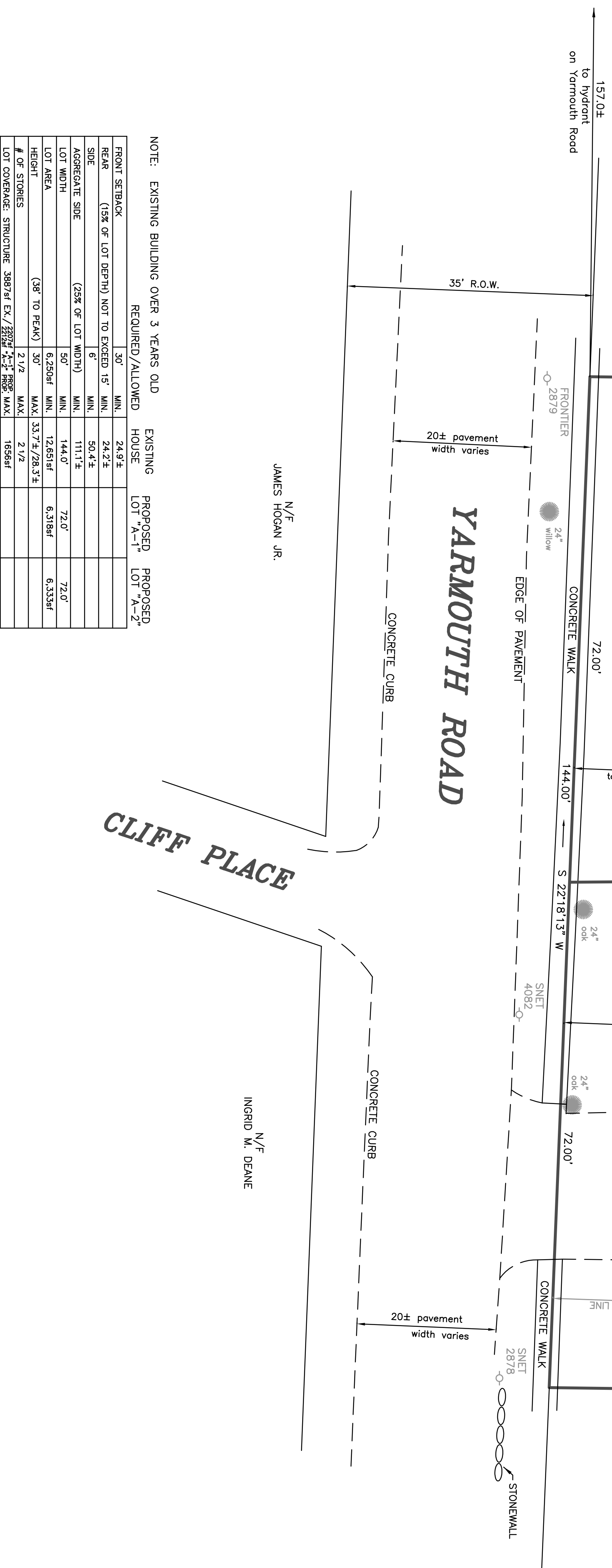
N/F
INGRID M. DEANE



LOCATION MAP
SCALE: 1" = 1000'

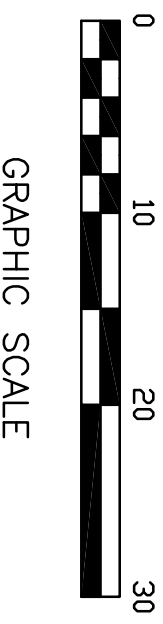
NOTES:

- OWNER: TINA MANGOLD
5 WESTMERE AVENUE
ROWAYTON, CT, 06853
PHONE: 603-823-5312
- PROPERTY IS LOCATED IN "B" RESIDENCE ZONE.
- TOTAL AREA - 12,651 SQ. FT. ~ 0.2904 AC.
- REFER TO MAPS 13946, 13911, 12159 & 10250 N.L.R. & MAP OF PROPERTY PREPARED FOR CATHERINE SARTOR 33 YARMOUTH ROAD NORWALK CT, 12/15/16, REV. 1/16/17 & 3/6/17 BY DENNIS A. DELUS - LAND SURVEYORS MAP# 13880, N.L.R.
- PROPERTY IS TO BE SERVICED BY CITY SANITARY SEWER AND PUBLIC WATER SUPPLY.
- PROPERTY SHOWN AS TAX LOT 4, BLOCK 33, SHEET 105W, 6th TAXING DISTRICT.
- THIS MAP IS INVALID WITHOUT A LINE SIGNATURE AND AN EMBOSSED SEAL.
- THIS SURVEY MEETS THE STANDARDS OF A CLASS "A-2" SURVEY. VERTICAL ACCURACY "V-2". SURVEY TYPE: SUBDIVISION MAP BOUNDARY DETERMINATION: RESURVEY
- THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT", EFFECTIVE JUNE 21, 1996 ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. APRIL 3, 1995.
- PROPERTY IS LOCATED IN F.I.R.M. ZONE: "X" PANEL 541 OF 626 MAP NO. 0900100541G REV. 7/8/13
- PROPERTY IS LOCATED IN THE COASTAL AREA MANAGEMENT (CAM) ZONE.
- THERE ARE NO HIGH TENSION POWER LINES OR TOWERS CROSSING OR ON THIS PROPERTY.



NOTE: EXISTING BUILDING OVER 3 YEARS OLD
REQUIRED/ALLOWED

FRONT SETBACK	MIN.	MAX.	EXISTING HOUSE	PROPOSED LOT "A-1"	PROPOSED LOT "A-2"
REAR (15% OF LOT DEPTH) NOT TO EXCEED 15'	6	24.9±	24.9±		
SIDE (25% OF LOT WIDTH)	MIN.	50.4±	50.4±		
AGGREGATE SIDE	MIN.	111.1±	111.1±		
LOT WIDTH	50'	144.0'	72.0'	72.0'	72.0'
LOT AREA	MIN.	6,250sf	12,651sf	6,333sf	6,333sf
HEIGHT (38' TO PEAK)	30'	33.7±/28.5±			
# OF STORIES	2 1/2	2 1/2			
LOT COVERAGE: STRUCTURE 3897sf EX./2897sf	MIN.	1856sf			



NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF ARCAMONE LAND SURVEYORS, LLC

TAX MAP 105W DISTRICT 6 BLOCK 33 TAX LOT 4

13880-A-DWG

APPROVED BY THE NORWALK PLANNING & ZONING COMMISSION ON: _____

ATTEST: _____ SECRETARY

ATTEST: _____ CHAIRMAN

RECEIVED ON FILE _____

IN THE OFFICE OF THE TOWN CLERK OF THE CITY OF NORWALK AT: _____

BY: _____ TOWN CLERK

FILE NUMBER _____