

R-MF ZONE BUILDING SETBACK REQUIREMENTS

Table with 5 columns: Requirement, Existing 18 Harbor St, Existing 24 Harbor St, Existing 28 Harbor St, Existing 21 Manor St. Rows include Min Lot Area, Front Street Line Setback, Center Line Of Street Setback, Rear Yard Setback, Side Yard Setback, Max. Building Coverage, and Max. Building Height.

ALSO SEE R-MF FN(7) Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

Property Lines Not Staked By Contractual Agreement Soil Types Not Delineated By Contractual Agreement

SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

FN (7) Property within the RM-1, R-5 and/or R-MF districts to be developed, redeveloped or rehabilitated, in whole or in part, with the use of mortgage assistance or financing, insured, procured or guaranteed through local, state, or federal housing assistance programs may utilize the following special standards, Permitted Uses and review procedures, subject to issuance of a Special Permit from the Zoning Board: (207-65) a. Minimum Area. The minimum land area is three (3) acres and may include land areas of at least one (1) acre in common ownership separated by a right-of-way.

M-G ZONE BUILDING SETBACK REQUIREMENTS

Table with 2 columns: Requirement, Value. Rows include Front Street Line Setback (10'), Center Line Of Street Setback (35'), Rear Yard Setback (15'), Side Yard None required but if provided must be at least four feet (4'), FN17, Max. Building Coverage (80% Of Lot Area), and Max. Building Height (4 Stories, 50').

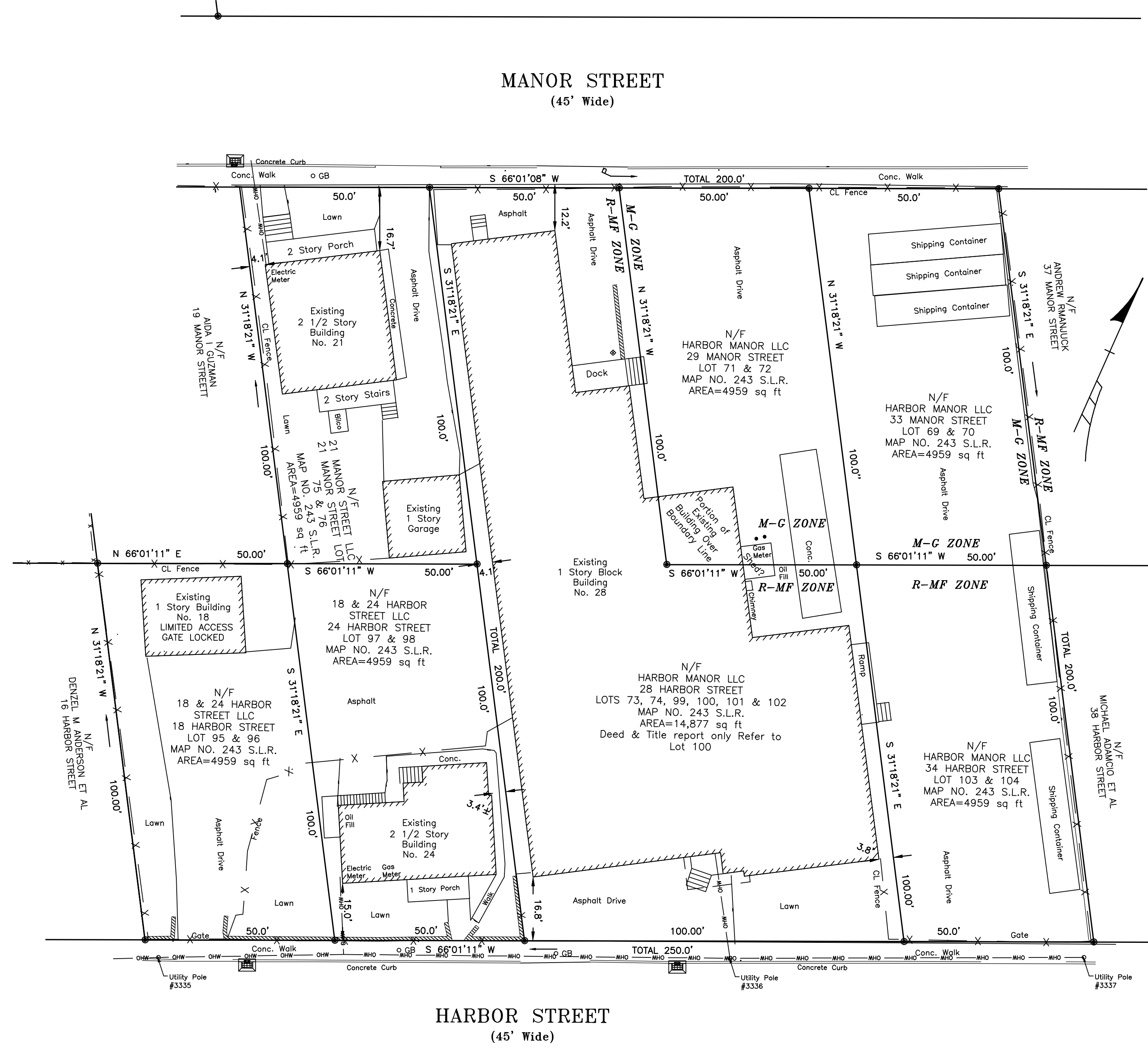
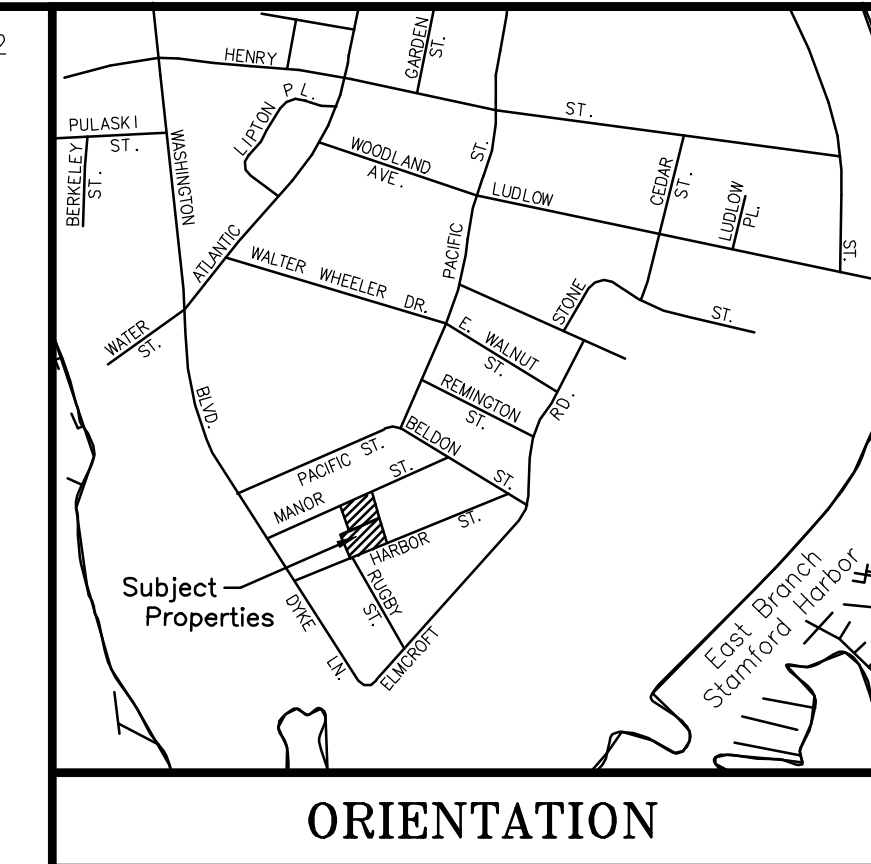
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LEGEND

