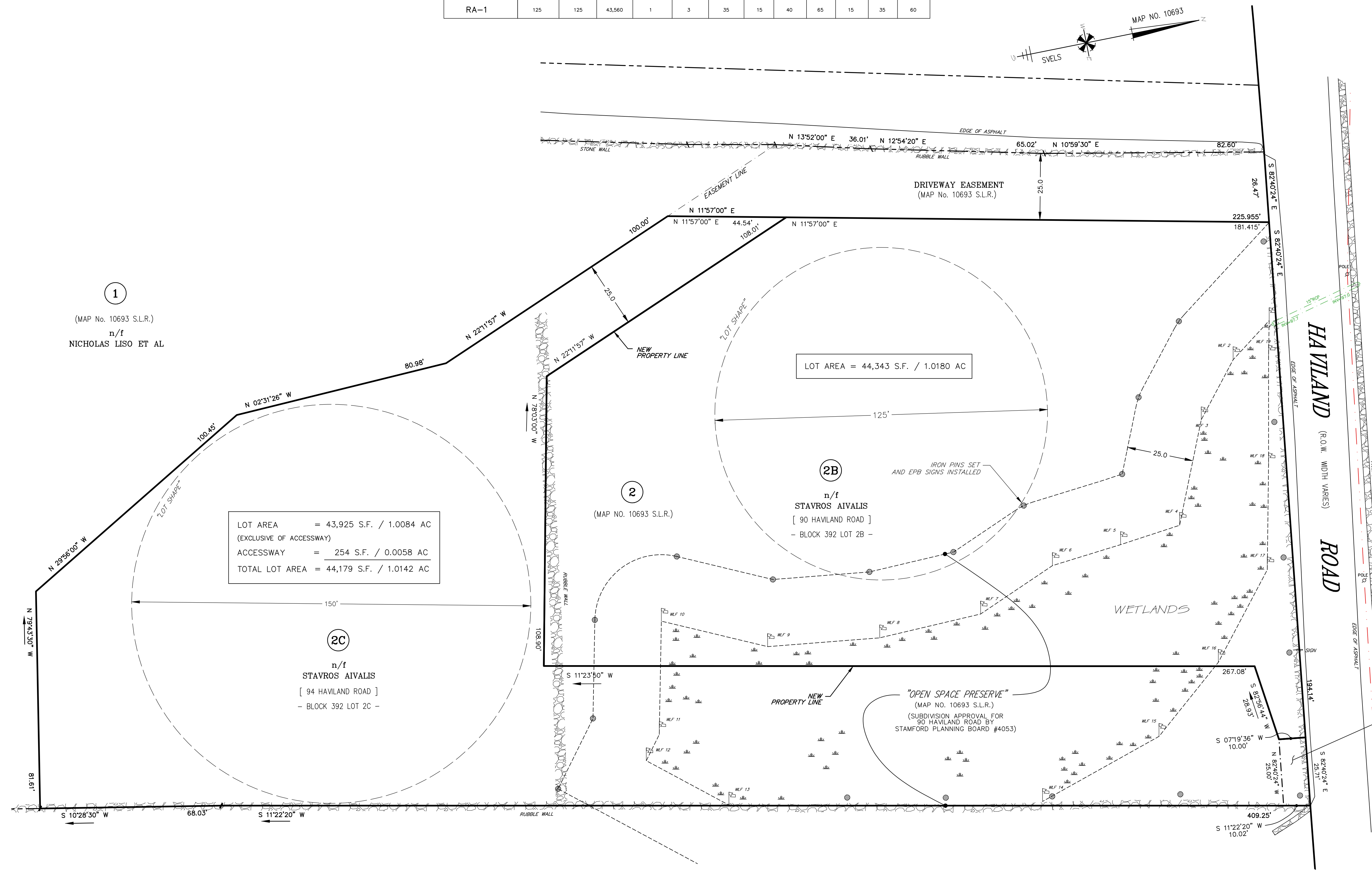
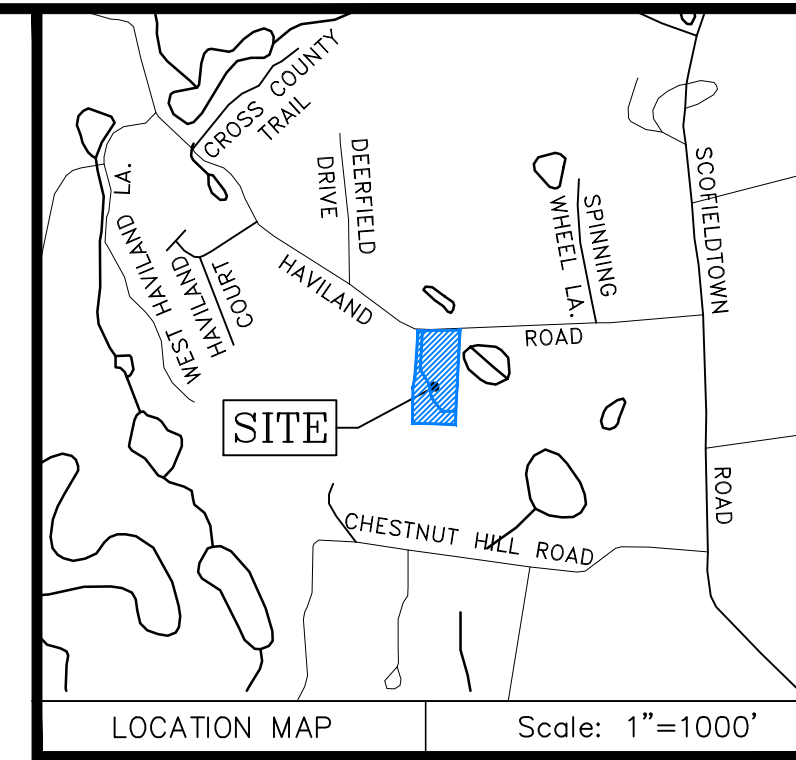


