

LOCATION MAP
NOT TO SCALE

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS 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. ON SEPT. 26, 1996.

IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY T-2 (NAVD 1988). THE USE BY OTHER PERSONS OTHER THAN STATED HEREON IS NOT VALID.

2. SURVEYED PARCEL IS SUBJECT TO PRIVATE AND OR PUBLIC RESTRICTIONS AND OR EASEMENTS OF RECORD IF ANY.

3. UNDERGROUND UTILITIES SHOWN HEREON-IF ANY ARE BASED ON THE VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND COMPILED FROM OTHER SOURCES AND THESE LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES ABANDONED OR IN USE MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG": 1-800-922-4455.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED HEREON.

DISTANCES FROM THE BUILDING TO THE PROPERTY LINE ARE NOT TO BE USED FOR BOUNDARY DETERMINATION.

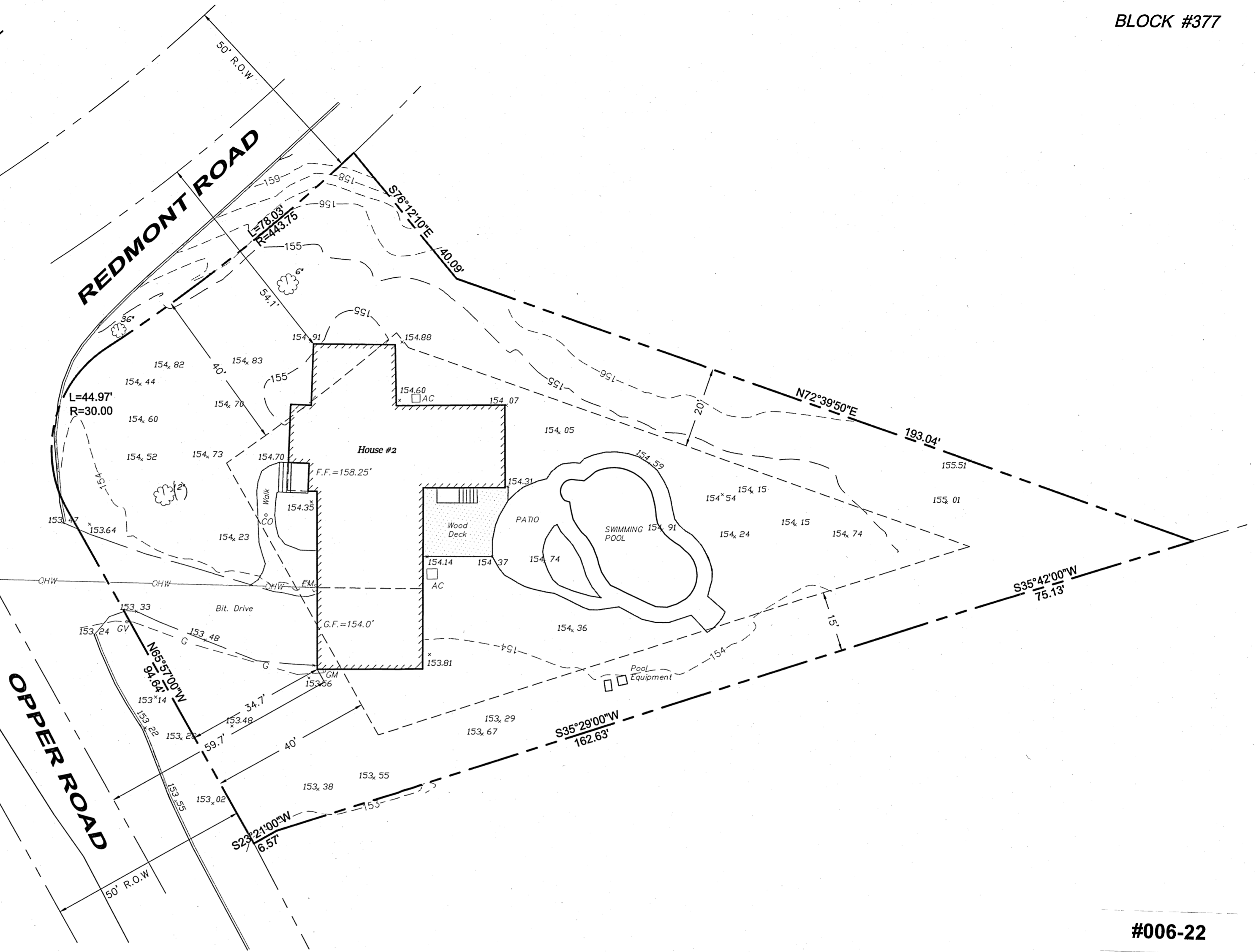
ALL SETBACKS AND ZONING REQUIREMENTS MUST BE CONFIRMED WITH THE PLANNING AND ZONING OFFICE PRIOR TO ANY DESIGN.

