

# IMPROVEMENT LOCATION MAP

PREPARED FOR

## JAMES SLOCUM STAMFORD, CONNECTICUT

#034-23

AREA  
5,197 S.F.

**RM-1 ZONE**

FRONT SETBACK (STREET LINE) MIN. 25 FT.  
FRONT SETBACK (CENTER LINE) MIN. 50 FT.  
SIDE SETBACK (ONE SIDE) MIN. 10 FT.  
SIDE SETBACK (BOTH SIDES) MIN. 20 FT.  
REAR SETBACK MIN. 30 FT.

AVERAGE GRADE = 29.0 FT.  
ALLOWABLE BUILDING HEIGHT = 30 FT.  
PROPOSED BUILDING HEIGHT = 28.3 FT.

ALLOWABLE BUILDING COVERAGE = 1,663 S.F. = 32% OF LOT AREA  
EXISTING BUILDING COVERAGE = 2,521 S.F. = 48.51% OF LOT AREA  
PROPOSED ADDITIONS = 143 S.F.  
REMOVALS = -83 S.F.  
TOTAL BUILDING COVERAGE = 2,581 S.F. = 49.66% OF LOT AREA

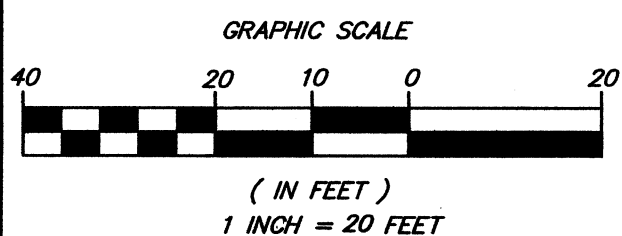
ELEVATIONS SHOWN HEREON ARE IN THE 1988 NAVD SYSTEM.

PROPERTY SHOWN HEREON IS LOCATED IN ZONE "AE",  
BASED ON "FLOOD INSURANCE RATE MAP"  
MAP NO. 09001C0508F, DATED JUNE 18, 2010.

REFER TO VOLUME 1410 PAGE 122 ON FILE  
IN THE STAMFORD LAND RECORDS.

REFER TO MAP NO. 972 ON FILE IN  
THE STAMFORD LAND RECORDS.

REFER TO MAP VARIANCES GRANTED BY  
THE STAMFORD ZONING BOARD OF APPEALS.



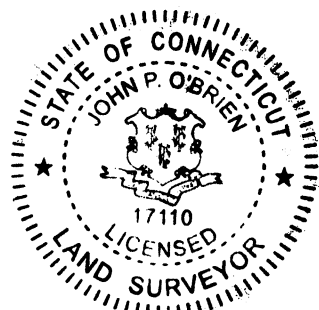
PROPOSED ADDITIONS ADDED ON AUGUST 30, 2023.

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  
AUGUST 1, 2023, STAMFORD, CONN.