

ORIENTATION

- 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 Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.
 - Total area of the surveyed parcel(s) = 19,104 s.f. (0.4386 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. 13278 Pg. 144 (488 Glenbrook)
 - Vol. 13278 Pg. 147 (37 Parker)
 - Vol. 13278 Pg. 150 (41 Parker)
 - Owner of Record: 492 Glenbrook Road LLC (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.
 - Reference is made to Property Survey depicting Consolidation & Reconfiguration of Lots, #488 & #492 Glenbrook Road and #37 & #41 Parker Avenue, Stamford CT., prepared for 492 Glenbrook Road LLC, prepared by Redniss & Mead, dated 5/14/2025.
 - Reference is made to Exhibit depicting Land in Zone R-6 to be changed to Zone V-C, prepared by Redniss & Mead, dated 5/14/2025. Application 224-21 approved Vol. 13411, Pg. 333.
 - Reference is made to Architectural plans titled "Proposed Mixed Use Development", prepared by AWA Design Group P.C., Project No. 2319, dated 4/25/2025, Revised 6/13/2025.
 - Reference is made to civil site plans prepared by Redniss & Mead, dated 6/23/2025.

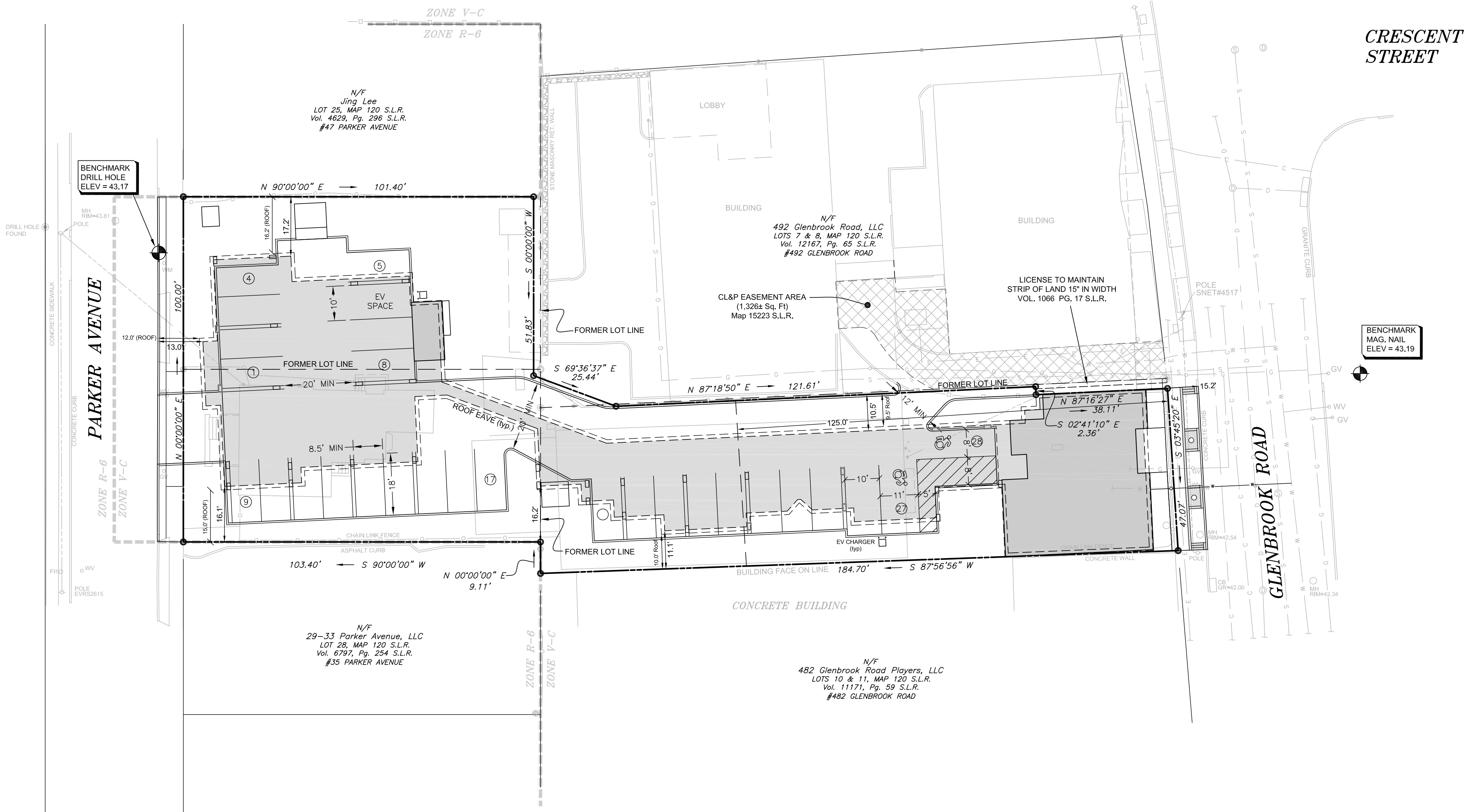
ZONING DATA TABLE - ZONE: V-C

REGULATION	PERMITTED/REQUIRED	PROPOSED	
LOT AREA	5,000 sf (Min)	19,104 sf	
LOT FRONTAGE	50' (Min)	47.07' (Glenbrook) 100.00' (Parker)	
Setback	FRONT (Curbline)		
	Glenbrook Road	15'min / 20'max	15.2'
	Parker Ave	10'min / 15'max	13.0'
	SIDE	0' within 70' of street line 10' beyond 70' of street line 15' abutting R-6 Zone	0.0' within 70' 10.5' beyond 70' 16.1'
REAR	20' (Min) 30' abutting R-6 Zone	N/A N/A	
BUILDING HEIGHT	3 stories (Max) 35' (Max)	3 stories *33.6±	
BUILDING COVERAGE	9,196 sf (Total)	*9,189 sf	
LOT COVERAGE	13,673 sf (Total)	*13,523 sf	

Refer to Sect (5.JJ, V-C Village Commercial District) of the Stamford Zoning regulations.
* Data provided by Architect (See note 15)

Legend

—	PROPERTY LINE
—	CURB LINE
—	CHAIN LINK FENCE
—	STOCKADE FENCE
—	EDGE OF PAVEMENT
WV	WATER VALVE
GV	GAS VALVE
POLE CLP#12345	UTILITY POLE
+	BENCHMARK
—	OVERHEAD WIRES
SAN MH	SANITARY MANHOLE
CO	SANITARY CLEANOUT
STORM MH	STORM MANHOLE
CB	CATCH BASIN
—	UNDERGROUND GAS
—	UNDERGROUND WATER
—	UNDERGROUND ELECTRIC
—	UNDERGROUND CATV
—	UNDERGROUND STORM DRAIN
—	UNDERGROUND SEWER DRAIN



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

Scale: 1" = 20'

Drawn By: RJJB Checked By: LWP Date: 07/03/2025

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

REDNISS & MEAD
 LAWRENCE W. POSSON, JR. CT. L.S. #18130
 7/3/2025
 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 hereon null & void.

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