

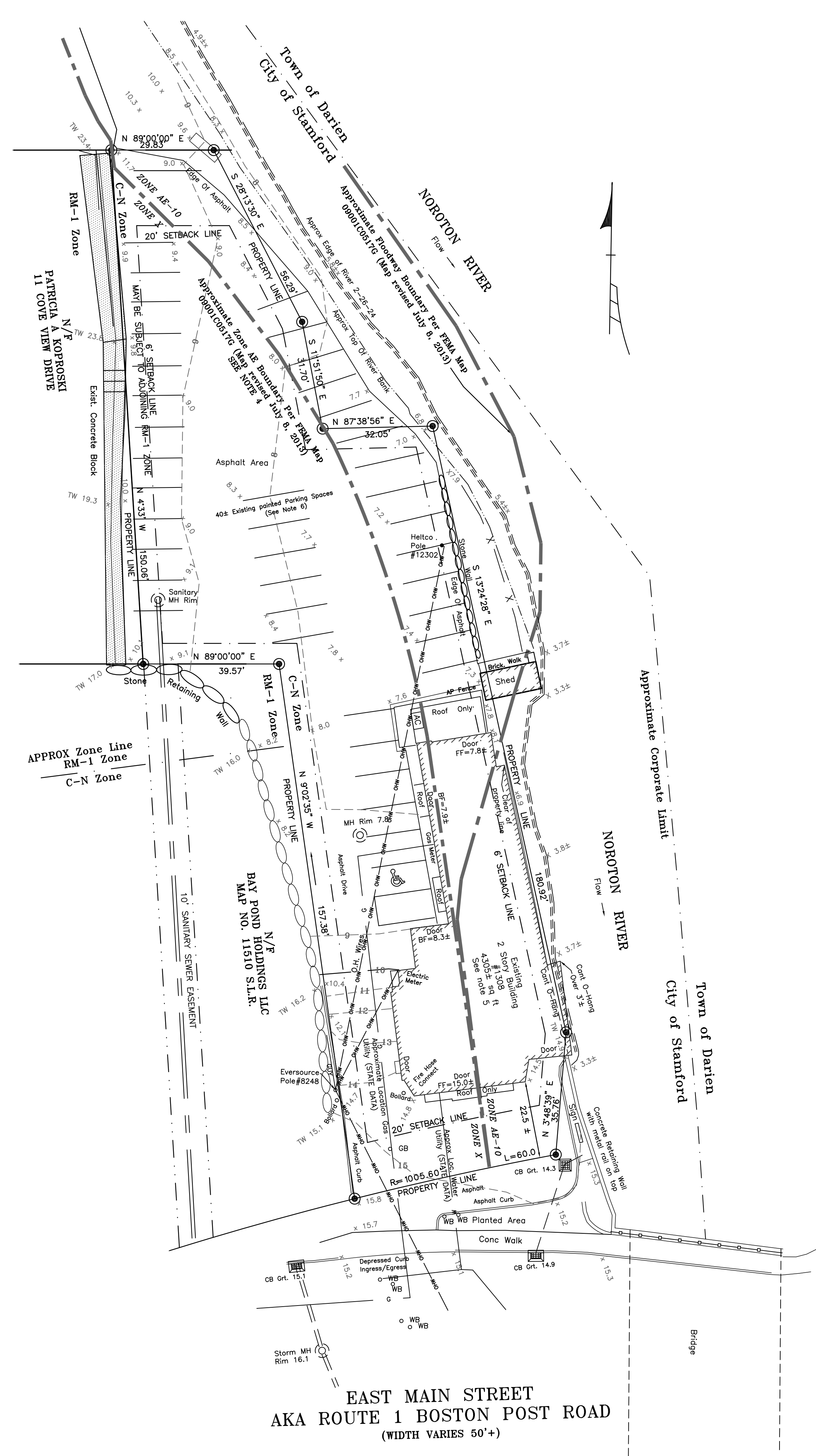
C-N ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 15'
- Center Line Of Street Setback..... 40'
- Rear Yard Setback..... 20'
- Side Yard Setback..... 6' w/ Total of..... 12'
- Max. Building Coverage.....30% Of Lot Area

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

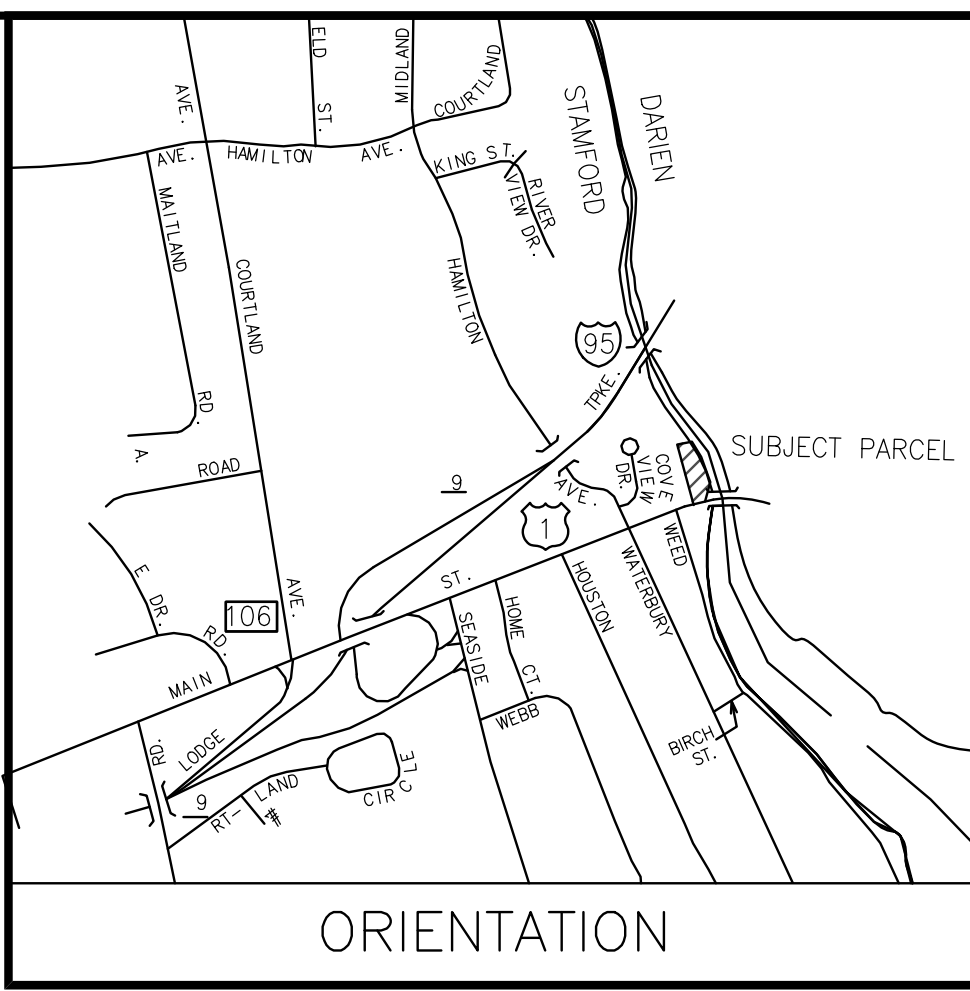
Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

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



LEGEND

Existing	
Spot Elevation	x 100.0
Contour	--- 100 ---
Storm Drain	=====
Sanitary Sewer	=====
Sprinkler Pipes	-----
Gas Main	G
Water Main	W
Electric	E
Stone Wall	-----
Block Wall	-----
Fence	X X
Guard Rail	U U
Catch Basin (In Curb)	■
Catch Basin (Flush)	■
Irrigation Control Valve	■
Traffic Signal Pole	■
Geoprobe Boring	○
Rock Outcrop	○
Manhole	○
Yard Drain	■
Light Pole	○
Sign	○
Tree	○
Gas Box	○
Water Box	○
Sprinkler Head	○



PLOT PLAN
PREPARED FOR
Nautilus Botanicals EJv1 LLC
1308 EAST MAIN STREET
STAMFORD, CONNECTICUT

SCALE IN FEET

- Notes:
- 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 parcel 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. Sub Surface utility information depicted on this map was provided by the State of CT. Not Field Verified. The Surface Topography depicted on this map is based on Field Investigation 2-26-24.
 - 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.
 - Property is Subject to Title verification, utility easements 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 this parcel.
 - Elevations on NAVD-88 Datum based on information provided by the City of Stamford & the State of Connecticut. For Flood information Refer to FEMA Map 09001C0517C (Map revised July 8, 2013) for additional FEMA Flood information. Approximate 100 Flood Elevation 10'±
 - According to the City of Stamford tax assessment the gross floor area of the existing building is 4,305 SQ FT.
 - There are 40± Existing painted Parking Spaces many of them delineated faintly as depicted on this survey.
- 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.

Refer To:
Volume 11088 Page 341 S.L.R.
PLOT "B" MAP NO. 6218 S.L.R.

Total Area = 19,785 sq ft (Fig.)
Existing Building & Shed Cover 17.7% of Lot Area

Scale 1" = 20'

REVISED MARCH 14, 2024 (SETBACK & GFA ADDED)
REVISED MAY 9, 2024 (TOPOGRAPHY ADDED)

BY: *Edward J. Frattaroli*

FOR: **EDWARD J. FRATTAROLI, INC.**
Land Surveyors • Consultants • Land Planners
STAMFORD, CONNECTICUT FEBRUARY 27, 2024