REFER TO MAP #5453 STAMFORD LAND RECORDS

ZONE R-20

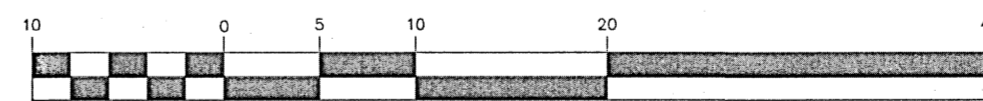
LOT AREA: 22,769 SQ. FT 0.52 ACRES

BUILDING/LOT RATIO COVERAGE :	MAX. ALLOWED	EXISTING
	15%	11.18%



#006-22

GRAPHIC SCALE



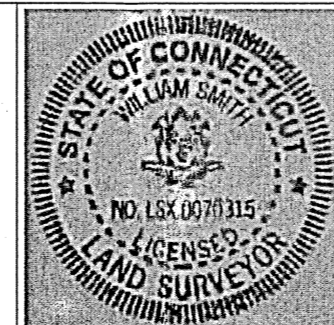
(IN FEET)
1 inch = 10 ft.

LEGEND:

- Iron Pin/Pipe (Found)
- ◻ OEM Electric Meter
- ◻ Mail Box
- ORL Roof Leader
- ◻ OGM Gas Meter
- ⊗ Tree
- ☆ Light Post
- Overhead Wires
- ◻ Stockade Fence
- x— Chain Link Fence
- ⊗ Hedge/Edge Of Bush

DATE:	1/20/2022
SCALE:	1"=10'
SHEET:	
DWG NO:	

