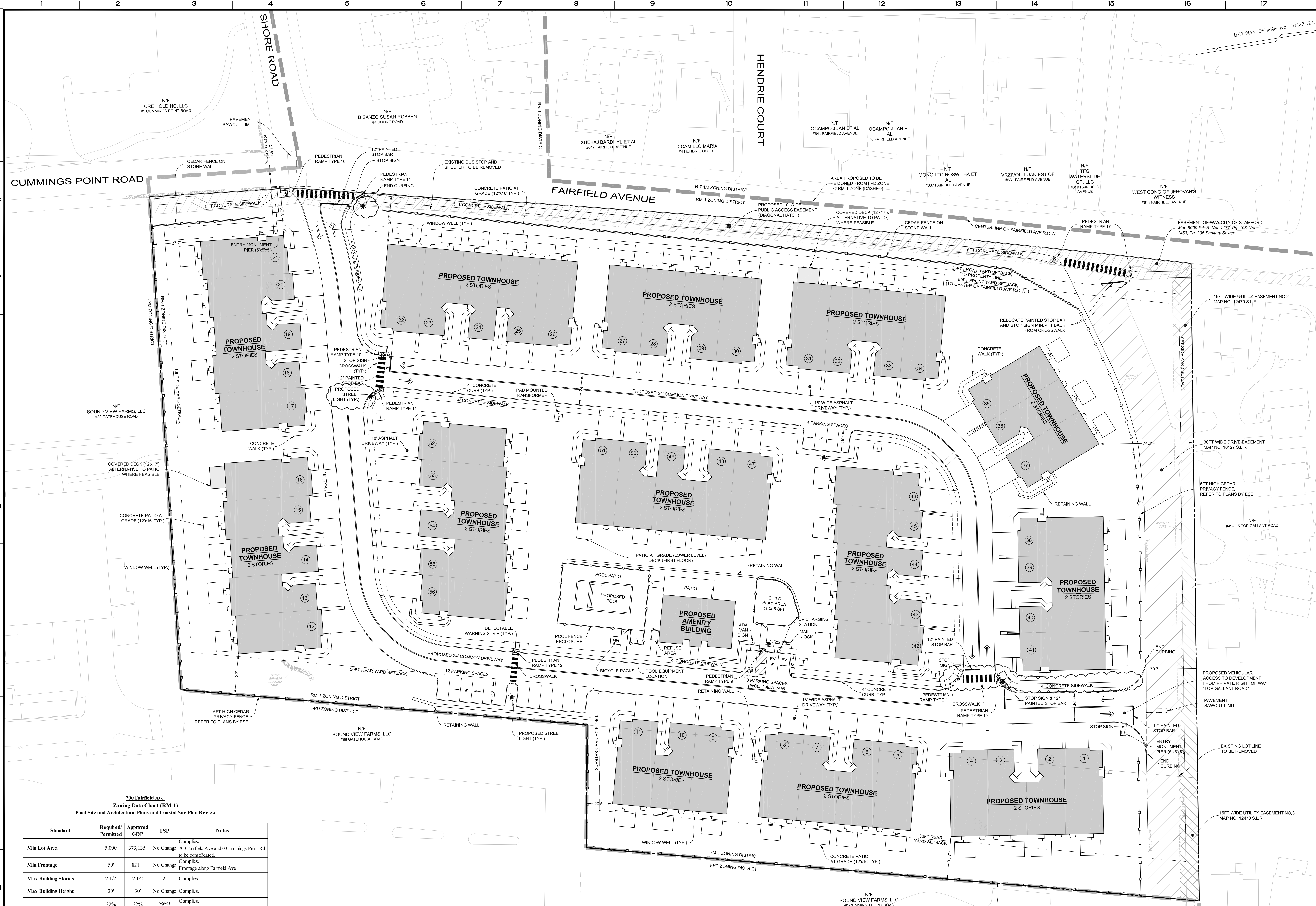


ZONE: RM-1 BLOCK: 25

STAMFORD, CT SCALE: 1" = 800'

ORIENTATION



700 Fairfield Ave.
Zoning Data Chart (RM-1)
Final Site and Architectural Plans and Coastal Site Plan Review

Standard	Required/Permitted	Approved GDP	FSP	Notes
Min Lot Area	5,000	373,135	No Change	Complies. 700 Fairfield Ave and 0 Cummings Point Rd to be consolidated.
Min Frontage	50'	821'	No Change	Complies. Frontage along Fairfield Ave
Max Building Stories	2 1/2	2 1/2	2	Complies.
Max Building Height	30'	30'	No Change	Complies.
Max Building Coverage	32% (119,403)	32% (119,403)	29%* (108,000)	Complies. Appends B, Footnote 18 where 2-car garages are provided.
Max Dwelling Units	99-128	56	No Change	Complies.
Min BMR Requirement	10%	10%	No Change	Complies. To be provided by FH payment
Min Usable Open Space	8,400 (150 sf/du)	100,000+	145,000+	Complies.
Min Front Setback (street center)	50'	50'	51'	Complies.
Min Front Setback (property line)	25'	25'	36'	Complies.
Min Side Setback	10'	10'	20'	Complies.
Min Rear Setback	30'	30'	32'	Complies.

Parking (Category 3)

Unit Type	Units	Rate	Required	Approved GDP	FSP	Notes
3-Bedroom	2.00	112.0	112	112	112	Complies.
Guest Parking	56	0.25	14.0	20	19	2-car garages + additional parking capacity within individual driveways
TOTAL			126	132	131	

EASEMENT LEGEND

- EASEMENT OF WAY CITY OF STAMFORD Map 8909 S.L.R. Vol. 1177, Pg. 108; Vol. 1453, Pg. 206 Sanitary Sewer
- 30FT WIDE DRIVE EASEMENT MAP NO. 10127 S.L.R.
- 15FT WIDE UTILITY EASEMENT NO.2/3 MAP NO. 12470 S.L.R.

- ZONING SITE PLAN NOTES:**
- PROPOSED BUILDING FOOTPRINTS, DECKS, AND PATIOS ARE SHOWN FOR ZONING AND ILLUSTRATIVE PURPOSES ONLY.
 - REFER TO ARCHITECTURAL PLANS PROVIDED BY TOLL NORTHEAST V CORP. FOR INFORMATION AND DESIGN OF THE PROPOSED TOWNHOUSE BUILDINGS.
 - REFER TO DRAWINGS BY ESE CONSULTANTS, INC. FOR INFORMATION REGARDING PROPOSED SITE LIGHTING, LANDSCAPING, AND FENCING.
 - THE LIMIT OF PAVEMENT SAWCUT AND EXTENT OF RE-PAVING WITHIN THE FAIRFIELD AVENUE RIGHT-OF-WAY SHALL BE COORDINATED DIRECTLY WITH THE CITY OF STAMFORD ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

ZONING SITE PLAN
DEPICTING
700 FAIRFIELD AVENUE
STAMFORD, CT
PREPARED FOR
TOLL NORTHEAST V CORP.

2 9/19/23 REVISED: ZONING BOARD COMMENTS
1 5/30/25 ORIGINAL ISSUE DATE

No. Date Revision

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PLANNING

ANDREW M. KUZNETS, ENGINEER, 31389
September 19, 2025
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unqualified alterations under any declaration herein are void.

SHEET No: **SE-1**

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Scale: 0 30 60
1"=30'
DRAWN BY: AMK CHECKED BY: AMK

Comm. No: 208620-1