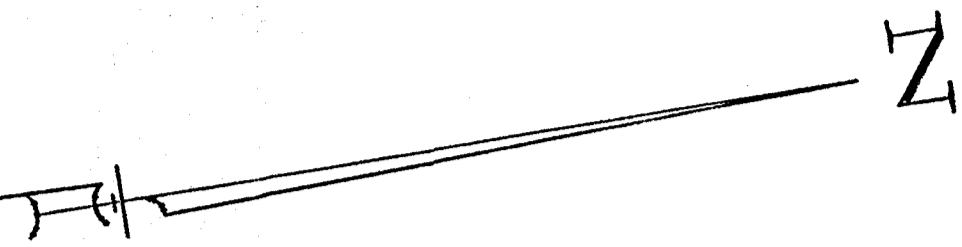


# FIVE MILE RIVER



MEAN HIGH WATER IS COINCIDENT ALONG FACE OF BULKHEAD UNLESS OTHERWISE NOTED.  
THE TIE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND IS INTENDED TO BE USED FOR TRANSFER OF TITLE TO

I HEREBY DECLARE TO

XXXXXXXXXX

XXXXXXXXXX

THAT THIS SURVEY AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE SUBSTANTIALLY CORRECT, THAT THE TITLE LINES AND THE LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCROACH OVER OR UPON STREET, TITLE OR BUILDING LINES, THAT THERE ARE NO VIOLATIONS OF ZONING RESTRICTIONS OR OTHER RULES OR REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY, APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN OR DEPICTED HEREON.

THE DECLARATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE COMPANY, OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. DECLARATION IS NOT TRANSFERABLE.

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS EMBOSSED SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

DISTANCES SHOWN ± FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

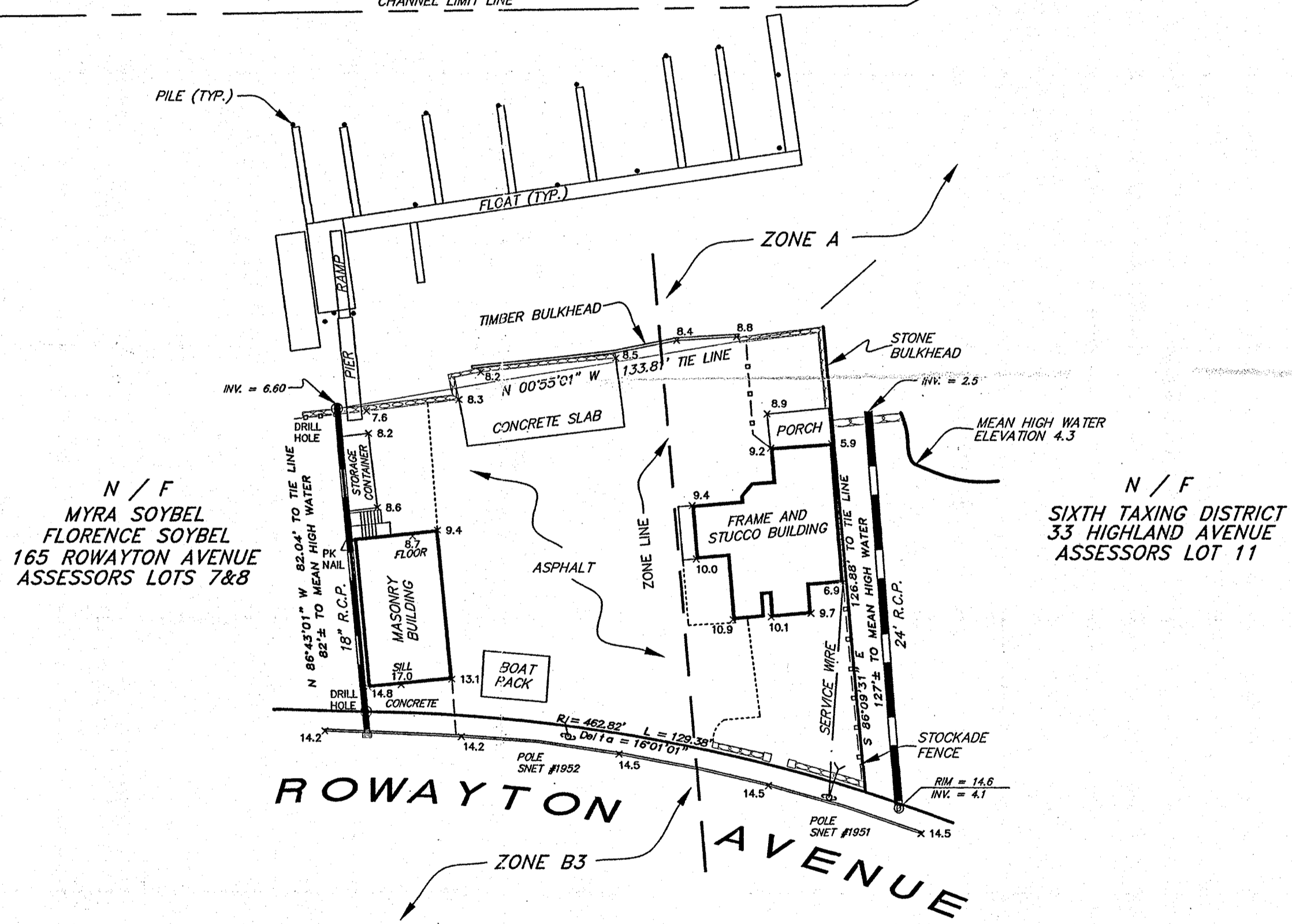
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

REFER TO "MAP OF PROPERTY PREPARED FOR R. E. LESLIE JOHNSTON ROWAYTON, NORWALK, CONNECTICUT, DATED JANUARY 24, 1964" PREPARED BY HARRY E. BRYAN, P.C. TO BE FILED IN THE NORWALK LAND RECORDS.

PROPERTY IS LOCATED IN 'A' & 'B3' ZONE.

ALL MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREON.

STRUCTURES SHOWN HEREON WERE ERECTED PRIOR TO OCT. 1998



N / F  
MYRA SOYBEL  
FLORENCE SOYBEL  
165 ROWAYTON AVENUE  
ASSESSORS LOTS 7&8

N / F  
SIXTH TAXING DISTRICT  
33 HIGHLAND AVENUE  
ASSESSORS LOT 11

## PROPERTY SURVEY PREPARED FOR WHITE BRIDGE MARINA, INC. 167 ROWAYTON AVENUE

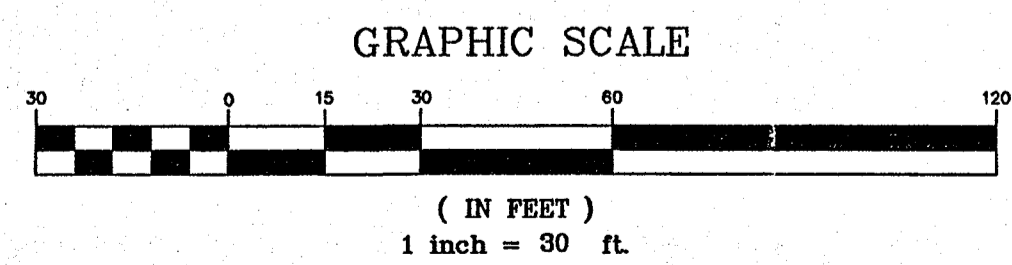
NORWALK

CONNECTICUT

SCALE : 1" = 30'

SEPTEMBER 9, 2002

AREA = 13,709± SQ.FT. =  
0.315± ACRES (TO M.H.W.)

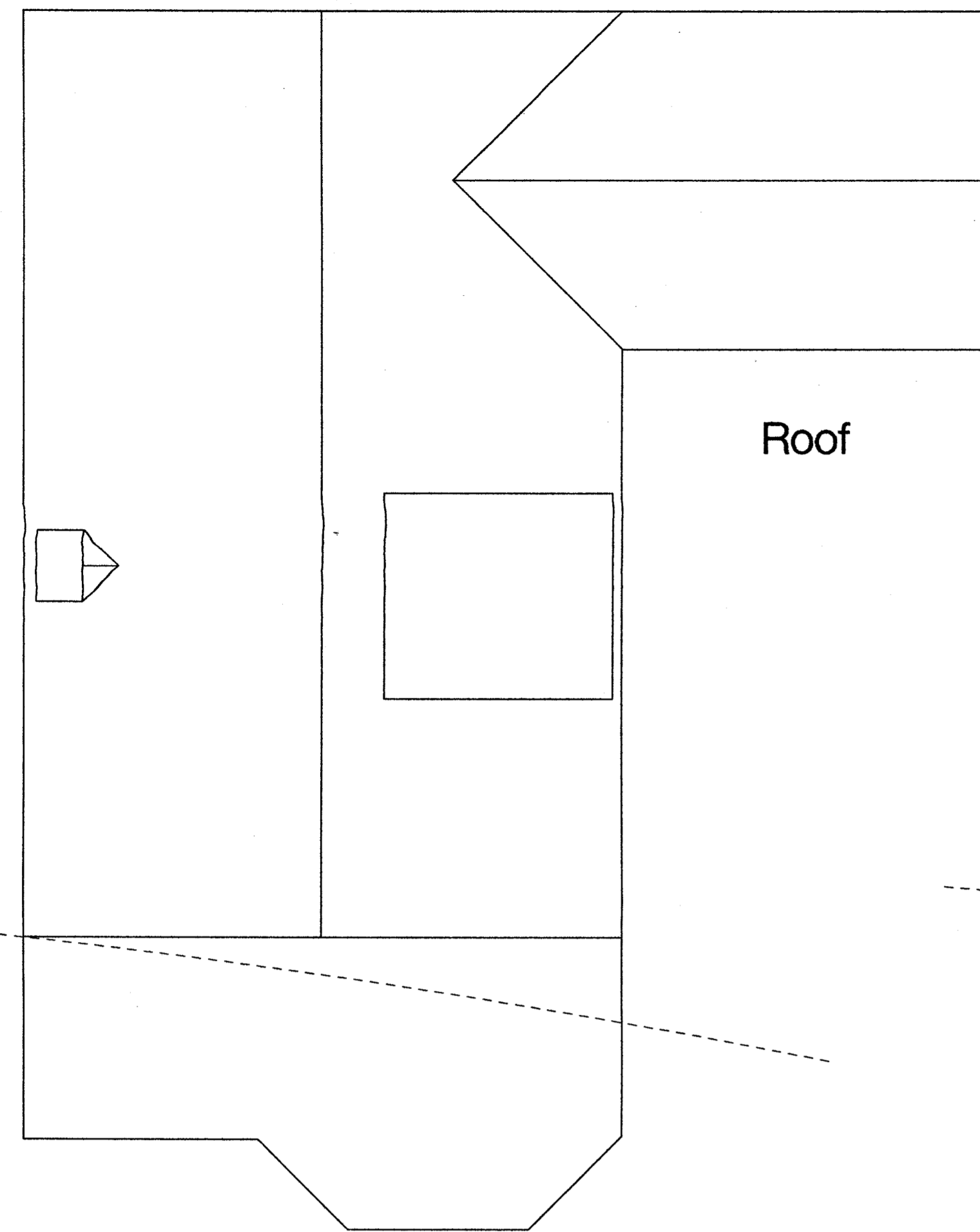


TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
PREPARED TO CLASS 'A - 2' STANDARDS

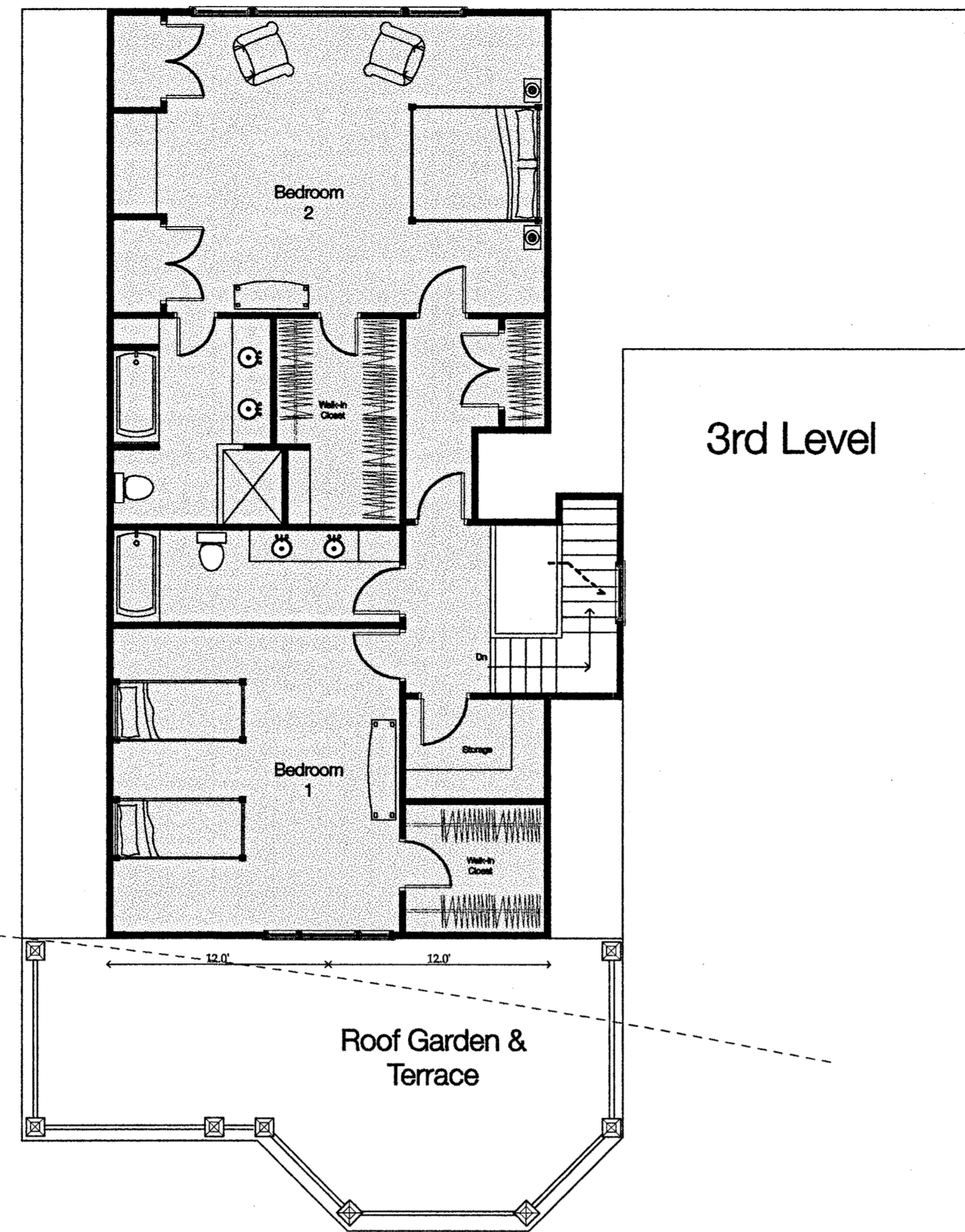
Jeffrey W. McDoyga, Conn. L.S. Reg. No. 70090

