

R-10 ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 40'
- Center Line Of Street Setback..... 65'
- Rear Yard Setback..... 30'
- Side Yard Setback..... 10' W/ Total Of.... 20'
- Max. Building Coverage.....20% Of Lot Area

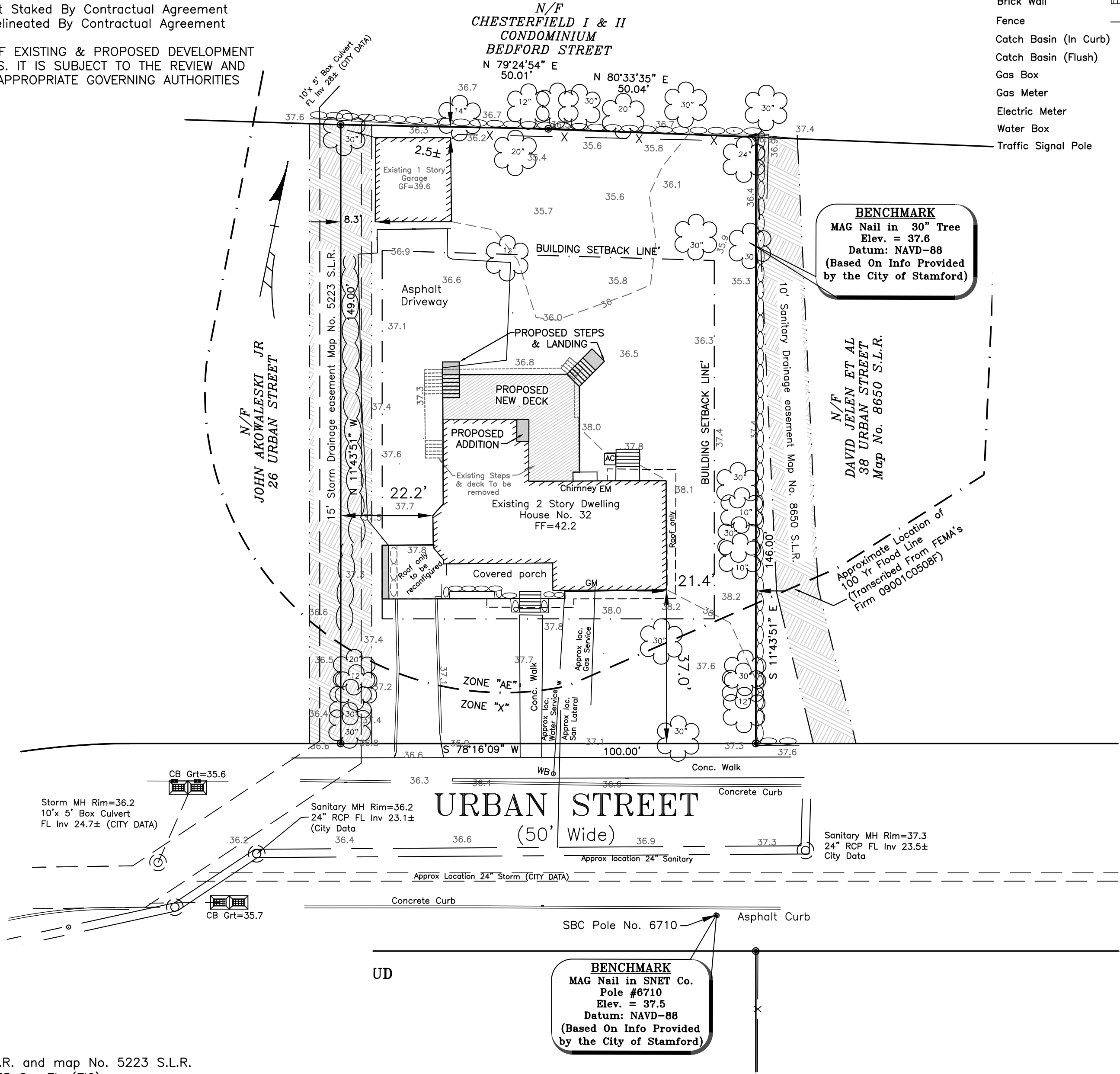
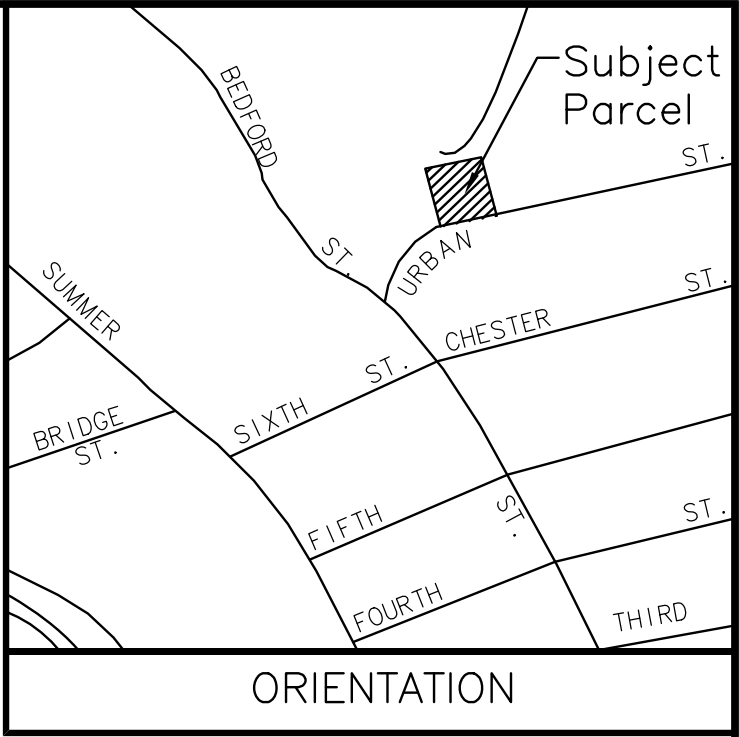
Zoning Information Is Subject To The Review And Approval  
By The Appropriate Governing Authority

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

SIZE AND LOCATION OF EXISTING & PROPOSED 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	
Stone Masonry Wall	
Concrete Wall	
Brick Wall	
Fence	X
Catch Basin (In Curb)	Manhole
Catch Basin (Flush)	Yard Drain
Gas Box	Light Pole
Gas Meter	Sign
Electric Meter	Tree
Water Box	Clean Out
Traffic Signal Pole	Monitoring Well



NOTES:

- 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 patrol 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. Carolinian, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
- Any Person Working on these or surrounding Parcels 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.
- Property is Subject to Title verification, Easements, Restrictive covenants and or statements filed on the land records as they pertain to the subject parcel. No title Report Provided
- Elevations Based on NAVD-88 Datum. A portion of the Subject Property Lies in Zone "AE" The area is depicted as being protected from the 1% annual chance or greater flood hazard with a Base Flood Elevation ranges from 39.8± of 37.0±, balance of Subject Property lies in Zone "X" 0.2% Annual Chance Flood Discharge Contained in Culvert. Refer to FEMA FIRM Fairfield County, City of Stamford Community # 09001C0508F Panel # 508 of 626 Effective Date June 18, 2010.
- SIZE & LOCATION OF PROPOSED DEVELOPMENT DEPICTED ON THIS MAP WAS PROVIDED BY OTHERS AND IS FOR DISPLAY & DISCUSSION ONLY. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

PLOT PLAN  
PREPARED FOR  
BENHUR MESFIN ET AL  
32 URBAN STREET  
STAMFORD, CONNECTICUT

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 "DEPENDENT 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.

REVISED APRIL 25, 2022 (CORRECTIONS)

REVISED 9-23-23 PROPOSED DEVELOPMENT

REVISED 10-19-23 PROPOSED DEVELOPMENT

REVISED 3-29-24 PROPOSED DEVELOPMENT

REVISED 4-9-24 PROPOSED DEVELOPMENT

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' Consultants' Land Planners'

STAMFORD, CONNECTICUT JANUARY 1, 2022

Refer To:

- Lot No 7 & 8  
Map No. 267 S.L.R. and map No. 5223 S.L.R.  
Lot Area = 14,775 Sq. Ft. (FIG)  
Existing Dwelling, Reconfigured Roof Only, Covered porch, garage & Proposed Additions Cover 18.7% of Lot Area  
(Exclusive of 200 Sq ft of Deck , Roof only & Items to be removed \*SUBJECT TO REVIEW BY ZEO)  
Scale 1" = 20'