

PRELIMINARY
SUBDIVISION UTILITY MAP
 OF PROPERTY PREPARED FOR
JINA MANGOLD

#33 YARMOUTH ROAD, ROWAYTON, CONNECTICUT

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

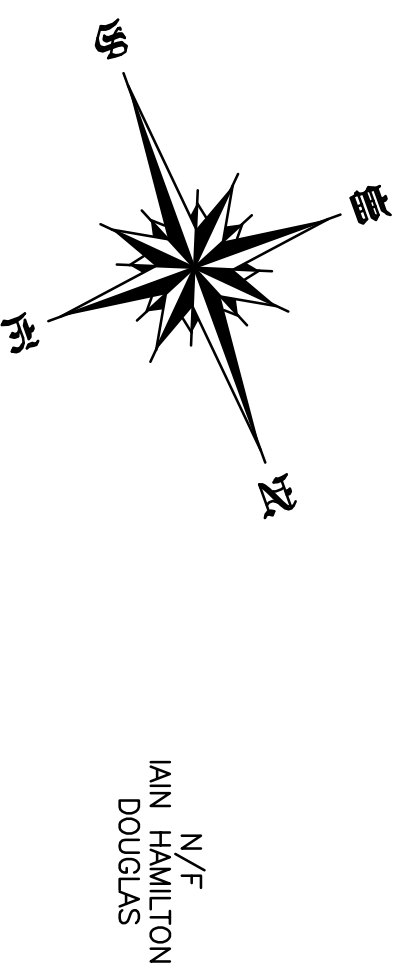
BY "ARCAMONE LAND SURVEYORS LLC"

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

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

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

MAP NORTH #13890 N.L.R.