**WILLIAM W. SEYMOUR & ASSOCIATES, P.C.**  
LAND SURVEYORS ~ DARIEN, CONN. ©

VERTICAL DATUM: MEAN SEA LEVEL N.G.V.D. 1929

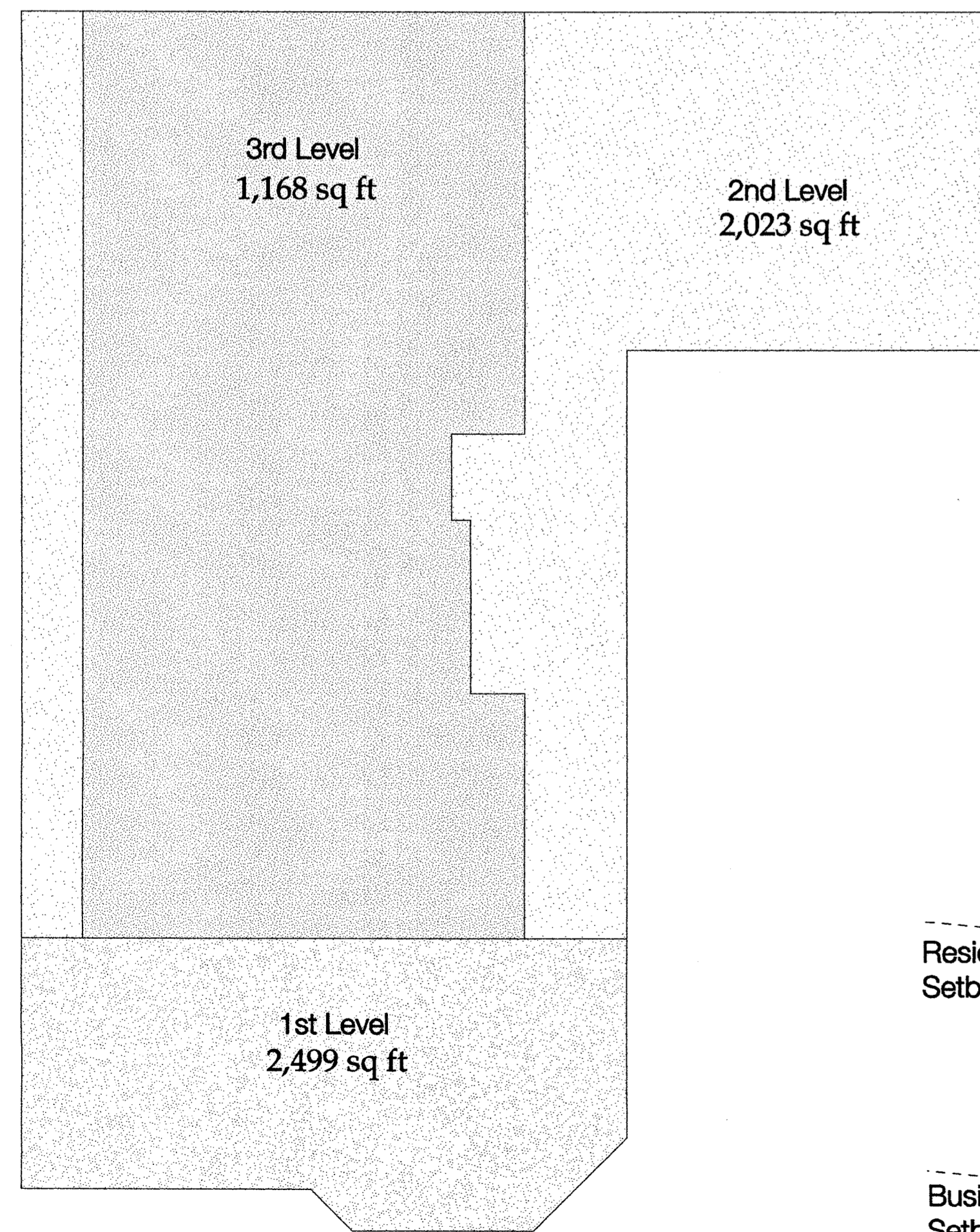


Roof



3rd Level

Roof Garden & Terrace

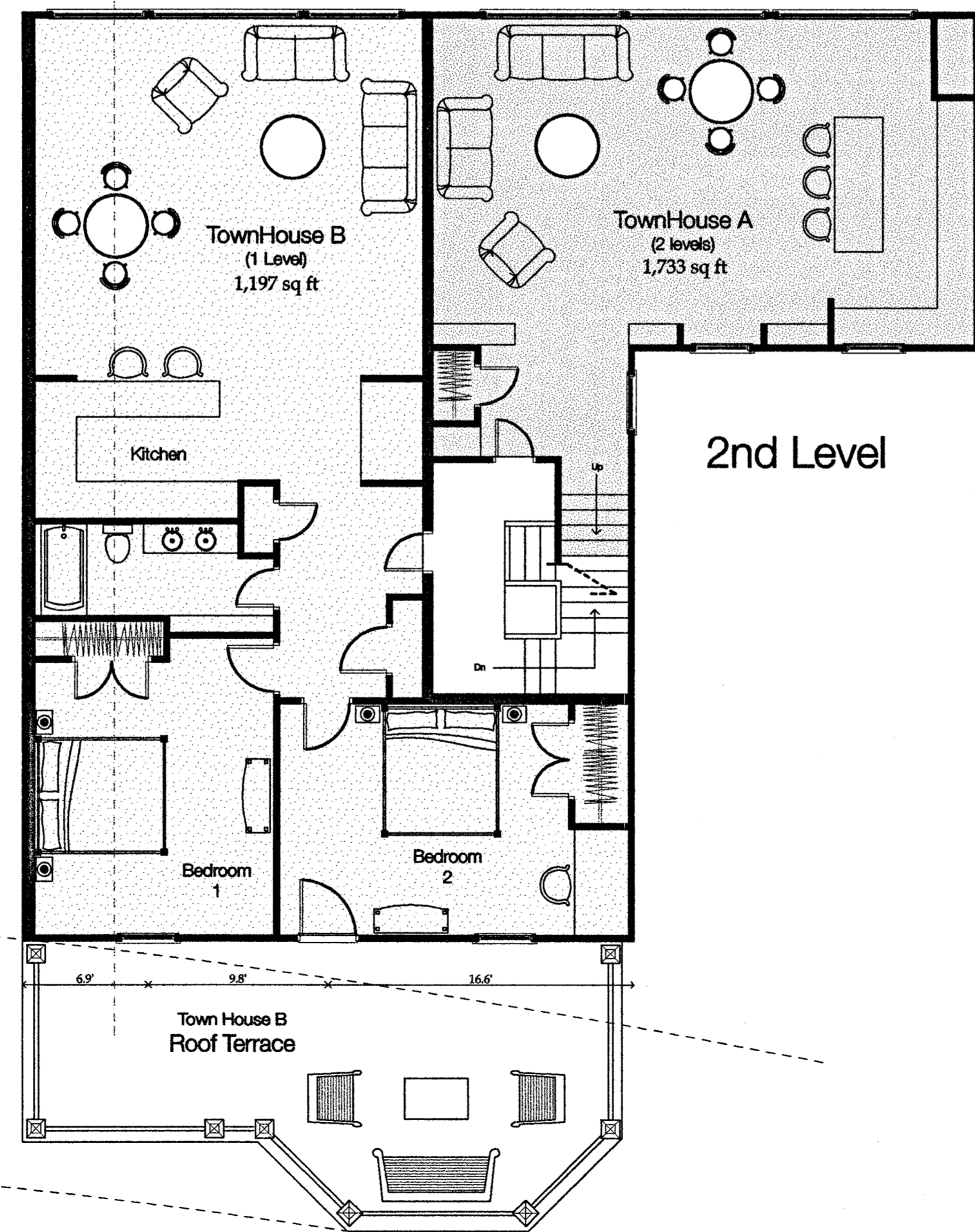


3rd Level  
1,168 sq ft

2nd Level  
2,023 sq ft

1st Level  
2,499 sq ft

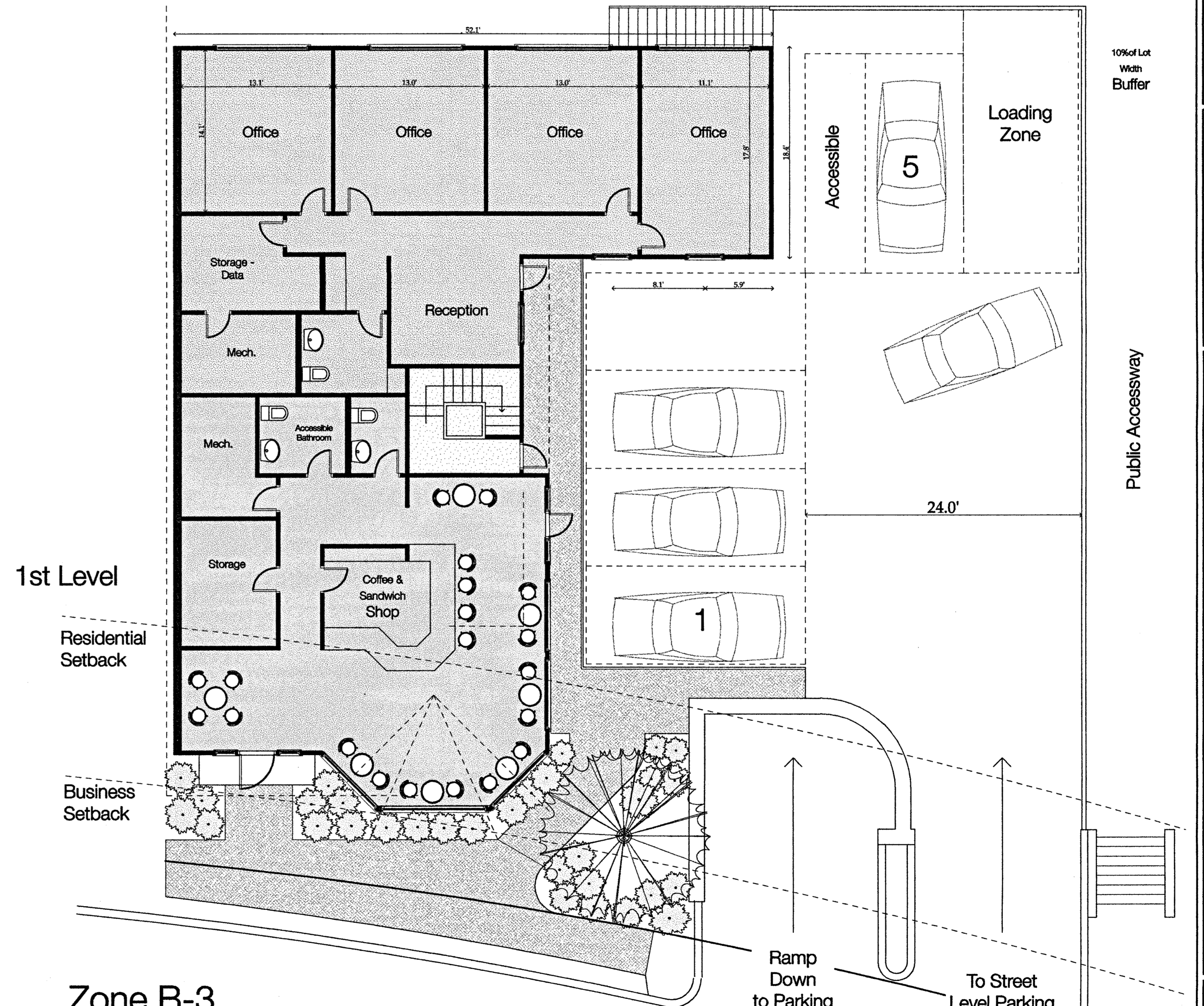
Area Summary



2nd Level

Residential  
Setback

Business  
Setback



1st Level

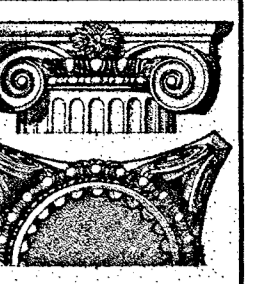
Residential  
Setback

Business  
Setback

Zone B-3  
Gateway to Rowayton Village Business District

Ramp  
Down  
to Parking

To Street  
Level Parking



Issue Date

10/21/08

Revisions

Floor Plan & Elevations

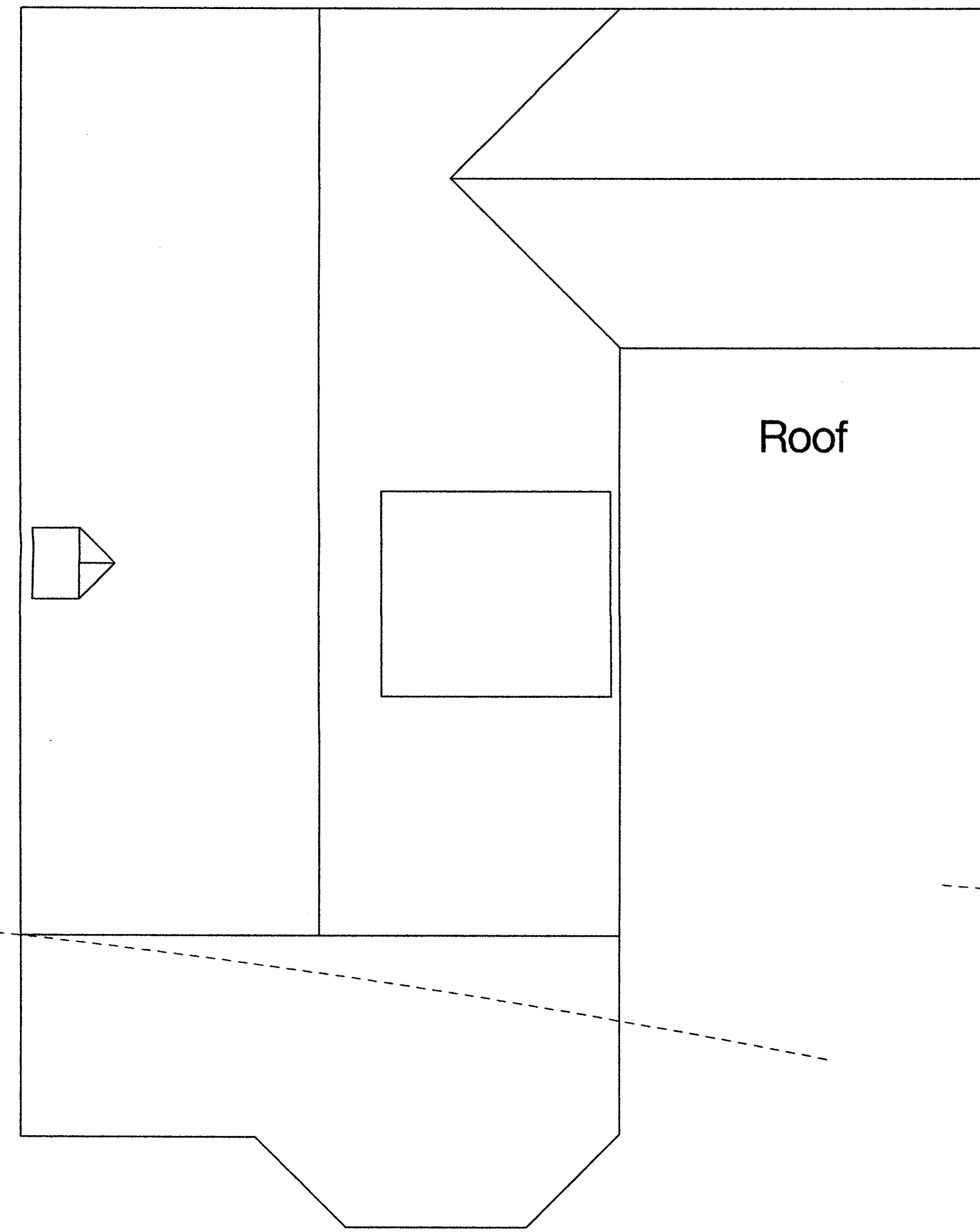
Scale  
1:80

37 Geneva Road  
Rowayton, CT 06868  
131 Rowayton Ave.  
Rowayton, CT

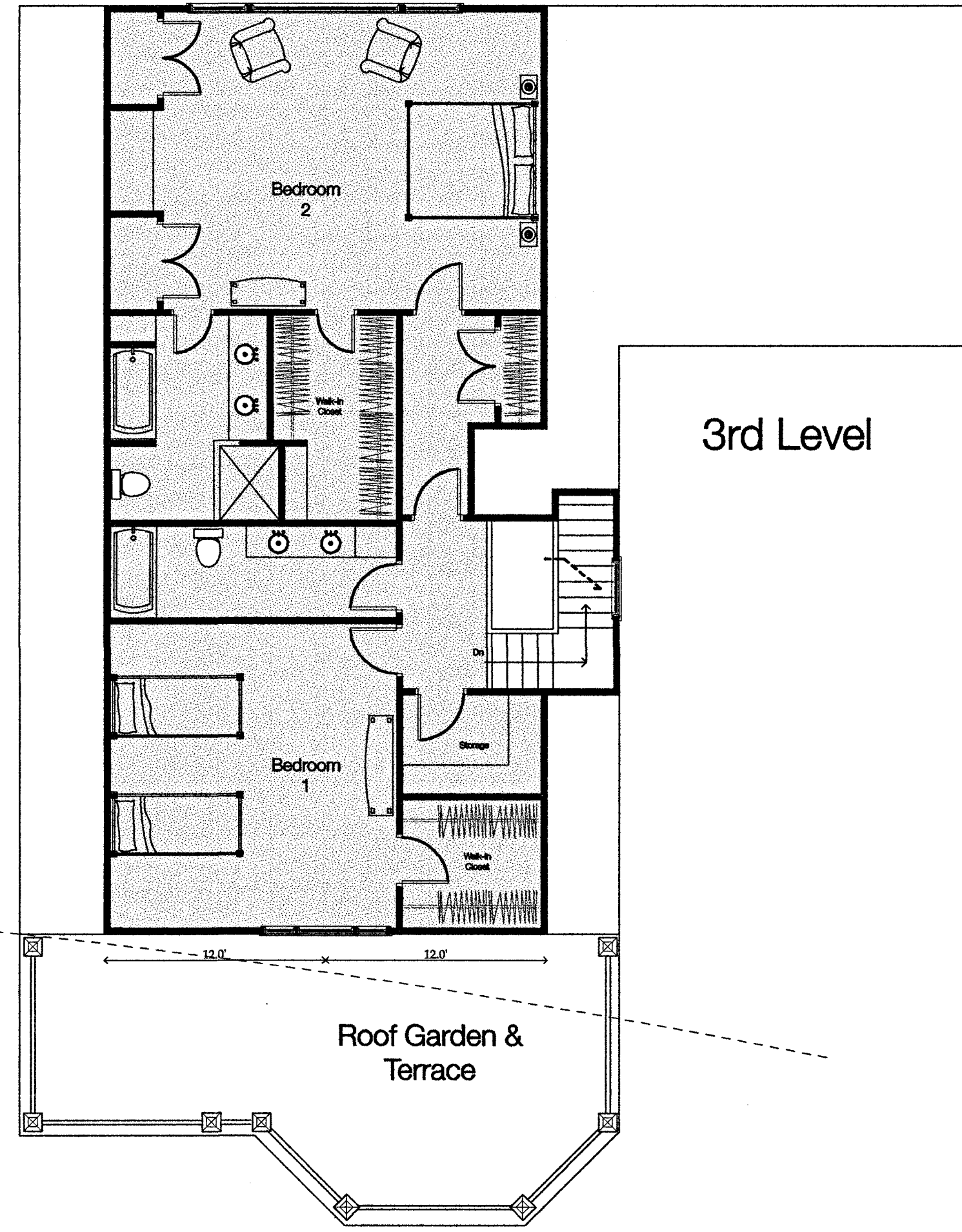
Joseph Matto Architect AIA  
Rowayton Ave Mixed Use Study

