

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS	PROPOSED	AS-BUILT
Minimum Lot Area (ft <sup>2</sup> area)	20,000	21,102 ± SF	21,102 ± SF	
Minimum Circle on Lot (Dia.)	100'	100.0'	100.0'	
Minimum Lot Frontage	100'	100'	100'	
Minimum Sq. Ft. per Family	20,000	21,102 ± SF	21,102 ± SF	
Maximum Families on Lot	1	1	1	
Maximum Number of Stories Per Building	2 1/2	1 1/2	2	
Maximum Height for a Building or Structure	30'	16.5'	28.3'	
Maximum Building Lot Coverage as a Percentage of Lot Area	15%	12.7%	18.0%	
Minimum Setback Street Line	40'	85.4'	61.2'	
Minimum Setback from Center of Street	65'	N/A	N/A	
Min. Setback From One Side Property Line	15'	9.6'	9.6'	
Minimum Setback From Side Property Lines	35'	20.3'	20.3'	
Minimum Rear Setback (N/A on cor. lot)	50'	76.9' ±	70.1' ±	

BUILDING ZONE: R-20

# STAMFORD HARBOR



## GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2 & Class T-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- 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 government 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 this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.
- Subject Property Under Zone: AE EL. 12.0 & VE EL. 15 per Flood Insurance Rate Map, Community-Panel Number 09001C0516G Panel 516 OF 628, EFFECTIVE DATE: July 08, 2013.
- Bench Mark Provided by Stamford Engineering Department.
- Elevations are based on N.A.V.D. Datum 1988.

## MAP REFERENCES:

- Record Map #1143.
- Record Map #416.
- Record Map #2008.

## COASTAL AREA MANAGEMENT RESOURCE USE POLICY IDENTIFICATION

### I. ADJACENT COASTAL RESOURCES

- A. GENERAL RESOURCES
- B. BEACHES AND DUNES
- E. INTERTIDAL FLATS
- H. COASTAL HAZARD ZONES
- M. NEARSHORE COASTAL WATER
- O. ESTUARINE EMBAYMENT

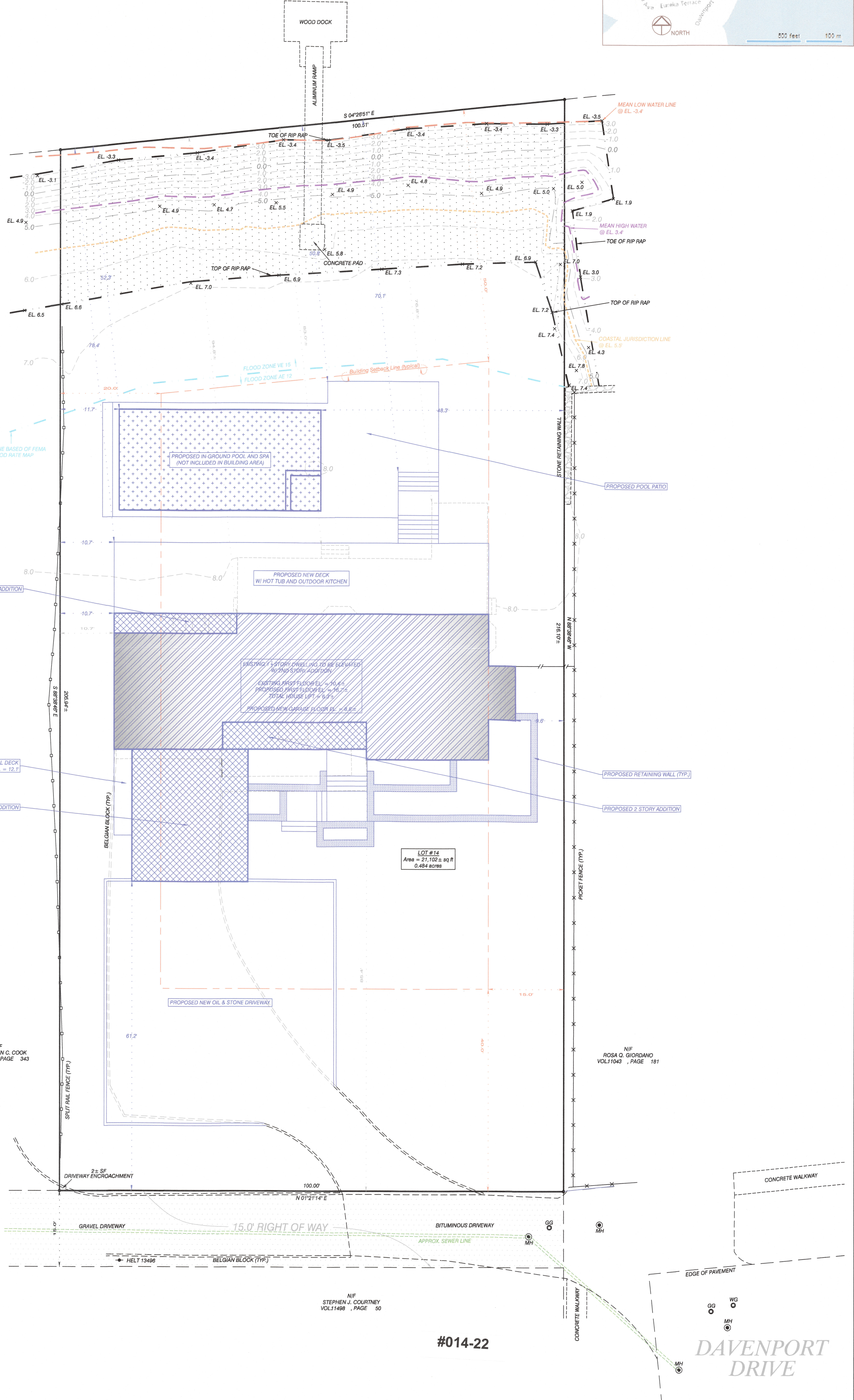
### II. IMPACT COASTAL RESOURCES

- L. SHELFISH CONCENTRATION AREAS
  - EASTERN OYSTERS

### III. APPLICABLE COASTAL POLICIES

- A. GENERAL DEVELOPMENT
- B. SEWER & WATER LINE
- C. WATER DEPENDENT USES
- D. FISHERIES
- E. BOATING

ELEVATIONS	EXISTING	PROPOSED
FIRST FLOOR EL.	= 10.4'	= 16.7' ±
GARAGE FLOOR EL.	= 8.9'	= 8.8' ±
AVERAGE GRADE EL.	= 8.6'	= 8.6' ±



PROPOSED 2 STORY ADDITION

PROPOSED MECHANICAL DECK  
MIN. DECK EL. = 12.1'

PROPOSED 2 STORY ADDITION

PROPOSED NEW OIL & STONE DRIVEWAY

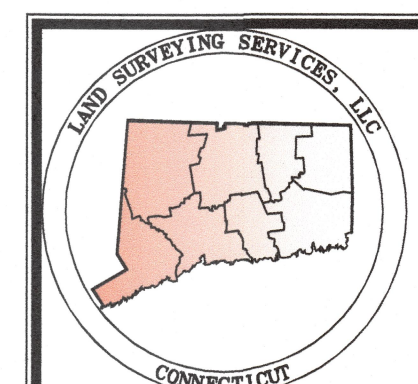
NIF  
EST. OF JOHN G. COOK  
VOL.9833 , PAGE 343

NIF  
ROSA Q. GIORDANO  
VOL.1047 , PAGE 181

NIF  
STEPHEN J. COURTNEY  
VOL.1498 , PAGE 50

#014-22

DAVENPORT DRIVE



**LAND SURVEYING SERVICES, LLC**  
135 FAIRCHILD AVENUE  
FAIRFIELD, CONNECTICUT 06825  
TEL. (203) 522-4177  
FAX. (203) 615-0123  
EMAIL: info@nealjain.com

**TITLE BLOCK**  
ASSESSORS MAP # 2 , PARCEL # 629 ZONE: R20  
APPLICANT:  
DESCRIPTIVE TITLE: PROPOSED ADDITION  
To the best of my knowledge and belief this map is substantially correct as noted hereon:  
NEAL K. JAIN L.S. # 18139

DATE	DESCRIPTION
01-26-2022	PROPOSED ADDITIONS/RAS
04-20-2021	REAR PROPERTY TOPOGRAPHY
10-28-2019	PROPOSED ADDITION
08-19-2019	DOCK AS-BUILT

IMPROVEMENT LOCATION SURVEY  
PREPARED FOR  
**ANYA KISHINEVSKY & STAN MAKAREWICZ**  
80 DAVENPORT DRIVE, STAMFORD, CONNECTICUT  
10 0 10 20  
SCALE: 1" = 10'  
DATE: JAN. 25, 2018