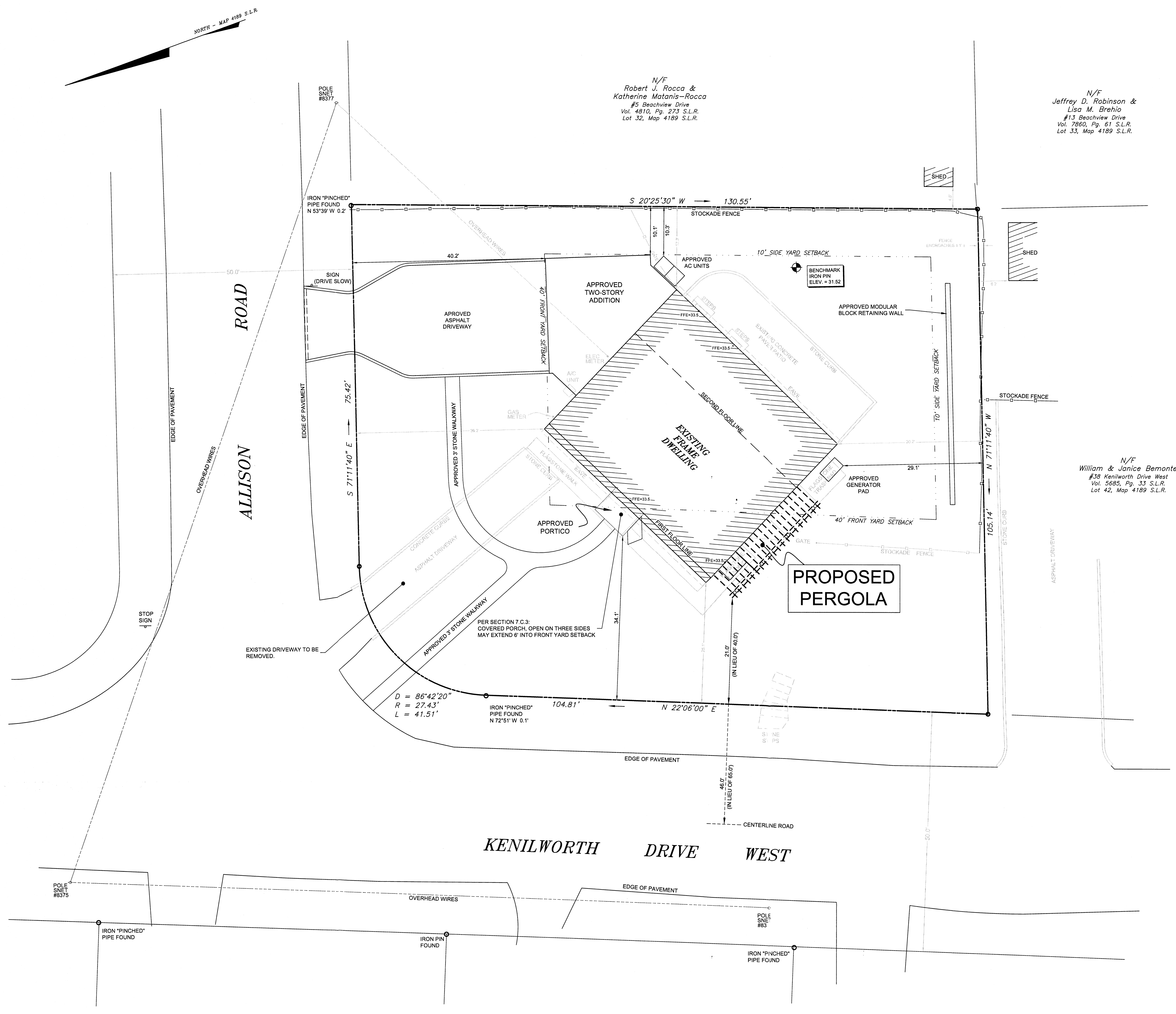


ORIENTATION



NOTES:

- 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 Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for Zoning Board of Appeals purposes and determination of zoning compliance and for building permit purposes.
- Reference is made to Lot 43, Map 4189 of the Stamford Land Records (S.L.R.).
- Reference is made to the Deed of Record found in Vol. 7598, Pg. 330 S.L.R.
- Area of the Surveyed Parcel: 13,329 Sq. Ft. (0.306 Acres).
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- 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.
- Reference is made to Architect Plans titled "Addition and Alteration, Banks Residence, 28 Kenilworth Drive West, Stamford, CT.", prepared by Stephanie Fox-Architect P.C., dated December 8, 2020.
- Reference is made to "Site Development Plan depicting 28 Kenilworth Drive West, Stamford CT.", prepared for Christopher & Colleen Banks, prepared by Redniss & Mead Inc., revised 3/9/2021.
- Field work performed July 2020.
- Owners of Record: Coleen A. Banks and Christopher W. Banks.
- Reference is made to Coastal Site Plan Review (CSPR 109B) with respect to the approval of the two story addition, portico, driveway, modular wall, AC units, generator and walkway.

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

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.

ZONING DATA (ZONE: R-10)			
	MINIMUM/ALLOWED	EXISTING	PROPOSED PERGOLA
LOT AREA	10,000 SF	13,329 SF	NO CHANGE
FRONTAGE	75 FT	221.74 FT	NO CHANGE
STORIES	2.5	2.5	NO CHANGE
BUILDING AREA	20%	14.0% (1,872SF)	17.8% (2,376SF)
FRONT YARD	40 FT	25.1 FT	** 21 FT
	65 FT CENTERLINE ROAD	50.1 FT	** 46 FT
SIDE YARD (ONE)	10 FT	17.3 FT	10.1 FT (addition)
SIDE YARD (BOTH)	20 FT	47.5 FT	40.3 FT (addition)
REAR YARD	30 FT	N/A	N/A

** 21 FT IN LIEU OF 40 FT
** 46 FT IN LIEU OF 65 FT

#021-21

ZONING LOCATION SURVEY
DEPICTING
PROPOSED PERGOLA
28 KENILWORTH DRIVE WEST
STAMFORD, CONNECTICUT
PREPARED FOR
CHRISTOPHER & COLEEN BANKS

Scale: 1"=10'
0 10 20

Drawn By: RJB Checked By: LWP Date: 04/26/2021

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
4/29/2021
DATE

This document and copies thereof are valid only if they bear the signature and enclosed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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Comm. No: 10192-1