Page

1

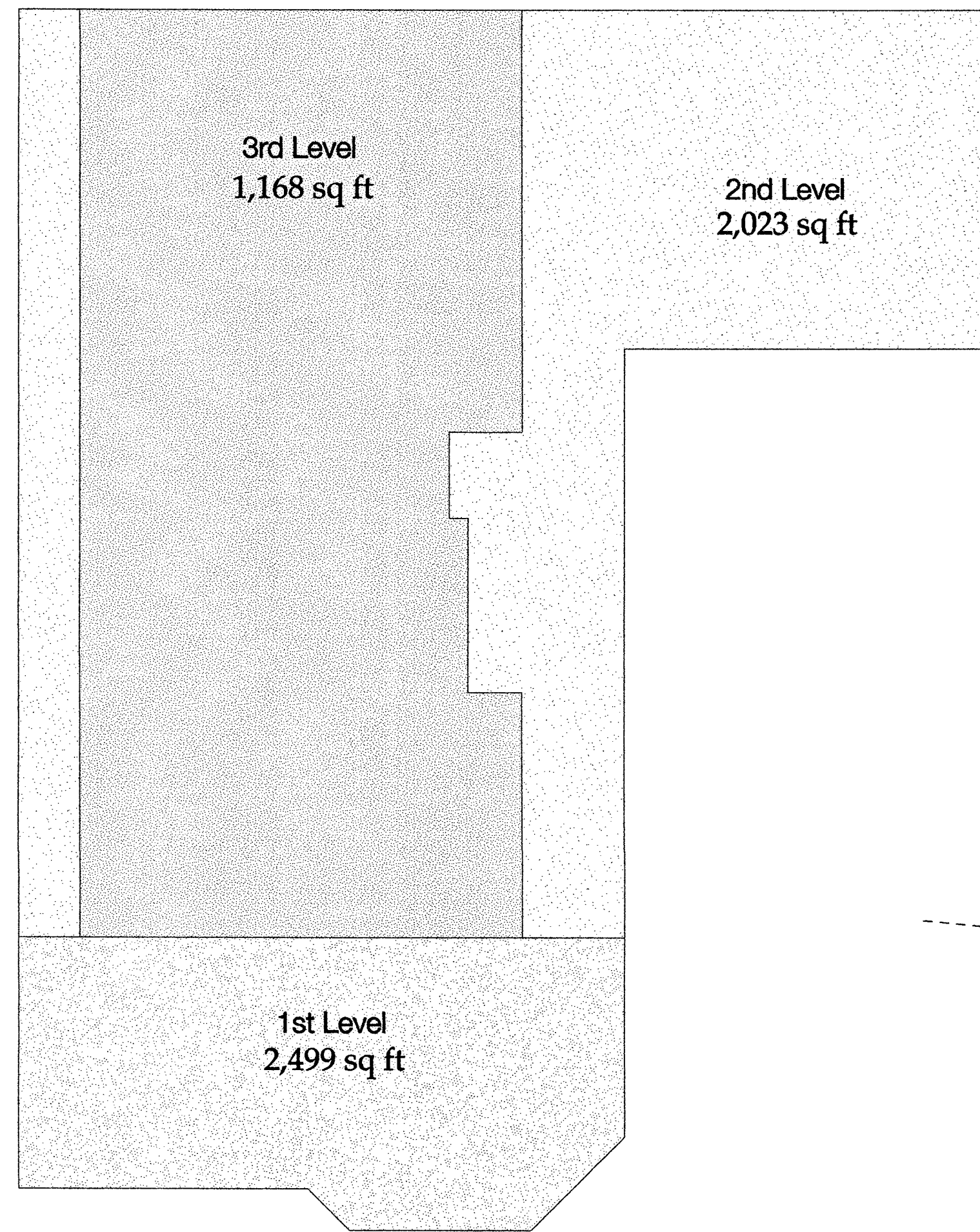


Roof



3rd Level

Roof Garden & Terrace

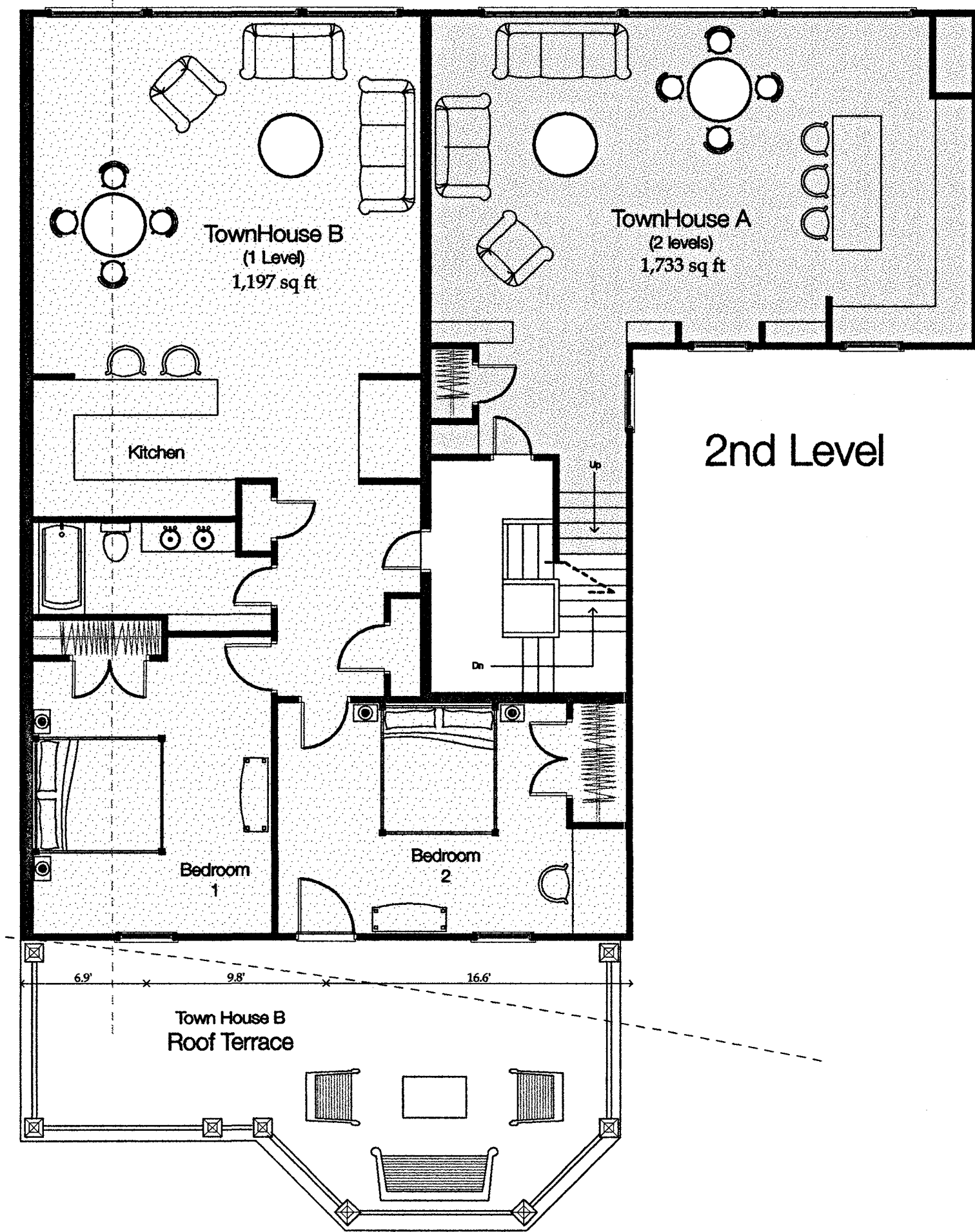


3rd Level  
1,168 sq ft

2nd Level  
2,023 sq ft

1st Level  
2,499 sq ft

Area Summary



2nd Level

1857 ft<sup>2</sup>

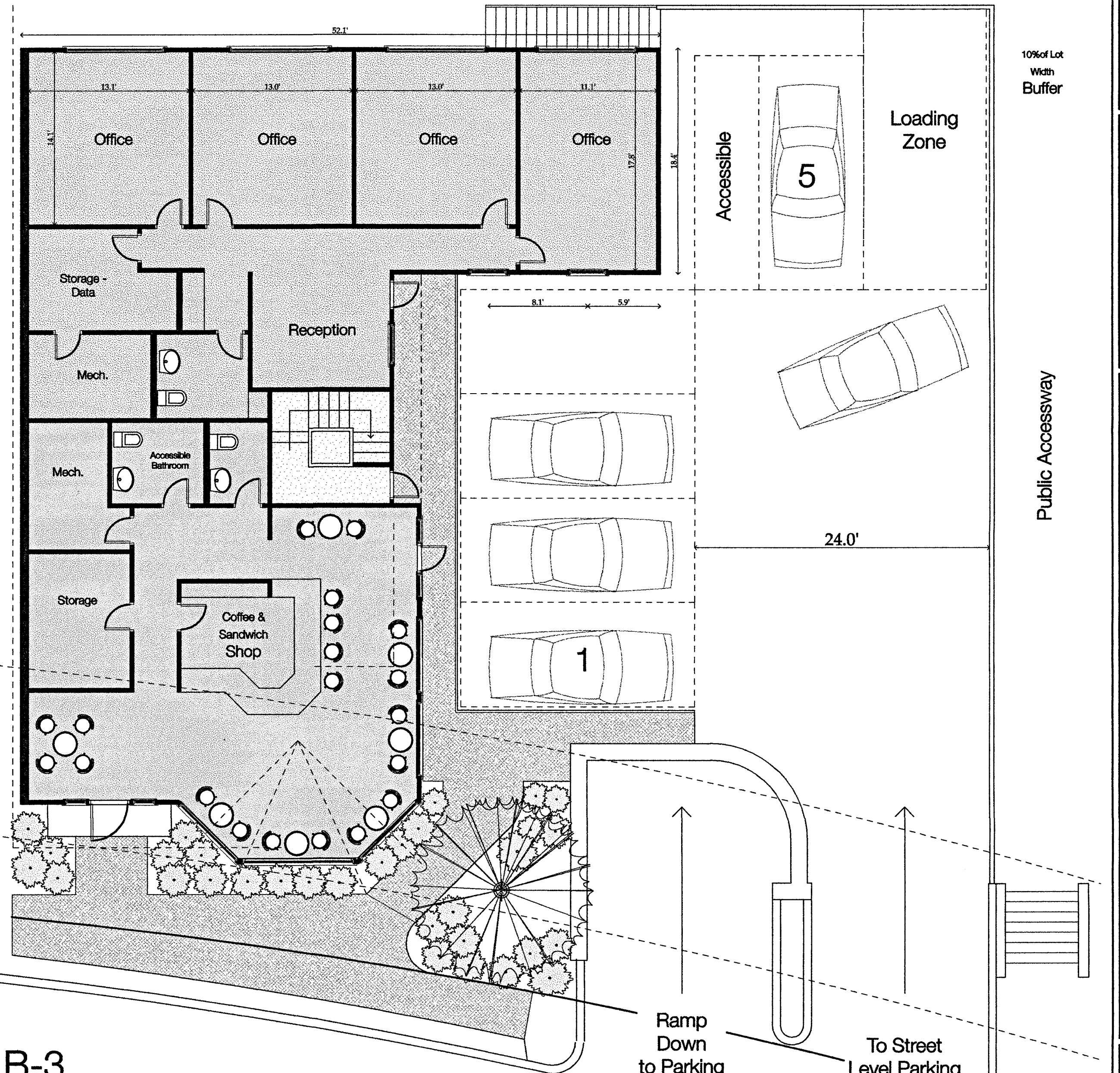


1st Level

Residential  
Setback

Business  
Setback

Zone B-3  
Gateway to Rowayton Village Business District

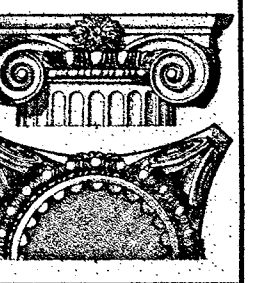


10% of Lot  
Width  
Buffer

Public Accessway

Ramp  
Down  
to Parking

To Street  
Level Parking



Issue Date

10/21/08

Revisions

Floor Plan & Elevations

Scale  
1:80

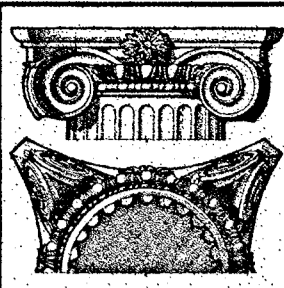
Joseph J. Rinaldi  
203 Rowayton Ave.  
Rowayton, CT 06468-5157

Joseph Matto Architect AIA

Rowayton Ave Mixed Use Study

Page

1



Issue Date

10/2/08

Revisions

Street & Lower Level

Scale  
1:112

Joseph Matto Architect AIA  
131 Rowayton Ave.  
Rowayton, Ct

Rowayton Ave Mixed Use Study

Page

2

# 167 Rowayton Avenue Mixed Use - Concept Study 1

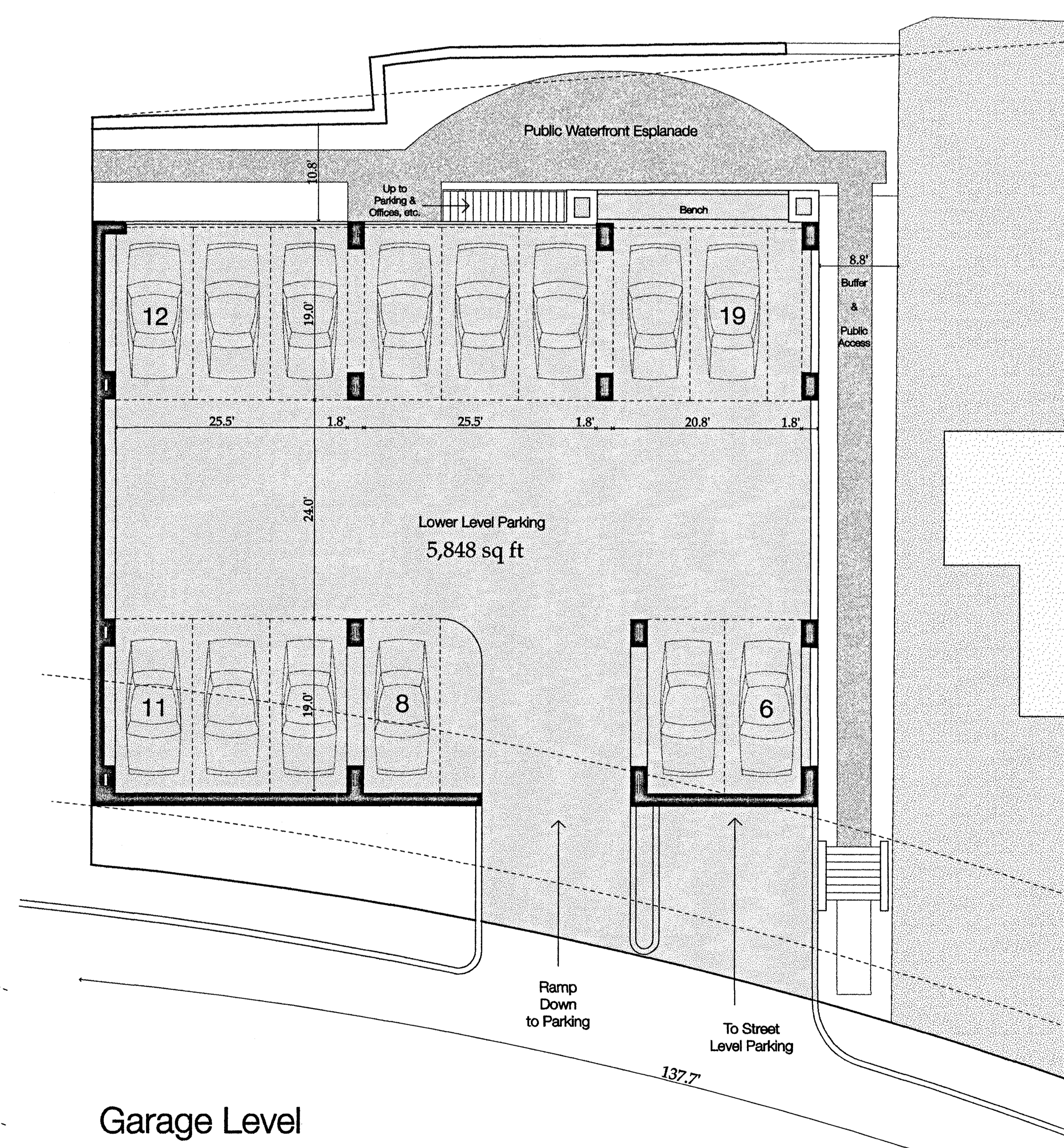
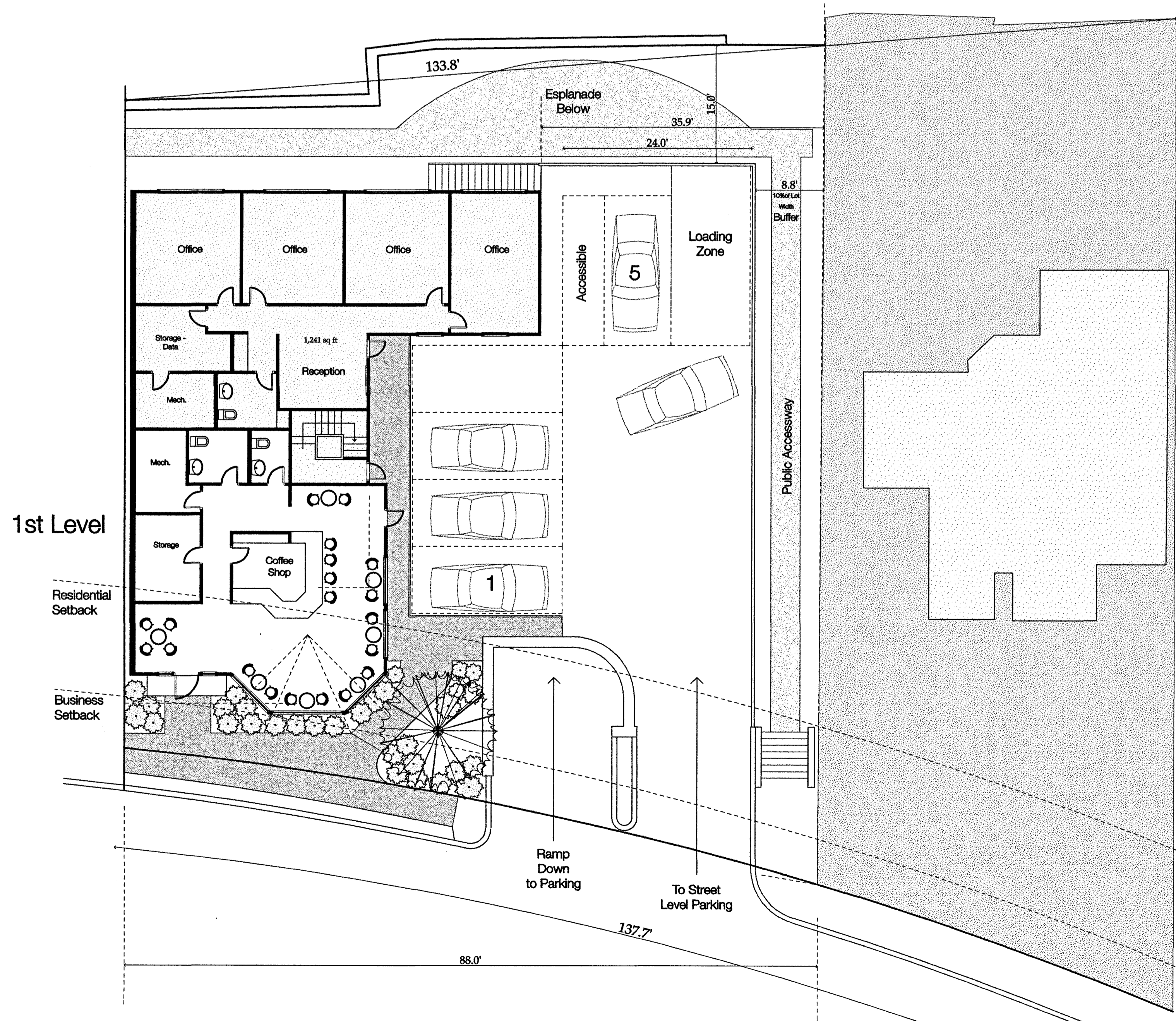
Max. Lot Coverage Allowed