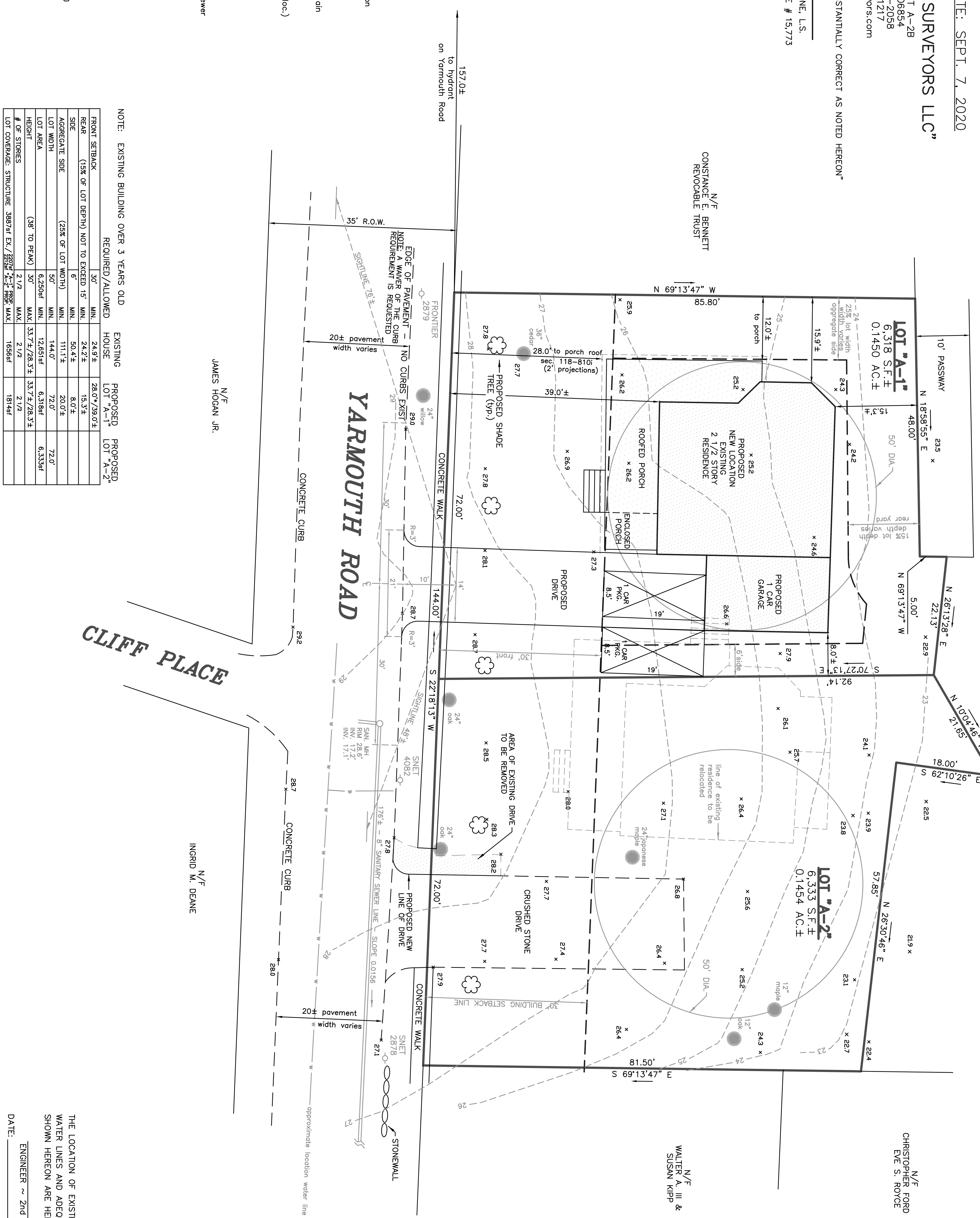


N/E
 JAIN HAMILTON
 DOUGLAS

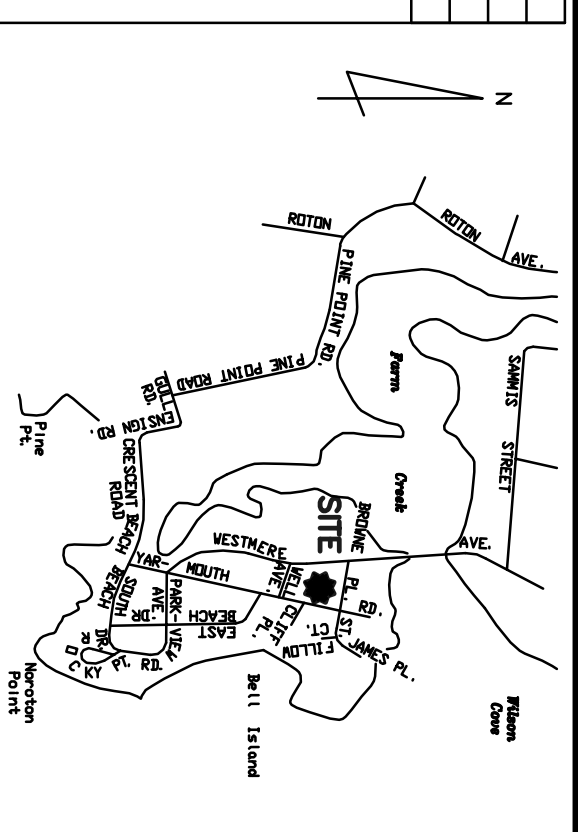
N/E
 DENNIS & JINA
 MANGOLD

N/E
 CHRISTOPHER
 EYE S. ROYCE

N/E
 WALTER A. III &
 SUSAN KIPP



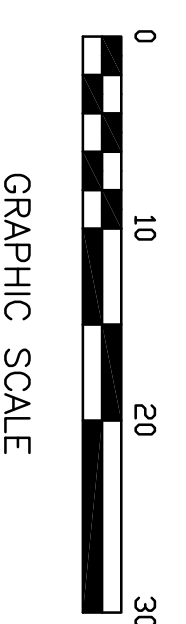
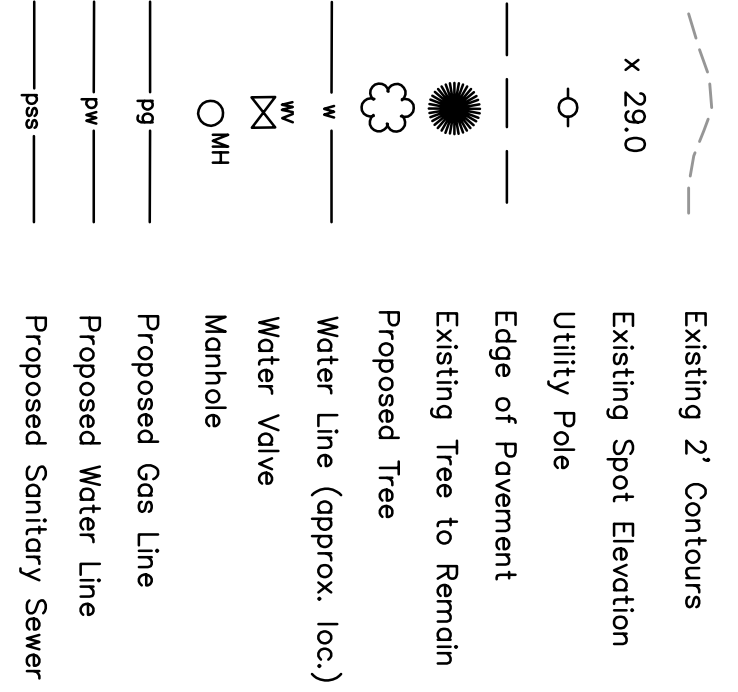
DATE	DESCRIPTION	BY
10/15/20	PRELIMINARY REVIEW SHEET NOTES	
	REVISIONS	



LOCATION MAP
 SCALE : 1" = 1000'

NOTES:

- OWNER: JINA 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 ROAD NORWALK CT. 12/15/16, REV. 1/16/17 & 3/6/17 BY DENNIS A. DELUS - LAND SURVEYORS MAP# 13890, 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 10SW, 6th TAXING DISTRICT.
- THIS MAP IS INVALID WITHOUT A LIVE 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.
- A PROFESSIONAL ENGINEER IS TO CERTIFY THAT THERE WILL BE NO DRAINAGE IMPACT ON NEIGHBORING PROPERTIES PRIOR TO THE ISSUANCE OF A ZONING APPROVAL.
- SHADE TREES (3" CALIPER MIN.) AND/OR FLOWERING TREES (2 1/2" CALIPER MIN.) SHALL BE PLANTED 25-30' APART, DEPENDING ON THE TYPE AND SHALL BE AT LEAST 2 BUT NOT MORE THAN 10 FEET WITHIN THE PROPERTY LINES OF ALL NEW LOTS WHERE THERE ARE NONE.
