

Zone As-Depicted

NEIGHBORHOOD MIXED USE DISTRICT (NX-D) INDUSTRIAL USES

- Minimum Lot Area 10,000 Sq. Ft.
Minimum Lot Frontage 40 Ft.
Maximum Building Coverage 80% (Interior Lot); 90% (Corner Lot)
Maximum Building Height 60 feet or 4 stories, whichever is less.
Front Yard Setback Measured from curb line. No less than 10 feet.
Side yard Setback No side yard setback is required, but if provided shall be no less than 5 feet.
Rear Yard Setback A minimum of 15 feet

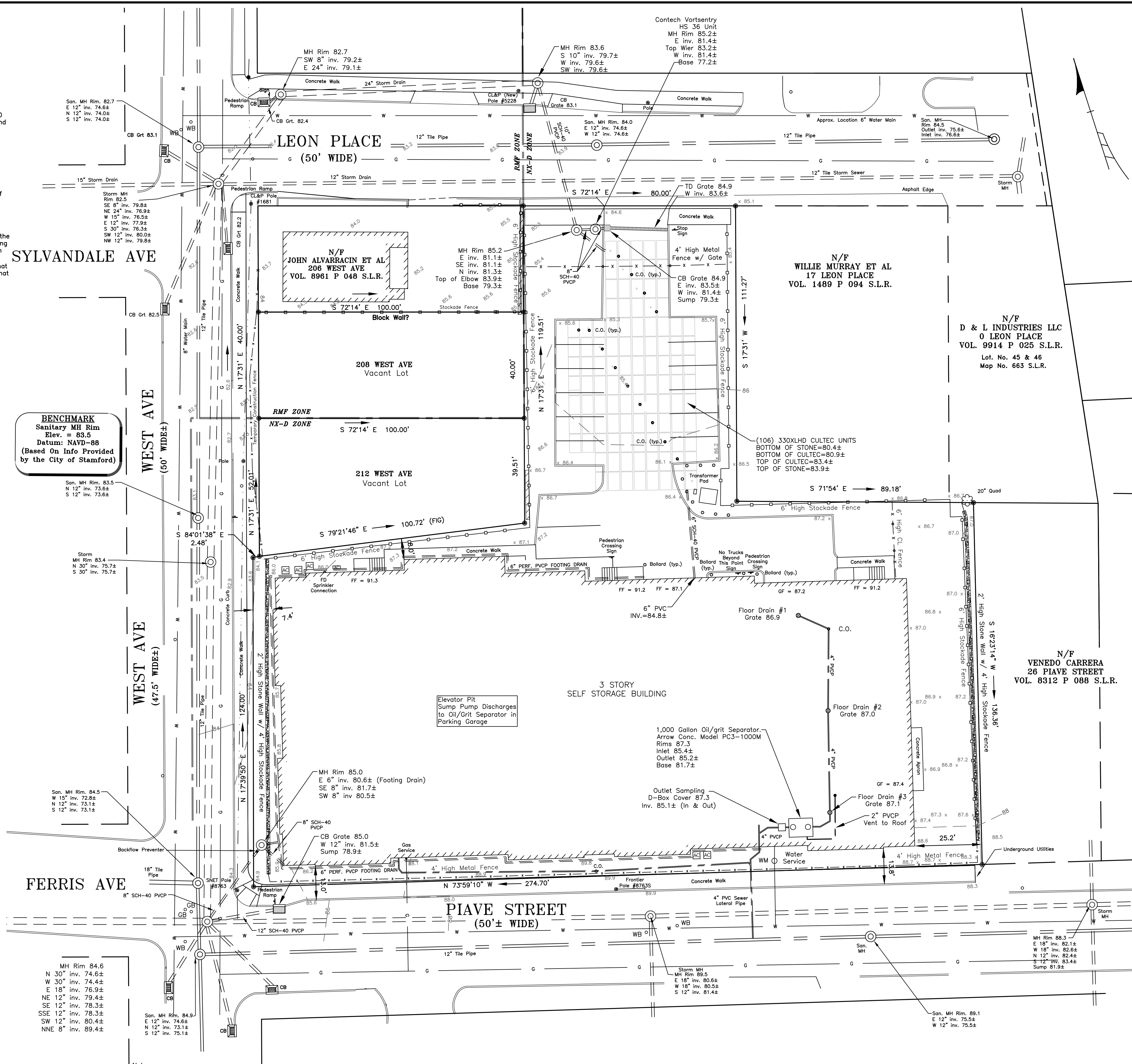
K - When a lot adjoins a lot in a more restricted district, any adjoining side yard of such lot shall have minimum width equal to the required side yard in the more restricted district, and any adjoining front yard shall have a minimum depth equal to the required depth of the front yard in the more restricted district.

Property Depicted is Defined as a Lot, Through, Refer to Section 3 Paragraph 66 of the City of Stamford Zoning Regulations, 3. A lot having both front and rear yards butting on street. Front yard requirements shall be maintained on both street frontages, when the minimum depth of the lot is greater than 120', when the minimum depth of the lot is less than 120', the total front yard requirements on both streets shall equal that specified in the schedule of requirements for area, height and bulk of buildings for that of the more restricted district in which the property is located.

R-MF ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback 15'
Center Line Of Street Setback 40'
Rear Yard Setback 30'
Lot Area 5000 - 20000sq. Side Yard Setback .8' W/ Total Of .18'
Lots 20,000 square feet or more
Each side yard at least equal to one-half the height of the building but need not exceed fifteen feet (15') each side.
Max. Building Coverage 30% Of Lot Area
Max. Building Coverage 35% Of Lot Area

Zoning Information Must be Reviewed and Confirmed by the Appropriate Governmental Authorities Prior to Use.



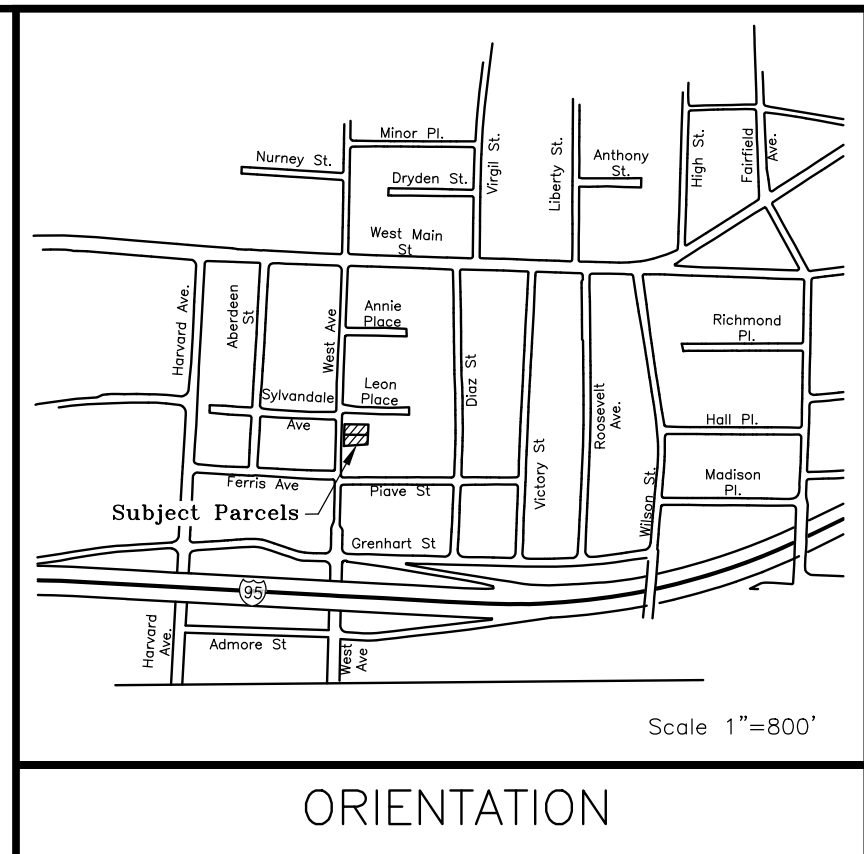
SYLVANDALE AVE

WEST AVE (50' WIDE±)

FERRIS AVE

PIAVE STREET (50'± WIDE)

Block No. 30



ORIENTATION

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

LEGEND

Table with columns for 'Existing' and symbols for Spot Elevation, Contour, Storm Drain, Sanitary Sewer, Gas Main, Water Main, Electric, Telephone, etc.

Abbreviations

Table with columns for abbreviations and symbols for Manhole, Catch Basin, Gas Box, Water Box, etc.

EXISTING CONDITIONS PLAN
PREPARED FOR
EMPIRE STORAGE, LLC et al
OF
11 LEON PLACE
208 & 212 WEST AVENUE
STAMFORD, CONNECTICUT

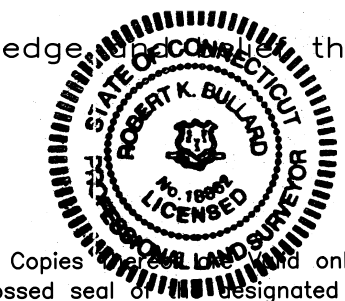


- Refer To:
11 Leon Place
Map No. 14879 S.L.R.
Lot Area = 45,899 Sq. Ft. or 1.0537 Acres (Fig)
Existing Building & AC Units Covers 55.1% of Lot Area
208 West Avenue
Lot Nos. 33 & 34
Map No. 663 S.L.R.
Area = 4,000 Sq. Ft.
Dwelling & Shed Covers 28.6% of Lot Area
212 West Avenue
Lot Nos. 35 & 36
Map No. 663 S.L.R.
Area = 4,576 Sq. Ft.
Dwelling & Shed Covers 22.8% of Lot Area

- 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 parole testimony and from other sources.
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. Property is Subject to Title Verification, rights, Easements, Restrictive Covenants, Agreements and Reservations. Reference is hereby made to all Notes and Recorded Documents as they may pertain to the Subject Parcels Depicted on this map.
4. Elevations on NAVD-88 Datum. Based on Information Provided by the city of Stamford

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 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. It is a "IMPROVEMENT LOCATION PLAN" based on a "RESURVEY" conforming to Horizontal Accuracy Class "A-2"; Topographic Accuracy "T-2" and intended to depict limited existing conditions.

To my knowledge, this plan is substantially correct as noted hereon.



By: R. J. K. Eurland

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
STAMFORD, CONNECTICUT December 13, 2022