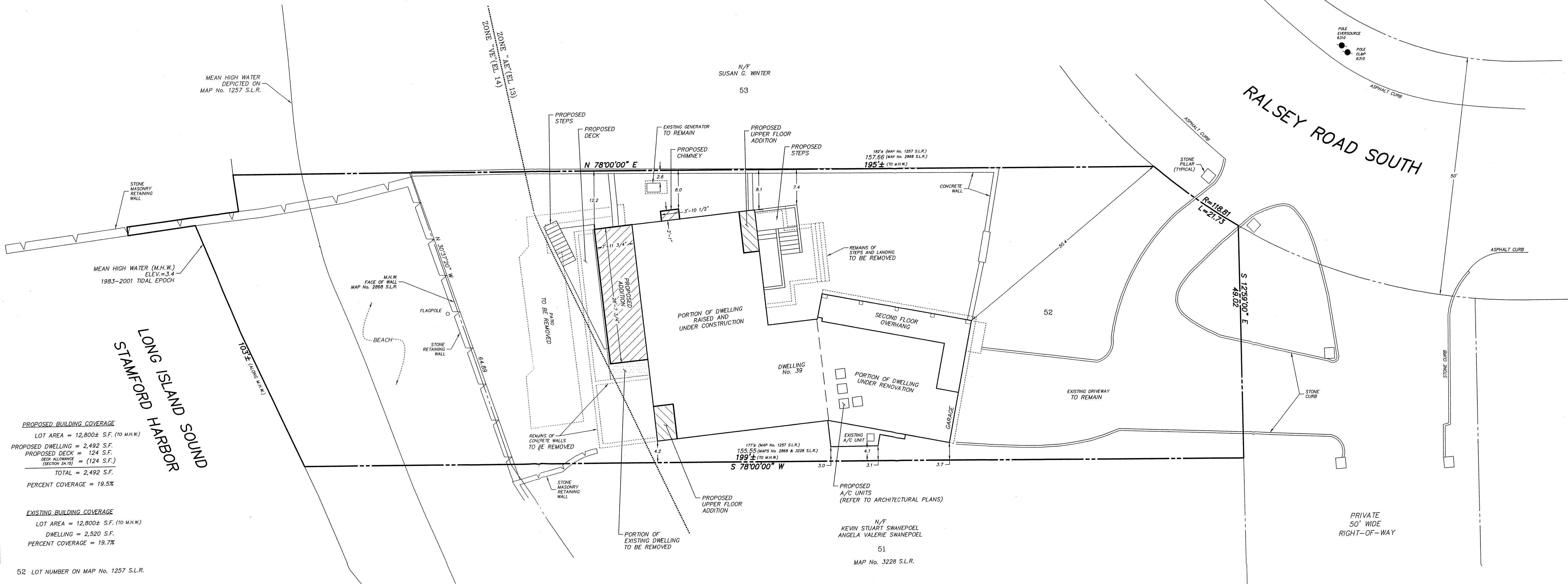
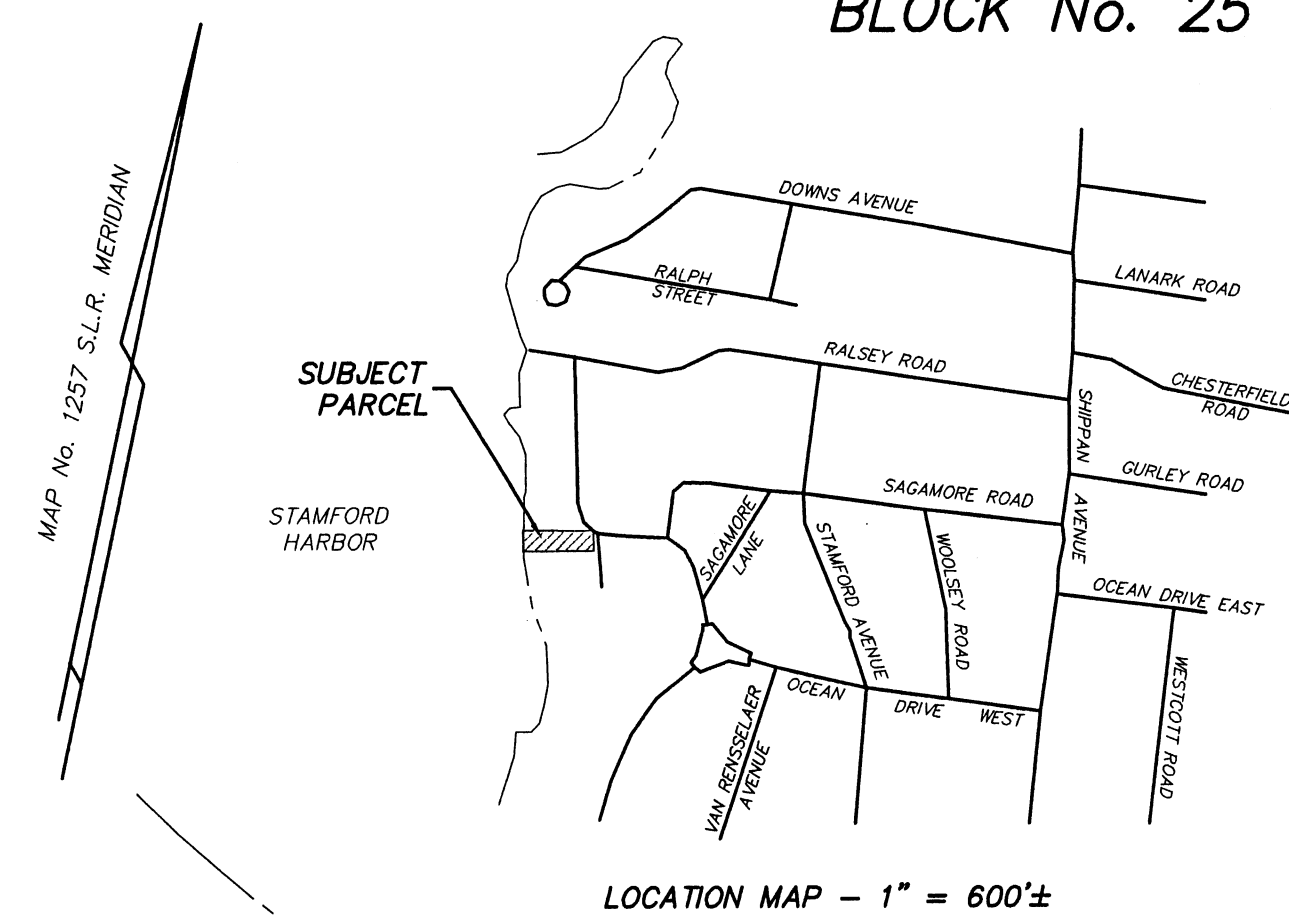


