

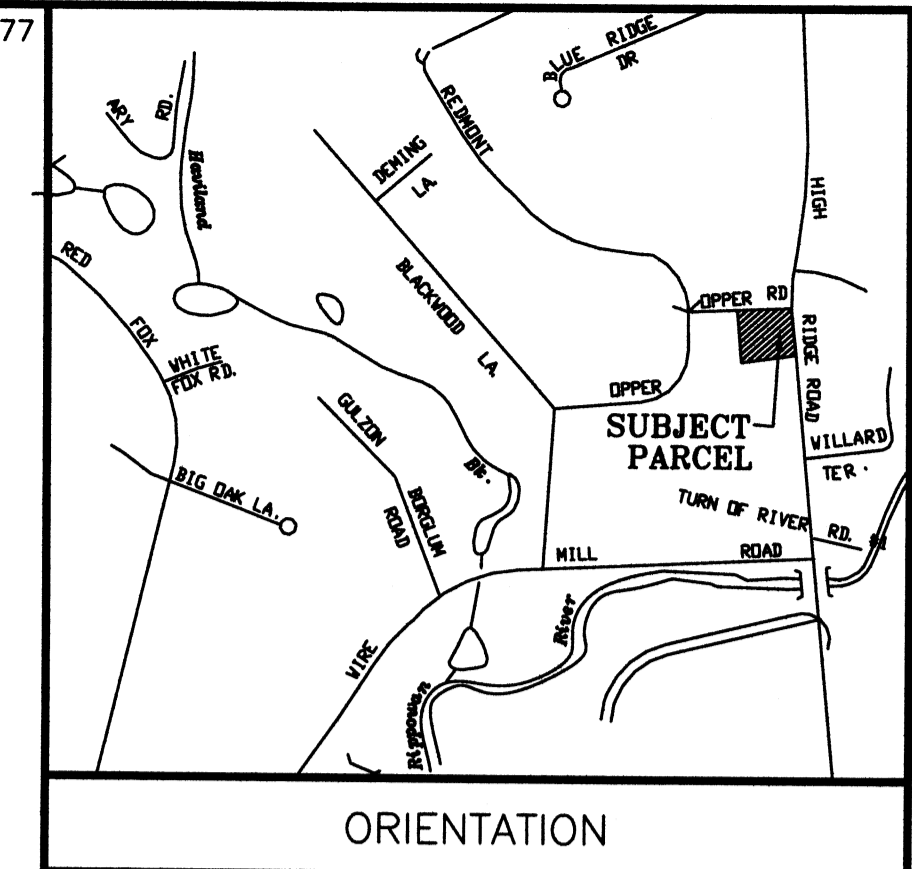
R-20 Zone
 R-20 ZONE BUILDING SETBACK REQUIREMENTS
 Front Street Line Setback..... 40'
 Center Line Of Street Setback..... 65'
 Rear Yard Setback..... 50'
 Side Yard Setback..... 15' W/ Total Of... 35'
 Max. Building Coverage.....15% Of Lot Area

On a corner lot a residential dwelling shall be required to comply with the front setback standard on all streets and shall comply with the side yard setback standard for all other yards. There shall be no rear yard requirements.

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

Block No. 377

| | |
|--------------------------|-------------|
| Spot Elevation | x 100.0 |
| Contour | --- 100 --- |
| Storm Drain | ===== |
| Sanitary Sewer | ===== |
| Gas Main | ===== |
| Water Main | ===== |
| Electric | ===== |
| Stone Wall | ===== |
| Concrete Wall | ===== |
| Fence | X X |
| Guard Rail | ===== |
| Catch Basin (In Curb) | ⊠ |
| Catch Basin (Flush) | ⊠ |
| Irrigation Control Valve | ⊠ |
| Traffic Signal Pole | ⊠ |
| Rock Outcrop | ⊠ |
| Manhole | ⊙ |
| Yard Drain | ⊠ |
| Light Pole | ⊠ |
| Sign | ⊠ |
| Tree | ⊠ |
| Gas Box | ⊠ |
| Water Box | ⊠ |