Zone: RA-1		
- EXISTING -		
LOT 2	Sq. Ft. 88,522	Acres 2.0322

Zone: RA-1		
- PROPOSED -		
LOT 2B	Sq. Ft. 44,343	Acres 1.0180
LOT 2C (EXCLUSIVE OF ACCESSWAY)	43,925	1.0084
ACCESSWAY	254	0.0058
TOTAL LOT 2C	44,179	1.0142
TOTAL	88,522	2.0322

ZONING REQUIREMENTS (ZONE RA-1)

ZONE	FRONTAGE (ft)	CIRCLE DIAM. (ft)	S.F. PER FAM.	MAX. FAMILIES PER PLOT	STORIES	FEET	% LOT	FRONT		SIDE		REAR
								STREET LINE	STREET CENTER	ONE SIDE	BOTH SIDES	
RA-1	125	125	43,560	1	3	35	15	40	65	15	35	60



REV.	DATE	DESCRIPTION
1	04/16/25	PLANNING BOARD NOTES AND EPB SIGNAGE LOCATIONS ADDED
2	10/17/25	EPB SIGNAGE LOCATIONS ADDED
3	11/06/25	EPB SIGNAGE & COMMENTS
4	12/04/25	EPB SIGNAGE & COMMENTS
5	12/15/25	NEW SUBDIVISION LOT LAYOUT

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:

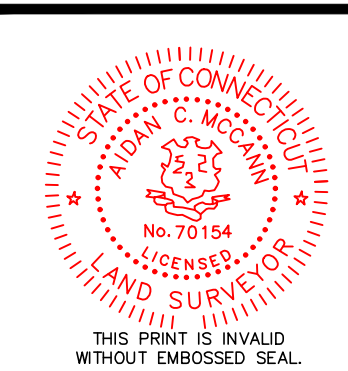
SUBDIVISION MAP

DWG. NO: 2567-4-SUB

SCALE: 1" = 20'

DATE: SEPTEMBER 24, 2024

SUB



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

LOT AREA = 43,925 S.F. / 1.0084 AC
(EXCLUSIVE OF ACCESSWAY)
ACCESSWAY = 254 S.F. / 0.0058 AC
TOTAL LOT AREA = 44,179 S.F. / 1.0142 AC

②C
n/f
STAVROS AIVALIS
[94 HAVILAND ROAD]
- BLOCK 392 LOT 2C -

②B
n/f
STAVROS AIVALIS
[90 HAVILAND ROAD]
- BLOCK 392 LOT 2B -

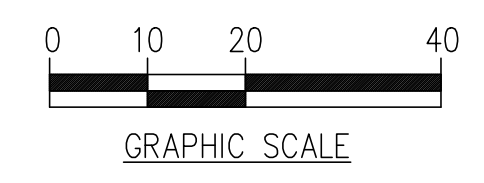
(MAP No. 2592 S.L.R.)
n/f
KAHN

APPROVED BY THE STAMFORD PLANNING BOARD
(Subdivision Approval # 4053)

On: _____ By: _____
CHAIR OR SECRETARY

APPROVED FOR SUBMISSION AND FILING

On: _____ By: _____
OWNER



Planning Board Notes:

- Site development shall not begin on Lot 2B without wetlands permit approval by the EPB. The Planning Board requests that EPB pay special attention to whether there is presence of vernal pools and, if so, enhance the recommended Mitigation Measures.
- Site development shall not begin on Lot 2C without wetlands permit approval by the EPB or its Duly Authorized Agent(s). The Planning Board requests that the EPB pay special attention to whether there is presence of vernal pools and, if so, enhance the recommended Mitigation Measures.
- In ground fuel oil tanks are prohibited.

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. 0901C0368F, 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 SURVEYORS STAMP AND SEAL, RENDERS ANY DECLARATION HEREON NULL AND VOID.

Aidan C. McCann 12/15/25
AIDAN C. McCANN, LS#70154 DATE
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC