

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

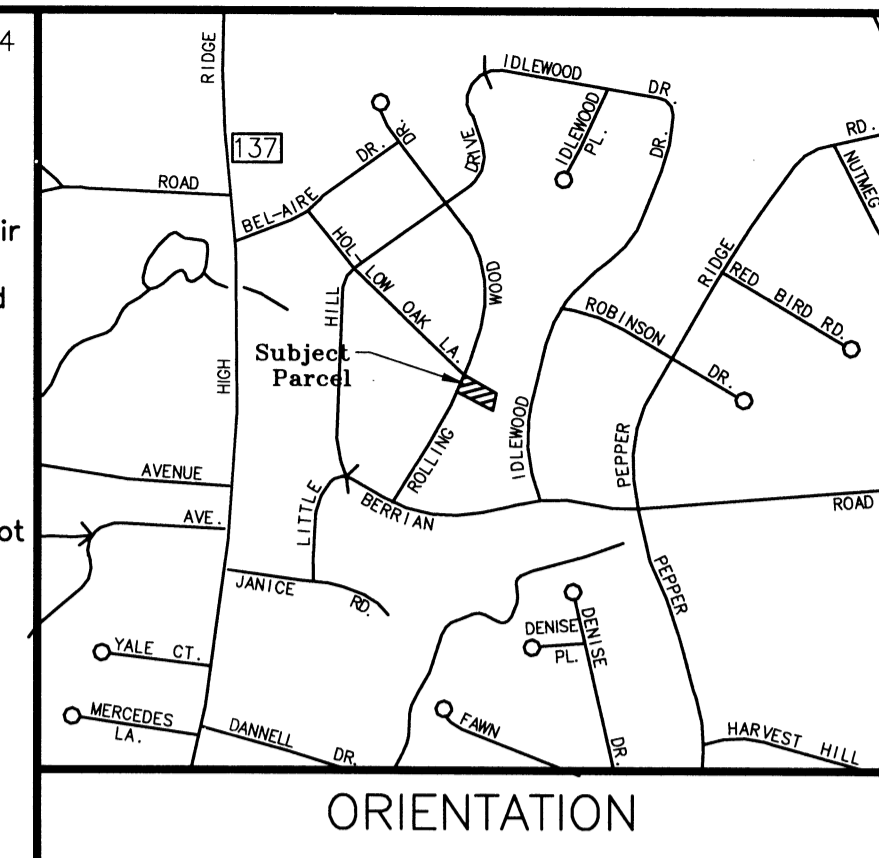
Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

SURVEY 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 parol 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 on 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 11293 P. 349 S.L.R.
- Size and Location of Proposed Deck Addition and Development Provided by Others. It is Subject to the Review and Approval by the Appropriate Governing Authorities.
- Subject to definition Building Area is the aggregate of the maximum horizontal cross section area of all Buildings including Accessory Buildings on a Lot, excluding cornices, eaves, gutters or chimneys projecting not more than twenty four inches (24"), steps and one-Story open porches, covered front porches (see Section 7.C.3), and balconies and terraces. Building Area shall also exclude decks, terraces, patios, pools or similar Structures not more than eight inches (8") above adjacent grade, and exclude such Structures that exceed eight inches (8") above adjacent grade up to an amount equal to 200 square feet for each dwelling unit on the Lot. (210-40, 219-26)
- A Variance of table III Appendix "B" Side Yard Setback is Requested for the Proposed Deck Depicted on this Survey

Requesting Proposed Deck to have a 6.0' Side yard Seback in Lieu of the 10' Minimum Allowed

