

RA-1 Zone

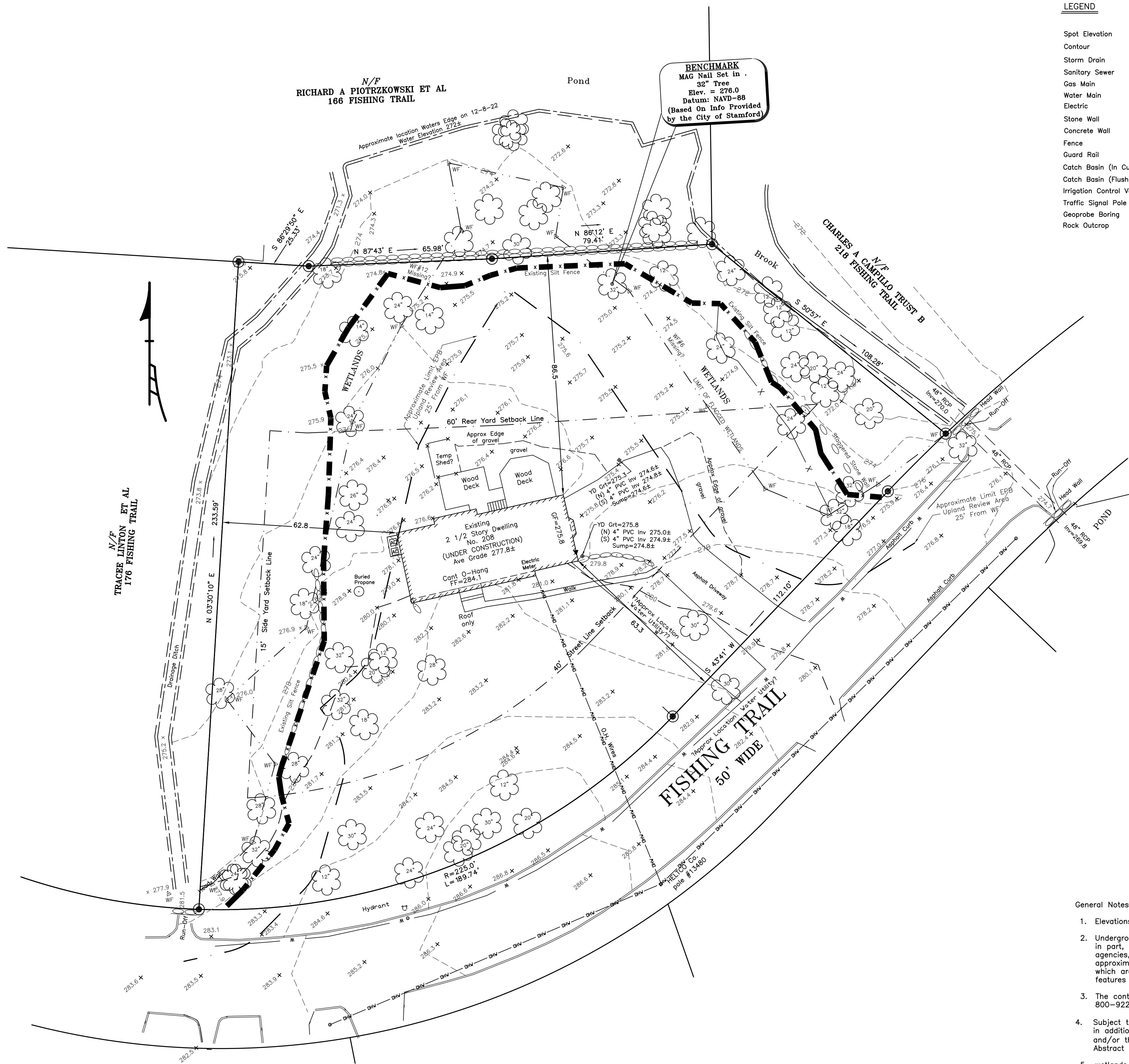
RA-1 ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback..... 40'
Center Line Of Street Setback..... 65'
Rear Yard Setback..... 60'
Side Yard Setback..... 15' W/ Total Of.... 35'
Max. Building Coverage.....15% Of Lot Area

