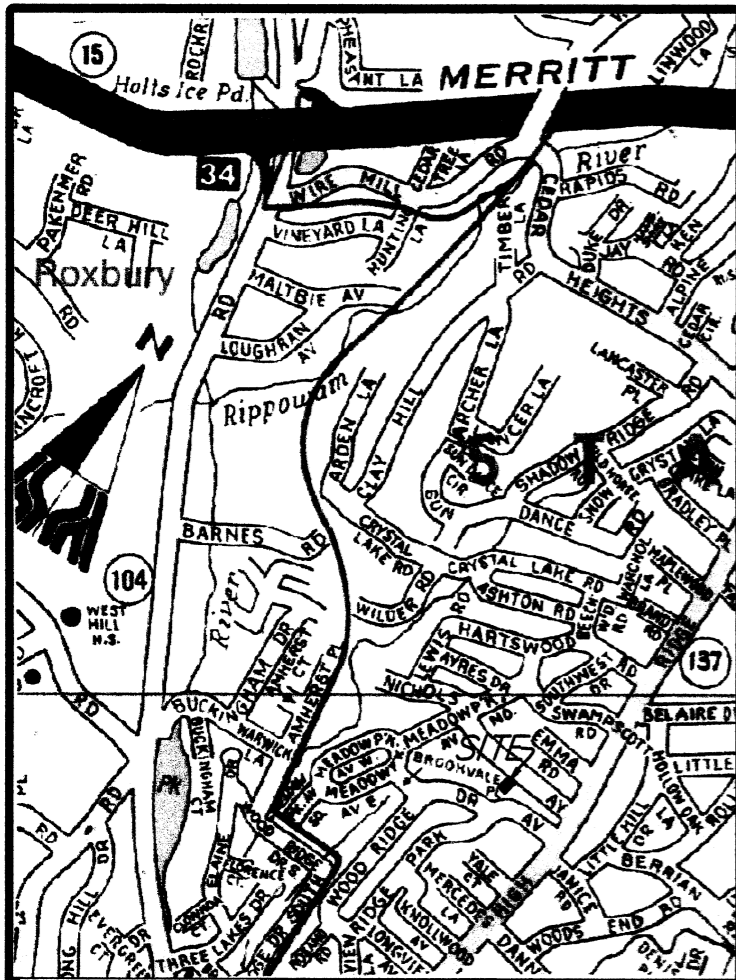


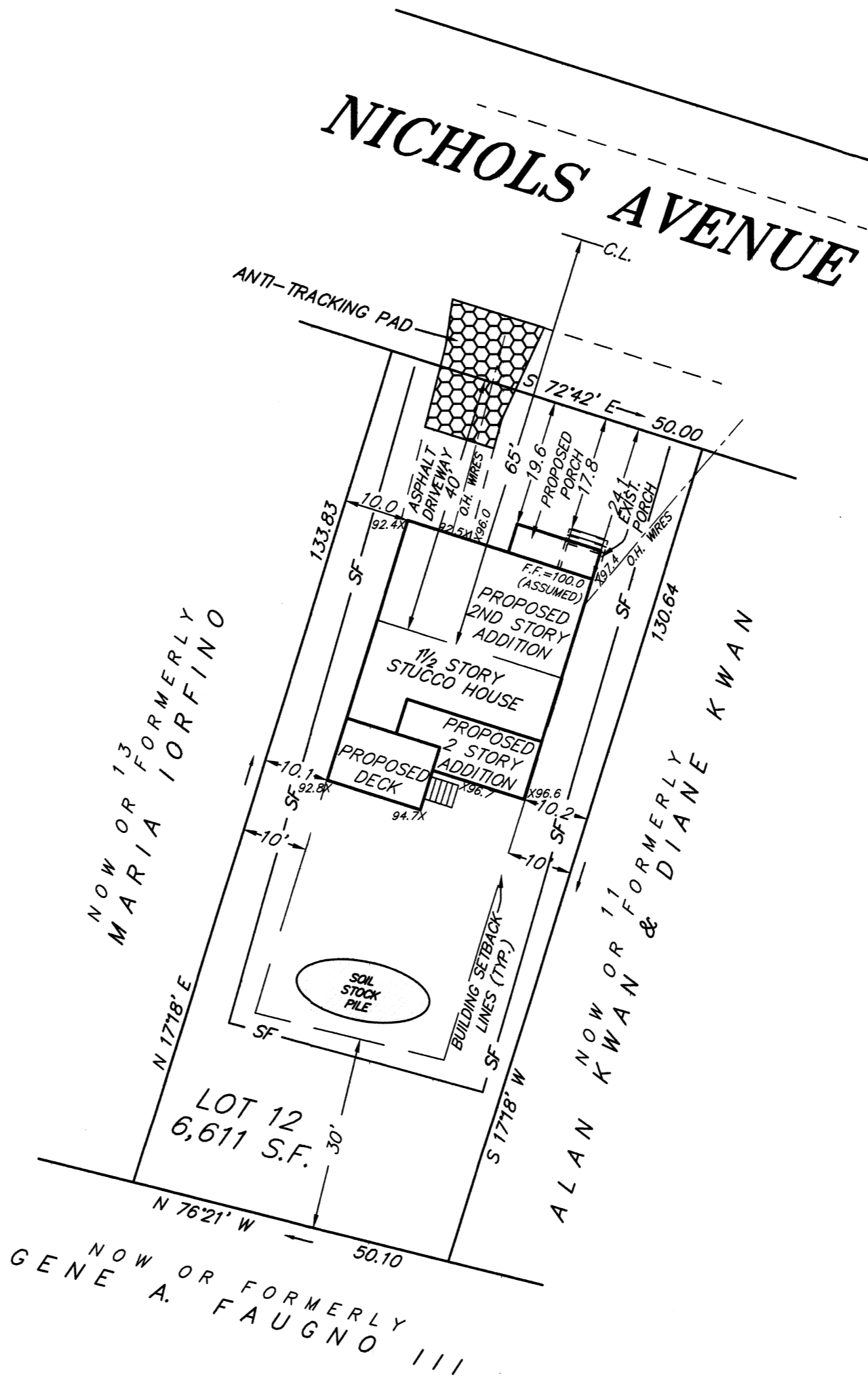
42 NICHOLS AVENUE

BLOCK 359
R-10 RESIDENCE ZONE



VICINITY SKETCH
N.T.S.

AVERAGE GRADE	
92.4	
92.5	
96.0	
97.4	
96.6	
96.7	
94.7	
92.8	
759.1 / 8 = 94.9 FT.	



IMPROVEMENT LOCATION MAP

PREPARED FOR

DAVID PASARD
STAMFORD, CONNECTICUT

#035-21

X96.7 DENOTES SPOT ELEVATION

CEILING HEIGHT IS APPROXIMATELY 1 FT. BELOW FIRST FLOOR
 FIRST FLOOR = 100.0 FT.
 = -1.0 FT.
 AVERAGE GRADE = -94.9 FT.
 = 4.1 < 5.0 FT.

REFER TO DEFINITION 95 "STORY" OF THE CITY OF STAMFORD ZONING REGULATIONS.

HIGH POINT ROOF ELEV. = 129.5 FT.

MID ROOF ELEV. = 123.8 FT.

AVERAGE GRADE ELEV. = -94.9 FT.

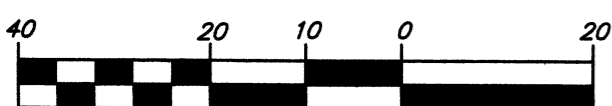
PROPOSED BUILDING HEIGHT = 28.9 FT.

ALLOWABLE BUILDING HEIGHT = 30 FT. (2-1/2 STORIES)

ALLOWABLE BUILDING COVERAGE = 1,322 S.F. = 20% OF LOT AREA
 EXISTING BUILDING COVERAGE = 820 S.F. = 12.40% OF LOT AREA
 PROPOSED ADDITIONS = 325 S.F. = 4.92% OF LOT AREA
 TOTAL BUILDING COVERAGE = 1,145 S.F. = 17.32% OF LOT AREA

REFER TO MAP NO. 1316 ON FILE IN THE STAMFORD LAND RECORDS.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

— SF — PROPOSED SILT FENCE

REVISIONS TO MAP MADE OCTOBER 19, 2021.

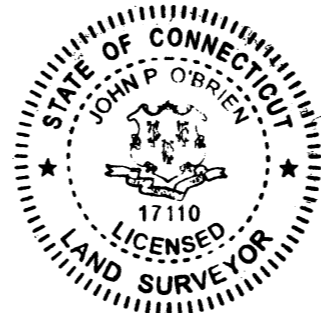
PROPOSED ADDITIONS ADDED ON AUGUST 23, 2021.

THE PURPOSE OF THIS MAP IS FOR A BUILDING PERMIT. OTHER FIELD DATA MAY NOT BE SHOWN.

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 ZONING LOCATION SURVEY AND LIMITED TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE LOCATION AND ELEVATIONS OF WHICH CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2.

NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



JOHN P. O'BRIEN CT. LIC. # 17110
OFFICE OF MOODY & O'BRIEN, LLC
MAY 18, 2021, STAMFORD, CONN.