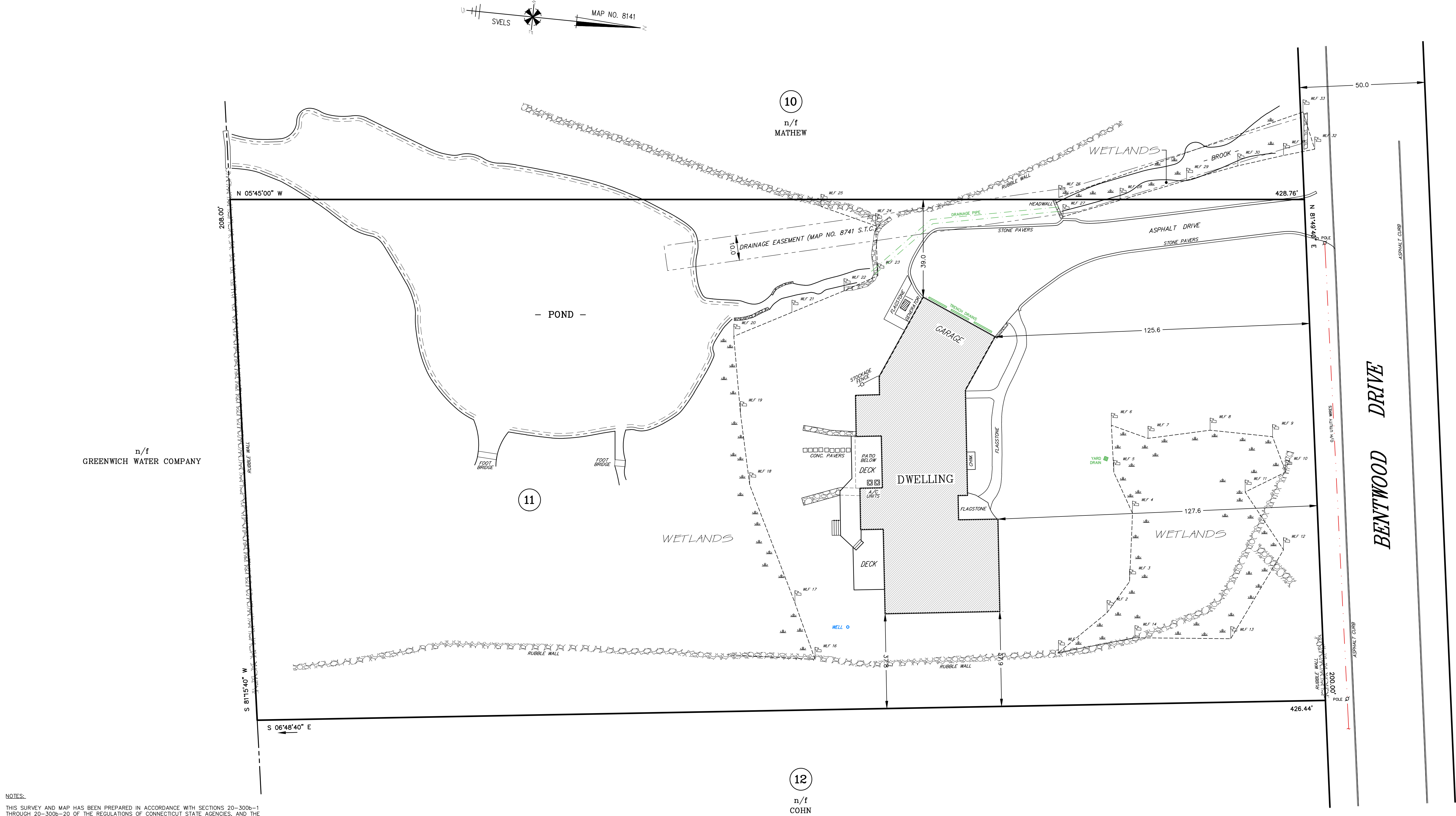


ZONING REQUIREMENTS (ZONE RA-3)												
ZONE	FRONTAGE (ft)	CIRCLE DIAM. (ft)	S.F. PER FAM.	MAX. FAMILIES PER PLOT	STORIES	FEET	% LOT	FRONT		SIDE		
								STREET LINE	STREET CENTER	ONE SIDE	BOTH SIDES	REAR
RA-3	200	200	130,680	1	3	35	10	60	85	35	70	70

Block: 400 Lot: 11
Zone: RA-3
Area = 2.001 Acres



NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS SURVEY IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

PROPERTY IS LOCATED IN ZONING DISTRICT RA-3 UNDER THE CITY OF STAMFORD ZONING REGULATIONS.

THE LIMIT OF WETLANDS WAS DELINEATED IN THE FIELD BY ALEXSANDRA MOCH ON APRIL 13, 2022 AND SURVEYED & MAPPED BY SOUND VIEW ENGINEERS & LAND SURVEYORS LLC.

PREMISES HEREON LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 09001C0363F, EFFECTIVE DATE JUNE 10, 2010 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FIELD SURVEY COMPLETED: APRIL 26, 2022

DEED REFERENCES: BK. 8218 P. 250

MAP REFERENCES: 7802, 8141, 8741 STAMFORD TOWN CLERK.

LOT NOS. HEREON AS DESIGNATED ON REFERENCED MAP NO. 8141 STAMFORD TOWN CLERK

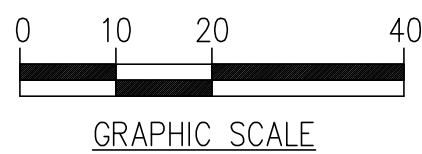
PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

UNLESS DEPICTED HEREON, NO NEW MONUMENTATION HAS BEEN SET.

AREA OF PROPERTY IS 2.001 ACRES

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP AND SEAL, RENDERS ANY DECLARATION HEREON NULL AND VOID.

Aidan C. McCann 05/03/22
AIDAN C. MCCANN, LS#70154 DATE
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC



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CONSULTING CIVIL STRUCTURAL SITE DEVELOPMENT LAND SURVEYING

PREPARED FOR :

DAVID TODRIN

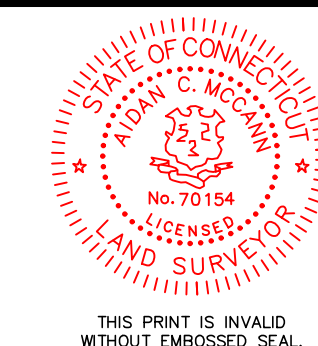
ADDRESS :

94 BENTWOOD DRIVE
STAMFORD, CONNECTICUT

BLOCK 400 LOT 11

DRAWING TITLE:

*IMPROVEMENT
LOCATION
SURVEY*



DWG. NO: 2515-1-ILS
SCALE: 1" = 20'
DATE: MAY 3, 2022

EX-1