

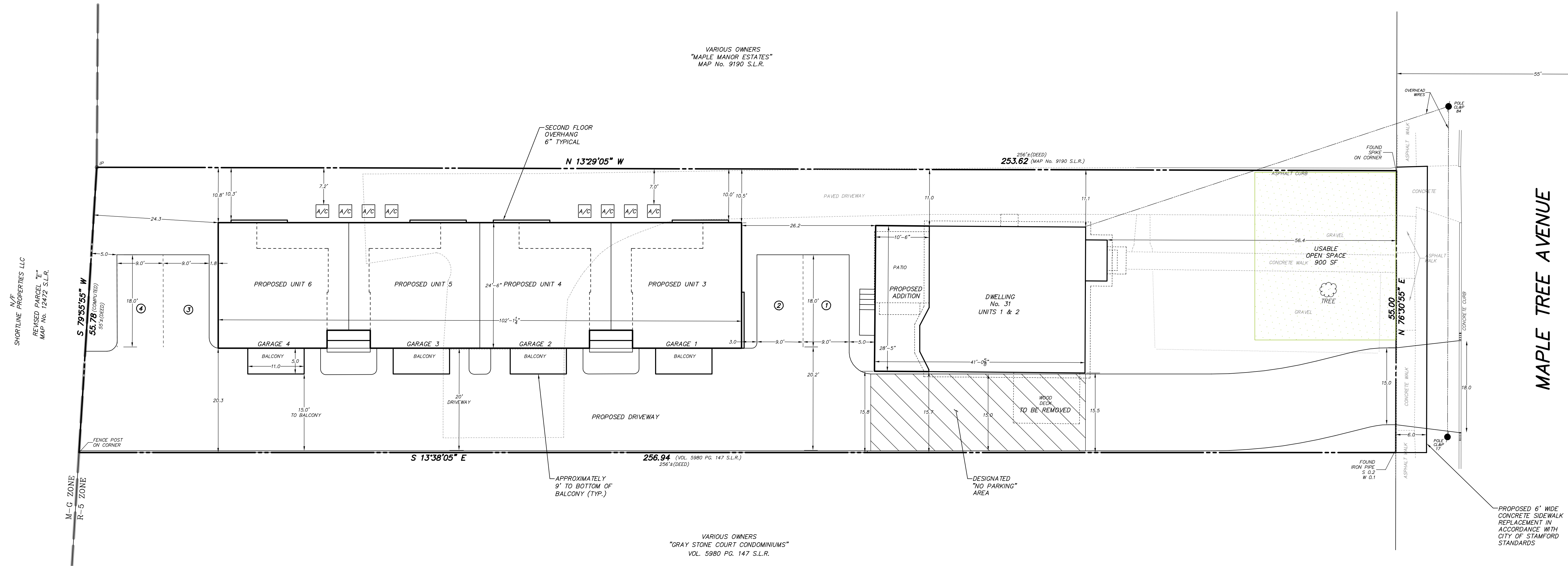
VARIOUS OWNERS
"MAPLE MANOR ESTATES"
MAP No. 9190 S.L.R.

SECOND FLOOR
OVERHANG
6" TYPICAL

256.1 (DEED)
253.62 (MAP No. 9190 S.L.R.)

256.94 (VOL. 5980 PG. 147 S.L.R.)
256.1 (DEED)

VARIOUS OWNERS
"GRAY STONE COURT CONDOMINIUMS"
VOL. 5980 PG. 147 S.L.R.



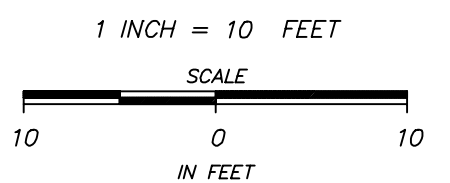
| EXISTING BUILDING COVERAGE | PROPOSED BUILDING COVERAGE | EXISTING SITE COVERAGE | PROPOSED SITE COVERAGE |
|---|--|---|--|
| LOT AREA = 14,125 S.F. | LOT AREA = 14,125 S.F. | LOT AREA = 14,125 S.F. | LOT AREA = 14,125 S.F. |
| DWELLING = 882 S.F. | HISTORIC DWELLING = 1166 S.F. | DWELLING = 882 S.F. | HISTORIC DWELLING = 1,166 S.F. |
| DECK = 128 S.F. | DECK = 128 S.F. | DECK = 128 S.F. | DECK = 128 S.F. |
| DECK ALLOWANCE (SECTION 301) = (128 S.F.) | DECK ALLOWANCE (SECTION 301) = (128 S.F.) | DECK ALLOWANCE (SECTION 301) = (128 S.F.) | DECK ALLOWANCE (SECTION 301) = (128 S.F.) |
| TOTAL = 882 S.F. | UNIT 3 = 620 S.F. | DRIVEWAY = 3,867 S.F. | UNIT 3 = 620 S.F. |
| PERCENT COVERAGE = 6.2% | UNIT 4 = 618 S.F. | PORCH = 34 S.F. | UNIT 4 = 618 S.F. |
| | UNIT 5 = 618 S.F. | PATIOS = 659 S.F. | UNIT 5 = 618 S.F. |
| | UNIT 6 = 620 S.F. | STEPS = 28 S.F. | UNIT 6 = 620 S.F. |
| | TOTAL = 3770 S.F. | DRIVEWAY = 4,465 S.F. | DRIVEWAY = 4,465 S.F. |
| | PERCENT COVERAGE = 26.7% | TOTAL = 5,470 S.F. | TOTAL = 8,107 S.F. |
| | BALCONIES HAVE NOT BEEN INCLUDED IN COVERAGE CALCULATIONS. | | PERCENT COVERAGE = 57.4% |
| | | | BALCONIES HAVE NOT BEEN INCLUDED IN COVERAGE CALCULATIONS. |

MONUMENTATION
IRON PIN SET

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.
AREA = 14,125 S.F.
REFER TO MAPS No. 7940 & 9190 S.L.R.
DEED VOL. 12839 PG. 108 S.L.R.
LAND LIES IN "R-5" ZONING DISTRICT
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
D'ANDREA SURVEYING & ENGINEERING, P.C.

ANTHONY L. D'ANDREA, CT LS No. 9673
RIVERSIDE, CONNECTICUT
FEBRUARY 1, 2023 NOVEMBER 20, 2023 JANUARY 2, 2024 FEBRUARY 22, 2024 APRIL 22, 2024 NOVEMBER 11, 2024



DRAFT

ZONING LOCATION SURVEY
OF PROPERTY AT
31 MAPLE TREE AVENUE
IN
STAMFORD, CONNECTICUT
PREPARED FOR
31 MAPLE TREE LLC