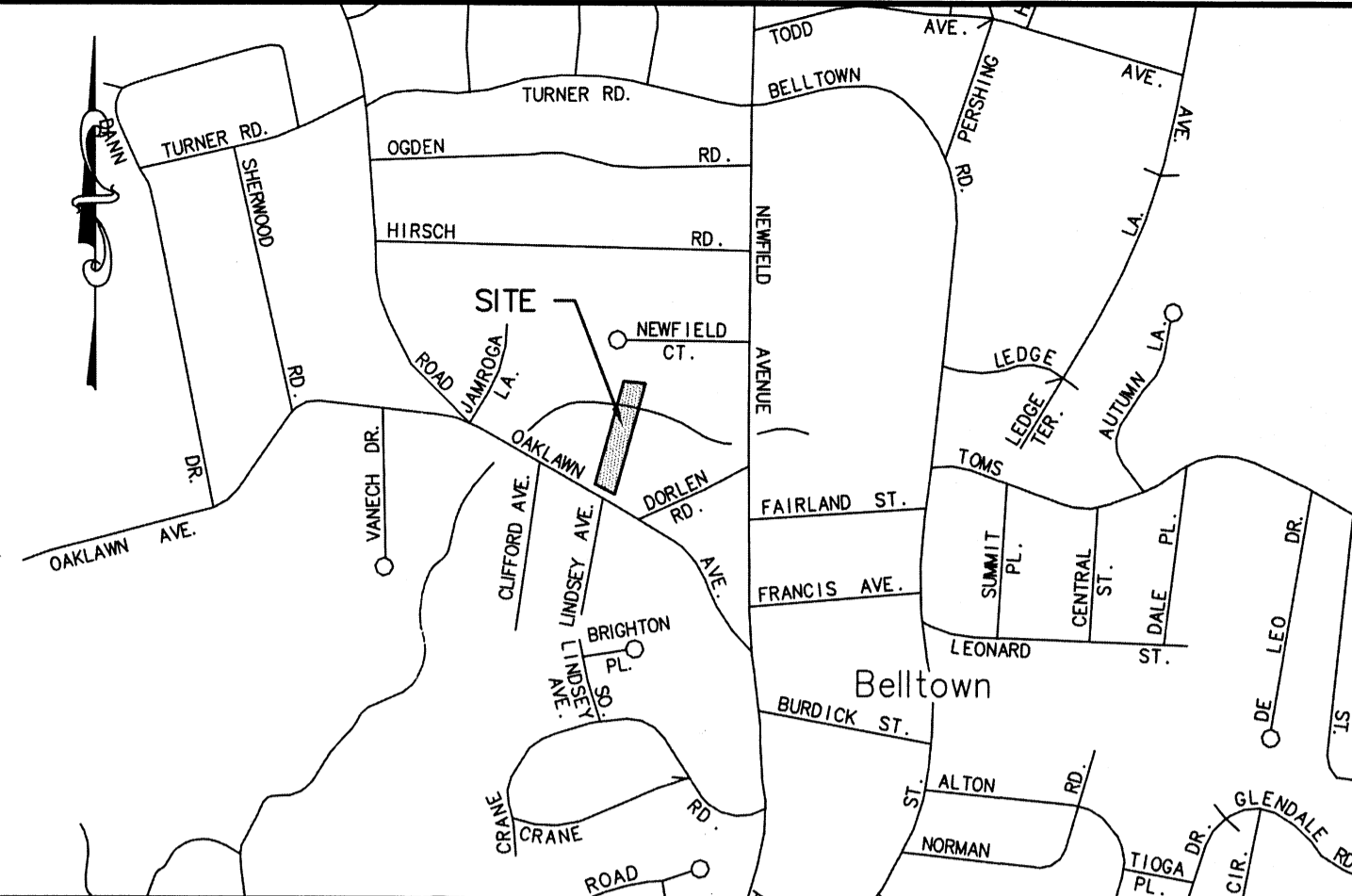
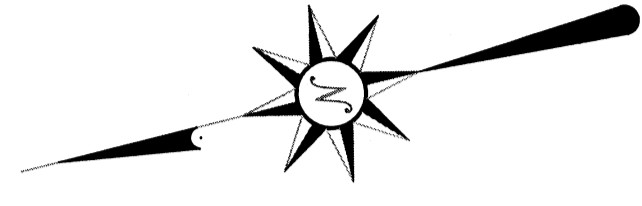
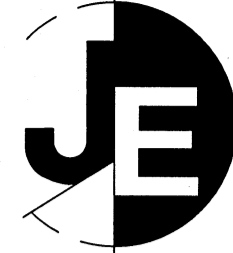


- NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
  2. REFERENCE IS MADE TO MAPS 6820, 3309, 10658, 3306 ON FILE IN THE STAMFORD TOWN CLERK'S
  3. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
  4. PLAN PREPARED FOR YOUNG ISRAEL OF STAMFORD, INC
  5. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
  6. BEARING BASED ON CT STATE PLANE COORDINATES (NAD83). VERTICAL DATUM IS NAVD88
  7. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
  8. REFERENCE IS MADE TO THE MAP ENTITLED:  
"ZONING LOCATION SURVEY OF 69 OAKLAWN AVENUE STAMFORD, CONNECTICUT" DATED 04/22/2016 PREPARED BY ACCURATE LAND SURVEYING, LLC.;