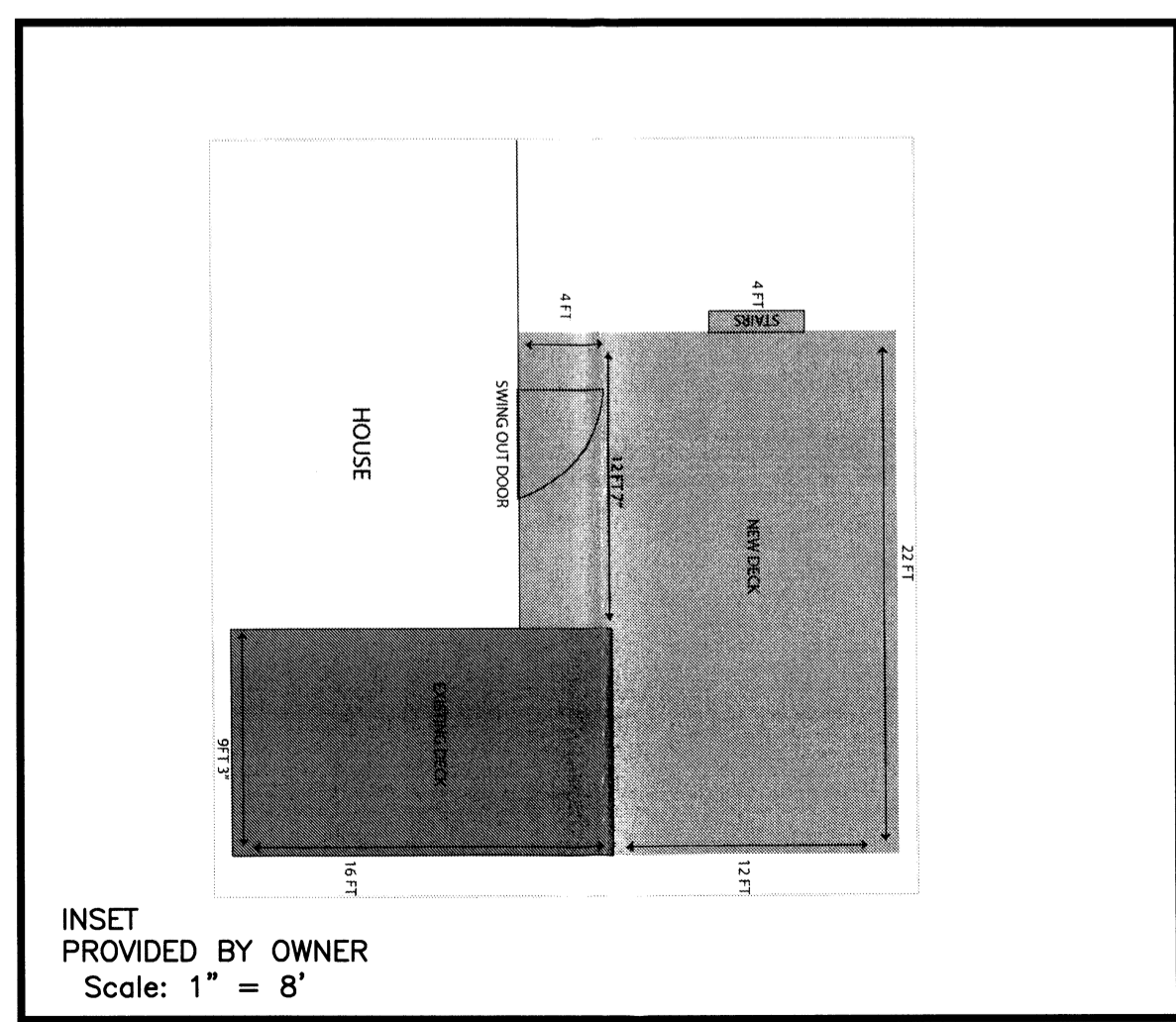
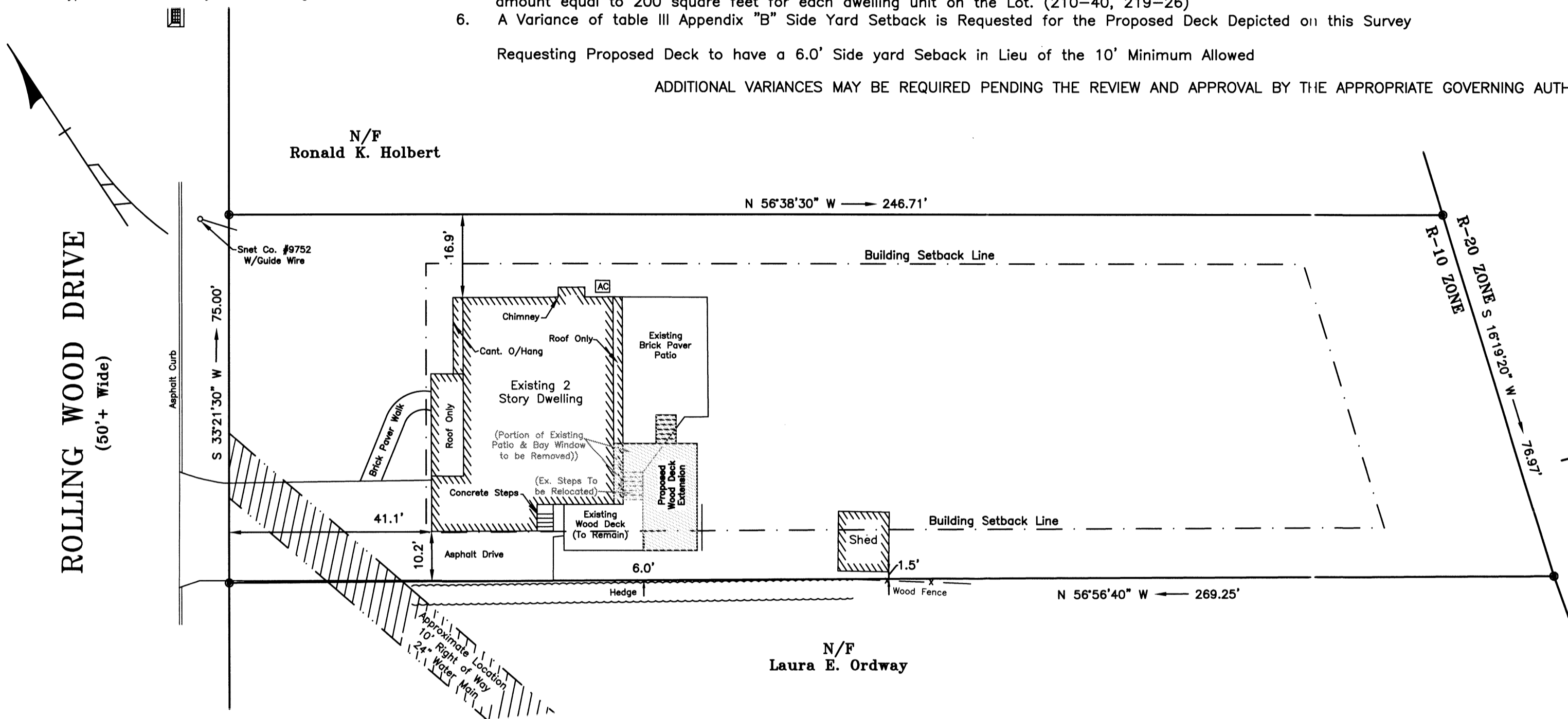
ADDITIONAL VARIANCES MAY BE REQUIRED PENDING THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES



ORIENTATION

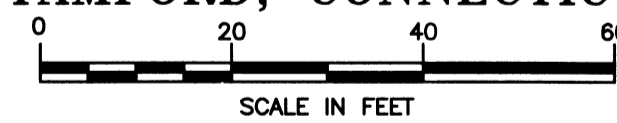
LEGEND

Existing	
Stone Wall	
Concrete Wall	
Fence	
Catch Basin (In Curb)	
Catch Basin (Flush)	
Gas Box	
Water Box	
Monitoring Well	
Metal Cover	
Manhole	
Yard Drain	
Light Pole	
Sign	
Clean Out	



INSET PROVIDED BY OWNER Scale: 1" = 8'

#005-21
**PLOT PLAN
 PREPARED FOR
 MARK & RONA KATZ
 43 ROLLING WOOD DRIVE
 STAMFORD, CONNECTICUT**



Refer To:
Lot No. 24
Map No. 6113 S.L.R.

Area = 19,175 Sq. Ft. (Figure)

Existing Dwelling, Deck, Roof Only, Cant. O/Hang, Shed & Proposed Deck Extension Addition Cover 10.5% of Lot Area (Exclusive of 200 sq ft of Deck/landing as defined in Note 5)
Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

Scale: 1" = 20'

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 2-16-21 (PROPOSED DECK)

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.

BY:

FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors · Engineers · Land Planners
 STAMFORD, CONNECTICUT May 30, 2007