Parking Analysis

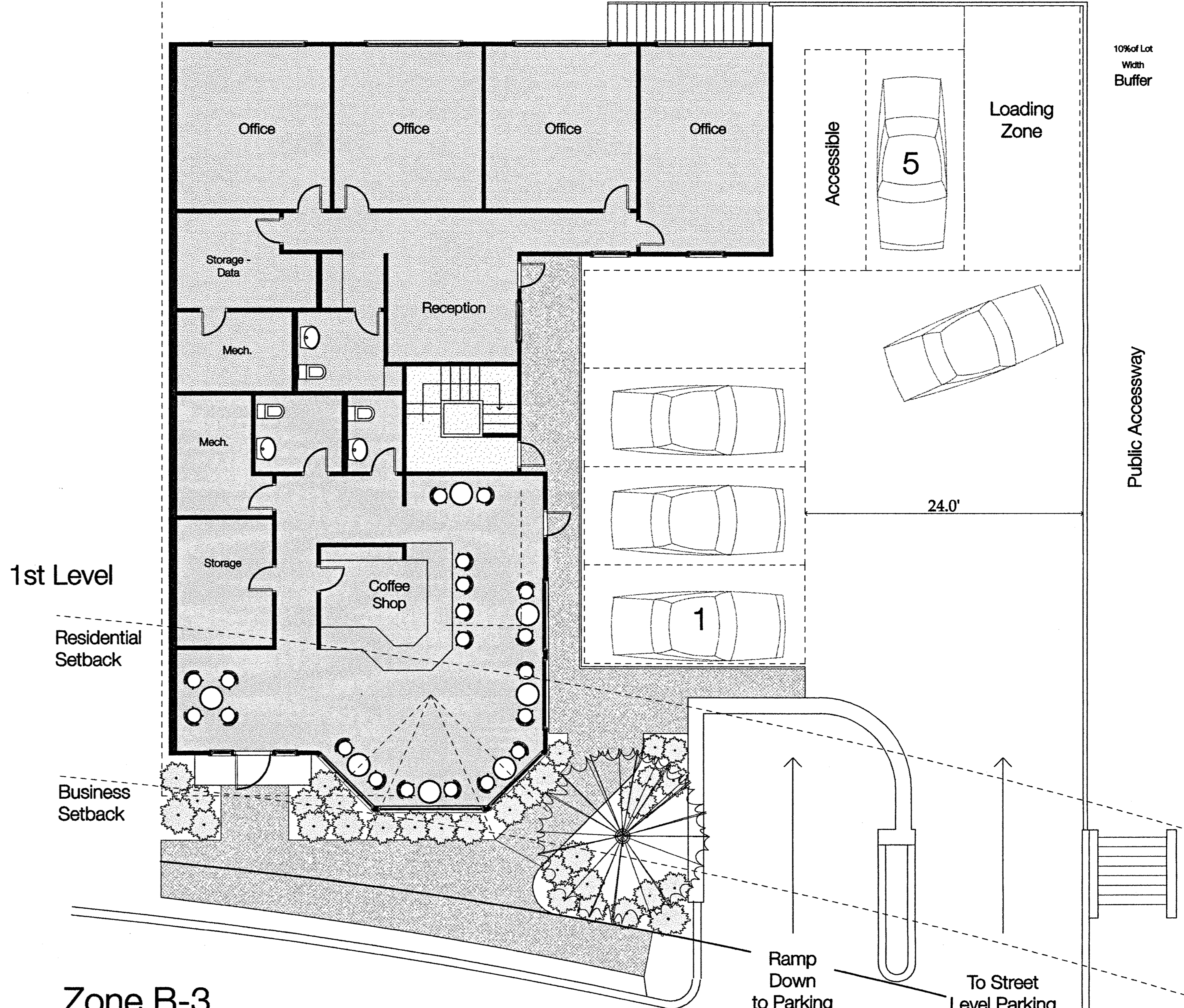
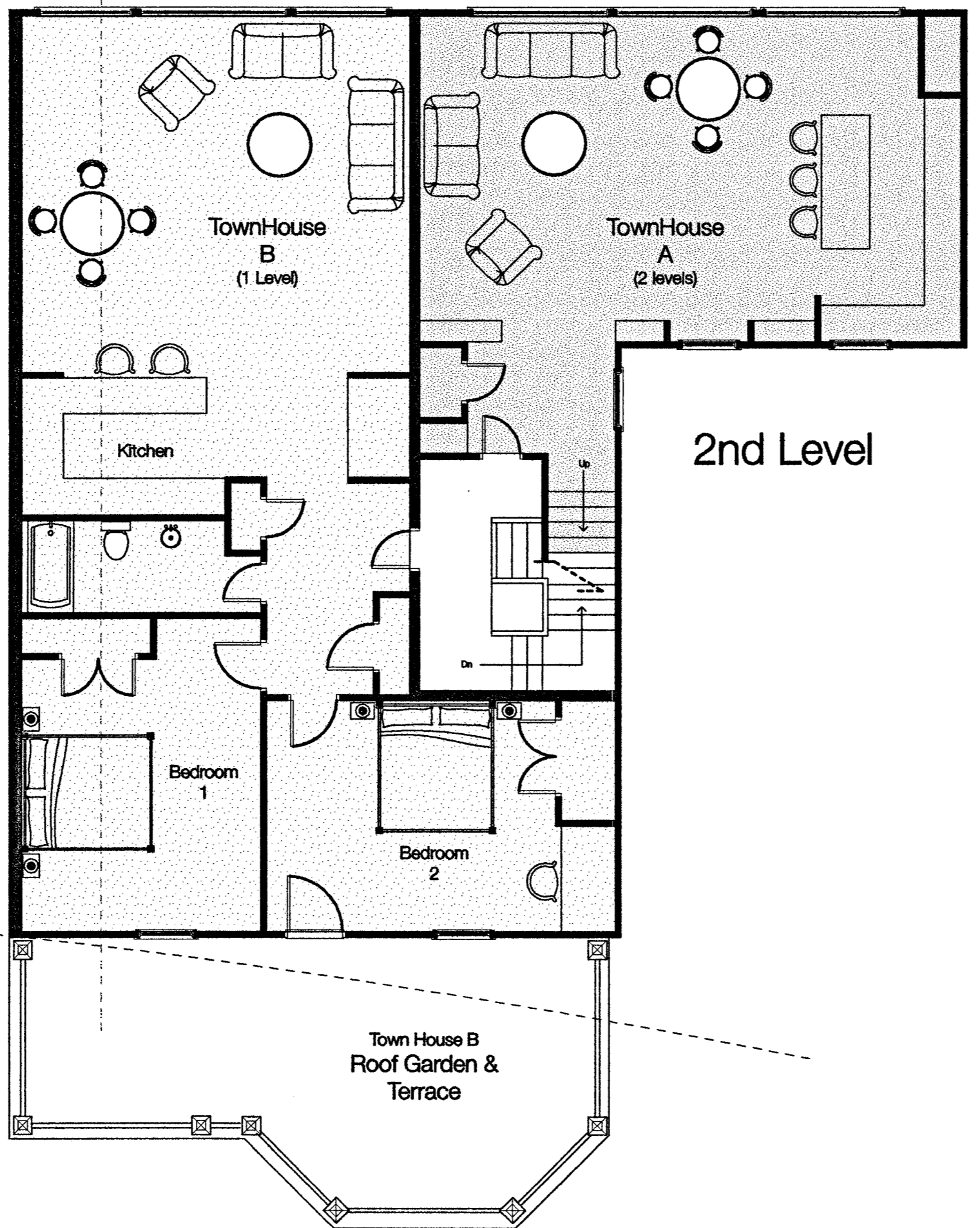
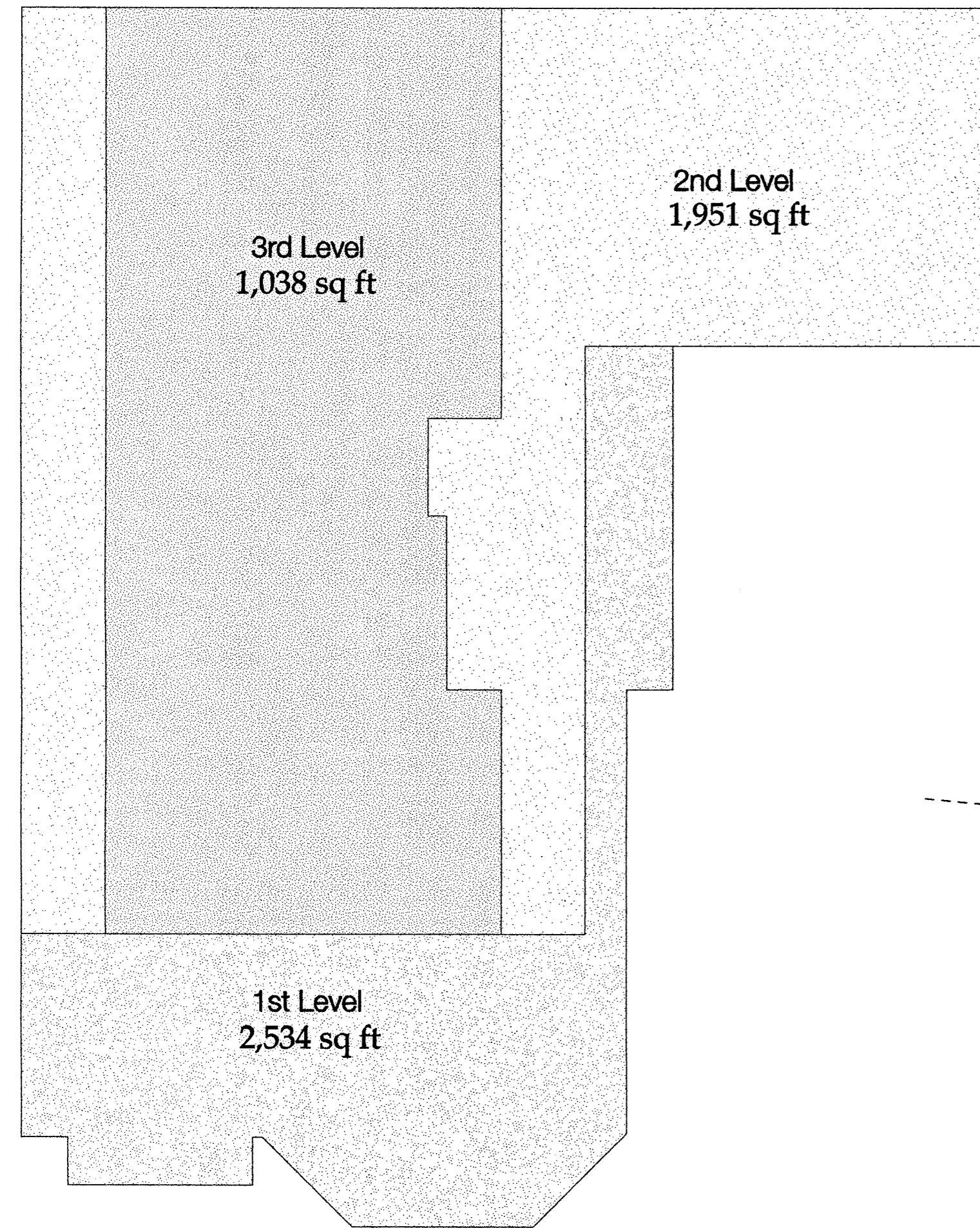
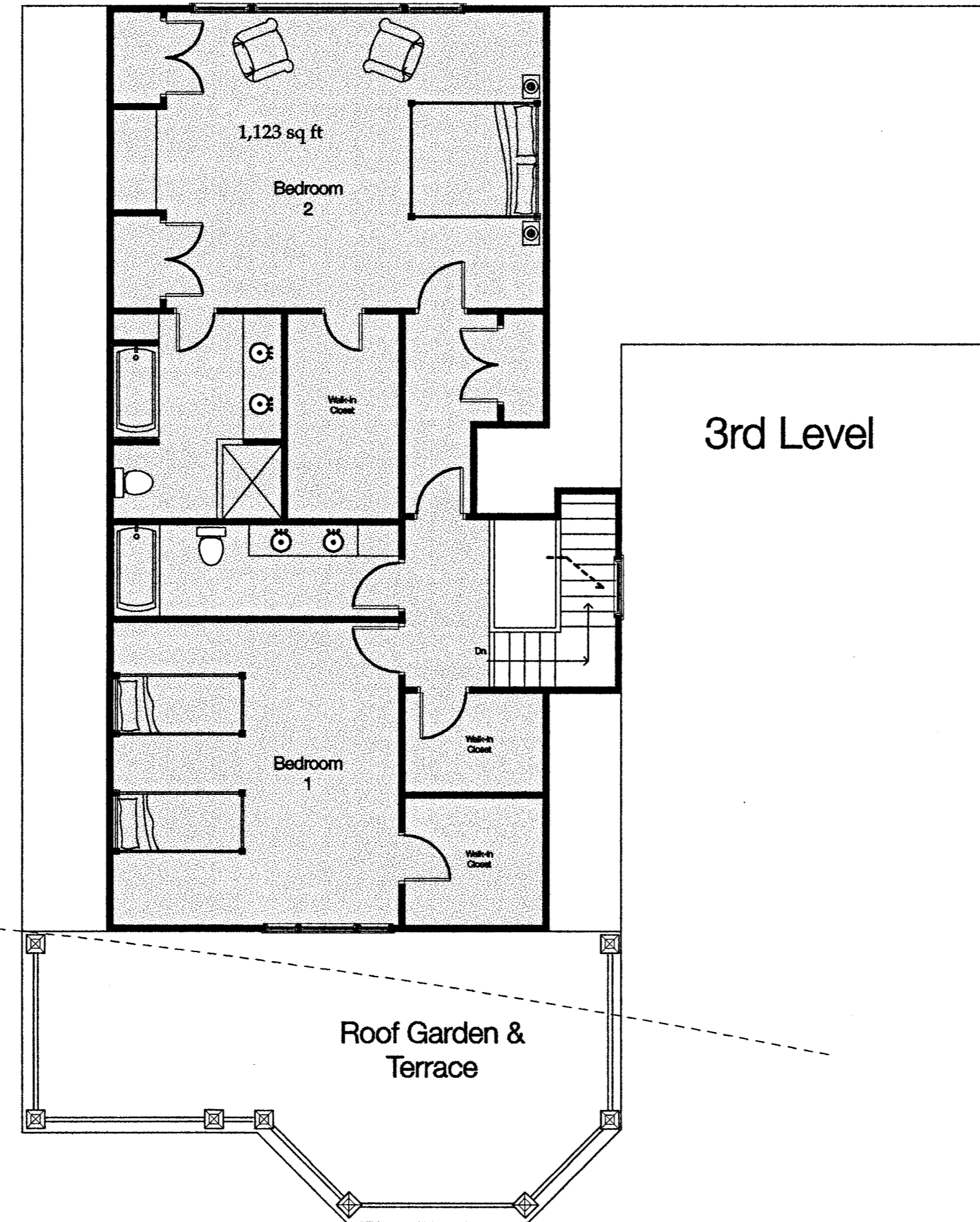
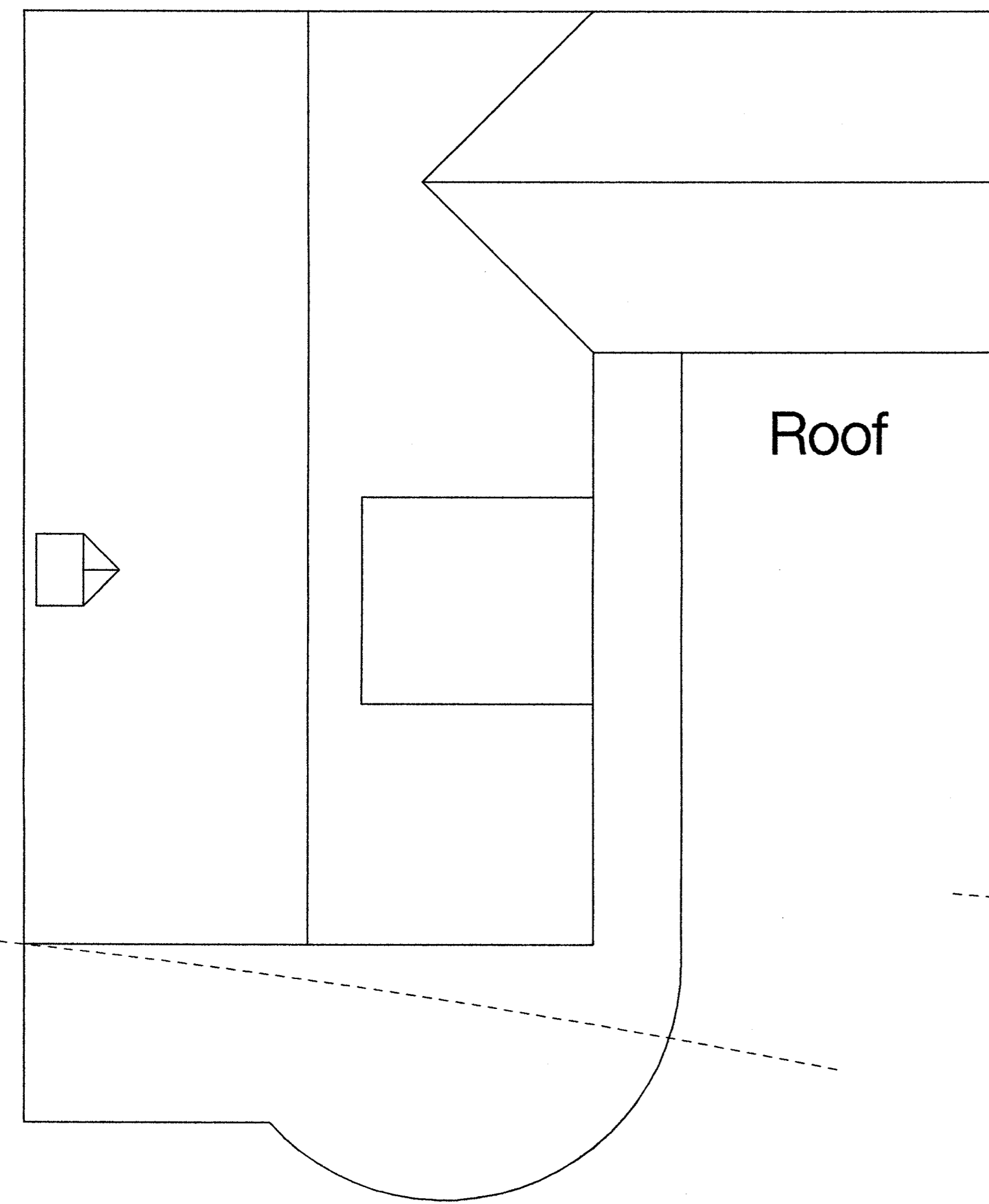
Lot Area - 8,462  
35% Bldg - 2,961  
80% Building & Parking - 6,770  
Residential - 2 Dwelling Units  
35% Bldg - 2,961