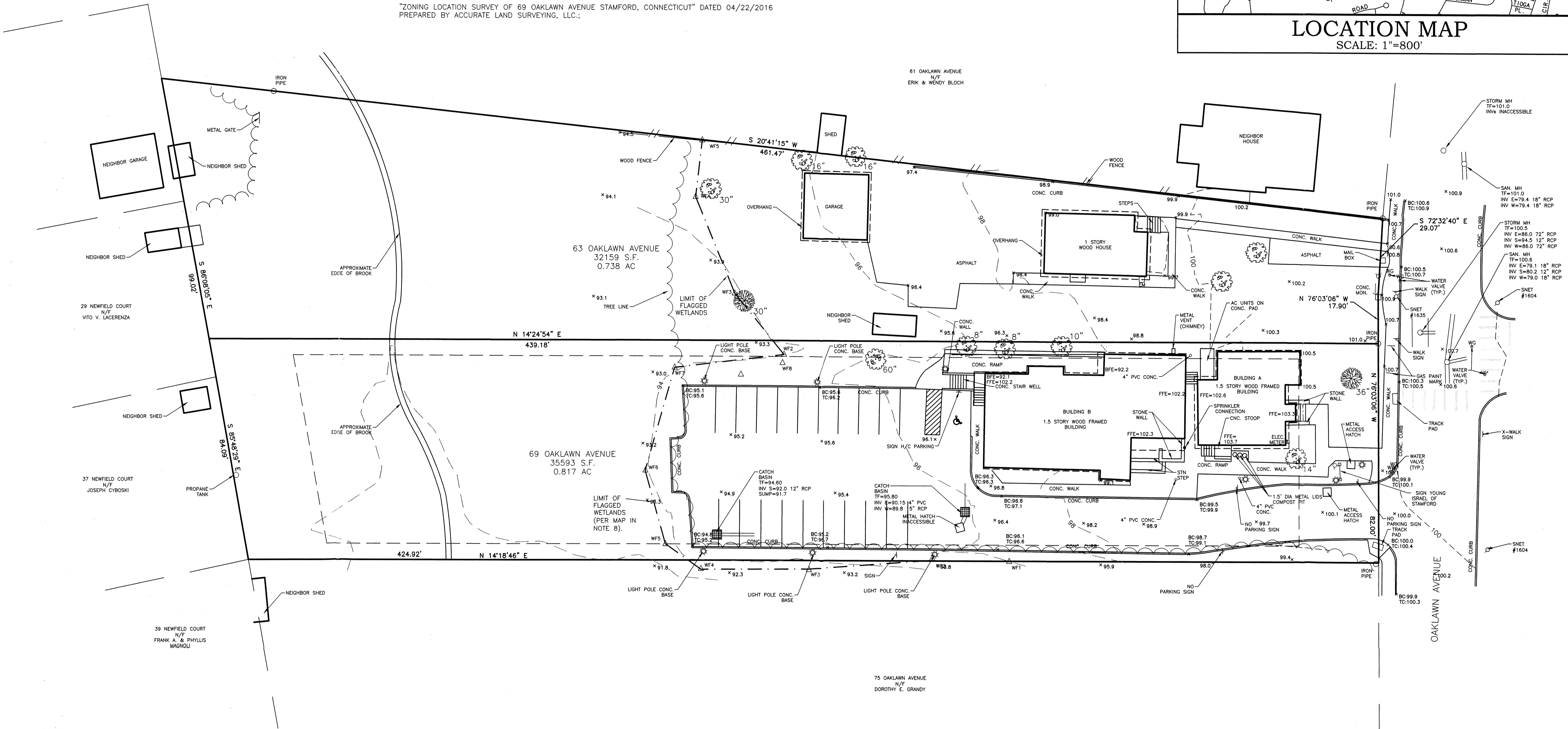


LOCATION MAP  
SCALE: 1"=800'



**J. EDWARDS & ASSOCIATES LLC**  
ENGINEERING • SURVEYING • SITE PLANNING

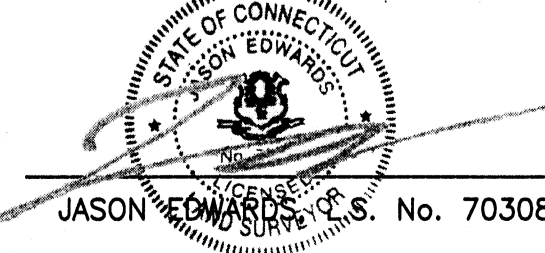
227 Stepany Road, Easton, CT 06612  
Phone: 203.268.4305 Fax: 203.268.5604  
www.jedwardsassoc.com



RESIDENCE ZONE 'R-7.5'	MINIMUM REQUIRED MAXIMUM ALLOWED
Minimum Lot Area	7500 sf
Minimum Frontage	60'
Setback From Street Line/Street Center	60'
Setback From Side Property Lines (Total)	12'
Setback From One Side Property Lines	6'
Setback From Rear Property Lines	30'
Maximum Height For A Building Or Structure	30'
Maximum Number Of Stories Per Building	2-1/2
Maximum Building Area	25%
Maximum Floor Area Ratio	N/A

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

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.



YOUNG ISREAL OF STAMFORD, INC  
63 & 69 OAKLAWN AVENUE  
STAMFORD, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	10/12/20	ADD. TOPOGRAPHY
2	06/01/21	ENG. COMMENT
3	06/15/21	AREA. NO FIELD UPD.

DATE: SEPTEMBER 30, 2019  
PROJECT #: 2709  
DRAWING FILE: 2709  
DRAWN BY: JSE  
SCALE: 1"=20'

TITLE  
IMPROVEMENT  
LOCATION  
SURVEY

SHEET NUMBER  
S-0

#022-22

