

LOCATION MAP - 1"=500'±

EXISTING BUILDING COVERAGE
 ZONING DISTRICT "B RESIDENCE ZONE"
 LOT AREA = 5,934 S.F. TO MHW
MAXIMUM BUILDING COVERAGE
 LOT AREA = 5,934 S.F.
 (.35)(5,934) = 2,077 S.F. (SECTION 11B-340(C)(4))
EXISTING BUILDING COVERAGE
 DWELLING = 1,881 S.F.
 1,881/5,934 = 31.7%

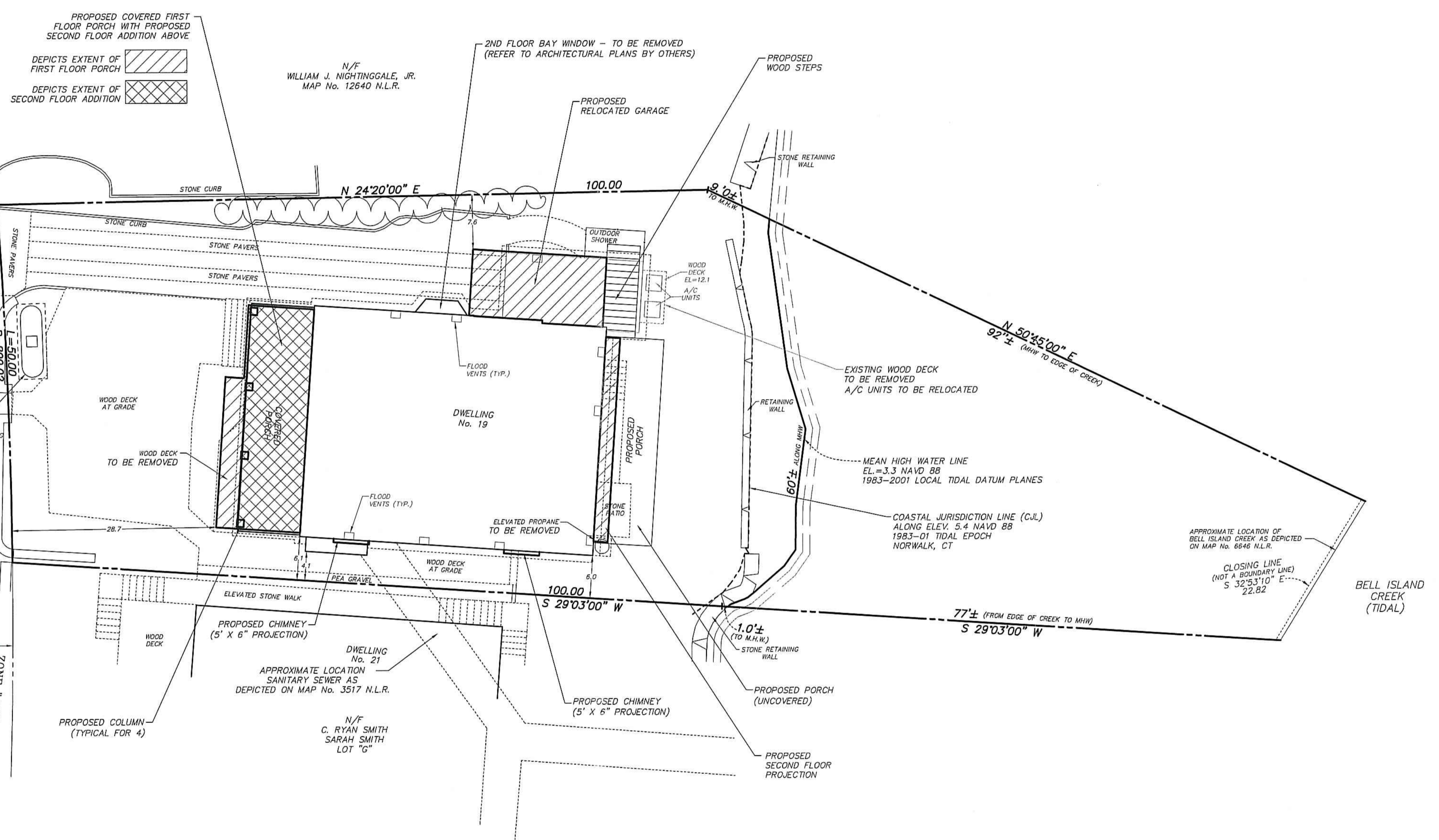
PROPOSED BUILDING COVERAGE
 ZONING DISTRICT "B RESIDENCE ZONE"
 LOT AREA = 5,934 S.F. TO MHW
MAXIMUM BUILDING COVERAGE
 LOT AREA = 5,934 S.F.
 (.35)(5,934) = 2,077 S.F. (SECTION 11B-340(C)(4))
PROPOSED BUILDING COVERAGE
 DWELLING/PORCH = 2,065 S.F.
 2,065/5,934 = 34.8%

SHEET 2011

SOUTH BEACH DRIVE

ZONE "A" (EL=15)
 ZONE "B" (EL=15)

ZONE "A" (EL=15)
 ZONE "B" (EL=15)



- LEGEND:**
- UTILITY POLE
 - WG WATER GATE
 - SSMH SANITARY SEWER MANHOLE

PROPERTY LIES ENTIRELY WITHIN FLOOD HAZARD ZONE "AE (EL 15)" AS DEPICTED ON FIRM MAP NO. 900100314G, EFFECTIVE JULY 9, 2013 PUBLISHED BY FEMA AND TRANSCRIBED HEREON.
 REFER TO ARCHITECTURAL PLANS PREPARED BY DODARO ARCHITECTS, LLC DATED SEPTEMBER 14, 2021 FOR ADDITIONAL INFORMATION.

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

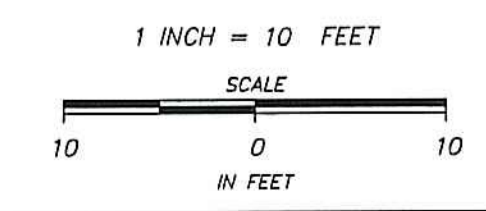
AREA = 8,823± S.F. (INCLUDES LOTS "H" AND "M")
 REFER TO MAP No. 3517 AND 6646 N.L.R. AND VOLUME 667 PAGE 573 N.L.R.

LAND LIES IN "B" RESIDENCE ZONE
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, PC

Edwin W. Rhodes, III, SURVEYOR
 EDWIN W. RHODES, III CT LS No. 70436
 RIVERSIDE, CONNECTICUT SEPTEMBER 14, 2021

SHEET 2491



ZONING LOCATION SURVEY
 OF PROPERTY AT
 19 SOUTH BEACH DRIVE
 IN
 ROWAYTON
 NORWALK, CONNECTICUT
 PREPARED FOR
 TRISTRAM PERKINS
 MARISA BISTANY-PERKINS