

MAP 6960 N.I.R.

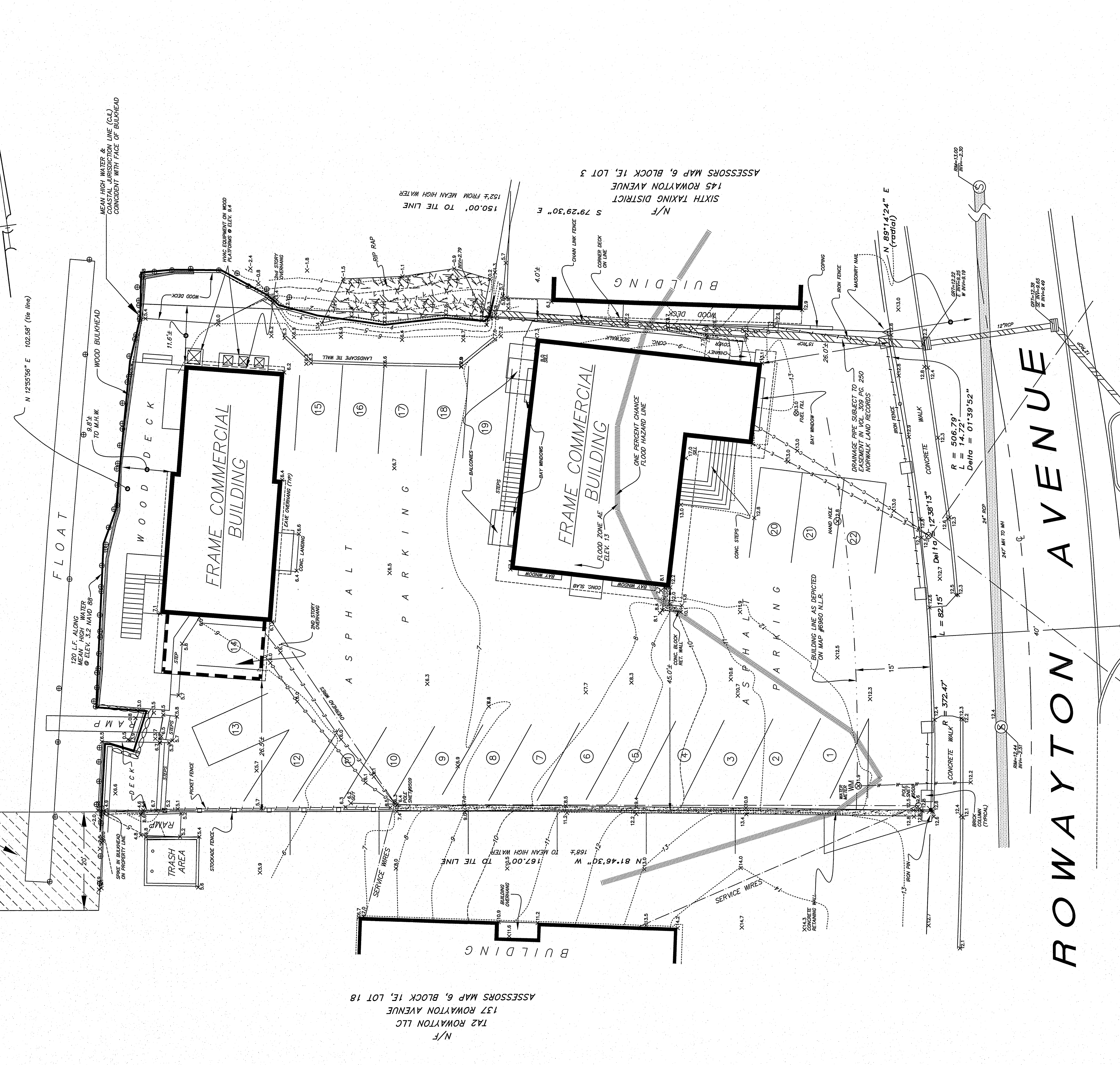
FEDERAL CHANNEL LIMIT LINE

← EBB FLOOD →

N 12°55'56" E 102.58' (tie line)

EASEMENT AREA FOR MAP 566 NORMALWALK RECORDS

MEAN HIGH WATER & CONSIDERED JURISDICTION LINE (C.L.) CONSIDERED WITH FACE OF BULKHEAD



N/A
172 ROWAYTON AVENUE
137 ROWAYTON AVENUE
ASSESSORS MAP 6, BLOCK 1E, LOT 18

N/A
145 ROWAYTON AVENUE
SIXTH TAXING DISTRICT
ASSESSORS MAP 6, BLOCK 1E, LOT 3

- CATCH BASIN
- UTILITY POLE
- SANITARY MANHOLE
- WATER METER
- WATER LINE
- U.G. ELECTRIC
- U.G. COMMUNICATIONS
- PILE
- PICKET FENCE
- CHAIN LINK FENCE
- IRON FENCE
- STOCKPILE FENCE

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-209B-1 THROUGH 20-209B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON 11-15-2018. THIS IS AN IMPROVED LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY OF THIS SURVEY IS "RESURVEYING CONFORMING TO HORIZONTAL ACCURACY CLASS 'A' - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION BETWEEN PARTICULAR EXISTING OR PROPOSED ADJACENT PROPERTY BOUNDARIES. THIS SURVEY IS CONDUCTED IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS.

THE TOPOGRAPHIC ACCURACY CLASS OF THIS SURVEY IS "T - 2".

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED 4'-6" FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN A ROWAYTON VILLAGE DISTRICT ZONE.

REFER TO LOT 8, MAP 6960 OF THE NORMALWALK RECORDS.

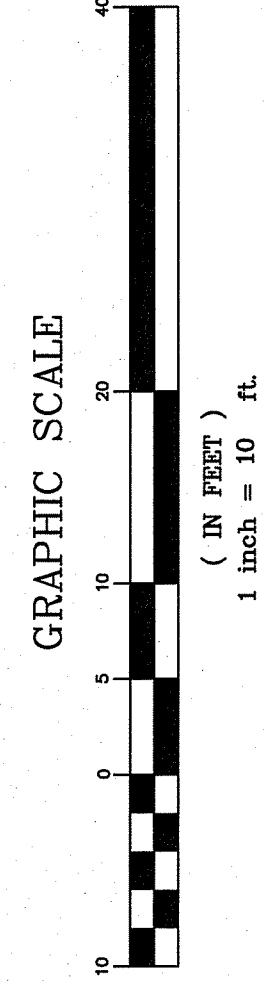
REFER TO DEED RECORDED IN VOL. 789 PG. 321 NORMALWALK RECORDS.

THE TIE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

THE SUBJECT PROPERTY LIES WITHIN THE COASTAL MANAGEMENT (CAM) BOUNDARY.

ELEVATIONS NOTED HEREON ARE BASED ON N.A.M.D. 88 VERTICAL DATUM AND CONFORM TO VERTICAL ACCURACY CLASS "V - 3".

THE 100-YEAR FLOOD ZONE BOUNDARY DEPICTED HEREON WAS DERIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY GIS MAPPING AND REFLECTS THE ONE PERCENT ANNUAL CHANCE FLOOD. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THIS INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.



REVISIONS

ZONING CHART NOTES REVISED NOVEMBER 18, 2020

ZONING DATA CHART		ROWAYTON VILLAGE DISTRICT ZONE	
REQUIRED / ALLOWED	EXISTING	PROPOSED	NO CHANGE
LOT AREA	16,001± SQ. FT.	16,001± SQ. FT.	NO CHANGE
LOT WIDTH	50 FT. MIN.	96± FT.	NO CHANGE
FRONT YARD	35 FT. FROM E (1) (2)	26.0± FT. FROM E (2)	
REAR YARD	15 FT.	9.8± FT.	
SIDE YARD	NONE	N/A	N/A
AGGREGATE SIDE YARD	40X (3)	38.1± FT. REAR BLDG. 38.8± FT. FRONT BLDG.	
BUILDING HEIGHT	35 FT. (4)	19.0± FT. (3,046± SQ. FT.)	
BUILDING COVERAGE	35% - BUILDING 80% - BLDG. & PARKING	96.5±% (15,445± SQ. FT.)	

- (1) SUBJECT TO SECT 118-1000A
- (2) REF. 15 FT. BUILDING SETBACK LINE MAP 6960 N.I.R.
- (3) SUBJECT TO SECT 118-530C(2) AND (7)
- (4) EXCEPT FOR STRUCTURES LOCATED IN FLOOD ZONES A OR V, WHERE ONE (1) ADDITIONAL FOOT IN HEIGHT SHALL BE PERMITTED TO THE MIDPOINT AND TO THE PEAK.

TOPOGRAPHIC & ZONING LOCATION SURVEY

PREPARED FOR

CHARLES P. EATON

143 ROWAYTON AVENUE

NORWALK CONNECTICUT

SCALE : 1" = 10'

JUNE 1, 2020

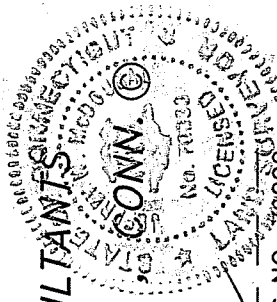
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS

170 NOROTON AVENUE ~ 203-655-3331

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

Jeffrey W. McQuade



20-25.DWG