

ZONING DATA				
ZONING DISTRICT: R-10 RESIDENCE				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROPOSED	
LOT AREA	10,000 SF	10,598 SF	10,598 SF	
FRONTAGE	75'	80'	80'	
BUILDING AREA	MAX	20.0%	17.4%	20.3%
	FRONT	40'	40.7±	40.7±
	SIDE	10'	12.6±	12.6±
	AGGREGATE	20'	25.4±	25.4±
YARDS	REAR	30'	30.5±	25.7±
	MAXIMUM	2 1/2 STORIES	2 STORIES	2 STORIES
BUILDING HEIGHT	30'	NOT MEASURED	NOT MEASURED	

PROPERTY INFORMATION:

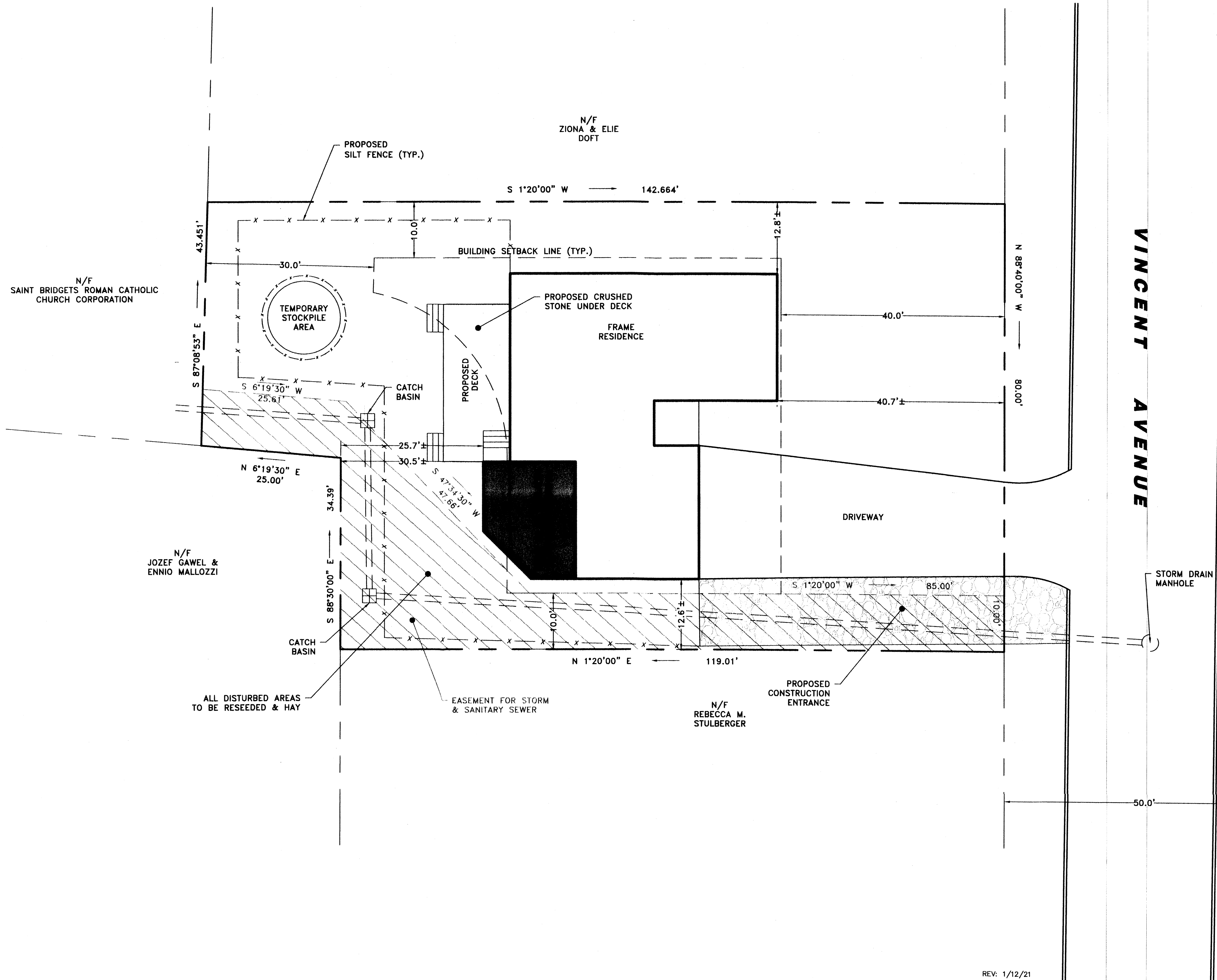
OWNER: RAYMOND J. PIEDMONT & BONNIE C. PIEDMONT
 ADDRESS: 46 VINCENT AVENUE
 STAMFORD, CT.
 LOT AREA: 10,598 S.F., 0.243 AC.
 ZONE: *R - 10*

SETBACKS

FRONT: 40'
 SIDE: 10'
 REAR: 30'

SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 28, 1996.
- THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THIS DECLARATION IS NOT TRANSFERABLE.
- REFER TO MAP NO.S 1077 & 9921 IN STAMFORD LAND RECORDS.
- PROPERTY IS LOCATED IN R-10 ZONE
- BUILDINGS ERECTED OVER THREE YEARS AGO.

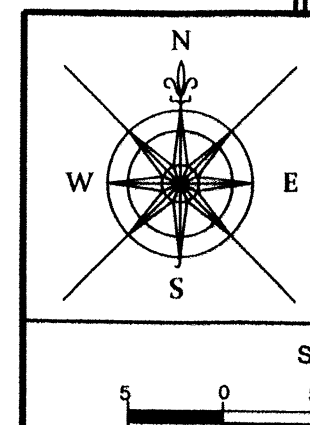
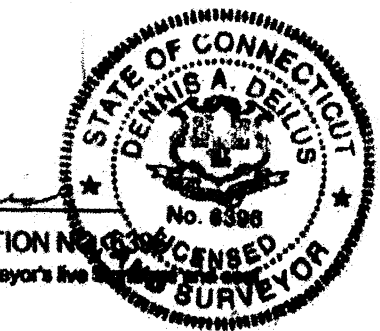


VINCENT AVENUE

#022-21

REV: 1/12/21

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
Dennis A. Deilus
 DENNIS A. DEILUS, LAND SURVEYOR, CT. REGISTRATION NO. 6306
 The survey and declaration shown herein is null and void without the licensed surveyor's seal.



ZONING MAP OF PROPERTY			
PREPARED FOR			
RAYMOND J. PIEDMONT & BONNIE C. PIEDMONT			
46 VINCENT AVENUE STAMFORD, CT.			
PREPARED BY: SM	DATE: 6/29/20	DD NO.:	
REVIEW: DENNIS A. DEILUS		SHEET NO.:	1
SCALE: 1"=10'			
DENNIS A. DEILUS - LAND SURVEYORS			
106 MAIN STREET, 2ND FLOOR, NORWALK, CT. 06851			
P. 203-750-8832			