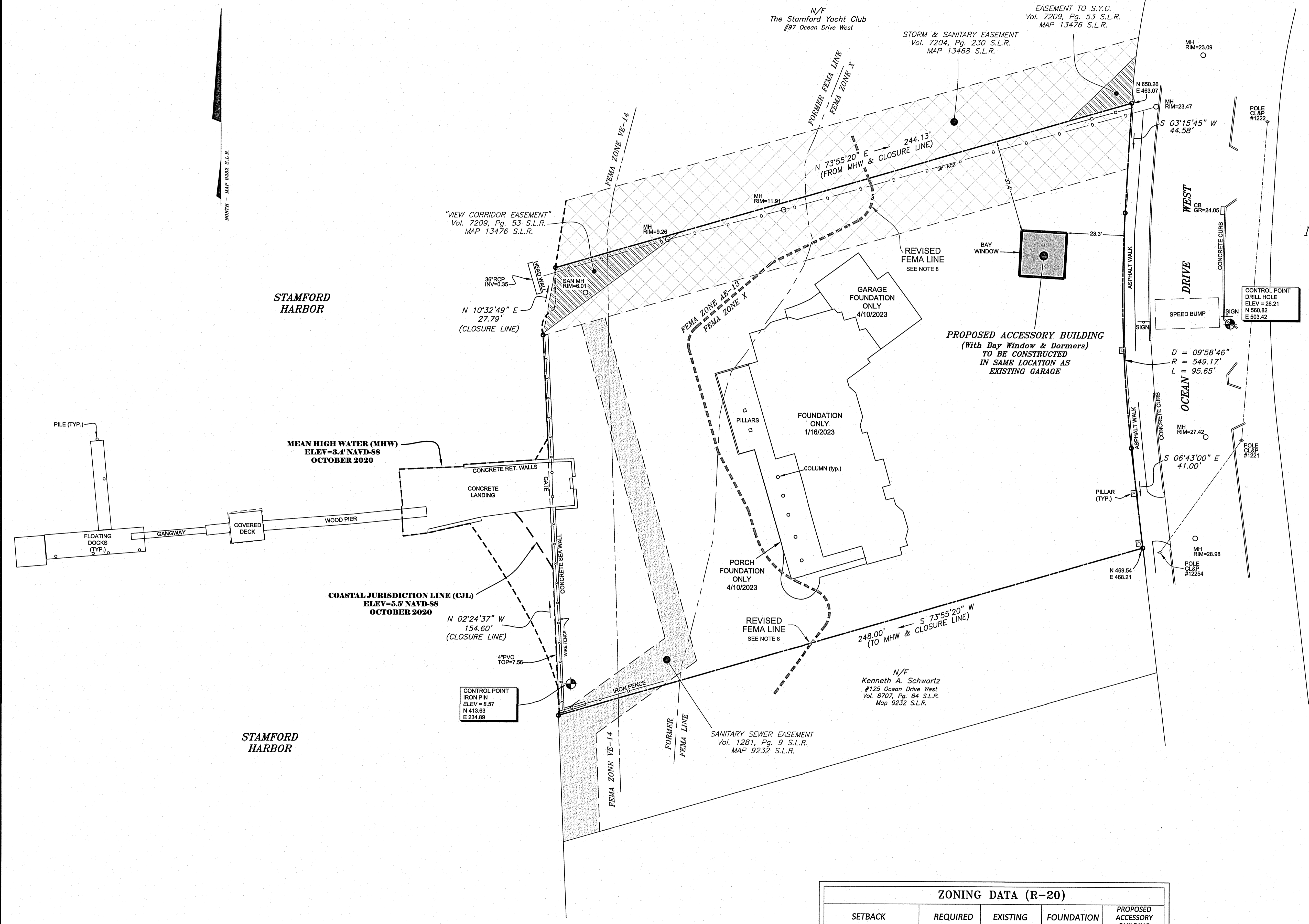


STAMFORD, CT. 1"=800'  
**ORIENTATION**



**NOTES:**

1. 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 Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.
2. Reference is made to the Maps 9232, 13468, 13469 & 13476 of the Stamford Land Records (S.L.R.).
3. Reference is made to the Deed of Record found in Vol. 11340, Pg. 339 S.L.R.
4. Area of the surveyed parcel: 45,395± Sq. Ft. To MHW (1.0421 Acres).
5. Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
6. Reference is made to a map titled "Property & Topographic Survey" depicting Stamford Yacht Club, Inc., 97 Ocean Drive West, prepared by Redniss & Mead.
7. Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 519 of 626, Map No. 09001C0519C, Revised July 8, 2013. A portion of the existing Frame Dwelling lies within Special Flood Hazard Zone AE-13, and a portion of the surveyed parcel lies within Special Flood Hazard Zone VE-14 as depicted hereon.
8. Reference is made to FEMA Conditional Letter of Map Revision (CLOMR) approval No. 21-01-0915C issued May 26, 2021 and to be modified as necessary.
9. Reference is made to Architectural drawings provided by Burr Salvatore Architects 5/24/2023.

#023-23

ZONING DATA (R-20)				
SETBACK	REQUIRED	EXISTING	FOUNDATION	PROPOSED ACCESSORY BUILDING
FRONT YARD	40 FT	117.2 FT	82.0 FT	23.3 FT
SIDE YARD (one side)	15 FT	36.7 FT	18.2 FT	37.4 FT
SIDE YARD (both sides)	35 FT	111.5 FT	46.0 FT	N/A
REAR YARD	50 FT	48± FT	70± FT (Porch)	N/A
COVERAGE	15%	9%	13.6%	NO CHANGE

BUILDING ERRECTED PRIOR TO FEBRUARY 2009

**ZONING LOCATION SURVEY**  
DEPICTING  
~PROPOSED ACCESSORY BUILDING~  
**115 OCEAN DRIVE WEST**  
STAMFORD, CONNECTICUT  
PREPARED FOR  
**THOMAS CINGARI**

Scale: 1"=20'  
0 20 40

Drawn By: RJLB Checked By: LWP Date: 05/30/2023

To my knowledge and belief this map is substantially correct as noted hereon

*Lawrence W. Posson*  
LAWRENCE W. POSSON, JR. CT. L.S. #18130  
05/30/2023  
DATE

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

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

Sheet No:  
**ZLS**  
Comm. No.: 5314A-1

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