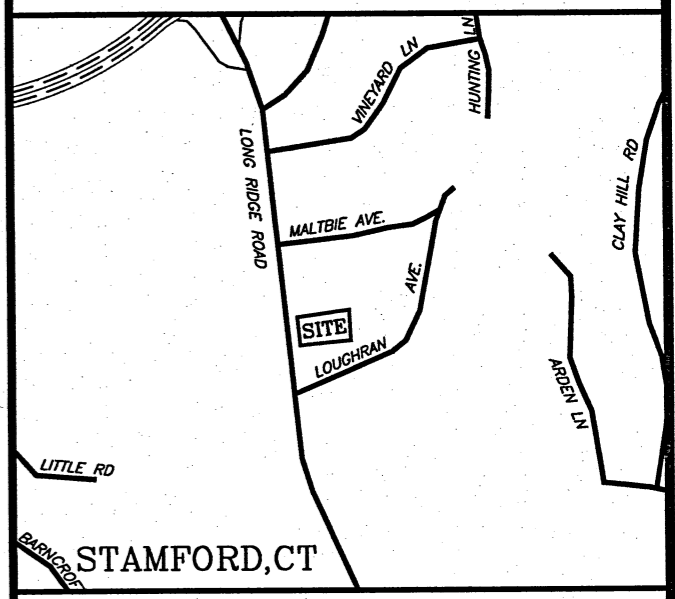


BLOCK: 359 ZONE: R-10



ORIENTATION

N/F
JOSEPH DIPPOLITO
MAP 3286 S.L.R.
VOL. 10229, PG. 129 S.L.R.
#881 LONG RIDGE ROAD

LOT CORNER
N 1431.04
E 1136.67

N/F
CHRISTINE NG ET AL
LOT 42, MAP 1610 S.L.R.
VOL. 11001, PG. 325 S.L.R.
#26 LOUGHRAN AVENUE

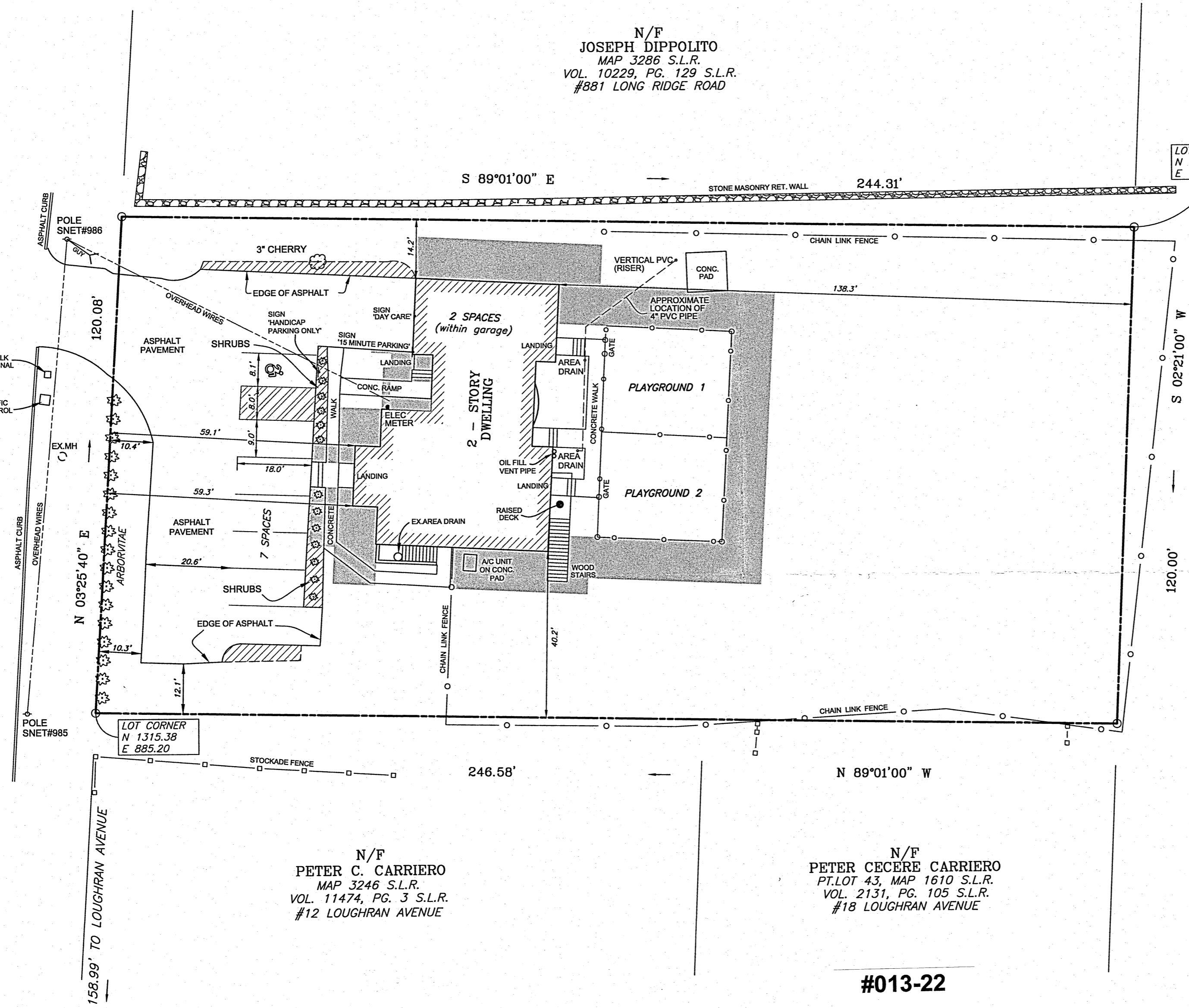
NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2. It is intended to be used in conjunction with Zoning Board of Appeals application purposes.
2. Total area of surveyed parcel = 29,445 Sq.Ft. or 0.6760 Acres.
3. Building coverage: 2,377 Sq.Ft. or 8.1%.
4. Subject property is comprised of Lot 8 and portions of Lots 9 and 43 on Map 1610 of the Stamford Land Records.
5. Reference is made to Maps 3246 and 3286 of the Stamford Land Records.
6. Reference is made to deed of record found in Vol. 6194 Pg. 145 of the Stamford Land Records.
7. Reference is made to instruments of record as labeled hereon.
8. Reference is hereby made to FEMA Flood Insurance Rate Map Community-Panel No. 09001C0502F, Effective June 18, 2010. Subject parcel does not lie in a Special Flood Hazard Zone.
9. PARKING TOTAL: 9 including 2 garage spaces and 1 handicap.

Reference is made to Zoning Board of Appeals Application #012-19, approved February 13, 2019.

LONG RIDGE ROAD

ZONE: C-D
ZONE: R-10



LOT CORNER
N 1315.38
E 885.20

N/F
PETER C. CARRIERO
MAP 3246 S.L.R.
VOL. 11474, PG. 3 S.L.R.
#12 LOUGHRAN AVENUE

N/F
PETER CECERE CARRIERO
PT. LOT 43, MAP 1610 S.L.R.
VOL. 2131, PG. 105 S.L.R.
#18 LOUGHRAN AVENUE

#013-22

IMPROVEMENT LOCATION SURVEY
DEPICTING
#877 LONG RIDGE ROAD
STAMFORD, CT
PREPARED FOR
LILIA VITIKOV

ZONING DATA (ZONE: R-10)	
SETBACK	MINIMUM
FRONT YARD	40 FT
ONE SIDE YARD	10 FT
BOTH SIDE YARDS	20 FT
REAR YARD	30 FT

- 10' WIDE LANDSCAPE BUFFER
(271.7 LF or 85.5% of Building Perimeter)
Perimeter landscape pursuant to Section 19.C.2.e(5).
- PARKING LANDSCAPE AREAS
431 SF - 10% of Parking Lot Area

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

Scale: 0 20 40
1" = 20'

Drawn By: CJV | Checked By: LP | Date: 3/23/2022

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

Lawrence W. Posson, Jr.
LAWRENCE W. POSSON, JR. CT. L.S. #18130
3/23/2022
DATE

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 & void.

Sheet No:
ILS
Comm. No.: 4108