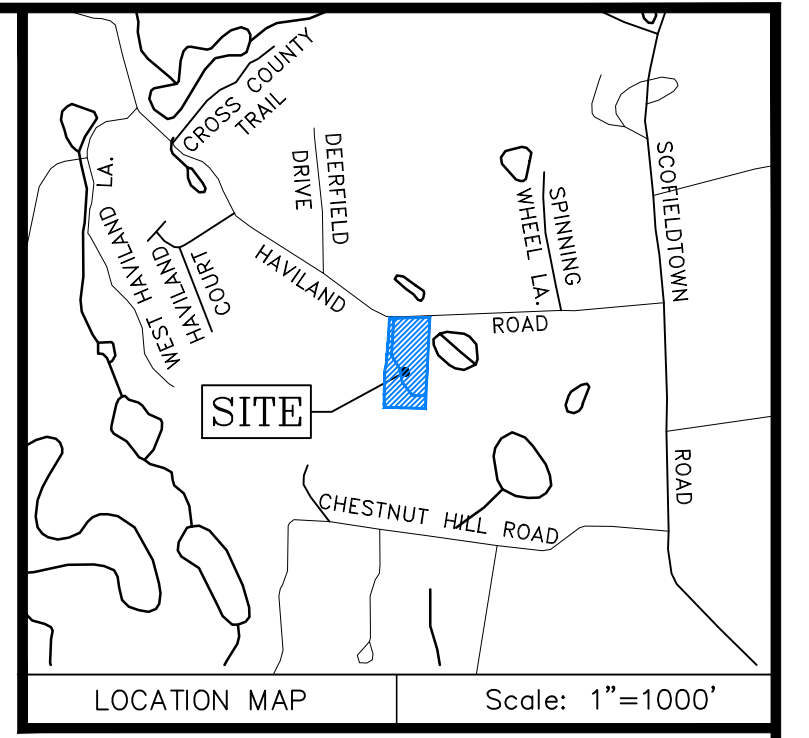


ZONING REQUIREMENTS (ZONE RA-1)

LOT FRONTAGE	LOT SHAPE	F.A.R.	GREEN AREA	FRONT YARD	SIDE YARD	REAR	STREET SIDE YARD	ACCESSORY SIDE	ACCESSORY REAR
125 Feet	150' DIA. CIRCLE	0.135	7%	50 Feet	25 Feet	50 Feet	37.5 Feet	15 Feet	15 Feet



PARCEL "B"
(MAP No. 5303 S.L.R.)
n/f
HAWKINS

PARCEL "B"
(MAP No. 7344 S.L.R.)
n/f
MANGANO

PLOT "B" & PARCEL "C"
(MAP No. 7344 S.L.R.)
n/f
TONG

①
(MAP No. 10693 S.L.R.)
n/f
NICHOLAS LISO ET AL

PARCEL "B"
(MAP No. 3815 S.L.R.)
n/f
JANKOVSKY

LOT AREA BREAKDOWN

	Sq. Ft.	Acres
LOT 2B	44,826	1.0291
LOT 2C	43,696	1.0031
TOTAL	88,522	2.0322

Sound View
ENGINEERS & LAND SURVEYORS LLC
239 Glenville Road, Suite 300
Greenwich, CT 06831
(203) 532-1300 PHONE info@soundviewengineers.com
www.soundviewengineers.com

CONSULTING CIVIL STRUCTURAL SITE DEVELOPMENT LAND SURVEYING

PREPARED FOR :