1st Floor Offices - 1265 ft<sup>2</sup> - 4 Stalls  
1st Floor Retail - 913 ft<sup>2</sup> - 356ft<sup>2</sup> Active - 4 Stalls  
2-TownHouse Units - 4 Stalls  
For Non Leasee Marina Slips - 12  
Total Parking Required - 24  
Mixed Use Credit - 4  
Total Actual Parking Stalls Required - 20

- Offices
- Retail
- Residential



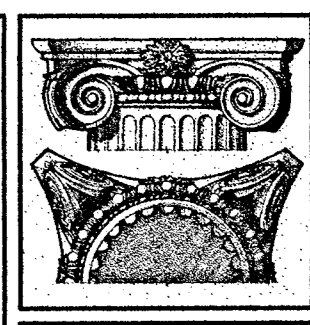
Garage Level



Area Summary

1857 ft<sup>2</sup>

Zone B-3  
Gateway to Rowayton Village Business District



Issue Date  
10/21/08

Floor Plan & Elevations

Revisions

Scale  
1:80

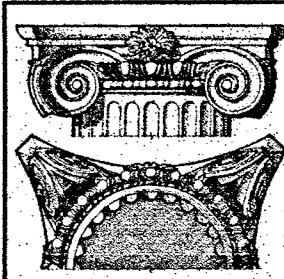
7 Geneva Road  
Rowayton, CT  
06867-5577

131 Rowayton Ave.  
Rowayton, CT

**Joseph Matto Architect AIA**

Rowayton Ave Mixed Use Study

Page  
3



Issue Date  
10/18/08

Revisions

Street & Lower Level

Scale  
1/8" = 1'-0"

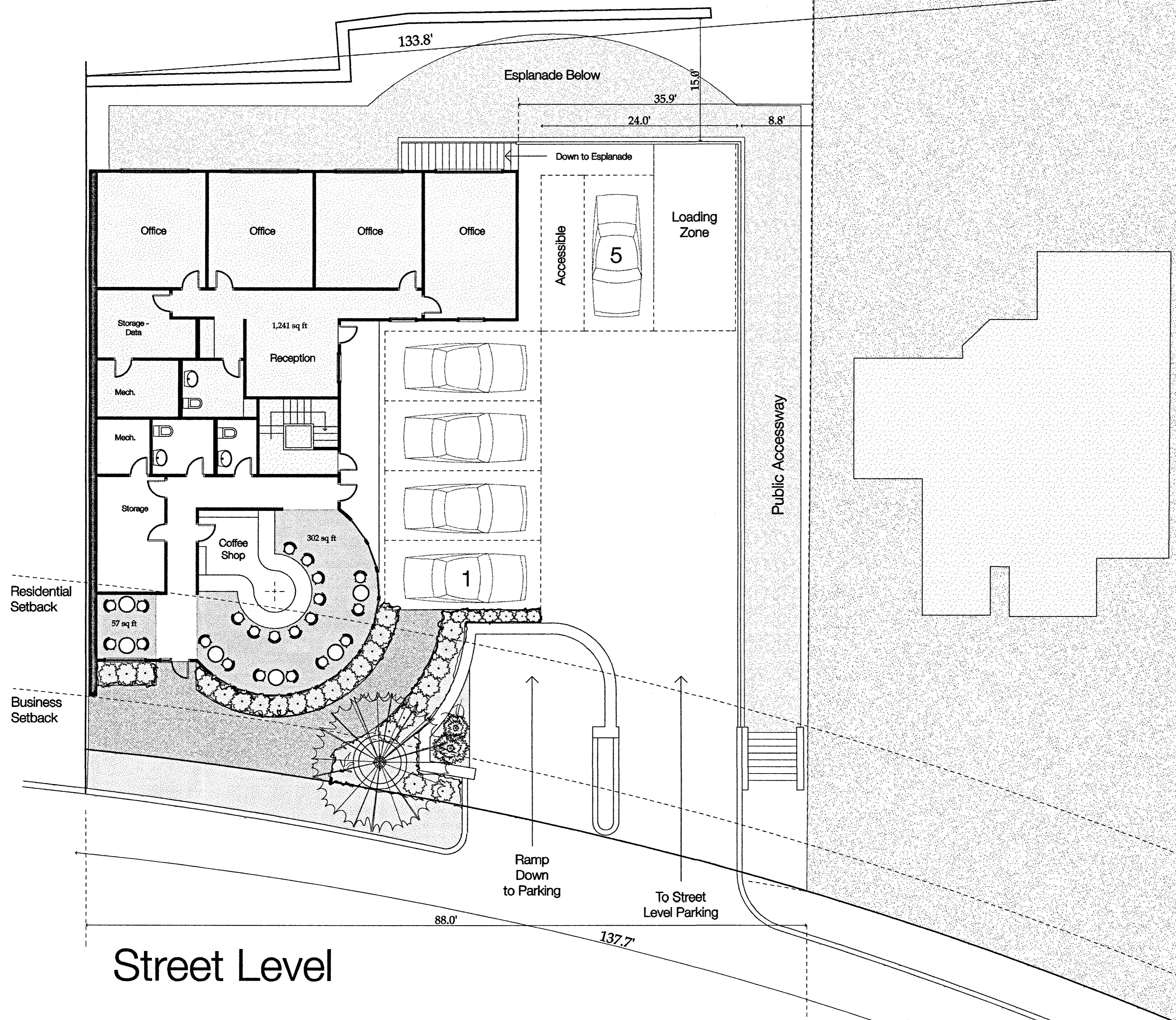
37 Geneva Road  
Norwalk, CT  
203 866 2777  
Joseph Matto Architect AIA  
131 Rowayton Ave.  
Rowayton, CT

Rowayton Ave Mixed Use Study

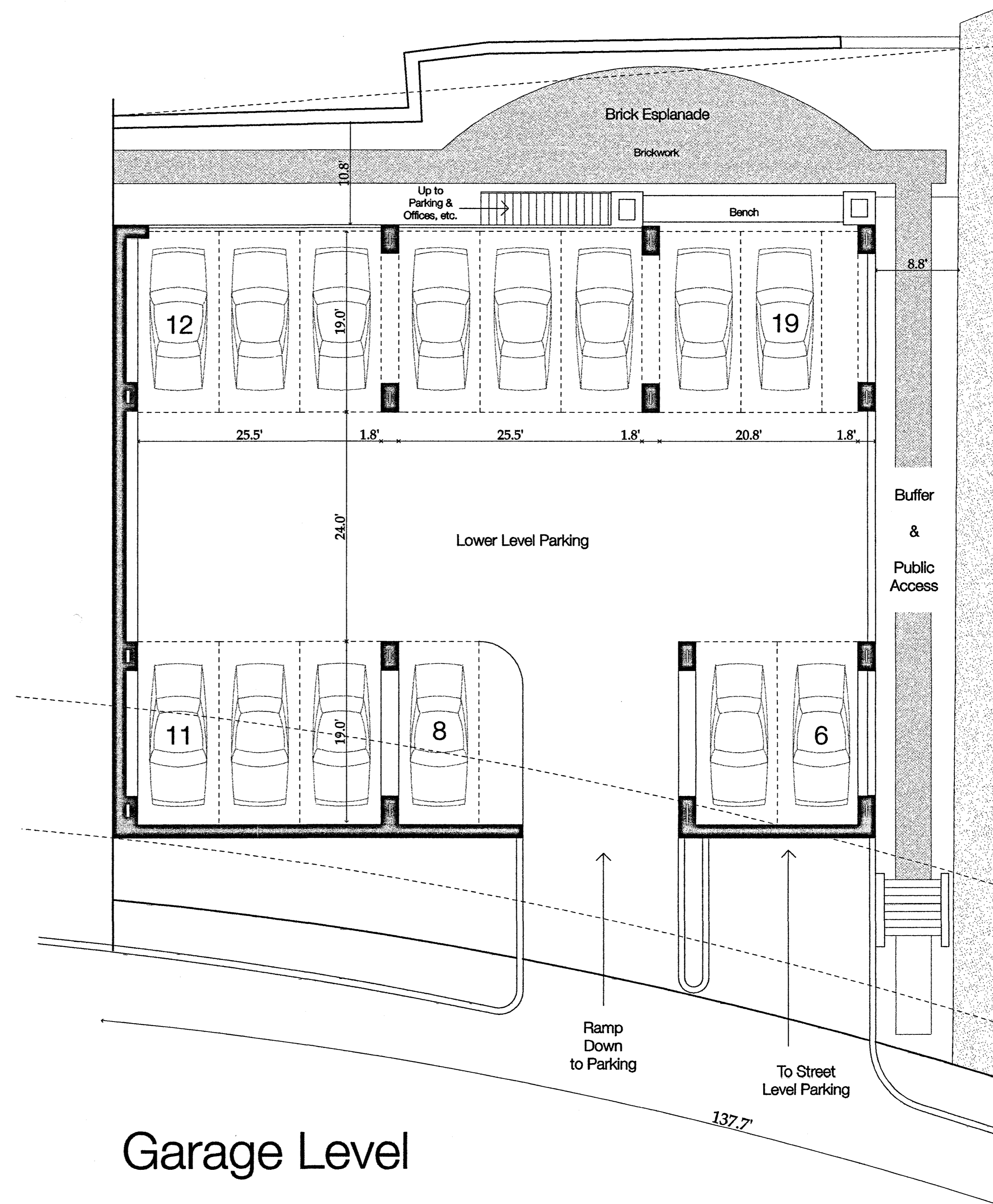
Page  
2

### Zone B-3 (Gateway to Rowayton Village District)

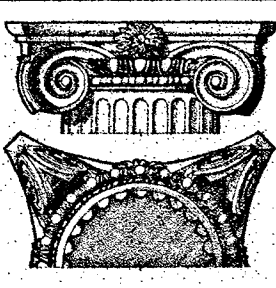
### Zone A



### Street Level



### Garage Level



Issue Date

10/18/08

Revisions

Concept A

Scale  
1/8" = 1'-0"

