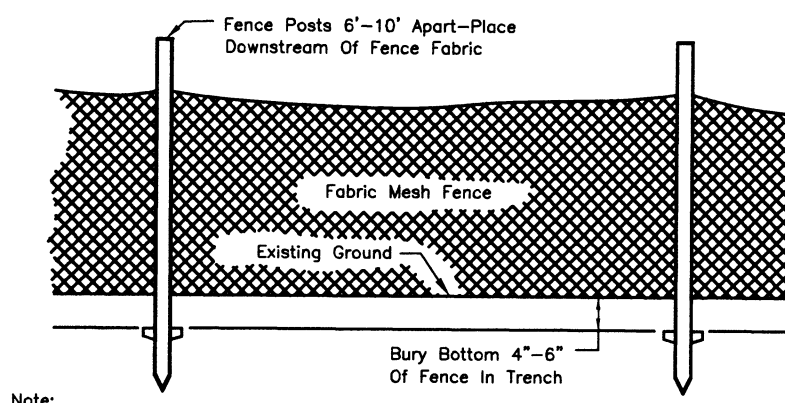


R-7 1/2 ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 30'
- Center Line Of Street Setback..... 55'
- Rear Yard Setback..... 30'
- Side Yard Setback..... 6' W/ Total Of.... 12'
- Maximum Building Coverage 25%

Property Lines Not Staked By Contractual Agreement
 Soil Types Not Delineated By Contractual Agreement
 Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority



SILTATION FENCE DETAIL
 NTS

SOIL EROSION & SEDIMENT CONTROL NOTES

- All disturbed areas not covered with pavement or buildings shall be topsoiled, fertilized and seeded in accordance with the guidelines for Soil Erosion & Sediment Control for the State of Connecticut. Use seed mix no. 1 or equal.
- All Soil Erosion & Sediment Control Measures are to be maintained during construction by the contractor.
- All measures to remain intact until all disturbed areas are stabilized.
- Cleanout all drainage structures after site is stabilized.
- All disturbed area which are left untouched for 30 days shall be temporarily seeded with annual rye grass to prevent access soil erosion.
- All slopes greater than 3:1 shall be stabilized with S150 Netting by North American Green and installed per the manufactures instructions.

Block No. 25

Scale in Feet: 0, 20, 40, 60

ORIENTATION

PLOT PLAN
 PREPARED FOR
DEAN A SMITH
 121 DOWNS AVENUE
 STAMFORD, CONNECTICUT

#006-21

(AKA 123 DOWNS AVENUE)

MAINTENANCE OF E&S CONTROLS DURING CONSTRUCTION

- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
- SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- SILT FENCE NOT INSTALLED PARALLEL TO THE SLOP SHALL HAVE FIVE FOOT LONG WINGS INSTALLED EVERY 100 FEET TO INTERCEPT AND DIFFUSE FLOWS ALONG THE SILT FENCE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 300 FEET OF SILT FENCE (OR THE LENGTH EQUAL TO WHAT IS SHOWN ON THIS PLAN) SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
- THE ENVIRONMENTAL MONITOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROLS. ALL MEASURES SHALL BE INSPECTED WEEKLY, BEFORE AN ANTICIPATED STORM GREATER THAN 0.5 INCHES AND FOLLOWING A SIGNIFICANT STORM EVENT. A FIELD REPORT SHALL BE PREPARED IDENTIFYING THE PROGRESS OF THE SITE DEVELOPMENT, EFFECTIVENESS OF THE MEASURES, ANY REMEDIAL ACTIONS OR FIELD CHANGES TO THE PLAN.
- ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM OR DISPERSED IN AN UNDISTURBED FIELD AREA. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION.
- WATER AND OR CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER, WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
- SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/3 TO 1/2 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- SEDIMENT ATTENUATION DEVICES SHALL BE CLEANED WHEN SEDIMENT LEVELS REACH 1/3 THE DEPTH OF THE STRUCTURE OR 2 FEET. CATCH BASIN INSERTS SHALL BE CLEANED WHEN THE RESERVOIR IS FULL. HAY BALES SHALL BE REPLACED EVERY SIX WEEKS OR SOONER AS CONDITIONS WARRANT.
- ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- THE PROPERTY OWNER DEAN A SMITH IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN AS WELL AS FUTURE INSPECTIONS, CLEANING AND MAINTENANCE OF EXISTING CATCH BASINS. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, BY INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.
- ADDITIONAL STOCK PILE AREAS SHALL BE INSTALLED AS REQUIRED BY THE CONTRACTOR. ALL STOCK PILE AREAS SHALL BE CREATED WITH THE INSTALLATION OF SILT FENCE DOWN SLOPE OF THE PILE. LOCATION OF THE TEMPORARY STOCK PILES SHALL BE LOCATED WITHIN THE SITE DEVELOPMENT AREA THAT IS DISTURBED AND PART OF THE GENERAL CONSTRUCTION

SURVEY 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.
- 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.
- Subject to Title Verification, utility easements, Rights in Common and/or Private Agreements if any, in addition to those depicted and or referenced on this Map. Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted. No Abstract of Title Provided. Refer to Volume 9111 P. 68 S.L.R.
- Elevations Depicted based on NAVD-88 Datum. Property Lies in Flood Zones "ZE" & "AE" Special Flood Hazard Areas Subject to Inundation by the 1% Annual Flood Chance. "VE" Flood Elevation 15 "AE" Flood Elevation 13. NAVD-88 Datum. Refer to FEMA FIRM Fairfield County, City of Stamford Community # 09001C0517G Panel # 517 of 626 Effective Date July 8, 2013.
- Size and Location of Proposed Addition and Soil Erosion Provided by Others. It is Subject to the Review and Approval by the Appropriate Governing Authorities. If Constructed as Proposed & As Depicted, the Finished Development will have a Impervious Surface Decrease of 220± Sq Ft.
- refer to definition Building Area is the aggregate of the maximum horizontal cross section area of all Buildings including Accessory Buildings on a Lot, excluding cornices, eaves, gutters or chimneys projecting not more than twenty four inches (24"), steps and one-story open porches, covered front porches (see Section 7.C.3), and balconies and terraces. Building Area shall also exclude decks, terraces, patios, pools or similar Structures not more than eight inches (8") above adjacent grade, and exclude such Structures that exceed eight inches (8") above adjacent grade up to an amount equal to 200 square feet for each dwelling unit on the Lot. (210-40, 219-26)
- A Variance of table III Appendix "B" Rear Yard Setback is Requested for the Proposed Deck Depicted on this Survey

Requesting Proposed Deck to have a 21.4' Rear yard Seback in Lieu of the 30' Minimum Allowed

ADDITIONAL VARIANCES MAY BE REQUIRED PENDING THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

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.

REVISED DECEMBER 10, 2020 (UPDATES & WALK REMOVED)
 REVISED DECEMBER 17, 2020 (PROPOSED DEVELOPMENT)
 REVISED JANUARY 11, 2021 (VARIANCE NOTES)

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

BY: *Edward J. Frattaroli*

FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors - Engineers - Land Planners
 STAMFORD, CONNECTICUT APRIL 12, 2019

Refer To:
 Lot No. 32
 Map No. 1091 S.L.R.
 Area = 8226 SQ FT (Fig) (Exclusive of Beach Area)
 Existing Dwelling Cover 20.6% of Lot Area
 Existing Dwelling & Proposed Covered landing Cover 20.6% of Lot Area
 (Exclusive of 200 sq ft of Deck/landing as defined in Note 6)
 Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

Scale: 1" = 20'