

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

ANDREAS RESTORATION

#8 & 10 VAN TASSEL COURT, NORWALK, CONNECTICUT

SCALE: 1" = 20' DATE: SEPT. 2, 2021

BY "ARCAMONE LAND SURVEYORS LLC"

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#10 VAN TASSEL COURT

NOTE : EXISTING BUILDING OVER 3 YEARS OLD.

REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT SETBACK 45' FROM CENTERLINE OF STREETLINE MIN.	38'	
REAR	10'	27'
SIDE	NONE	13'
AGGREGATE SIDE	NONE	26'
LOT WIDTH	50'	VARIABLE
LOT AREA	12,500sf MIN.	9,077sf
HEIGHT	25' MIN. / 35' MAX.	23'±
# OF STORIES	2 MIN. / 4 MAX.	2
LOT COVERAGE: BUILDINGS	50% MAX.	12.4%
BUILDINGS & PARKING	80% MAX.	90.4%
OPEN SPACE	20% MIN.	9.6%
FLOOR AREA RATIO	0.9	MAX.

PARKING : 2 STORY BUILDING: EXISTING OFFICE USE = 2028sf gross floor area x 0.75 = 1521sf *
 1521sf * / 334 = 4.6 - 5 car parking required TOTAL
 * 75% of the gross floor area

#8 VAN TASSEL COURT

NOTE : EXISTING BUILDING OVER 3 YEARS OLD.

REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT SETBACK 45' FROM CENTERLINE OF STREETLINE MIN.	34'	
REAR	10'	MIN.
SIDE	NONE	AS DEPICTED
AGGREGATE SIDE	NONE	VARIABLE
LOT WIDTH	50'	MIN.
LOT AREA	12,500sf MIN.	6,434sf
HEIGHT	25' MIN. / 35' MAX.	19'±
# OF STORIES	2 MIN. / 4 MAX.	1
LOT COVERAGE: BUILDINGS	50% MAX.	87.1%
BUILDINGS & PARKING	80% MAX.	87.1% *
OPEN SPACE	20% MIN.	12.9%
FLOOR AREA RATIO	0.9	MAX.

* PARKING FOR #8 VAN TASSEL COURT IS LOCATED ON #10 VAN TASSEL COURT
 * PARKING : 1 STORY BUILDING: MOTOR VEHICLE AUTO REPAIR SERVICE (no gas pumps)
 WAREHOUSE BUILDING: 1000sf gross floor area x 0.75 = 750sf
 750sf * / 334 = 2.2 - 2 car parking required
 5000sf of floor area of fraction thereof = 2 car parking required
 13 car parking required TOTAL

THIS MAP DOES NOT CONSTITUTE EITHER A SUBDIVISION OR A RE SUBDIVISION, UNDER THE TERMS OF SECTION 8-18 OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED. X 10.0 DENOTES EXISTING SPOT ELEVATION - DATUM IS ASSUMED.

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, CLASS "V-2" VERTICAL ACCURACY. SURVEY TYPE : ZONING LOCATION SURVEY
 BOUNDARY DETERMINATION : RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300b-1 to 20-300b-20, EFFECTIVE: JUNE 21, 1998 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1998

THE CERTIFICATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED
 WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAPS No. 669, 9891 & 10497 N.L.R.