57 Geneva Road  
Norwalk, CT  
203.846.5777

**Joseph Matto Architect AIA**  
Rowayton Ave Mixed Use Study

Page

2

# 167 Rowayton Avenue

# Mixed Use - Concept Study 1

Max. Lot Coverage Allowed

Lot Area - 7923.18

35% Bldg - 2,773  
80% Building & Parking - 6,339

Residential - 2 Dwelling Units  
35% Bldg - 2,773

## Parking Analysis

1st Floor Offices - 1265 ft<sup>2</sup> - 4 Stalls

1st Floor Retail - 913 ft<sup>2</sup> - 356ft<sup>2</sup> Active - 4 Stalls

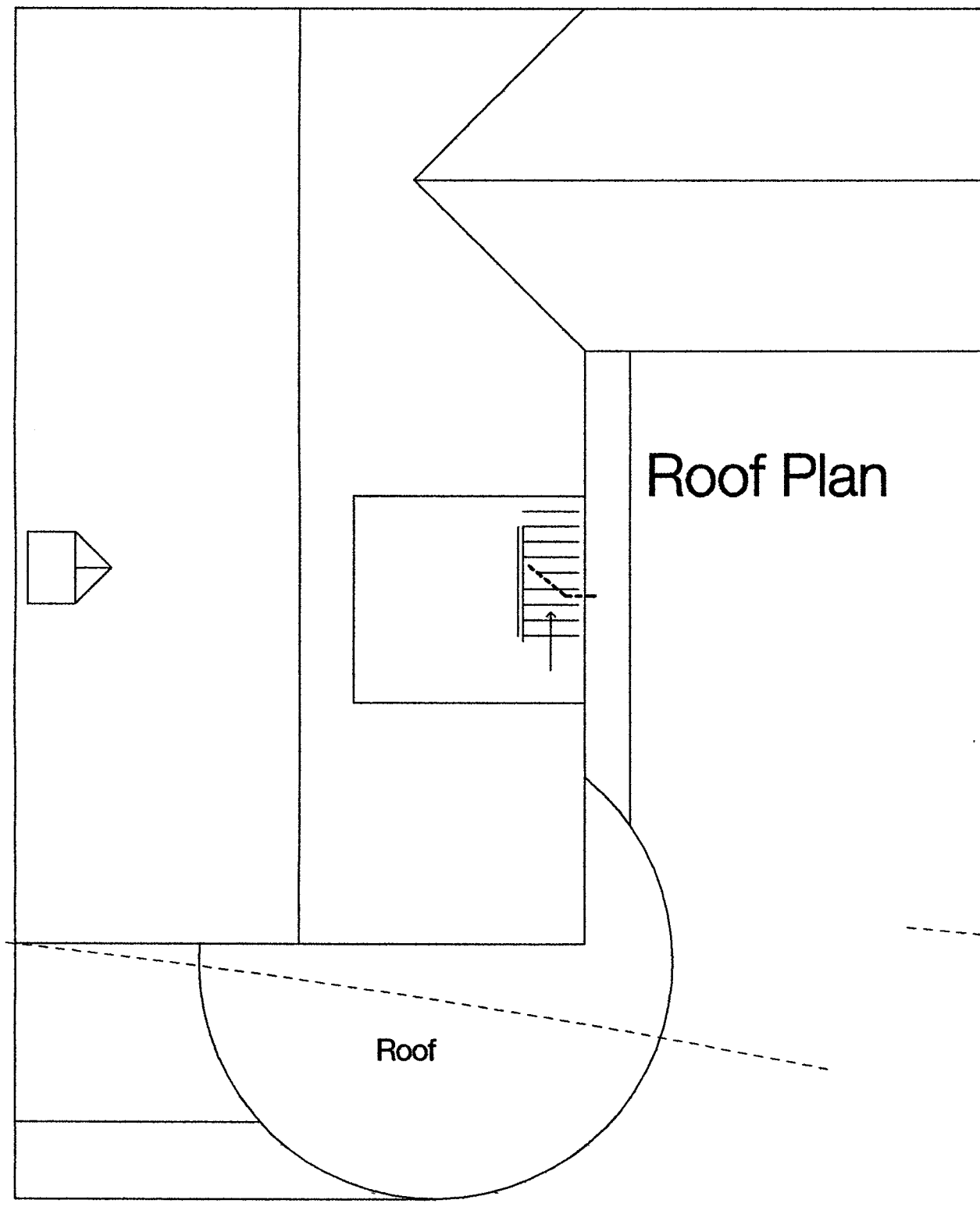
2-TownHouse Units - 4 Stalls

For Non Leasee Marina Slips - 12

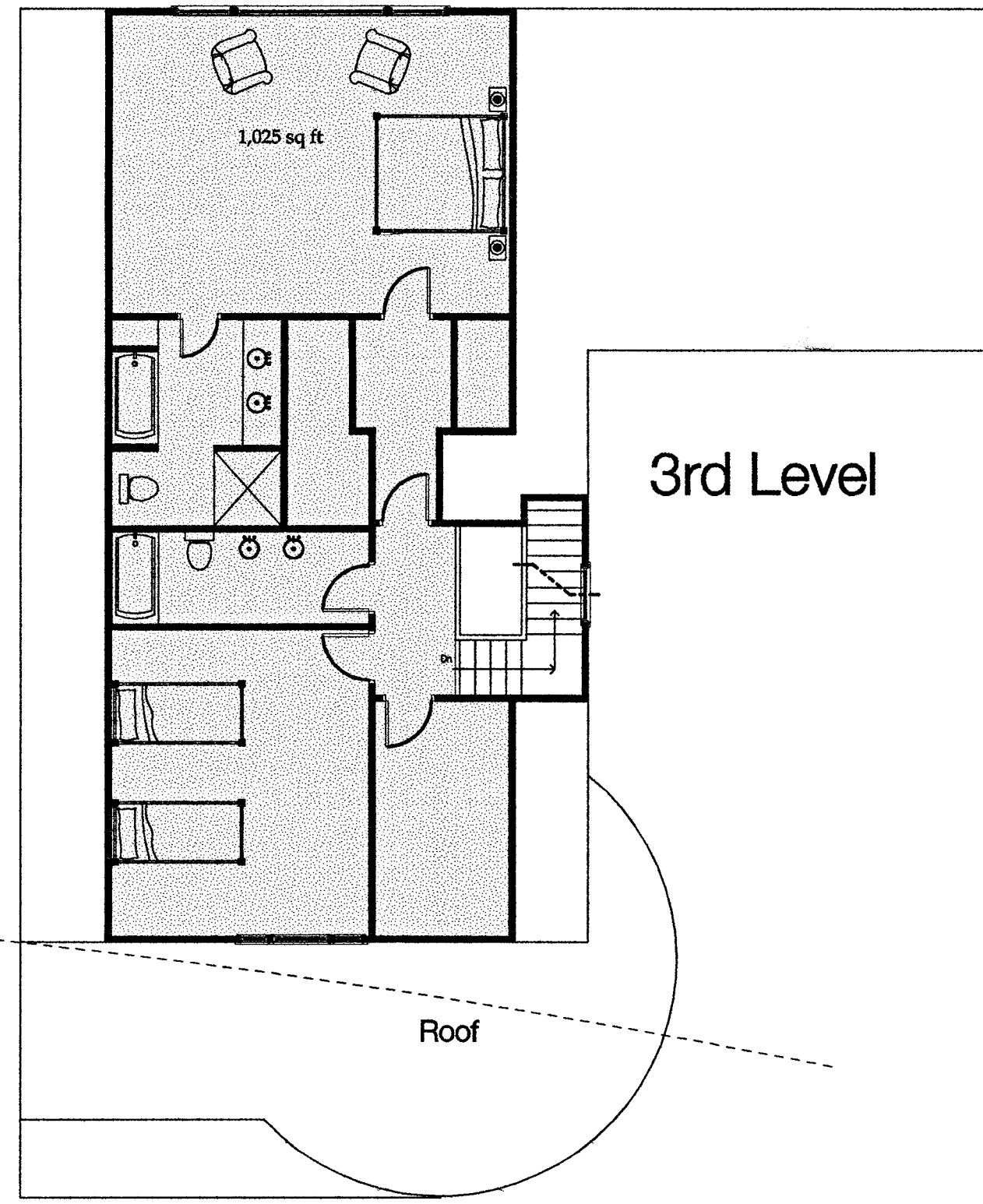
Total Parking Required - 24

Mixed Use Credit - 4

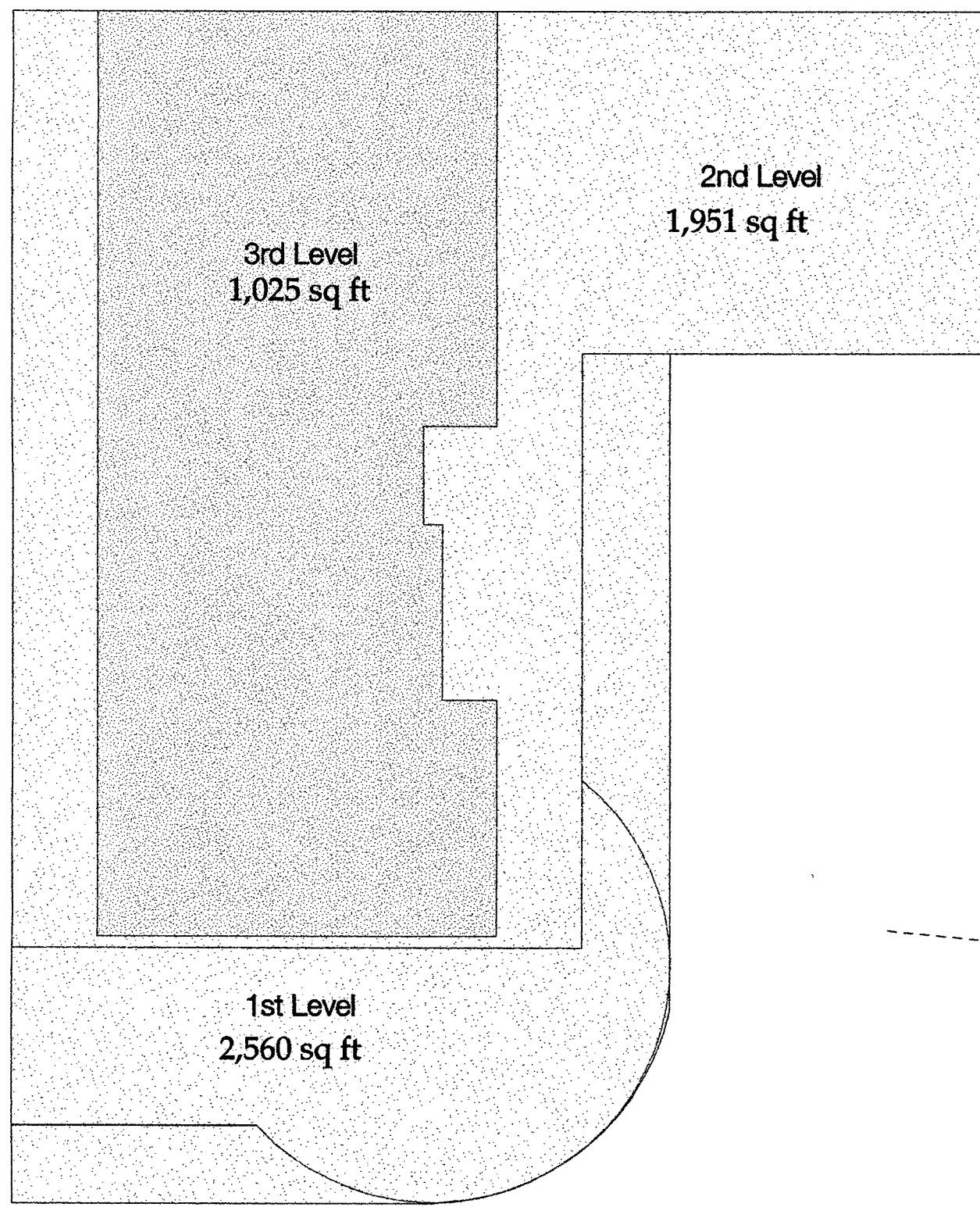
Total Actual Parking Stalls Required - 20



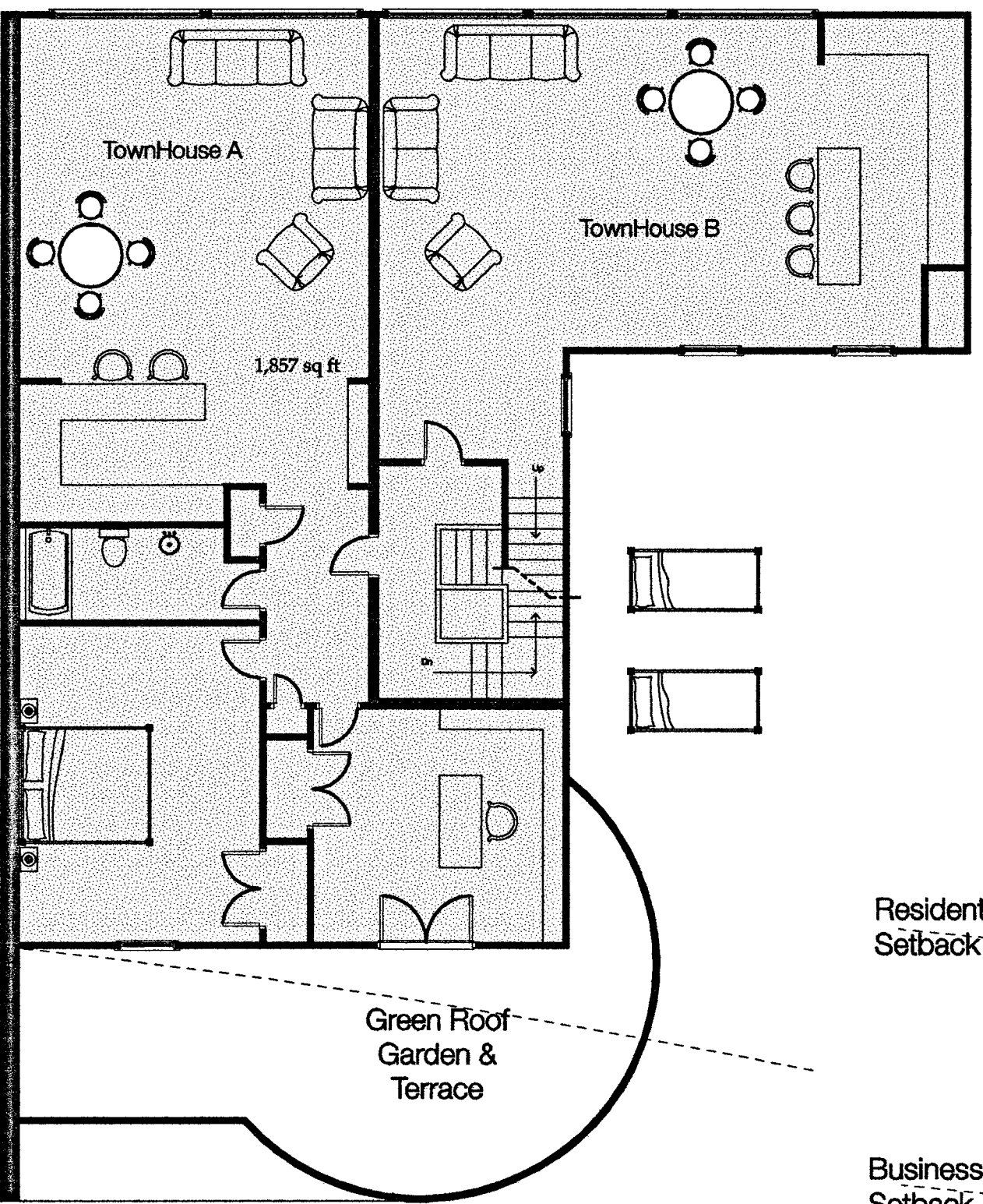
Roof Plan



3rd Level



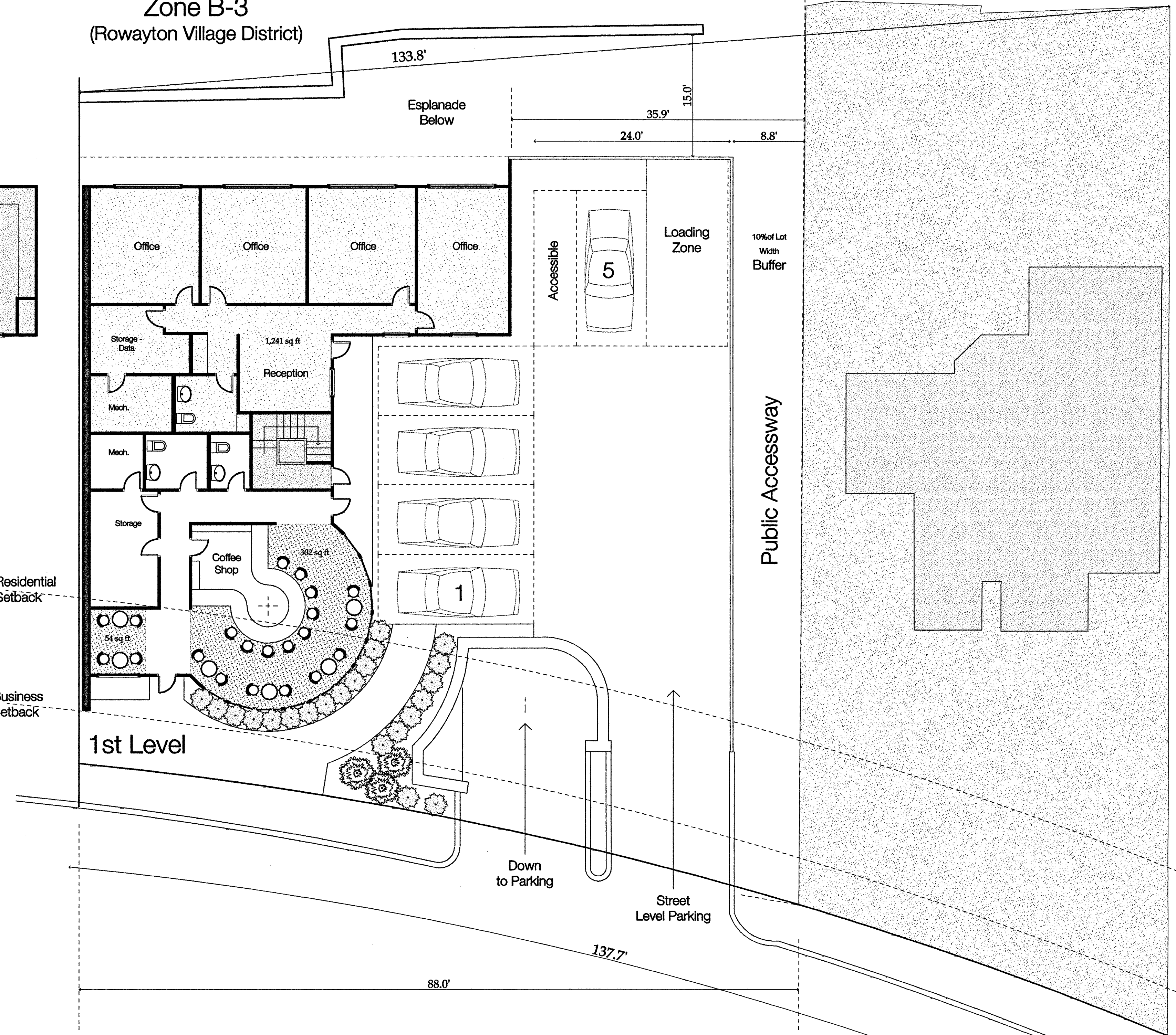
Area Summary



2nd Level

1857 ft<sup>2</sup>

## Zone B-3 (Rowayton Village District)



1st Level

## Zone A

Public Accessway

10% of Lot Width Buffer

Accessible 5

Loading Zone

Esplanade Below

133.8'

35.9'

24.0'

15.0'

8.8'

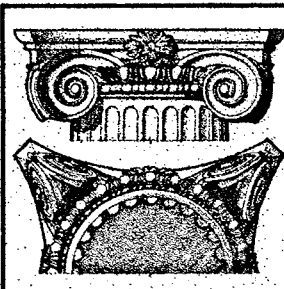
1

Down to Parking

Street Level Parking

137.7'

88.0'



Issue Date

10/17/08

Revisions

Concept A

Scale  
3/32" = 1'-0"

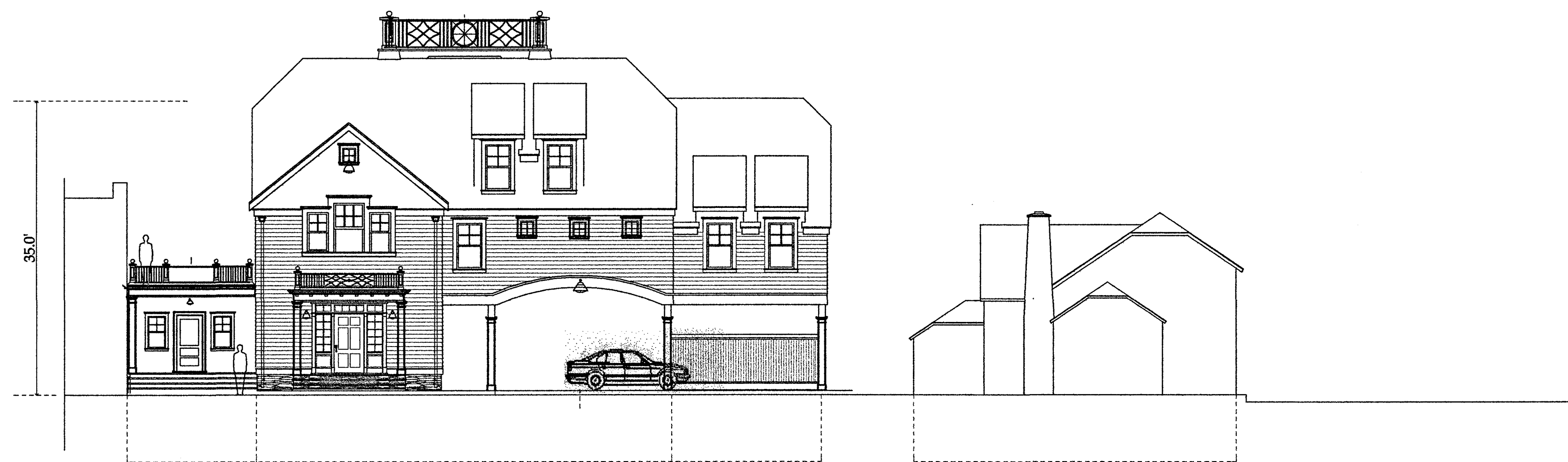
37 Geneva Road  
Rowayton, CT  
06867-5777

131 Rowayton Ave.  
Rowayton, CT

Joseph Matto Architect AIA  
Rowayton Ave Mixed Use Study

Page

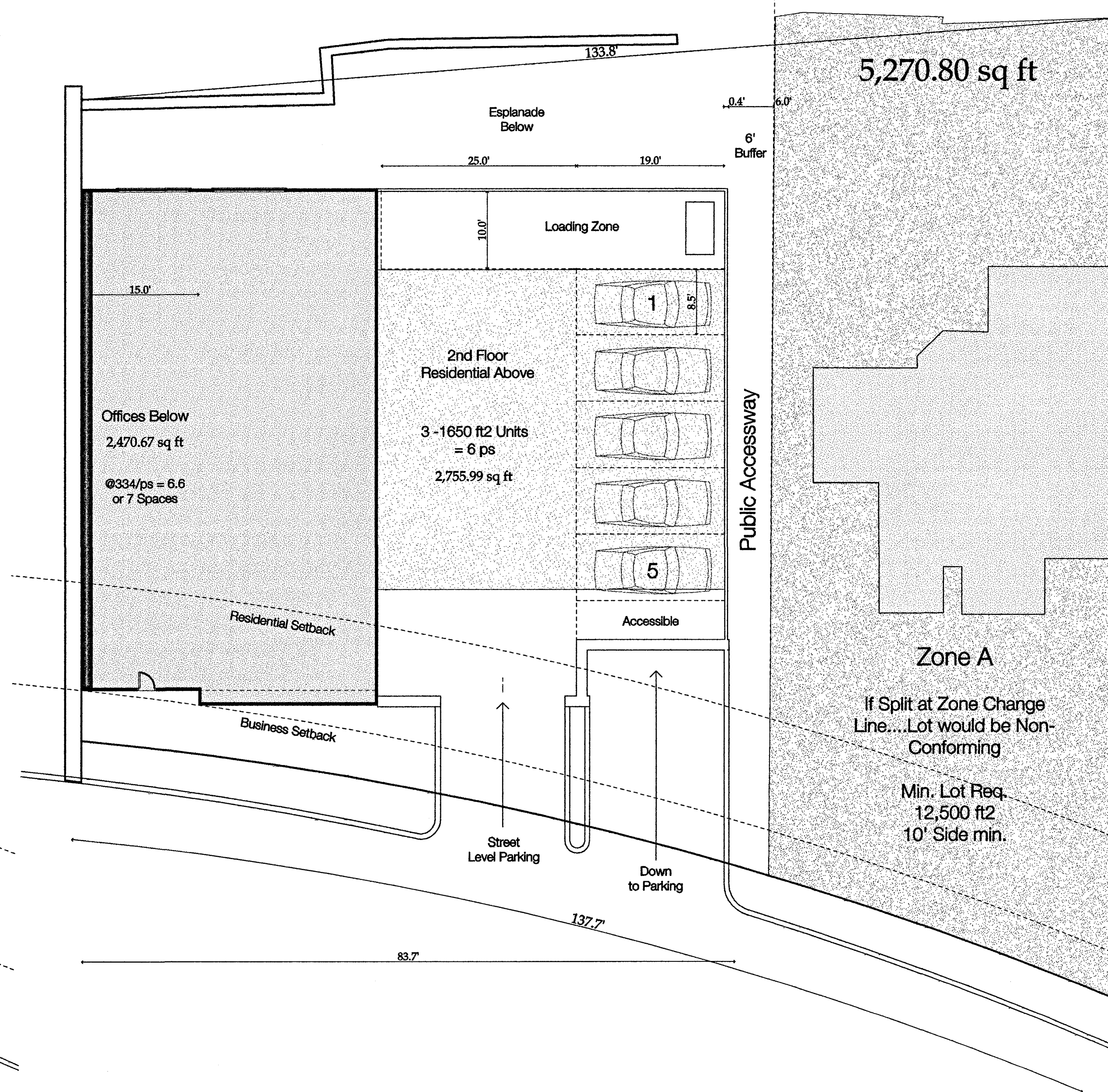
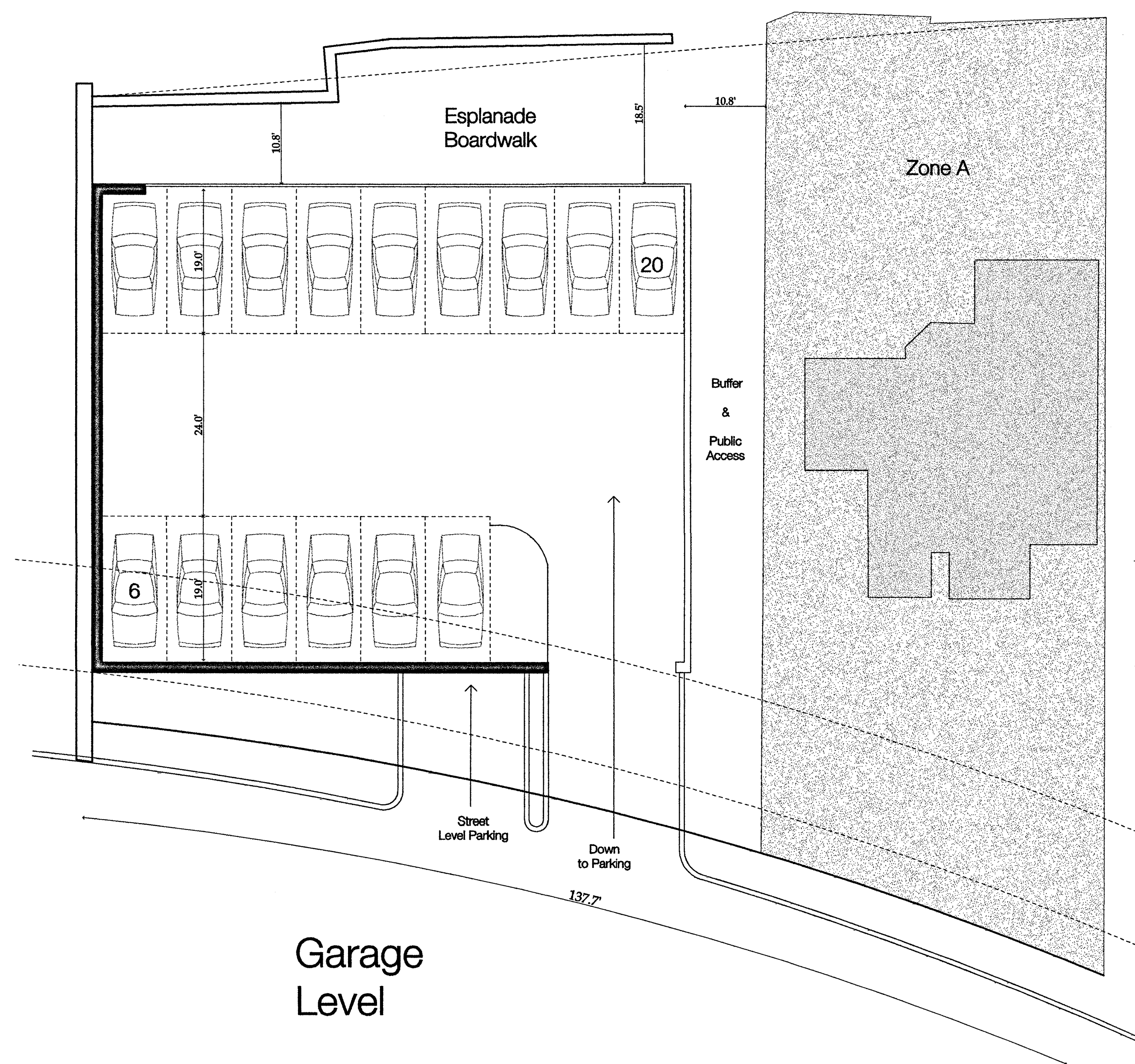
2



Representative Architectural Style for Front Elevation

Zone B-3  
(Rowayton Village District)

Zone A



Concept Study A

Lot Area - 7923.18

Lot Coverage Allowed  
35% Bldng - 2,773  
80% Building & Parking - 6,339

Parking Analysis

1st Floor Offices - 7 Spots

3-1650 ft2 Upper Level Residential Units - 6

For Marina Slips - 8  
How is this determined?

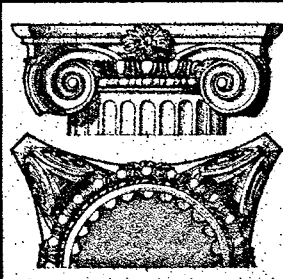
Total Parking Required - 21

Zone A

If Split at Zone Change Line... Lot would be Non-Conforming

Min. Lot Req. 12,500 ft2  
10' Side min.





Issue Date  
10/17/08

Revisions

Concept A

Scale  
3/32" = 1'-0"