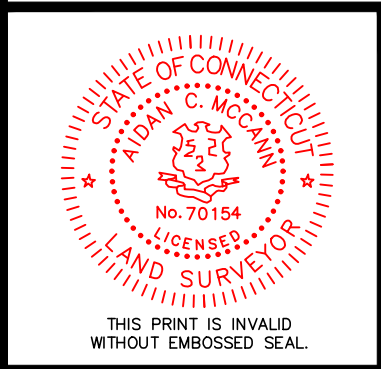
STAVROS AIVALIS

ADDRESS :
90 HAVILAND ROAD
STAMFORD, CONNECTICUT

BLOCK: 392 LOT 2

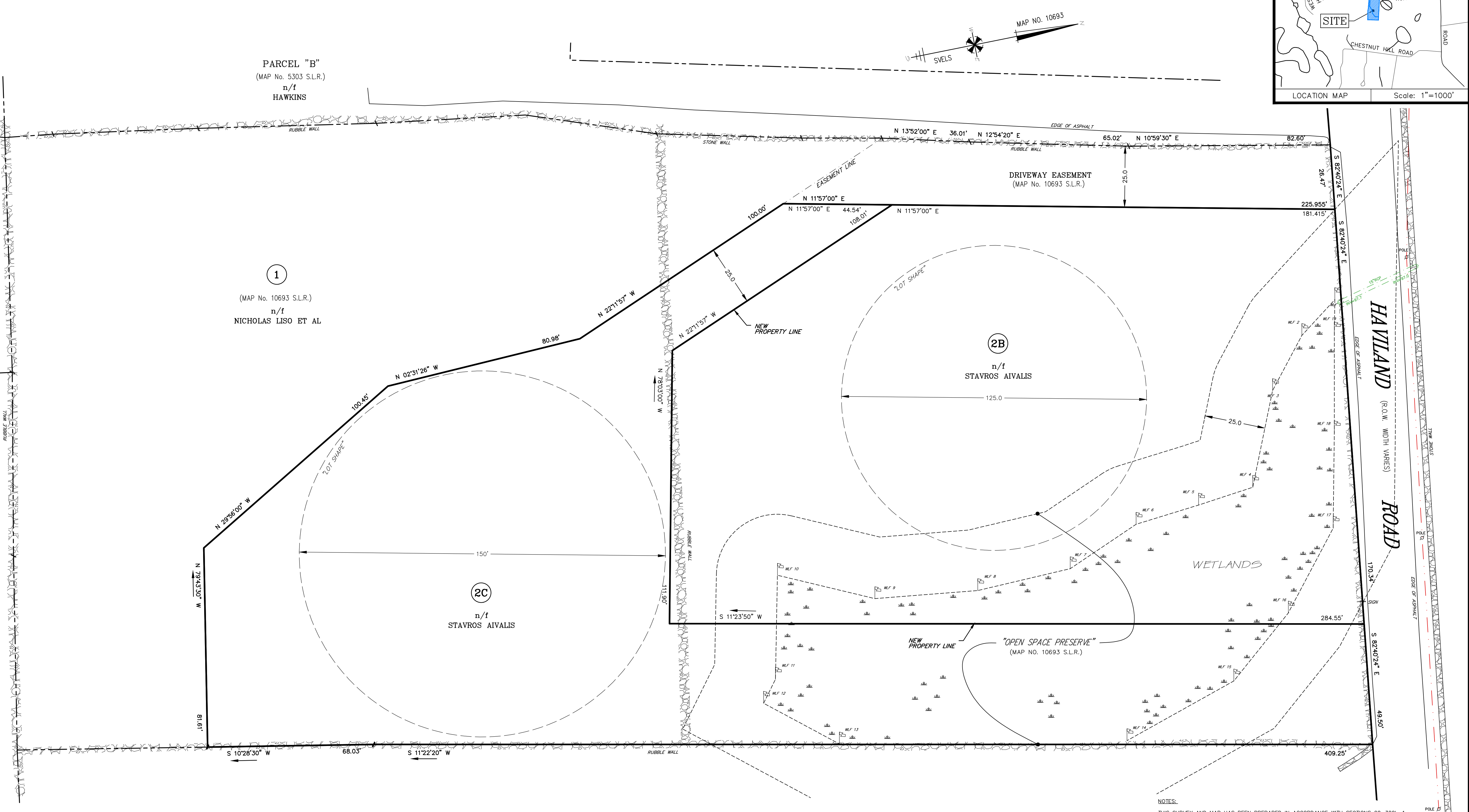
DRAWING TITLE:

SUBDIVISION
MAP

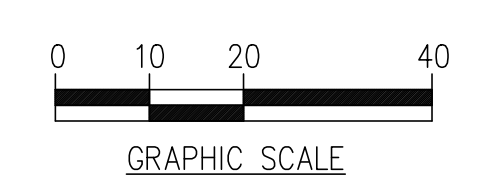


DWG. NO.: 2567-4-SUB
SCALE: 1" = 20'
DATE: SEPTEMBER 24, 2024

SUB



(MAP No. 2592 S.L.R.)
n/f
KAHN



NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS SURVEY IS A SUBDIVISION MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

PROPERTY IS LOCATED IN ZONING DISTRICT RA-1 UNDER THE CITY OF STAMFORD ZONING REGULATIONS.

THE LIMIT OF WETLANDS WAS DELINEATED IN THE FIELD BY ALEXANDRA MOCH ON APRIL 23, 2020 AND SURVEYED & MAPPED BY SOUND VIEW ENGINEERS & LAND SURVEYORS LLC.

PREMISES HEREON LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 090000368F, EFFECTIVE DATE JULY 8, 2013 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FIELD SURVEY COMPLETED: MAY 5, 2020

DEED REFERENCES: BK. 12265 P. 27

MAP REFERENCES: 2592, 3815, 5303, 7344 & 10693 STAMFORD LAND RECORDS

PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

UNLESS DEPICTED HEREON, NO NEW MONUMENTATION HAS BEEN SET.

TOTAL AREA OF PROPERTY IS 2.0322 ACRES

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYOR'S STAMP AND SEAL, RENDERS ANY DECLARATION HEREON NULL AND VOID.

Aidan C. McCann 9/24/24
AIDAN C. MCCANN, LS#70154 DATE
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC