

Soil Erosion & Sediment Control Notes:

1. All disturbed areas not covered with pavement or buildings shall be topsoiled, fertilized and seeded in accordance with the guidelines of the State of Connecticut for Soil Erosion and Sediment Control. Use mix # 1 or equal.
2. All Soil and erosion control measures to be maintained during construction.
3. All measures to remain intact until all disturbed areas are stabilized.
4. All Disturbed areas which are left untouched for 30 days shall temporarily be seeded with annual rye grass to prevent excess erosion.

LOCATION MAP NOT TO SCALE

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS 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. ON SEPT. 26, 1996.

IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY T-2.

IT WAS PREPARED STRICTLY FOR THE PURPOSE OF SHOWING THE PROPOSED CONDITIONS. THE USE FOR OTHER REASONS OR BY OTHER PERSONS OTHER THAN STATED HEREON IS NOT VALID.

2. SURVEYED PARCEL IS SUBJECT TO PRIVATE AND OR PUBLIC RESTRICTIONS AND OR EASEMENTS OF RECORD IF ANY.

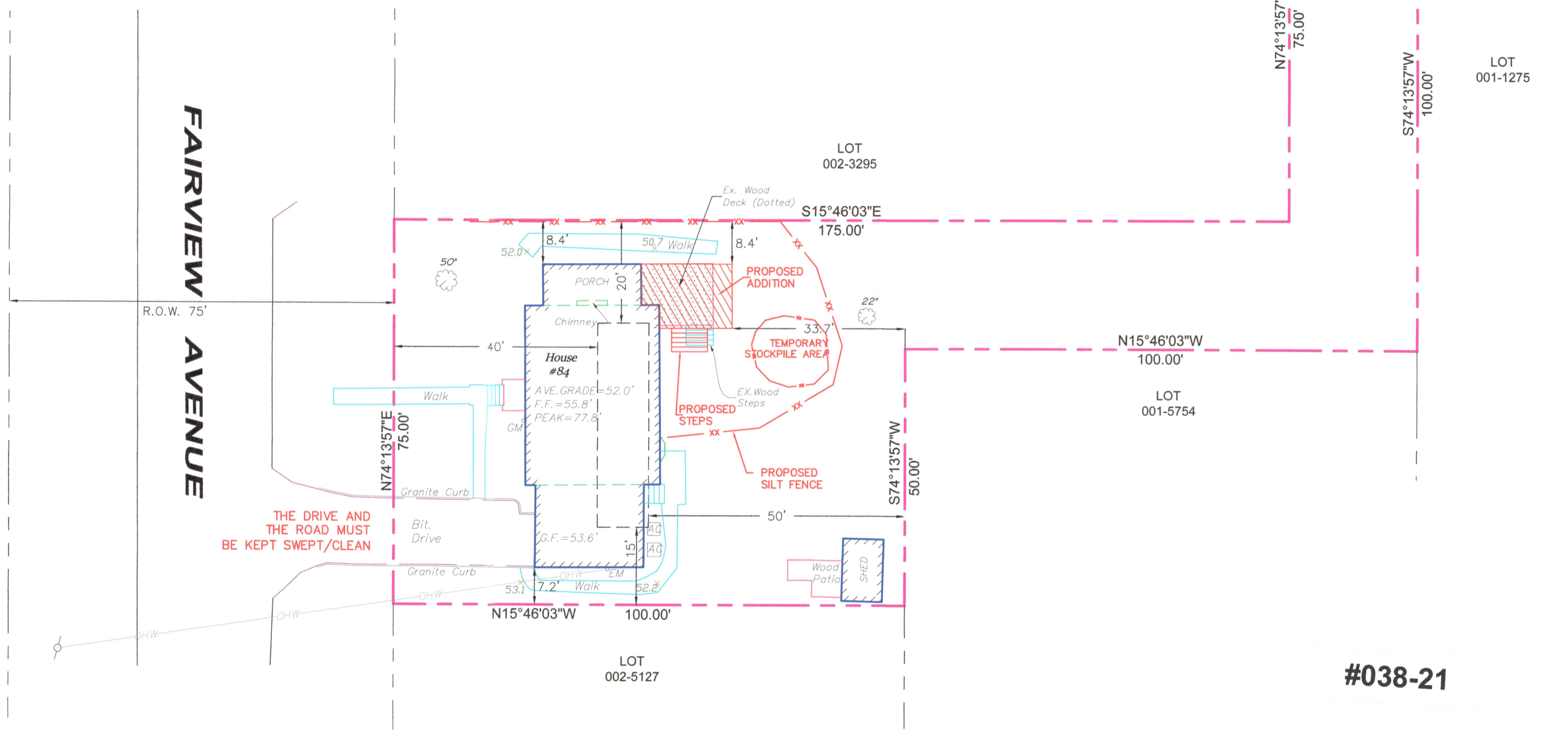
3. UNDERGROUND UTILITIES SHOWN HEREON-IF ANY ARE BASED ON THE VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND COMPILED FROM OTHER SOURCES AND THESE LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES ABANDONED OR IN USE MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG": 1-800-922-4455.

5. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 1988 DATUM.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED HEREON.

DISTANCES FROM THE BUILDING TO THE PROPERTY LINE ARE NOT TO BE USED FOR BOUNDARY DETERMINATION.

ALL SETBACKS AND ZONING REQUIREMENTS MUST BE CONFIRMED WITH THE PLANNING AND ZONING OFFICE PRIOR TO ANY DESIGN.

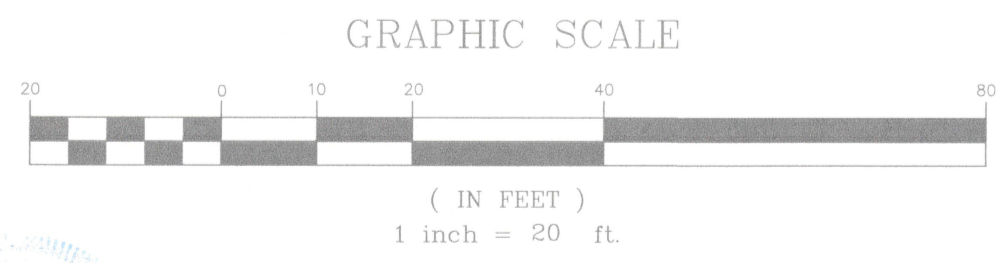


#038-21

68 S.F. OF NEW PROPOSED IMPERVIOUS AREA

ZONE R-20
LOT AREA: 11,875 SQ. FT 0.27 ACRES

BUILDING/LOT RATIO COVERAGE :	MAX. ALLOWED	EXISTING	PROPOSED
	15%	12.73%	14.47%



LEGEND:

○ Iron Pin/Pipe (Found)	—o/h— Overhead Wires
◻ OEM Electric Meter	—□— Stockade Fence
◻ Mail Box	—x— Chain Link Fence
ORL Roof Leader	—x— Hedge/Edge Of Bush
OGM Gas Meter	
⊗ Tree	
☆ Light Post	

DATE:	9/29/2021
SCALE:	1"=20'
SHEET:	
DWG NO:	

ZONING LOCATION SURVEY
84 FAIRVIEW AVENUE
STAMFORD, CONNECTICUT



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

W. Smith
WILLIAM SMITH L.S.#70315

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