- NOTES:**
1. THE PURPOSE OF THIS MAP IS TO RECORD THE DWELLING THAT IS PRESENTLY UNDER RENOVATION AND SITE IMPROVEMENTS PROPOSED, IN SUPPORT OF A VARIANCE APPLICATION TO BE FILED BY OTHERS, FOR RAISING THE DWELLING AND THE CONSTRUCTION OF VARIOUS ADDITIONS AND IMPROVEMENTS.
 2. REFER TO ARCHITECTURAL PLANS BY FISHELL ARCHITECTURE DATED OCTOBER 24, 2021.
 3. REFER TO STRUCTURAL PLANS BY CUOCO STRUCTURAL ENGINEERS, LLC, LATEST REVISION.



PROPOSED BUILDING COVERAGE
 LOT AREA = 12,800± S.F. (TO M.H.W.)
 PROPOSED DWELLING = 2,492 S.F.
 PROPOSED DECK = 124 S.F.
 DECK ALLOWANCE (SECTION 24-15) = (124 S.F.)
 TOTAL = 2,492 S.F.
 PERCENT COVERAGE = 19.5%

EXISTING BUILDING COVERAGE
 LOT AREA = 12,800± S.F. (TO M.H.W.)
 DWELLING = 2,520 S.F.
 PERCENT COVERAGE = 19.7%

52 LOT NUMBER ON MAP No. 1257 S.L.R.

PROPERTY LIES WITHIN FLOOD HAZARD ZONES "VE (EL. 14)" AND "AE" (EL. 13) AS DEPICTED ON FIRM MAP NO. 09001C0519G, EFFECTIVE JULY 8, 2013, PUBLISHED BY FEMA AND TRANSCRIBED HEREON.

ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 12,800± S.F. (TO M.H.W.)
 AREA = 10,051 S.F. (MAP No. 2868 S.L.R.)

REFER TO MAP No. 2868 S.L.R.

LAND LIES IN "R-10" ZONING DISTRICT

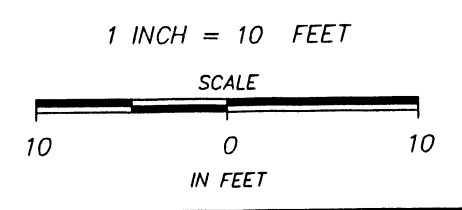
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

Edwin W. Rhodes, III, SURVEYOR
 EDWIN W. RHODES, III CT LS No. 70436
 RIVERSIDE, CONNECTICUT

LONG ISLAND SOUND
 STAMFORD HARBOR

#039-21
 ZONING LOCATION SURVEY
 OF PROPERTY AT
 39 RALSEY ROAD SOUTH
 IN
 STAMFORD, CONNECTICUT
 PREPARED FOR
 RAHWA SENAY



RALSEY_240_23.S.L.R. (07D)

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