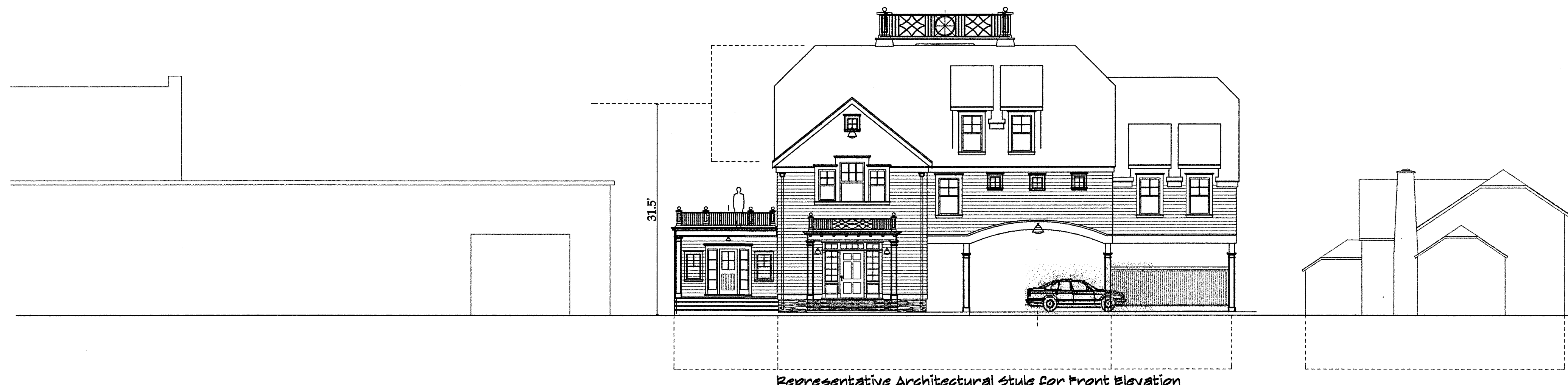
7 Genera Road  
Rowayton, CT 06867

Joseph Matto Architect AIA

131 Rowayton Ave.  
Rowayton, CT

Rowayton Ave Mixed Use Study

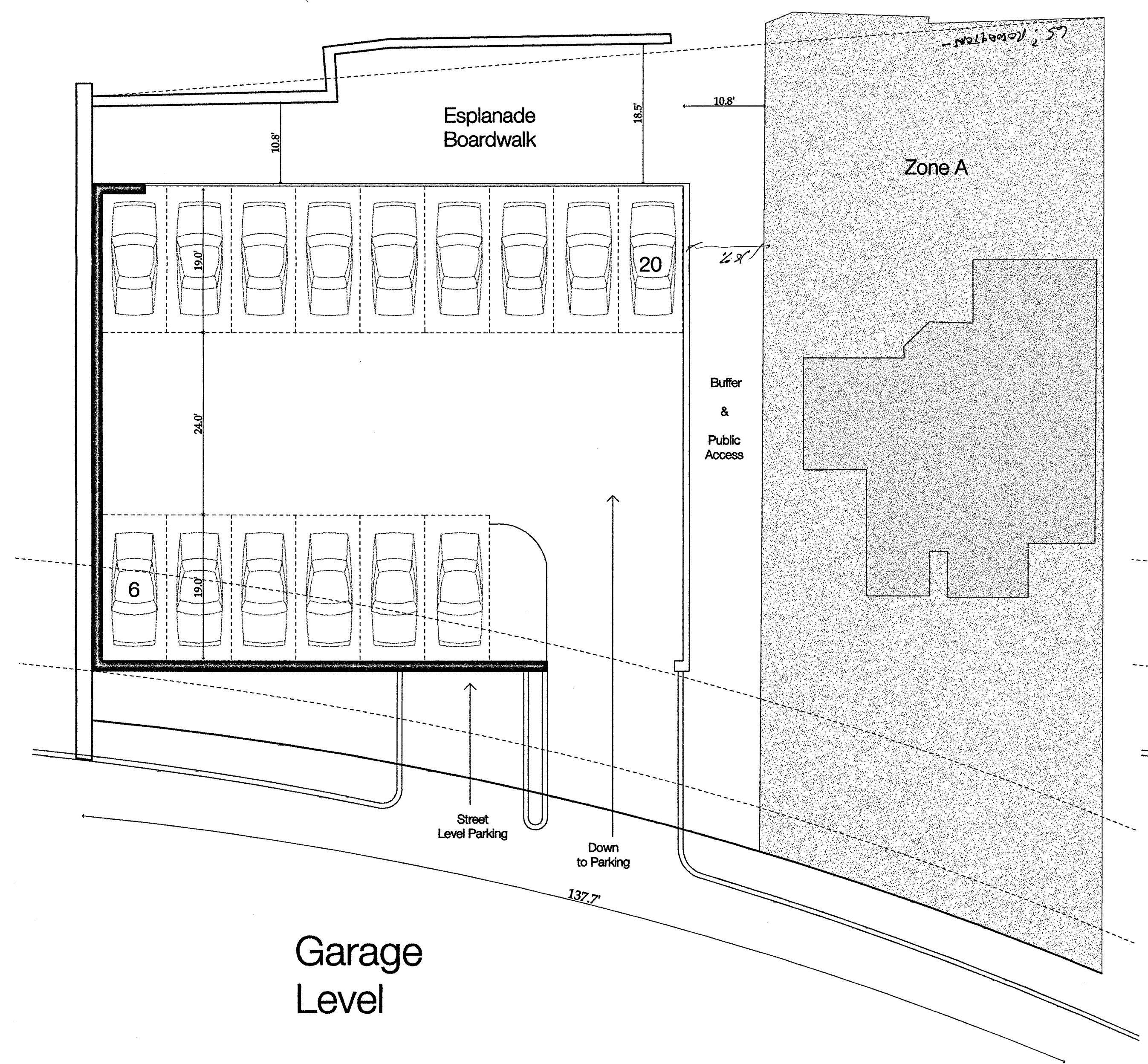
Page  
2



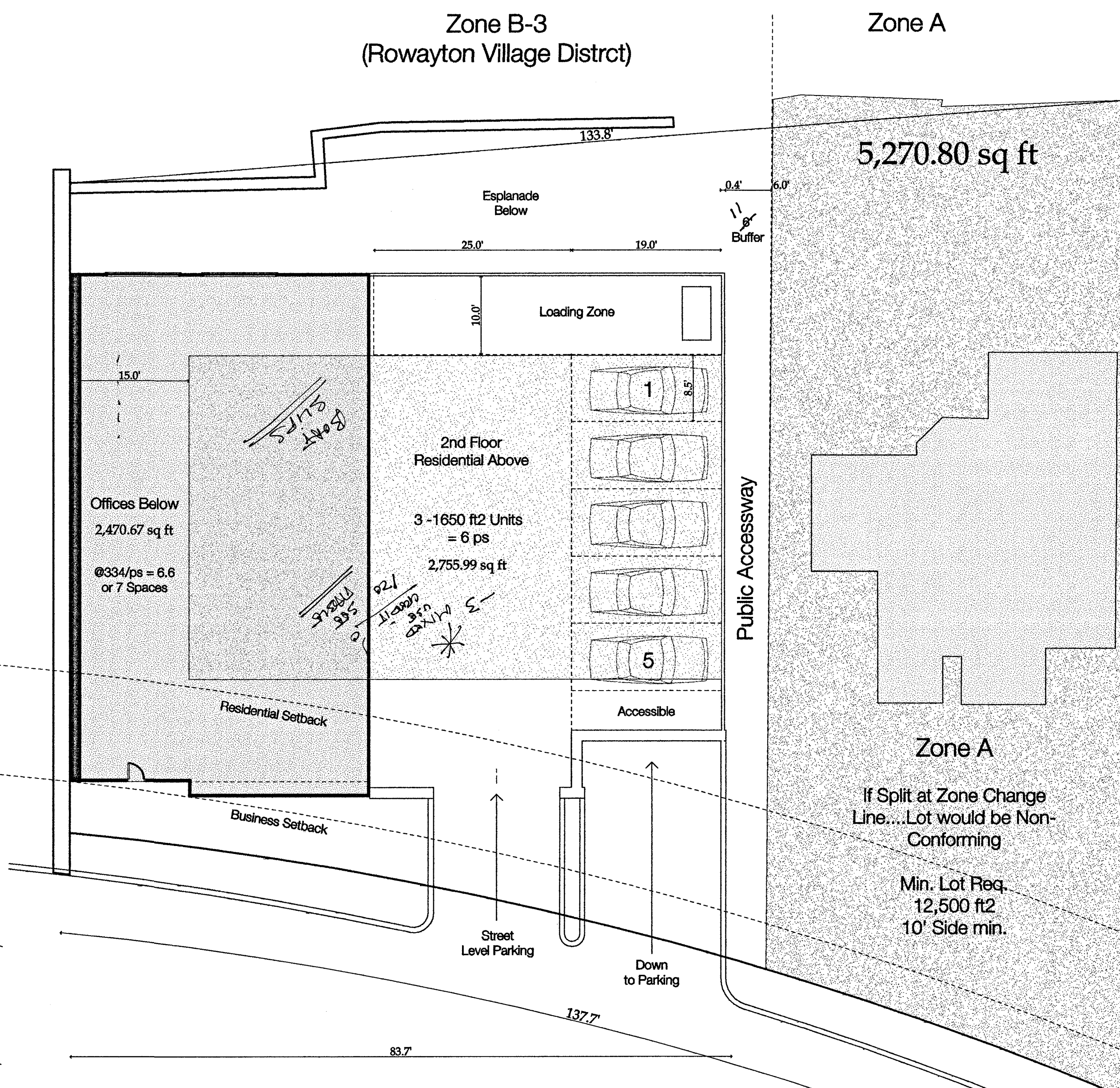
Representative Architectural style for front Elevation

0571  
Mixed Use sc 1750

Practical setbacks  
- Residential  
- Business



Garage Level



Zone B-3  
(Rowayton Village District)

Zone A

5,270.80 sq ft

Concept Study A

Lot Area - 7923.18

Lot Coverage Allowed  
35% Bldg - 2,773  
80% Building & Parking - 6,339

Parking Analysis

1st Floor Offices - 7 Spots

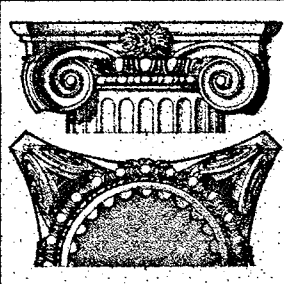
3-1650 ft2 Upper Level  
Residential Units - 6

For Marina Slips - 8  
How is this determined?

Total Parking Required - 21

Zone A  
If Split at Zone Change  
Line...Lot would be Non-  
Conforming

Min. Lot Req.  
12,500 ft2  
10' Side min.



Issue Date

10/17/08

Revisions

Existing Site Plan

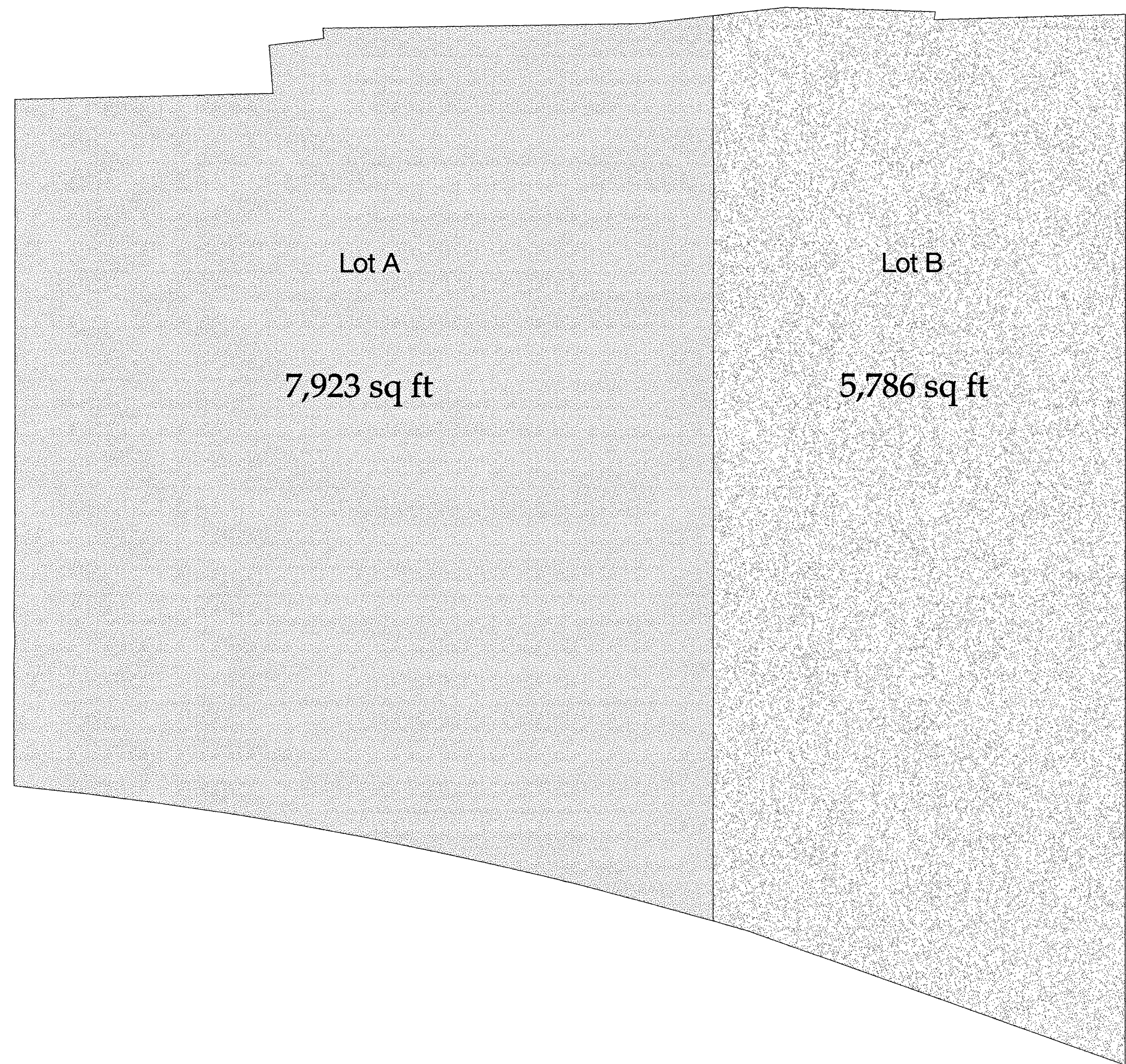
Scale  
1" = 10'

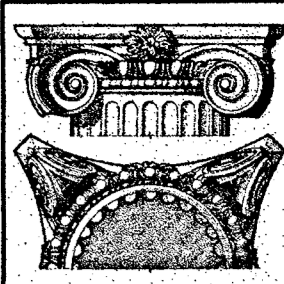
Joseph Matto Architect AIA  
7 Center Road  
Rowayton, CT 06867  
131 Rowayton Ave.  
Rowayton, CT

Rowayton Ave Mixed Use Study

Page

1





Issue Date

10/14/08

Revisions

Site Plan & Floor Plan

Scale  
1/16" = 1'-0"

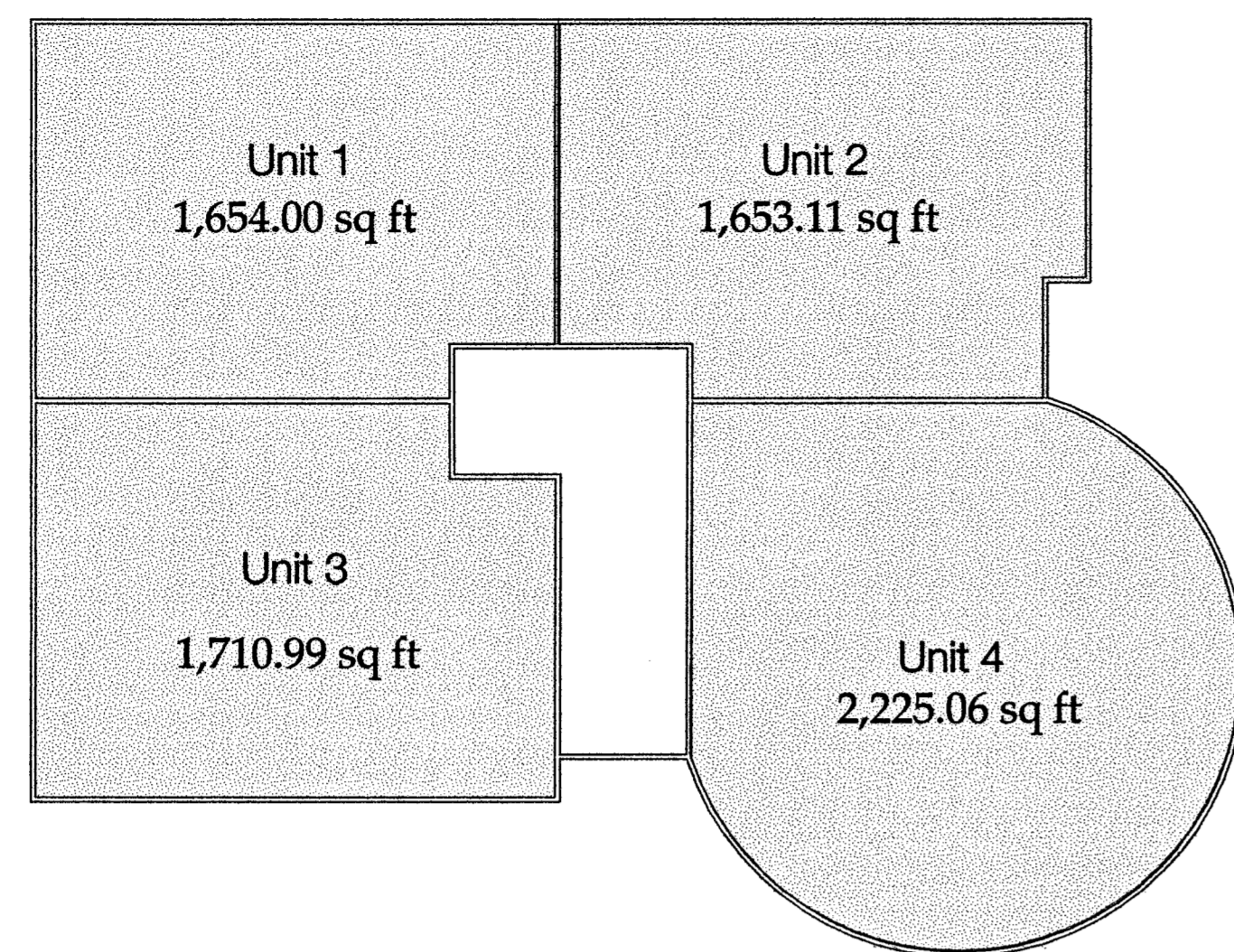
7 Geneva Road  
Norwalk, CT  
203-859-5777

**Joseph Matto Architect AIA**  
131 Rowayton Ave Office Building  
Rowayton, CT

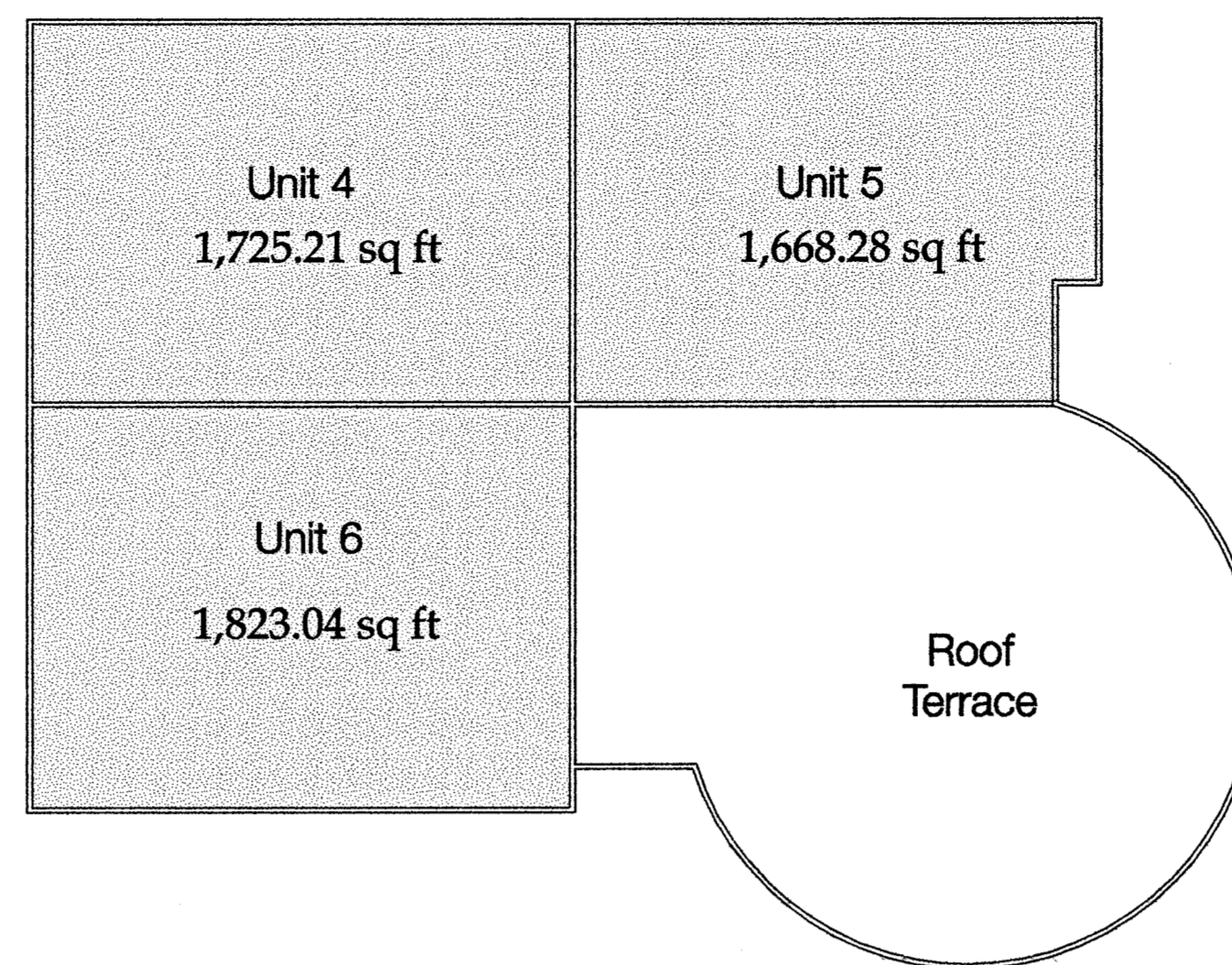
Page

1

### 2nd Floor Residential



### 3rd Floor Residential



### Parking