- LOCATIONS OF UNDERGROUND UTILITIES ARE FROM SURVEYS RECORD PLANS, FIELD WORK, AND THE BEST AVAILABLE INFORMATION. THEY ARE NOT GUARANTEED AND MUST BE CONSIDERED APPROXIMATE BOTH TO SIZE AND LOCATION.
- LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- VERTICAL DATUM IS REFERENCED TO N.A.V.D. 1988 (CONTOURS SHOWN AT 2 FOOT INTERVALS)



NOTE: EXISTING BUILDING OVER 3 YEARS OLD
 REQUIRED/ALLOWED

	EXISTING HOUSE	PROPOSED LOT "A-1"	PROPOSED LOT "A-2"
FRONT SETBACK	30'	24.9'±	28.0'±/39.0'±
REAR (15% OF LOT DEPTH) NOT TO EXCEED 15'	MIN.	24.2'±	15.3'±
SIDE	6'	50.4'±	8.0'±
AGGREGATE SIDE	(25% OF LOT WIDTH)	MIN.	111.1'±
LOT WIDTH	50'	MIN.	20.0'±
LOT AREA	(50' TO REAR)	MIN.	12,651'±
	MAX.	33.7'±/28.3'±	6,333'±
HEIGHT	30'	MAX.	33.7'±/28.3'±
# OF STORIES	2 1/2	MAX.	2 1/2
LOT COVERAGE: STRUCTURE	38.97% EX/38.97% MAX		18.14%*

CLIFF PLACE

N/E
 JAMES HOGAN JR.

N/E
 INGRID M. DEANIE

THE LOCATION OF EXISTING & AND PROPOSED
 WATER LINES AND ADEQUATE PRESSURE
 SHOWN HEREON ARE HEREBY APPROVED

ENGINEER ~ 2nd DIST. WATER DEPT.
 DATE: _____

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 _____