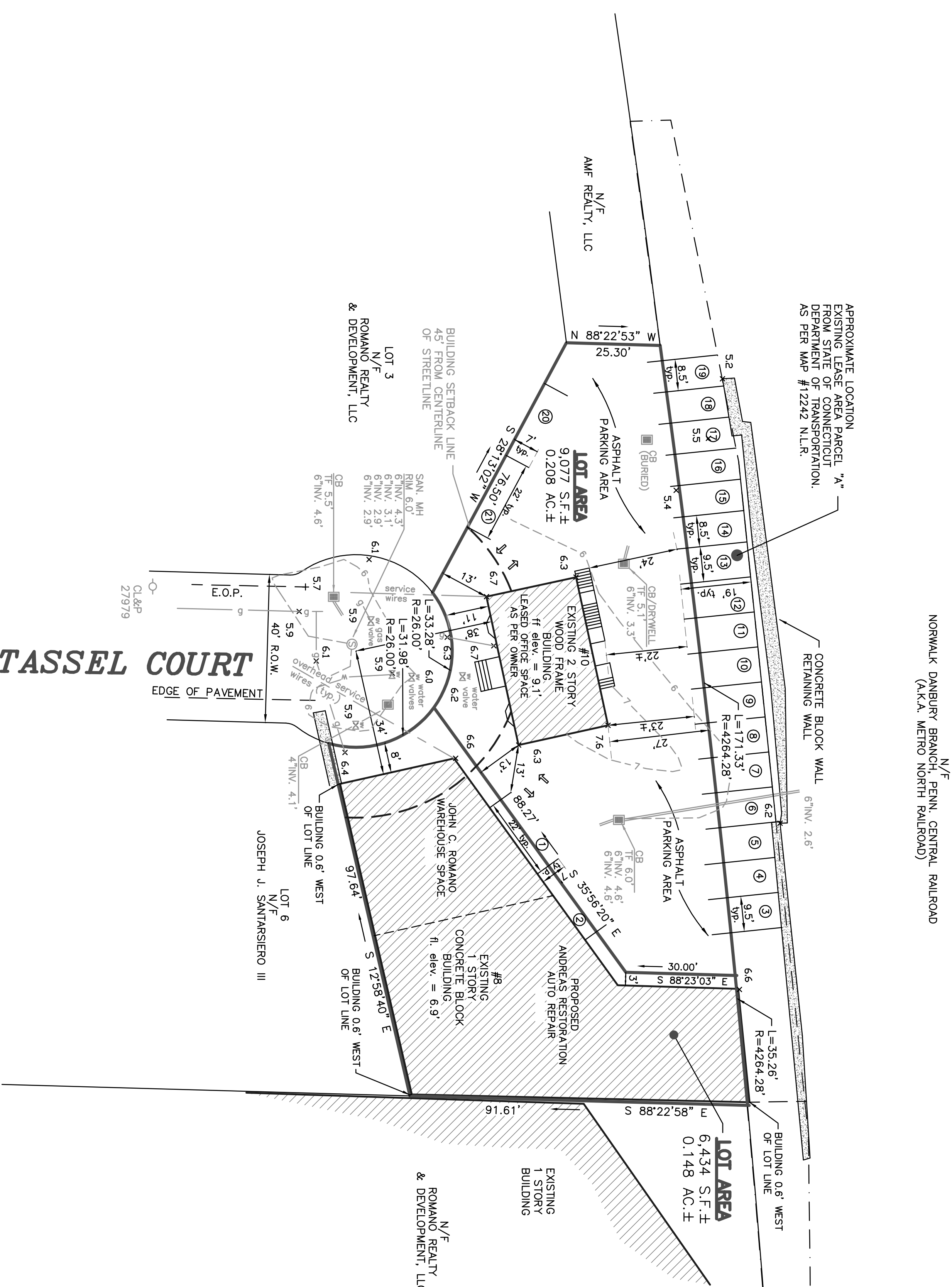
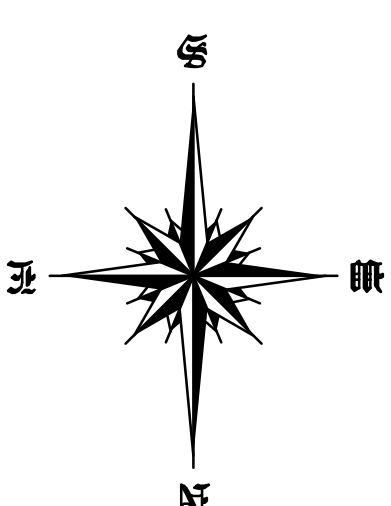
TAX MAP 13SW DISTRICT 1 BLOCK 105 TAX LOTS 20 & 25

PROPERTY IS LOCATED IN ZONE : "B2" BUSINESS NO. 2
 DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

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

CONNECTICUT REG # 15773
 WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.

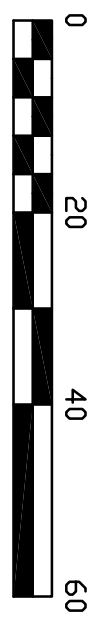
MAP NORTH #9891 N.L.R.



VAN TASSEL COURT

LEGEND

- CATCH BASIN
- ⊙ SANITARY MANHOLE
- UTILITY POLE W/ WIRES
- ⊗ GAS VALVE
- ⊗ WATER VALVE
- 9 — GAS LINE (approx. location)
- w — WATER LINE (approx. location)
- 6 --- EXISTING 1' CONTOUR LINE



GRAPHIC SCALE

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

TAX MAP 13SW DISTRICT 1 BLOCK 105 TAX LOTS 20 & 25

VanTassel&10

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 DIRECTOR OF PLANNING & ZONING COMMISSION

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