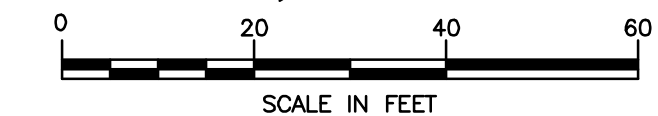
Legend table with 2 columns: Symbol, Description. Includes Stone Wall, Concrete Wall, Fence, Catch Basin (In Curb), Catch Basin (Flush), Gas Box, Gas Meter, Electric Meter, Water Box, Monitoring Well, Manhole, Yard Drain, Light Pole, Sign, Clean Out, and Metal Cover.



Notes:

- 1. 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.
2. 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.
3. Properties are Subject to Title verification, utility easements and 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 the Subject parcels. ABSTRACT OF TITLE PROVIDED BY OTHERS. Lots No. 69, 70, 71, 72, 73, 74, 75, 76, 95, 96, 97, 98, 99, 100, 102, 103, & 104 Map No. 243 S.L.R. Refer to Vol 8360 P 201-202 S.L.R. Vol 9149 P 291 S.L.R. Vol 9329 P 321 S.L.R.
4. Flood zones as Defined from Flood Insurance Rate Map. City Of Stamford, Connecticut, Panel 516 of 626, Community Panel Number 09001C0516G Effective Date 07/08/2013. Subject Property is Depicted in an Area that is shown as being protected from the 1-percent chance or greater flood hazard by a Levee system. Overtopping or Failure of any Levee system is Possible. For additional information see the "Accredited Levee Note" in notes to users https://msc.fema.gov

PLOT PLAN PREPARED FOR VIRGINIA VITRELLA 18-24-28-34 HARBOR STREET 21-29-33 MANOR STREET STAMFORD, CONNECTICUT



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 a "ZONING LOCATION SURVEY" 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.

Signature of Edward J. Frattaroli, Inc.

FOR: EDWARD J. FRATTAROLI, INC. Land Surveyors - Consultants - Land Planners STAMFORD, CONNECTICUT APRIL 24, 2026

Refer To: Lots No. 69, 70, 71, 72, 73, 74, 75, 76, 95, 96, 97, 98, 99, 100, 102, 103, & 104 Map No. 243 S.L.R. Total Combined Area = 44,631 sq.ft. 1.0246 Acres (FIG)

Scale: 1" = 20'