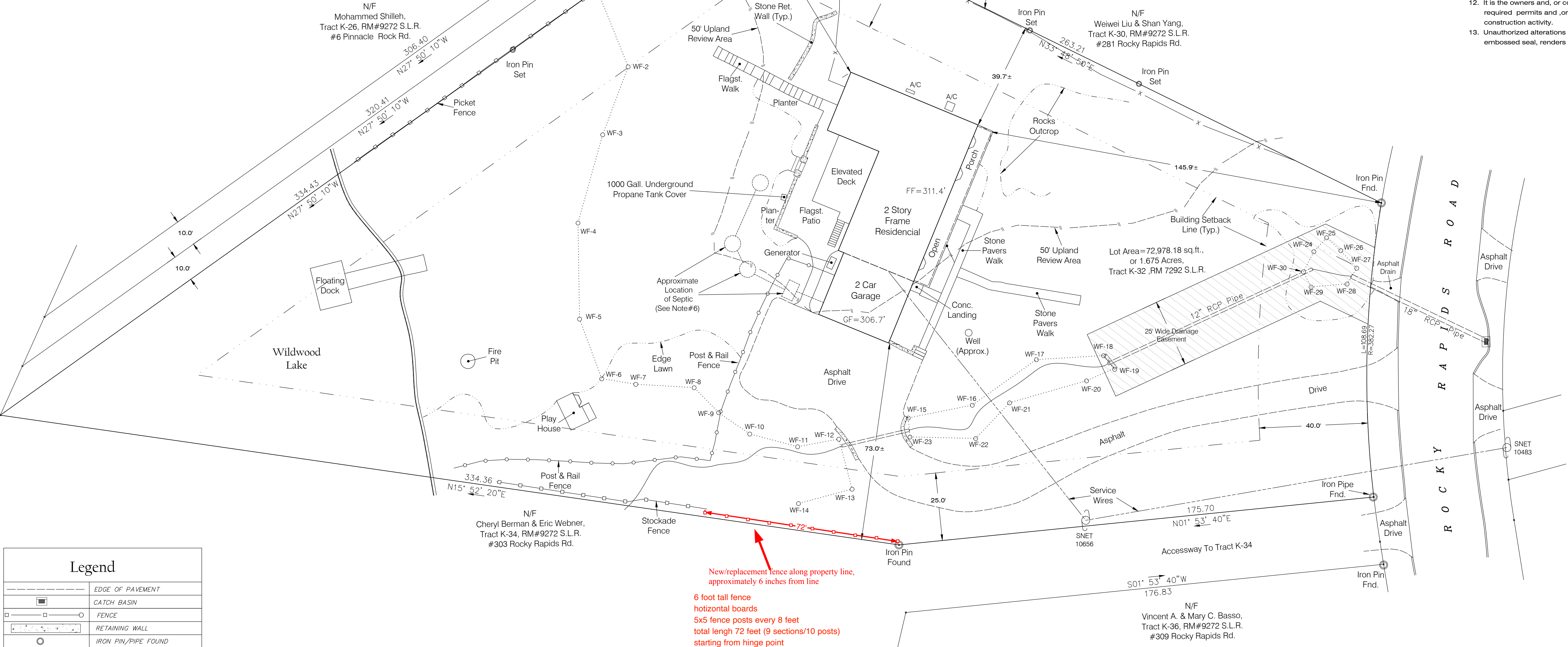


DISTRICT RA-1 (ACCESSWAY LOT)		MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS
MINIMUM LOT AREA		1 ACRES	1.675 ACRES
SETBACKS:		—	—
FRONT		40' (MIN)	145.9'±
SIDE— ONE SIDE		25' (MIN)	39.7'±
REAR		60' (MIN)	N/A
MAXIMUM BUILDING AREA		15 % (MAX)	5.2 %
MAXIMUM BUILDING HEIGHT		35' (MAX)	19.8'±

- 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 Zoning Location Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2 & Vertical Class T-2. It is intended to depict the position of existing improvements with respect to applicable municipal setback requirements and zoning regulations.
  - Elevations datum is North American Vertical Datum of 1988. Elevations were determined from GPS observations made in accordance with "Guidelines and Specifications for Global Navigation Satellite System Land Surveys in Connecticut" Adopted on June 26, 2008 by the Connecticut Association of Land Surveyors.
  - Reference is made to the following maps on file in the Stamford Town Clerk's Office:  
A. Map #25 of Sawmill-Wildwood Area Prepared for Sawmill - Wildwood Lands, Inc., A.D. Hallwell, President, Stamford Conn., dated: July 27, 1962, Scale 1"=100', Record Map#7292 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 parcel is subject to utility easements, if any, for overhead and or underground services. Substructures and/or their encroachments below grade, if any, not shown.
  - Location of septic system shown here on was based on as-built tie measurements provided by septic contractor. The as-built plan could be found on file of Health Department City of Stamford.
  - Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
  - The property is located in "RA-1" Residential Zone.
  - Property is served by private water and septic.
  - Zoning information shown on this map must be reviewed and confirmed by the appropriate City of Stamford authorities prior to use.
  - Wetland investigation and mapping was performed by Steven Danzer, PhD & Associates LLC in June, 2024 in order to locate and identify the wetland soils.
  - It is the owners and, or contractors 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



ASSESSORS MAP# 48; BLOCK# 394 LOT#K-32  
ZONE: R-1A  
PROPOSAL: ZONING LOCATION SURVEY  
DATE: 06-22-2024

Legend	
	EDGE OF PAVEMENT
	CATCH BASIN
	FENCE
	RETAINING WALL
	IRON PIN/PIPE FOUND
	OVERHEAD WIRES
	UTILITY POLE
	WETLAND FLAGS
	TREES (SIZE AND TYPE AS SHOWN)
	DECIDUOUS
	EVERGREEN



Graphic scale: 1 inch = 20 ft.

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*  
GREGORY KOGAN, LAND SURVEYOR, CONN. LIC. #70112



NO.	DATE	DESCRIPTION
REVISIONS		

**ZONING LOCATION SURVEY**  
PREPARED FOR  
**SYLVIA MAIER & ANDRE MAIER**  
#293 ROCKY RAPIDS ROAD,  
STAMFORD, CONNECTICUT

DATE: 06-22-2024  
SCALE: 1"=20'  
SHEET 1 OF 1

ADVANCED SURVEYING  
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AS INFO: