



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THRU 20-300B-20 REVISED TO 10-26-18 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON OCTOBER 26, 2015.

THE TYPE OF SURVEY IS A "ZONING LOCATION SURVEY" & BASED ON A DEPENDENT RESURVEY ALL CONFORMING TO HORIZONTAL ACCURACY STANDARDS OF A CLASS A-2 SURVEY INTENDED FOR BUILDING DEPARTMENT SUBMITTAL.

PREMISES SHOWN HEREON BEING PARCEL A AS SHOWN ON A CERTAIN MAP ENTITLED "MAP SHOWING SUBDIVISION OF PROPERTY OF MICHAEL GRUNBERG STAMFORD AND GREENWICH, CONNECTICUT" FILED IN THE CITY OF STAMFORD CLERK'S OFFICE ON MARCH 30, 2014 AS MAP NUMBER 14872.

THE SUBJECT PROPERTY CONTAINS 87,214 S.F. / 2.002 ACRES.

PROPERTY IS LOCATED IN "RA-2" ZONE.

PROPERTY SUBJECT TO PRIVATE RESTRICTIONS OF RECORD, IF ANY.

SUBSURFACE STRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, NOT DEPICTED HEREON. PARCEL ALSO SUBJECT TO UTILITY COMPANY EASEMENTS FOR OVERHEAD AND/OR UNDERGROUND SERVICES.

NOT ALL EASEMENTS ARE SHOWN HEREON.

PROPERTY:  
 BLOCK No. 373  
 TAX ID # 113883  
 UNIQUE ID: 004-5885  
 LOT: 80 373 A

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION	REC.	APP.
1	08/03/2022	REVISE STAIRS AND PLANTING PLAN	JNV	JFR
2	09/14/2022	FUTURE SEPTIC SYSTEM FOR 2BR COTTAGE	ALL	JFR
3	09/25/2022	ADDRESS ENGINEERING COMMENTS	JNV	JFR
4	09/28/2022	ADDITIONAL SEPTIC TEST HOLES ADDED AND CONSIDERED	ALL	JFR
5	10/10/2022	ADDRESS HEALTH DEPARTMENT COMMENTS	ALL	JFR
6	10/13/2022	ADDRESS HEALTH DEPARTMENT COMMENTS	ALL	JFR
7	12/27/2022	SHOW GARAGE ON ADJOINING PROPERTY	SBG	

TO THE BEST OF KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

SCOTT B. GRAY, PLS  
 CT LICENCE NO. 70400

DATE: JUNE 22, 2022 SURVEYED BY: DR/HT  
 DATUM: NAVD-88 DESIGNED BY: --  
 FILE LOCATION: NAS/008/5 DRAWN BY: DR -  
 FILE NAME: 2022.09.27\_SBG 2022.12.27.dwg RECOMMENDED PROJECT MANAGER: --  
 DRAWING NO.: 00D000 APPROVED PROJECT MANAGER: JFR

**LEGEND**

Property Line N 28°18' E ← 100.0'

Watercourse  
 Wetlands  
 Building Setback Line  
 Zone Line  
 Building/Structure  
 Stone Wall  
 Brick Wall  
 Flagstone  
 Guide Rail  
 Contour  
 Spot Elevation x 100.0 Floor Elev. x 1.0  
 Ledge / Rock Outcrop  
 Fence  
 Chain Link Fence  
 Stockade Fence  
 Metal Fence  
 Storm Drain  
 Sanitary Sewer  
 Electric  
 Gas  
 Water  
 CATV  
 Catch Basins  
 Utility Pole  
 Gas Valve  
 Deep Test Pit  
 Survey Markers

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 Gas  
 Water  
 CATV  
 Catch Basins  
 Utility Pole  
 Gas Valve  
 Deep Test Pit  
 Survey Markers

**#006-23**

GRAPHIC SCALE 1" = 20 FT

IT IS THE REQUIREMENT OF THE OWNER AND/OR HIS/HER LEGAL REPRESENTATIVE TO ADVISE THE PLANNER/ENGINEER OF ANY AND/OR ALL DEED RESTRICTIONS ON THE PROPERTY WHICH MAY PRECLUDE FURTHER CONSTRUCTION ON THIS PROPERTY. THIS DOCUMENT, TERMS & CONDITIONS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS ALSO THE PROPERTY OF THE JOSEPH F. RISOLI, P.E. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY EXTENSION TO THIS PROJECT AND/OR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE JOSEPH F. RISOLI, P.E. THESE PLANS ARE VOID UNLESS THEY ARE PRODUCED AND USED IN COLOR.

PREPARED FOR:  
**KEN PROCINO**  
 LOCATION:  
**3 JUNIPER HILL ROAD, STAMFORD, CT**  
 DRAWING:  
**ZONING LOCATION SURVEY C-2.0**  
 SHEET 01 of 06

**BUILDING COVERAGE CALCULATION**

DESCRIPTION	PREVIOUSLY APPROVED	PROPOSED
LOT AREA	2.002 ACRES	87,214 S.F.
ZONE	ZONE: RA-2	
	COVERAGE LIMIT: 10%	
	AREA (S.F.)	
DWELLING	5,155	3090
SHED	0	192
OTHER (COTTAGE)	0	470
TOTAL BUILDING AREA	5,155	3,752
BUILDING COVERAGE	5.9%	4.3%

**Risoli Planning & Engineering**  
 ENGINEERS-PLANNERS-SURVEYORS

Division of  
**AI Engineers, INC.**

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