

STAMFORD, CT SCALE: 1" = 800'

ORIENTATION

NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
2. Reference is made to Lot 43, Map 4189 of the Stamford Land Records (S.L.R.).
3. Reference is made to the Deed of Record found in Vol. 7598, Pg. 330 S.L.R.
4. Area of the Surveyed Parcel: 13,329 Sq. Ft. (0.306 Acres).
5. Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
6. Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 517 of 626, Map No. 09001C0517G, Revised 7/8/2013. Subject Parcel does not lie in a Special Flood Hazard Area, it lies in Zone X.
7. Field work performed July 2020.
8. Owners of Record: Coleen A. Banks and Christopher W. Banks.

ZONING DATA (ZONE: R-10)		
YARD SETBACK	MINIMUM	EXISTING
PRINCIPLE STRUCTURE		
FRONT	40 FT	25.1 FT
SIDE (ONE SIDE)	10 FT	17.3 FT
SIDE (BOTH SIDES)	20 FT	56.5 FT
REAR YARD	30 FT	N/A
COVERAGE		
BUILDING AREA	20% (6,540 SF)	13.9% (1,855 SF)

#021-21

PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING
28 KENILWORTH DRIVE WEST
 STAMFORD, CONNECTICUT
 PREPARED FOR
CHRISTOPHER & COLEEN BANKS

REDNISS & MEAD
 LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

22 First Street | Stamford, CT 06905
 Tel: 203.327.0500 | Fax: 203.357.1118
 www.rednissmead.com

Scale: 1" = 10'

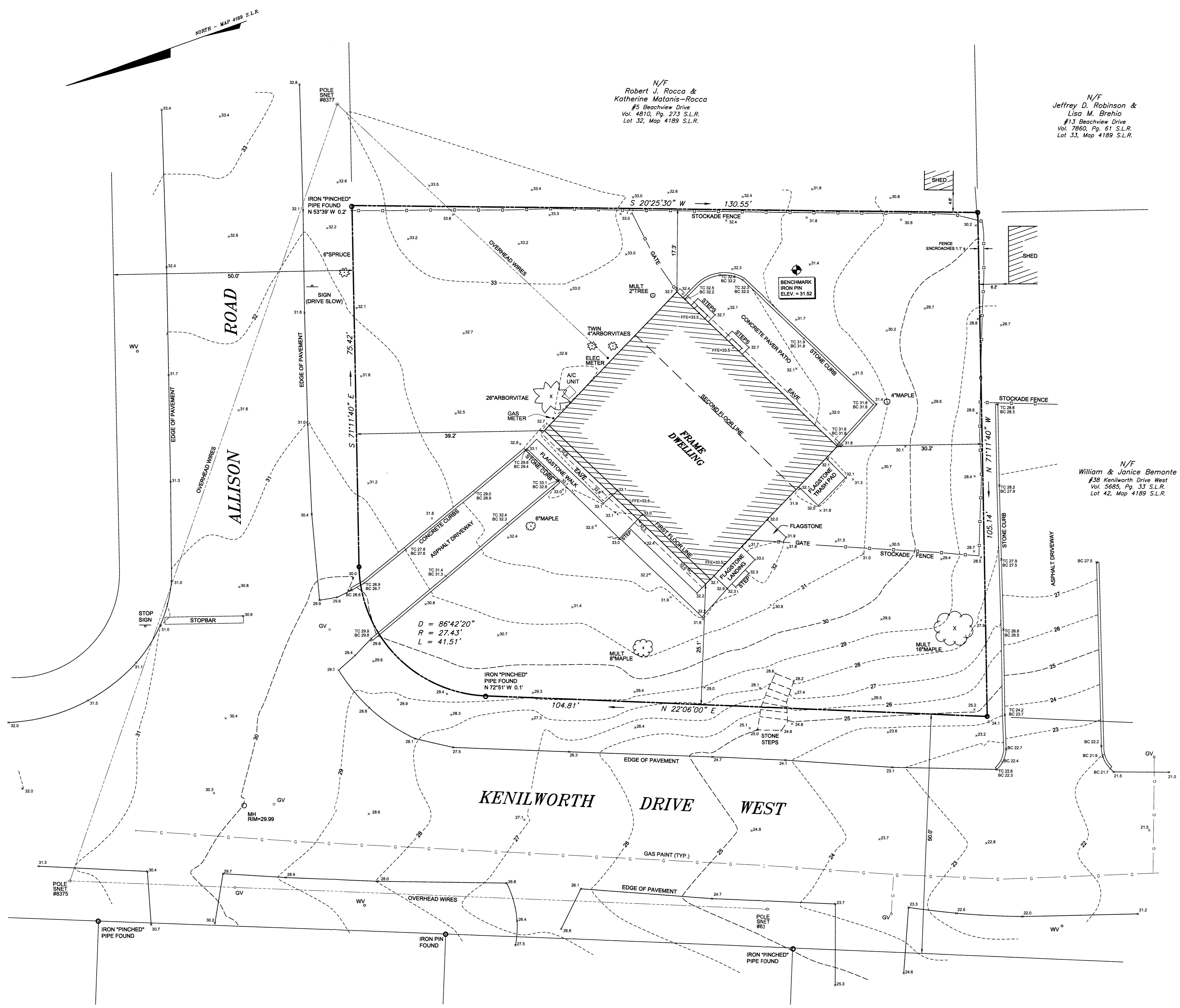
Drawn By: RJB | Checked By: LWP | Date: 07/29/2020

To my knowledge and belief this map is substantially correct as noted herein.

Lawrence W. Posson, Jr.
 LAWRENCE W. POSSON, JR. CT. L.S. #18130
 10/11/2020
 DATE

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 & void.

Sheet No:
PSTS
 Comm. No.: 10192-1



N/F
 Robert J. Rocca &
 Katherine Matanis-Rocca
 #5 Beachview Drive
 Vol. 4810, Pg. 273 S.L.R.
 Lot 32, Map 4189 S.L.R.

N/F
 Jeffrey D. Robinson &
 Lisa M. Brehio
 #13 Beachview Drive
 Vol. 7860, Pg. 61 S.L.R.
 Lot 33, Map 4189 S.L.R.

N/F
 William & Janice Bemonte
 #38 Kenilworth Drive West
 Vol. 5685, Pg. 33 S.L.R.
 Lot 42, Map 4189 S.L.R.