

R-10 ZONE

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

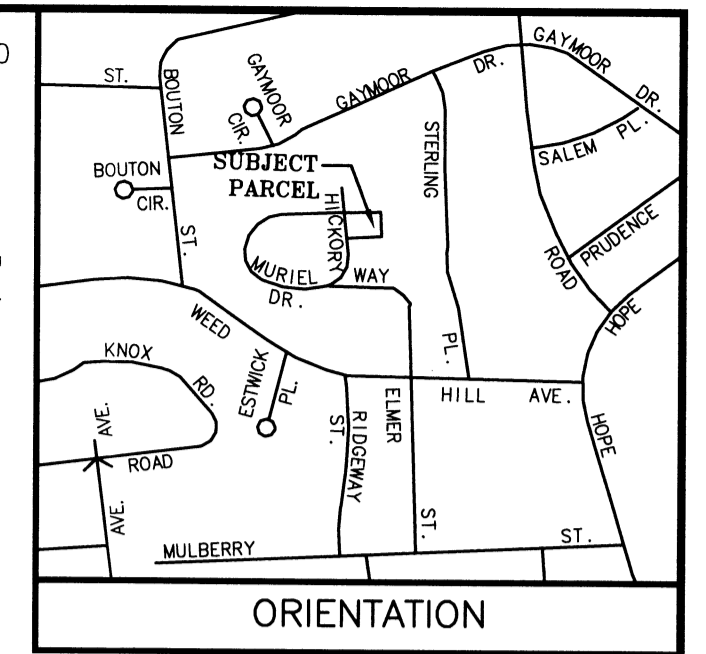
Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

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

LEGEND

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

Block No. 380



#004-21

**PLOT PLAN
PREPARED FOR
PETER MEDOIT
63 HICKORY WAY
STAMFORD, CONNECTICUT**



Notes:

1. 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.
2. 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.
3. Property is Subject to utility easements or Private Agreements if any, in addition to those Depicted, Noted and or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to this parcel. No abstract of title Provided.
4. Size and Location of Proposed Building Provided by others. It is Subject to the Review and Approval by the appropriate Governing Authorities. For Proposed Covered porch Refer Section 7c3 CSZR. An uncovered porch, deck, patio or terrace with its first floor no higher than that of the entrance to the Building: six feet (6'). A railing no higher than forty-two inches (42") or as required by the Building Code may be placed around such terrace or porch. Said terrace or porch may be covered if open on the sides and front, and shall not count towards Building Coverage. (204-04, 210-40)
5. Variances of Table III, Appendix "B" (Side Yard, Street Line and Street Center Setback) as defined in the City of Stamford Zoning Regulations are Requested for the Proposed Garage Building Addition Depicted on the map

- 10' Minimum Side Yard Setback Allowed
6.9' Requested for Proposed Garage Addition
- 40' Minimum Street Line Setback Allowed
35.7' Requested for Proposed Garage Addition
- 65' Minimum Street Center Setback Allowed
60.7' Requested for Proposed Garage Addition

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

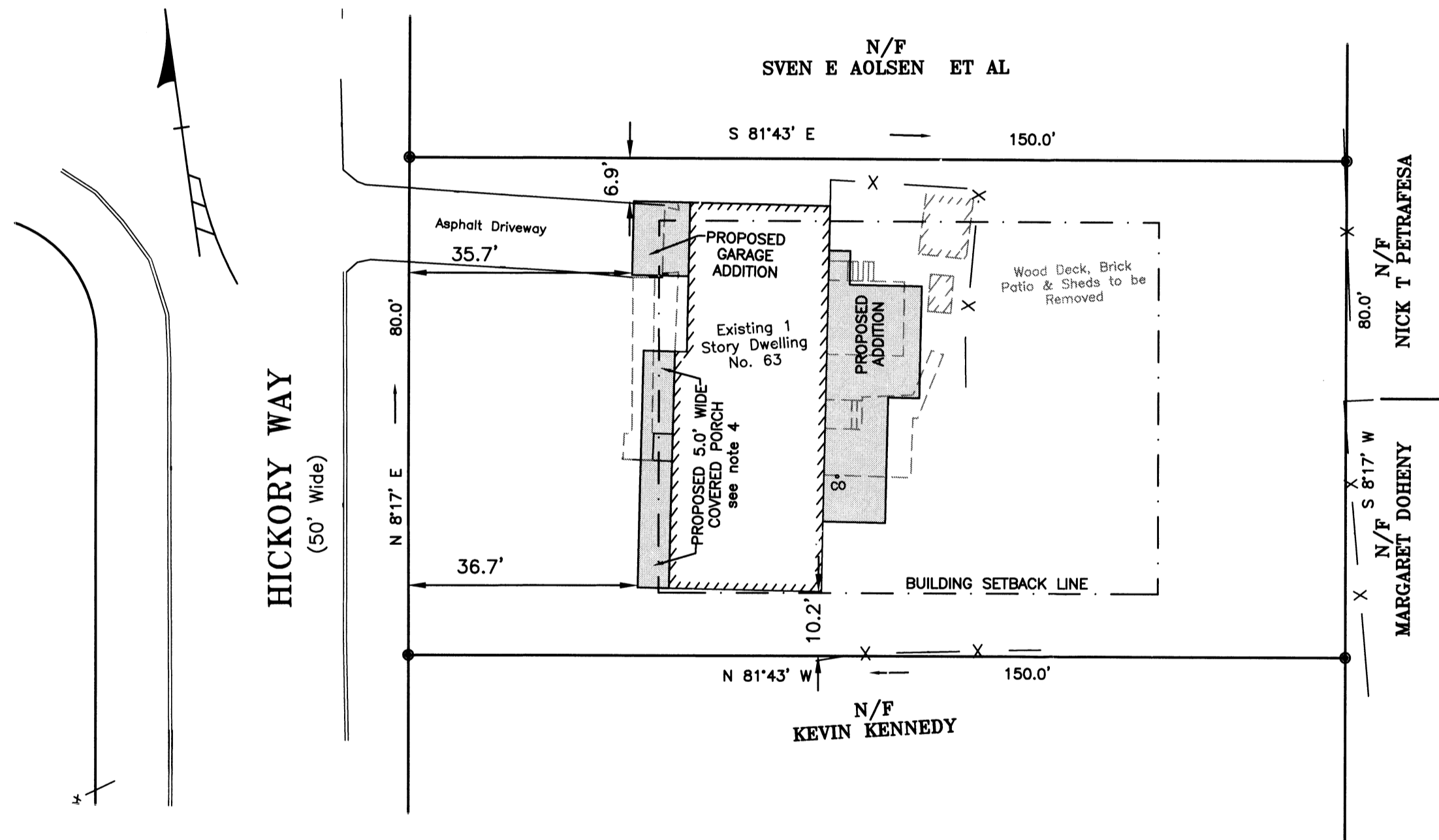
This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies—"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "BUILDING LOCATION MAP-ZONING" 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.

BY:

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 herein null and void.

FOR: **EDWARD J. FRATTAROLI, INC.**
Land Surveyors - Engineers - Land Planners
STAMFORD, CONNECTICUT JANUARY 20, 2021



Refer To:
Lot No 7
Map No. 3984 S.L.R.
Lot Area = 12,000 SQ FT (FIG.)
Existing Dwelling, Deck and Shed Cover 17.2% of Lot Area
(Exclusive of Proposed Covered Porch (See note 4) and Items to be Removed)
Scale 1" = 20'