ZONING LOCATION SURVEY
2 OPFER ROAD
STAMFORD, CONNECTICUT



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

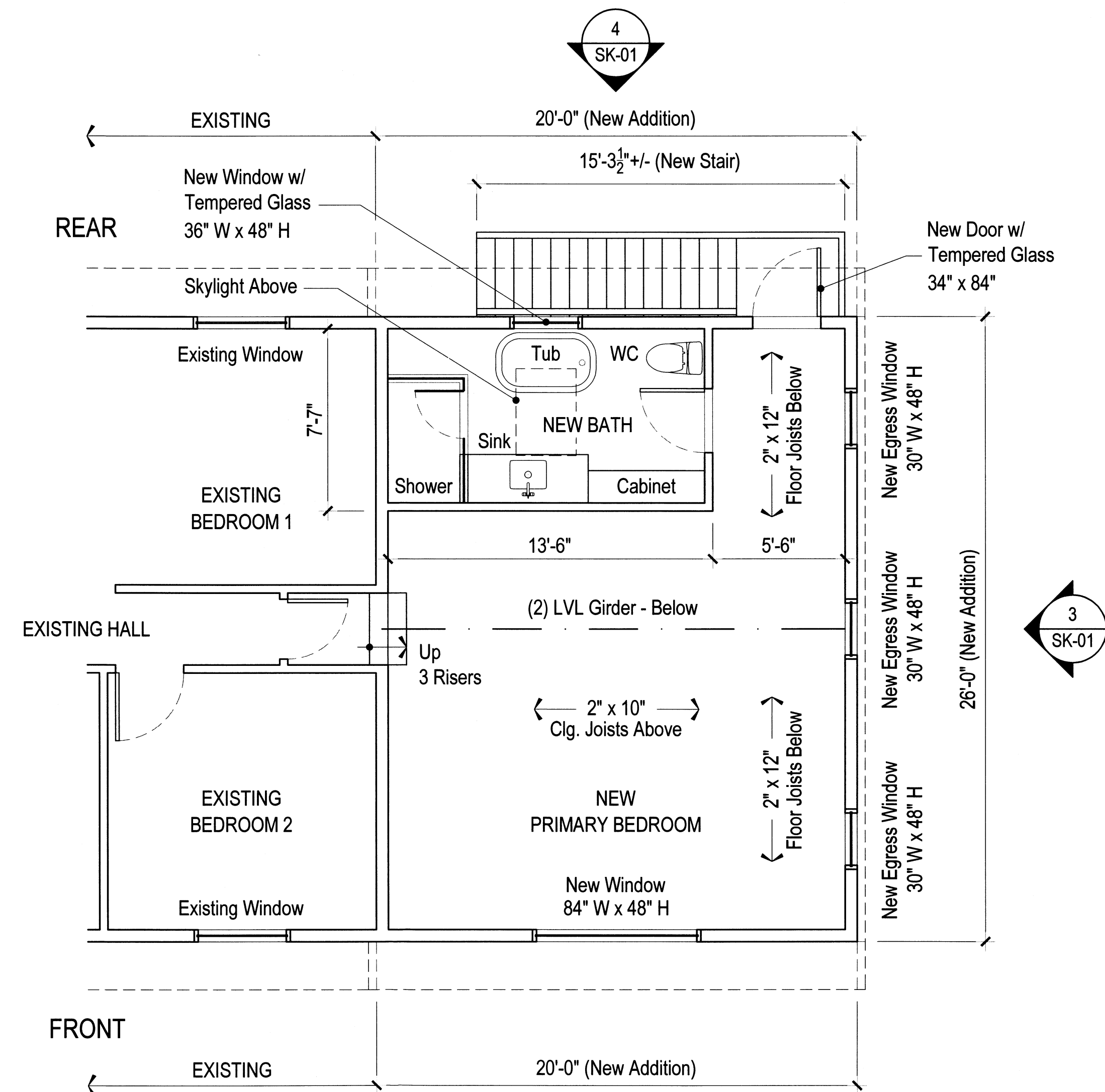
W. Smith

WILLIAM SMITH L.S.#70315

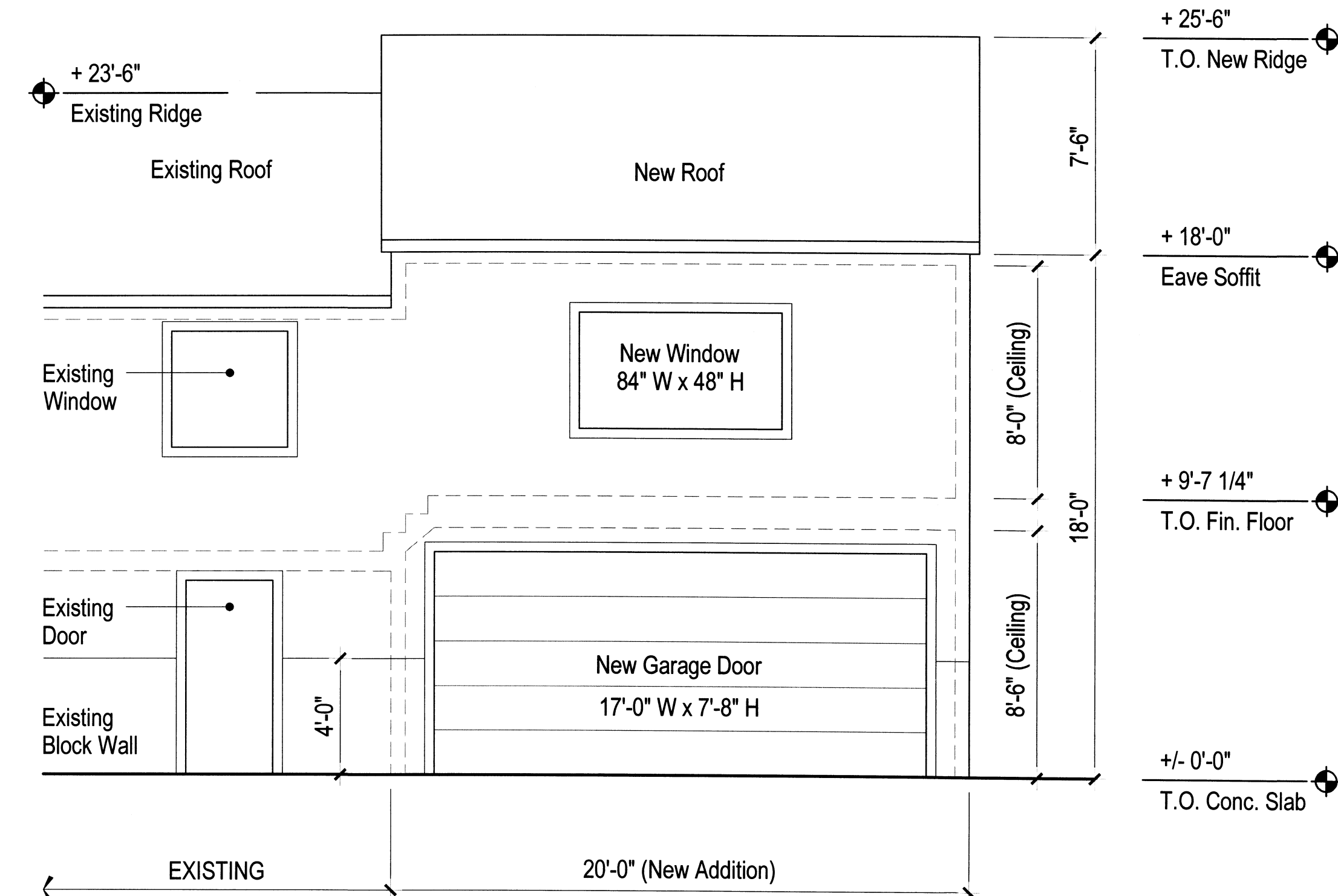
K&A LAND SURVEYORS LLC

1266 EAST MAIN STREET SUITE 700R
STAMFORD, CONNECTICUT 06902
(203) 274-0247

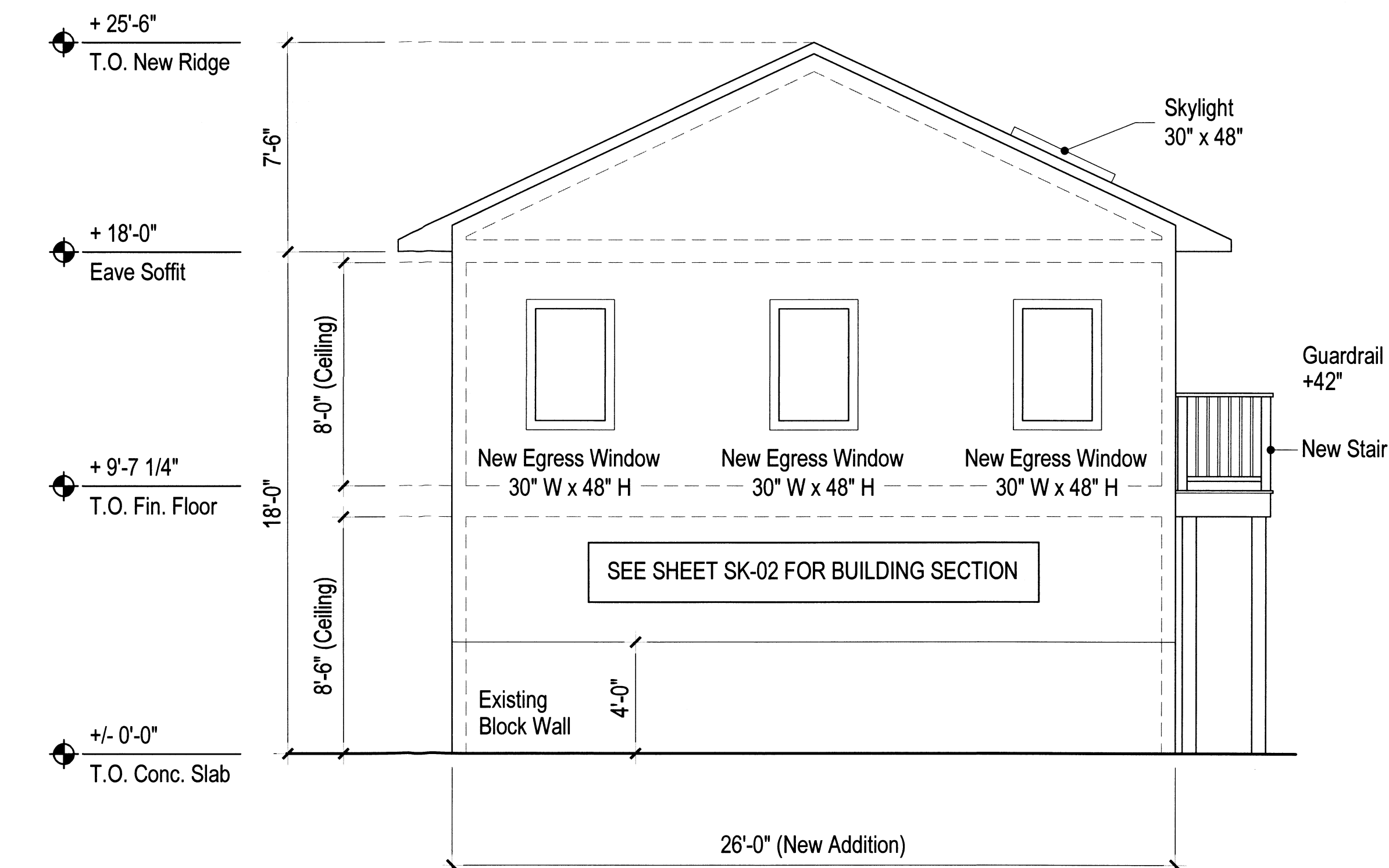