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

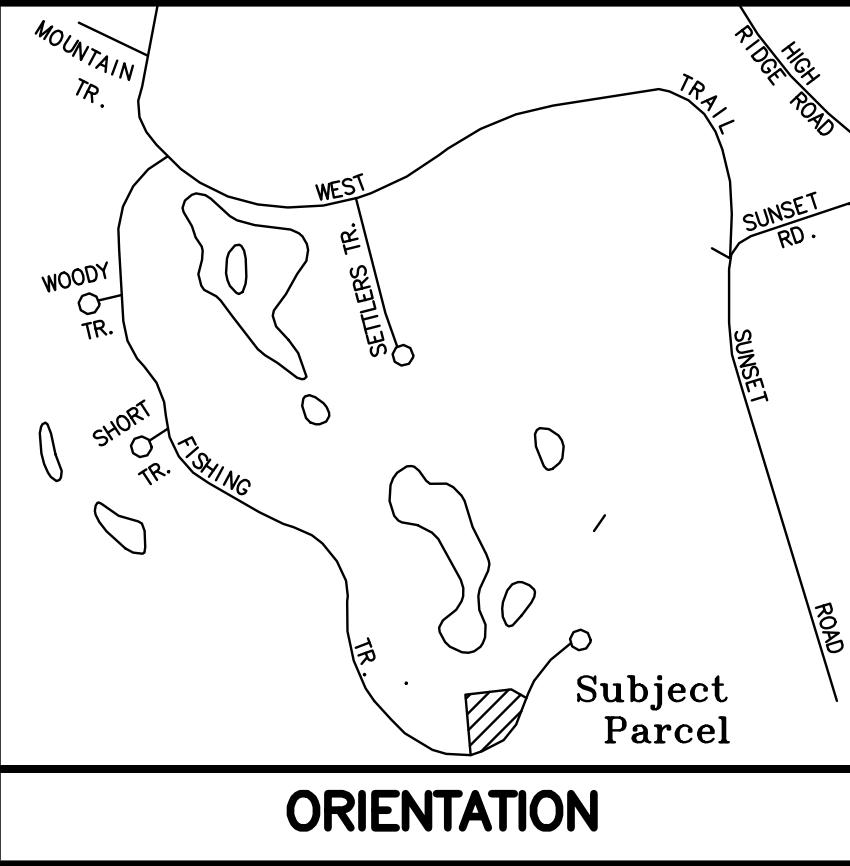
Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

SIZE AND LOCATION OF PROPOSED/EXISTING DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES



LEGEND

Existing	
Spot Elevation	x 100.0
Contour	100
Storm Drain	
Sanitary Sewer	
Gas Main	G
Water Main	W
Electric	E
Stone Wall	
Concrete Wall	
Fence	X X
Guard Rail	
Catch Basin (In Curb)	
Catch Basin (Flush)	
Irrigation Control Valve	
Traffic Signal Pole	
Geoprobe Boring	
Rock Outcrop	
Manhole	
Yard Drain	
Light Pole	
Sign	
Tree	
Gas Box	
Water Box	



ORIENTATION

PLOT PLAN
PREPARED FOR
EDISON VILLA CABRERA
208 FISHING TRAIL
STAMFORD, CONNECTICUT



General Notes:

- Elevations on NAVD-88 Datum. based on information Provided by the City of Stamford
- 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 governmental 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 Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1 800-922-4455 at least 72 hours prior to crossing their lines.
- Subject to Title Verification, utility easements, Rights in Common and/or Private Agreements if any, in addition to those Depicted and or referenced ion this Map. Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted. No Abstract of Title Provided. Refer to Volume 12458 P. 332 S.L.R.
- wetlands Flagged by Steven Danzer, PhD & Associates LLC, refer to Soil Report Dated May 16, 2022 for additional information

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies-"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

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



BY:

Edward J. Frattaroli

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 and void.

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
STAMFORD, CONNECTICUT November 28, 2022

Refer To:

Lot No. 6
Map No. 8558 S.L.R.

Area = 1.0005 Acres

Existing Dwelling, Deck(s) & Overhangs
Covers 5.1% of Lot Area
(Exclusive of Roof only)

Scale: 1" = 20'