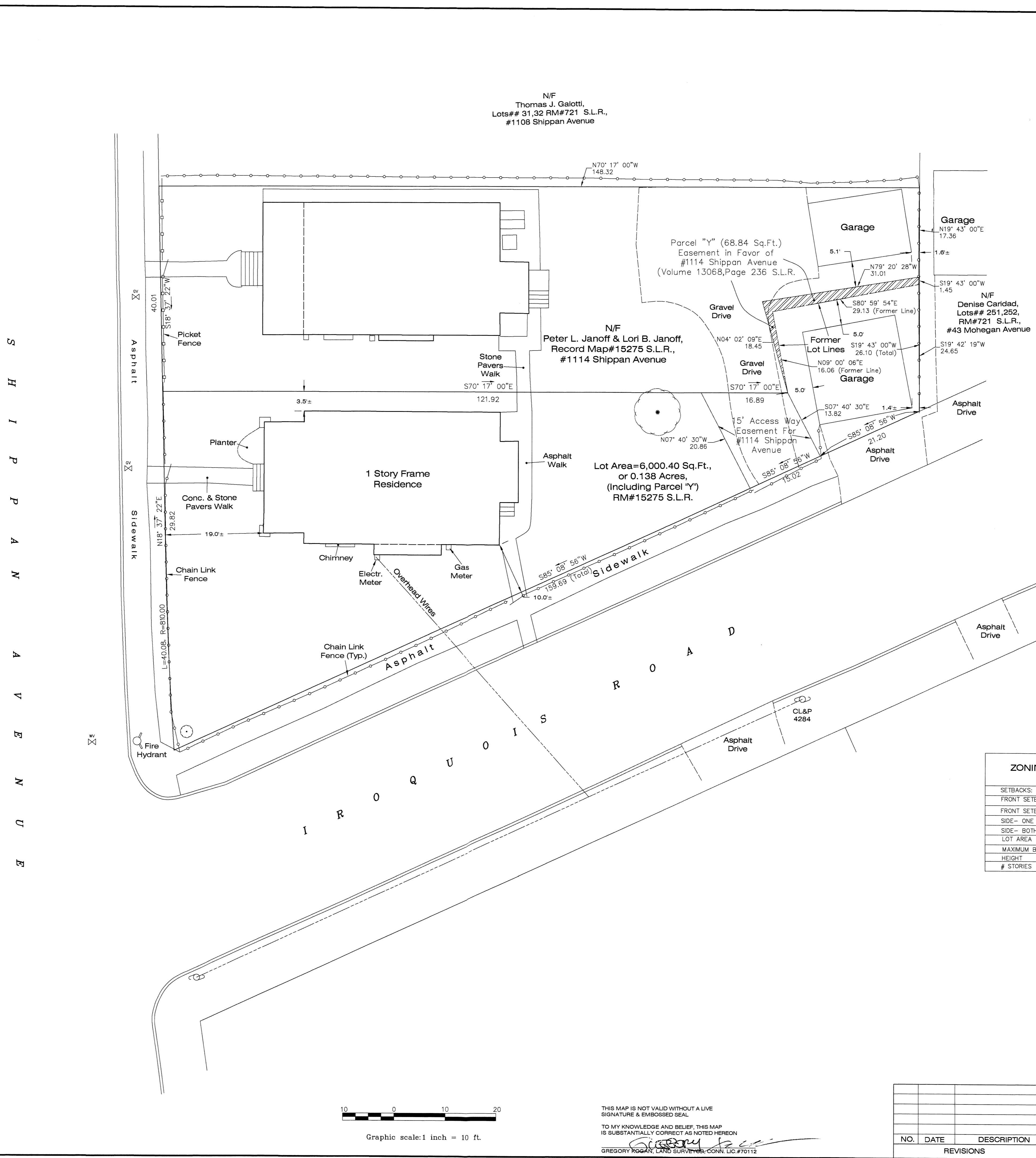
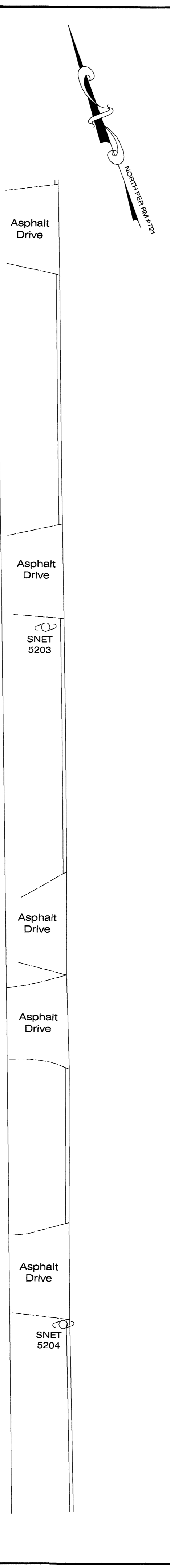


S  
H  
I  
P  
P  
A  
V  
E  
N  
U  
E



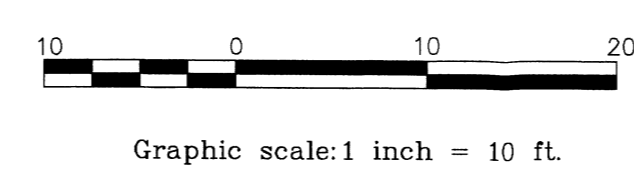
- NOTES:**
- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - Minimum Standards for Survey and Maps in the State of Connecticut as endorsed by the Connecticut Association of Land Surveyors, Inc. It is an Improvement Location Survey Accuracy Class A-2. It is intended to depict the position of existing or proposed improvements with respect to applicable municipal setback requirements and zoning regulations.
  - Reference is made to the following maps on file in the Stamford Town Clerks Office:
    - A. Amended Map Showing Property Owned by the Beach-Manor Company, Stamford, Conn., dated August 21, 1920, Record Map #721 S.L.R.;
    - B. City of Stamford Map & Profile of Shippan Ave., from Magee Ave. to Long Island Sound, Showing Location of Proposed New Layout of Street Lines & Grades, dated July 1931, Section 1 of 3, Record Map #2097 A S.L.R.;
    - C. Map Showing Lot Line Revision Prepared For The Estate of Everett J. Hunter #1114 & #1124 Shippan Avenue, Stamford Connecticut, dated: 08-15-2018, Record Map #14939 S.L.R.;
    - D. Map Showing Lot Line Revision Prepared For Elaine Parruccini & Peter L. Janoff and Lori B. Janoff, #1114 & 1124 Shippan Avenue Stamford Connecticut, dated: 08-15-2022, Record Map #15275 S.L.R.
  - The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies.
  - This parcels are subject to utility easements, if any, for overhead and/or underground services. Substructures and/or their encroachments below grade, if any, not shown.
  - Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
  - Property is located in unshaded Zone X (areas determined to be outside the 0.2% annual change floodplain), as per Flood Insurance Rate Map Number as per Flood Insurance Rate Map Number 09001C00517 G, effective data July 8, 2013, published by FEMA.
  - Properties are served by public water and sewer.
  - Zoning information shown on this map should be reviewed and approved by the Planning & Zoning Department City of Stamford.
  - It is the owner and, or contractor responsibility to obtain any and all required permits and, or variances that may be required prior to any construction activity.
  - Unauthorized alterations or additions to this survey, which bears the surveyors embossed seal, renders any declaration shown hereon null and void

#010-23

ZONING DISTRICT R-6	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS
SETBACKS:		
FRONT SETBACK (SHIPPAN AVENUE)	25' (MIN)	19.0'±
FRONT SETBACK (IROQUOIS ROAD)	25' (MIN)	10.0'±
SIDE- ONE SIDE	8' (MIN)	3.5'±
SIDE- BOTH SIDES	12' (MIN)	81.9'±
LOT AREA	5,000 SQ.FT	6,000.40 SQ.FT
MAXIMUM BUILDING AREA	25.0%	26.0%
HEIGHT	30' (MAX)	14.3'±
# STORIES	2 1/2	1

**Legend**

	EDGE OF PAVEMENT
	CURB LINE
	UTILITY POLE
	CHAIN LINK FENCE
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	CATCH BASIN
	TREES (SIZE AND TYPE AS SHOWN)
	DECIDUOUS EVERGREEN



THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE & EMBOSSED SEAL.  
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
 GREGORY KOGAN, LAND SURVEYOR, CONN. LIC. #70112

NO.	DATE	DESCRIPTION
REVISIONS		

DATE: 01-09-2023      SCALE: 1"=10'      SHEET 1 OF 1

**ZONING LOCATION SURVEY**  
 PREPARED FOR  
**ELAINE PARRUCCINI**  
 #1124 SHIPPAN AVENUE,  
 STAMFORD, CONNECTICUT

**ADVANCED SURVEYING  
 LAND SURVEYORS**  
 203.340.4798  
 EMAIL: info@landsurveyingct.com

BLOCK 145