www.kalandurveyors.com



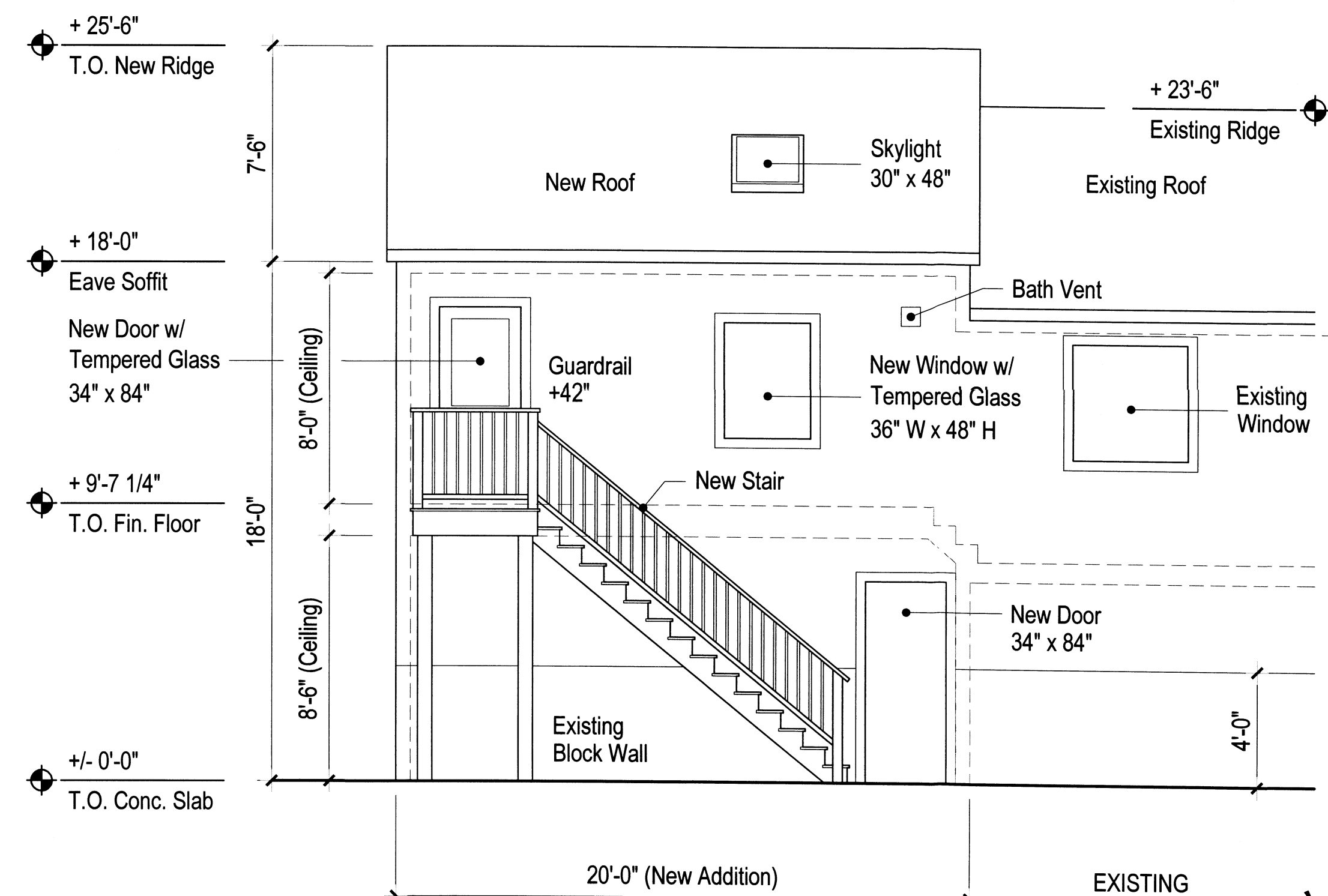
1 PARTIAL PLAN @ NEW ADDITION
SK-01 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SK-01 SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION
SK-01 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SK-01 SCALE: 1/4" = 1'-0"

#006-22

Arch. Issue Date:	
Arch. Revision Date:	

Revisions:	

Submissions:	
01.08.22 FOR REVIEW	

Client:	DEVENNEY RESIDENCE
	2 OPPER ROAD STAMFORD, CT 06903

Title:	PROPOSED ADDITION PLAN/ELEVATIONS
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Drawn:	AI	Review:	BD
No.:		Sheet:	1 of 2

Scale:	AS NOTED
Issued:	01.08.22

Dwg:	SK-01
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