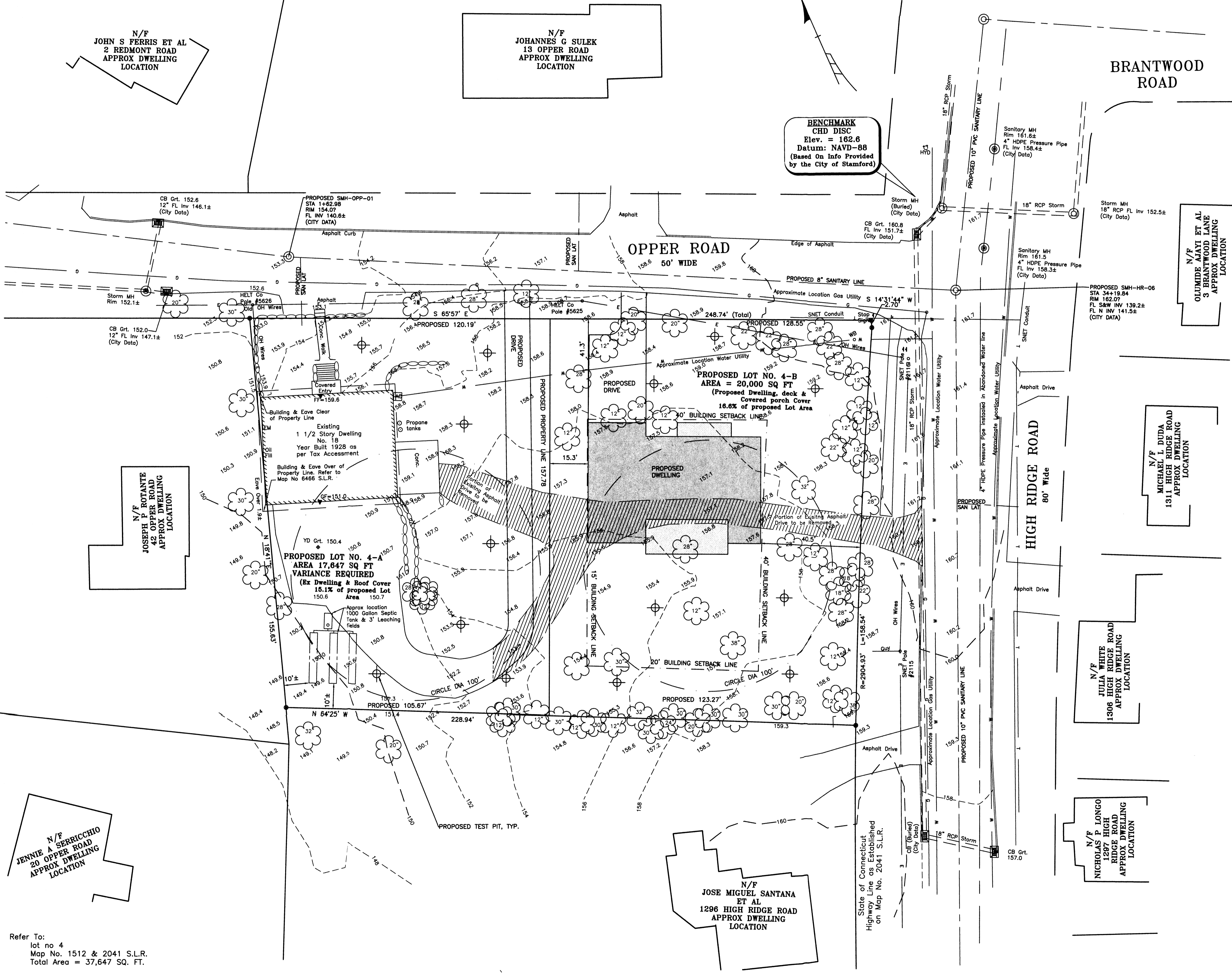


Property Lines Not Staked By Contractual Agreement

PRELIMINARY SUBDIVISION
 PREPARED FOR
DARIO & MARIA PALLADINO
 18 OPPER ROAD
 STAMFORD, CONNECTICUT



#033-22



Notes:

- 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. The Size and Location of All Proposed Sanitary Lines and Existing Subsurface Utilities Provided by the City of Stamford. Refer to Plans Prepared by Tighe & Bond Title Perna Lane Sewers dated Apr 12 1-800-922-4455 at least 72 hours prior to crossing their lines.
- 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.
- 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. Refer to Vol. 12548 P. 239 S.L.R. abstract of title Provided By others. Subject to the fact of light Snow Cover at Time of Field Survey investigation.
- ELEVATIONS ON NAVD-88 DATUM (BASED ON INFORMATION PROVIDED BY THE CITY OF STAMFORD). The Subject property is depicted to be Outside or above any FEMA Firm Regulated area. Refer to FEMA FIRM 09001C0506F Effective Date 6-18-10.
- No Wetlands Found on Subject property. Refer to Soil Report by Steven Danzer Ph. D. Dated March 14, 2022.
- SIZE AND LOCATION OF PROPOSED BUILDING ADDITION AND SITE DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES. Variance's of Table III, Appendix "B" (Minimum Lot Area) is requested for Proposed Lot 4-A as depicted on this map.

20,000 sq ft Minimum Lot Area Allowed
 17,647 Requested for Proposed Lot 4-A

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

Subdivision Notes:

Preliminary Subdivision is subject to Title Verification, septic/Sanitary availability, soil investigation, existing topography, environmental concerns and the review and approval by the appropriate Governmental authorities. (See note 6)

SIZE AND LOCATION OF PROPOSED DEVELOPMENT DEFINED BY OTHERS. Refer to Engineering plans Prepared by Joelvito N. Villaluz Dated September 3, 2022 and Architectural plans Prepared by DF Consulting Dated 3-03-22 for Additional Design Information. ALL DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES.

The proposed development, dwelling and Driveways depicted on this map is a conceptual design for the purpose of showing that the proposed lots will conform to the present Zoning regulation. This shall not be construed to mean that this is the only way the lots can or will be developed, if approved, Existing and Proposed Dwellings to be Service by City Sewer (When Available) and Available Public Utilities

Zoning Information Depicted on this Map is Subject to The Review and Approval by the Appropriate Governmental Agencies.

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 an IMPROVEMENT LOCATION SURVEY- RECORD/PROPOSED 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.

REVISED 3-14-22 (PROPOSED DWELLING & DRIVE)
 REVISED 3-17-22 (Septic Added)
 REVISED 5-20-22 (Water service Added)
 REVISED 10-12-22 (ZBA Sub mission))



BY: *Edward J. Frattaroli*
 FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors - Engineers - Land Planners
 STAMFORD, CONNECTICUT JANUARY 14, 2022

Refer To:
 lot no 4
 Map No. 1512 & 2041 S.L.R.
 Total Area = 37,647 SQ. FT.

Scale: 1" = 20'