

R-20 Zone R-20 ZONE BUILDING SETBACK REQUIREMENTS

	EXISTING	PROPOSED
Front Street Line Setback.....	59.4'	59.4'
Center Line Of Street Setback.....	84.4'	84.4'
Rear Yard Setback.....	107.5'±	106.7'±
Side Yard Setback..... 15' w/ Total of.....	17.1' (Comb 38.0')	14.1' (Comb 31.2')
Max. Building Coverage.....15% Of Lot Area	9.8%	10.7%
Max. Lot Coverage (including Building)	16.1%	17.1%
Max. Building Height	1 STORY XX'	1 STORY XX'

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

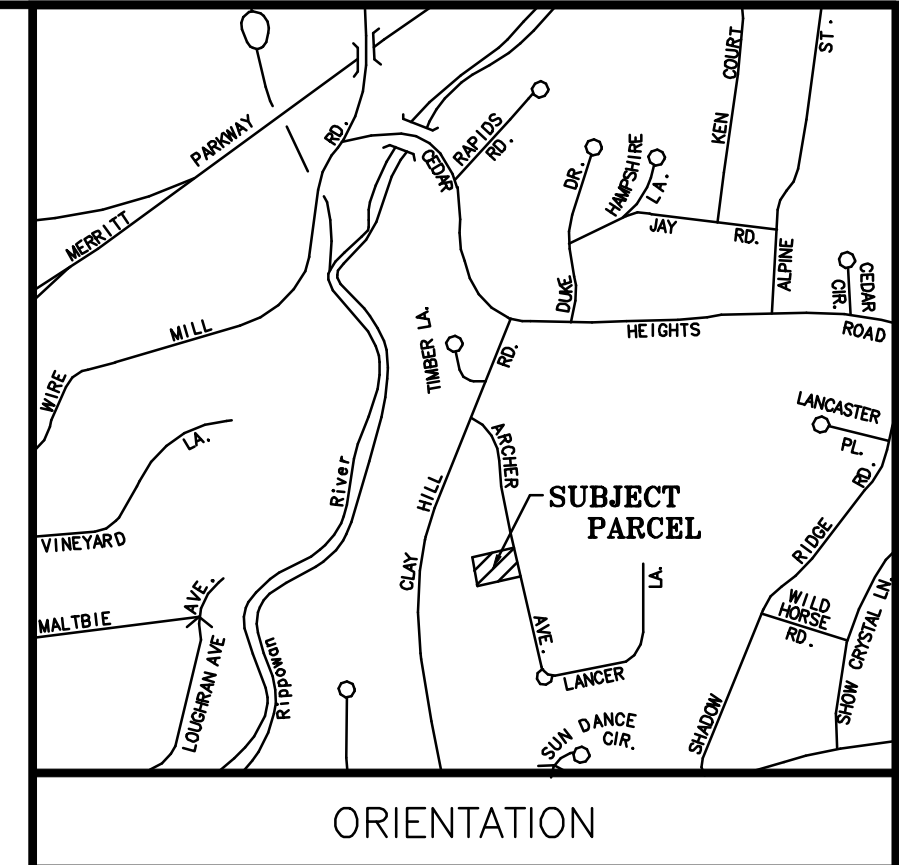
Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

Block No. 359

LEGEND

Stone Wall		Existing	
Concrete Wall			
Fence		X	
Catch Basin (In Curb)		Manhole	
Catch Basin (Flush)		Yard Drain	
Gas Box		Light Pole	
Gas Meter		Sign	
Water Box		Clean Out	
Electric Meter		Metal Cover	
Monitoring Well			



PLOT PLAN
PREPARED FOR
PAULA W GREEN
53 ARCHER LANE
STAMFORD, CONNECTICUT



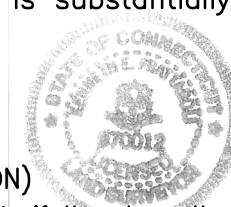
General Notes:

- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parole testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1 800-922-4455 at least 72 hours prior to crossing their lines.
- Subject to Title Verification, utility easements, Rights in Common and/or Private Agreements if any, in addition to those depicted and or referenced on this Map. Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted. No Abstract of Title Provided. refer to Vol. 13261 P 89 S.L.R..
- A VarianceS of Table III, Appendix "B" (SIDE YARD & COMBINED SIDE YARD) is requested for the Proposed Addition Depicted on this map
 - 15' Minimum Side Yard Setback Allowed
 - 14.1' Requested for Proposed Building Addition
 - 35' Minimum Combined Side Yard Setback Allowed
 - 31.2' Requested for Proposed Building Addition

Other Variances may be Required pending the Review and Approval by the appropriate Governing Authorities

