

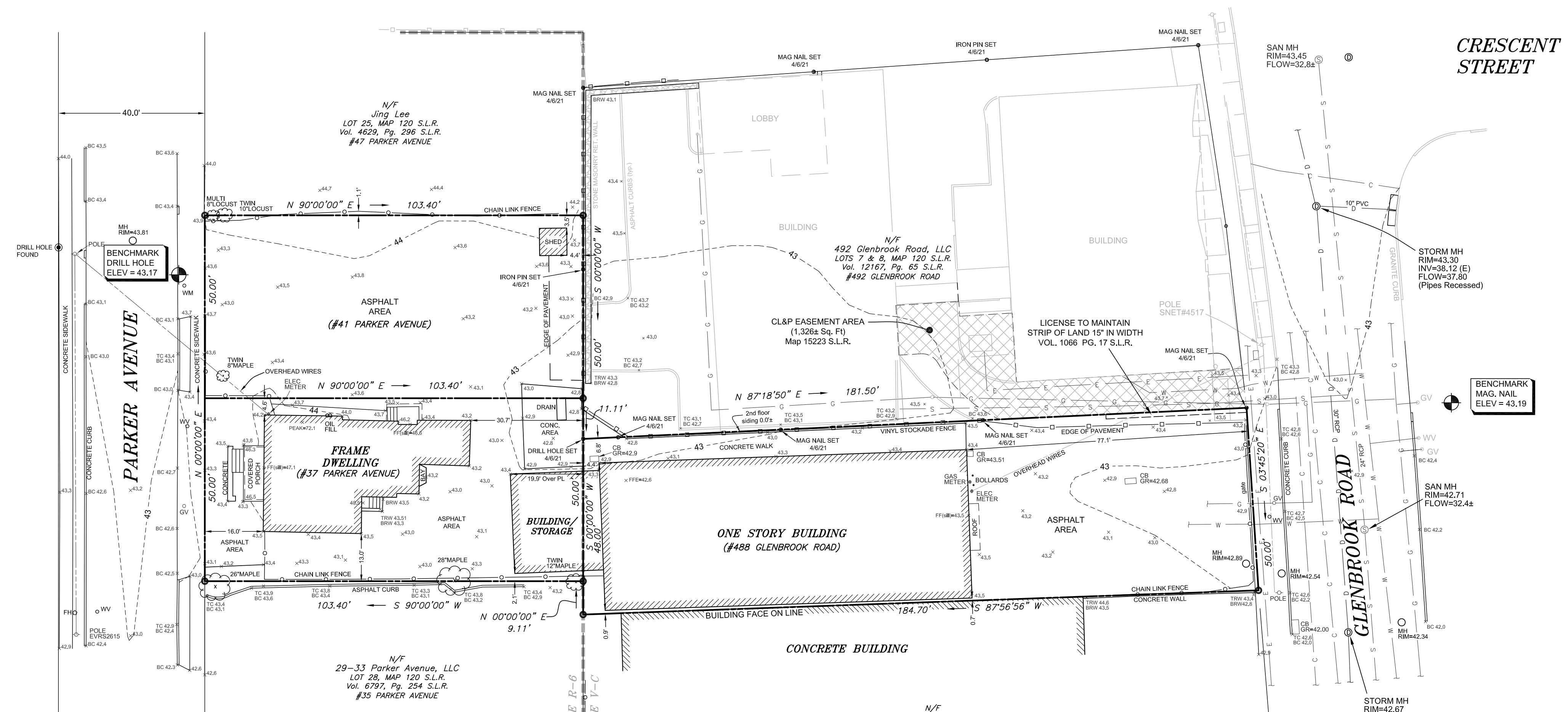
Legend

---	PROPERTY LINE
---	CURB LINE
○	CHAIN LINK FENCE
□	STOCKADE FENCE
---	EDGE OF PAVEMENT
W	WATER VALVE
GV	GAS VALVE
○	UTILITY POLE
○	BENCHMARK
---	OVERHEAD WIRES
○	SAN MH
○	SANITARY CLEANOUT
○	STORM MH
CB	CATCH BASIN
U	UNDERGROUND GAS
W	UNDERGROUND WATER
E	UNDERGROUND ELECTRIC
C	UNDERGROUND CATV
D	UNDERGROUND STORM DRAIN
S	UNDERGROUND SEWER DRAIN
---	CONTOUR LINE

ZONING DATA TABLE

	ZONE: V-C	ZONE: R-6
REGULATION	MINIMUM REQUIRED	MINIMUM REQUIRED
LOT AREA	5,000 sf	5,000 sf (Single family) 6,000 sf (Two family)
LOT FRONTAGE	50'	50'
Setback	FRONT (Curbline)	15' min / 20' max
	SIDE	none / no less than 10'
	REAR	30'
	BUILDING COVERAGE	55% (Max)
MAXIMUM HEIGHT	45 feet (Max)	30 feet (Max)

Refer to Sect 4-16 thru 25 (V-C Village Commercial District) of the Stamford Zoning regulations.
Refer to Sect 4-6 thru 7 (R-6 One and Two Family District) of the Stamford Zoning regulations.



NOTES:

- 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 Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Total area of the surveyed parcels:
-488 Glenbrook Rd = 8,967 s.f. (0.2058 Acres)
-37 Parker Ave = 5,170 s.f. (0.1187 Acres)
-41 Parker Ave = 5,170 s.f. (0.1187 Acres)
Total = 19,307 s.f. (0.4432 Acres)
- Reference is made to Lot 9 (488 Glenbrook) Lot 27 (37 Parker) and Lot 28 (41 Parker) on Map 120 and to Maps 11048 & 11324 of the Stamford Land Records (S.L.R.).
- Reference is made to the following Deeds of Record found in S.L.R.
-Vol. 1207 Pg. 399 (488 Glenbrook)
-Vol. 1362 Pg. 231 (37 Parker)
-Vol. 1243 Pg. 297 (41 Parker)
- Owner of Record: Associated Water Industries, Inc. (All 3 Parcels).
- Reference is made to "Improvement Location Survey depicting New Improvements 492-494 Glenbrook Road Stamford, Connecticut prepared for The Property Group" prepared by Redniss & Mead dated 4/28/2022, revised 7/06/2023.
- Reference is made to a "Survey Report prepared for DeLeo Brothers Development Corporation Located on the Westerly side of Glenbrook Road, Stamford Connecticut".
- Existing Underground Utilities depicted hereon were field identified and painted by AcuMark Utility Locating, LLC on 4/16/2020 and located by Redniss & Mead on 4/17/2020. New subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from contractor records, municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities.
- Reference is made to FEMA Flood Insurance Rate Map (FIRM) Map No. 09001C0509F, map revised 6/18/2010. Subject parcel does not lie in a Special Flood Hazard Area.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Wetlands, if any, are not depicted hereon.
- Reference is made to instruments of record as labeled hereon.

PROPERTY & TOPOGRAPHIC SURVEY
DEPICTING
#488 GLENBROOK ROAD
AND #37 & #41 PARKER AVENUE
STAMFORD, CONNECTICUT
PREPARED FOR
THE PROPERTY GROUP

Scale: 1" = 20'

Drawn By: RJB Checked By: LWP Date: 12/22/2023

To my knowledge and belief this map is substantially correct as noted hereon.

Lawrence W. Posson, Jr.
LAWRENCE W. POSSON, JR. CT. L.S. #18130
12/22/2023
DATE

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 herein null & void.

Sheet No: **PSTS**

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