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies—"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

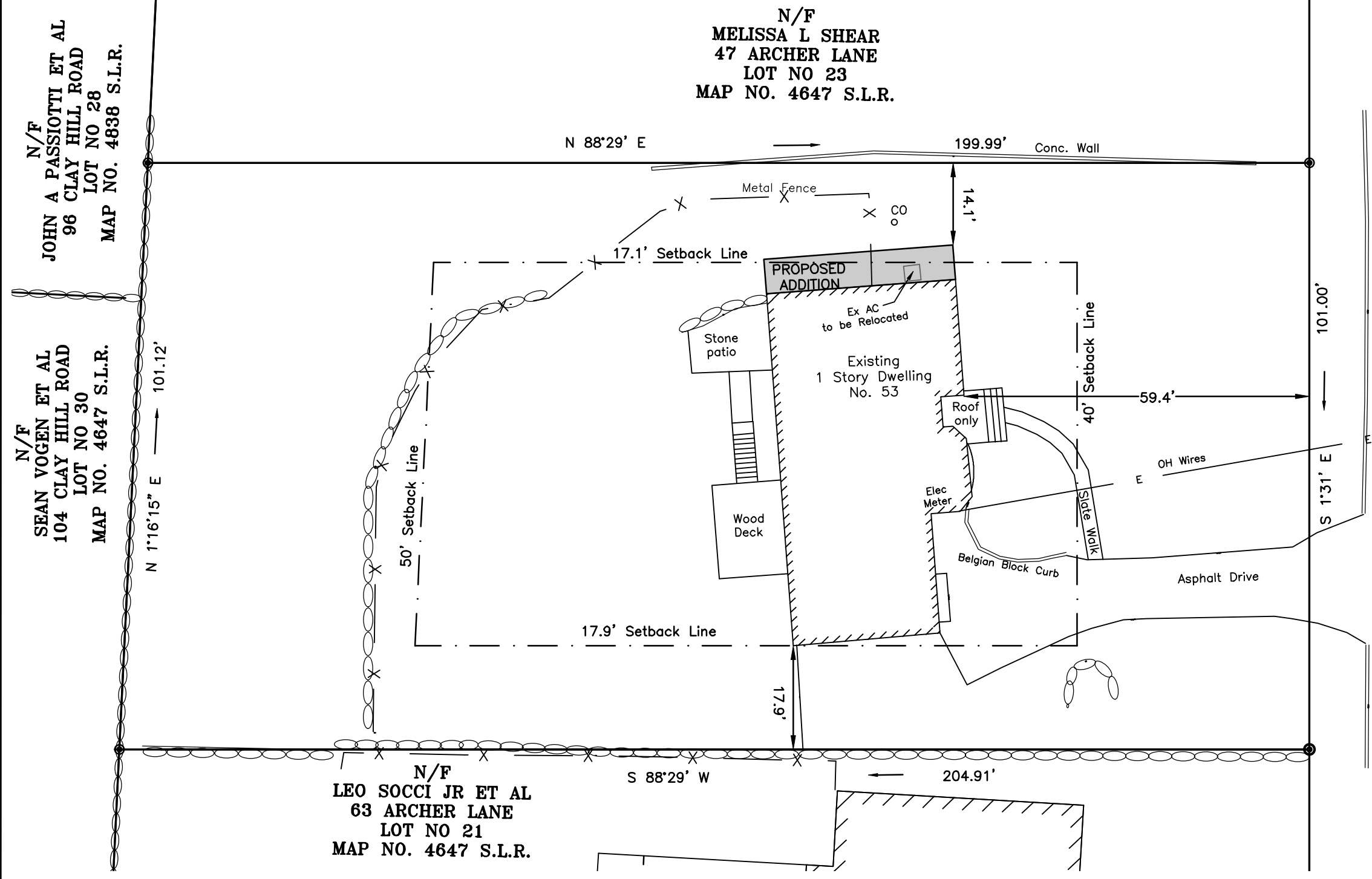
To my knowledge and belief this plan is substantially correct as noted hereon.



BY: *Edward J. Frattaroli*

REVISED JUNE 26, 2025 (PROPOSED ADDITION)
This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Consultants • Land Planners
STAMFORD, CONNECTICUT FEBRUARY 29, 2024



Refer To:
LOT NO 22
MAP NO. 4647 S.L.R.
Area = 20,450 sq ft

Existing Dwelling & Deck Covers 9.8% of Lot Area
(Exclusive of Roof only & Patio)

Existing Dwelling, Deck and Proposed Addition Covers 10.7% of Lot Area
(Exclusive of Roof only & Patio)

Scale: 1" = 20'