



STAMFORD, CT SCALE: 1"=80'

ORIENTATION

PARCEL ID: 003-1154

Legend	
---	PROPERTY LINE
---	CURB LINE
---	CHAIN LINK FENCE
---	STONE WALL
---	STONE MASONRY WALL
---	ZONE LINE
---	BUILDING SETBACK LINE
WV	WATER VALVE
GV	GAS VALVE
SP/FH	STAND PIPE / FIRE HYDRANT
EX.CB	EXISTING CATCH BASIN
EX.SAN.MH	EXISTING SANITARY MANHOLE
EX.STORM.MH	EXISTING STORM MANHOLE
ELEC.MH	EXISTING ELECTRIC MANHOLE
TEL.MH	EXISTING TELEPHONE MANHOLE
CO	CLEAN OUT
*	LIGHT POLE
U	UTILITY POLE
G	GUY POLE
---	BUILDING FACE
---	TREE LINE
○	TEST PIT #1
○	ROCK PROBE #10
---	MINOR INTERVAL CONTOUR
---	MAJOR INTERVAL CONTOUR

Abbreviations	
AC	AIR CONDITIONING
CB	CATCH BASIN
CI	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
FEMA	FED. EMERG. MAN. AG.
FH	FIRE HYDRANT
FFE	FINISHED FLOOR ELEVATION
F/P	FLAG POLE
GP	GUY POLE
GR	GRATE
HEM	HEMLOCK
HW	HEADWALL
INV	INVERT
IRIN	IRON PIN
MAP	MAPLE
MH	MANHOLE
N/F	NOW OR FORMERLY
RCP	RE-ENFORCED CONC. PIPE
SAN	SANITARY
SLR	STAMFORD LAND RECORDS
SP	SPRINKLER CONNECTION
TRAF	TRAFFIC
WF	WETLAND LIMIT FLAG
WV	WATER VALVE



- 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, the elevations of which conform to Topographic Accuracy Class T-D (see note 9). It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
 - Reference is made to deed of record found in Vol. 9228 at Pg. 167 of the Stamford Land Records (S.L.R.).
 - Reference is made to Parcel C, Map 10292 and to maps 1205, 3875, 4120, 7507, 7521, 7530, 7546, 8317, 8693, 8694, 8695, 9884, 9885, 9886, 9887, 9888, 9889, 11551, 12643 and 12673 of the Stamford Land Records.
 - Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
 - Area of the surveyed Parcel "C" = 19,1504 Acres.
 - Reference is made to FEMA Flood Insurance Rate Map Panel No. 508 of 626, Map No. 09001C0508F, Effective Date June 18, 2010. Subject property does not lie within a Special Flood Hazard Area. 100-Year Flood Line (BFE 46.9 - 49.5) is based on actual ground elevations derived from said FEMA Map, in conjunction with the Flood Profiles of Ripponwam River (lower reach).
 - Owner of record: 120-C Long Ridge LLC.
 - Wetlands depicted hereon were delineated on 9/20/24 by Tighe & Bond and were field located on 10/8/2024 by Redniss & Mead. Flags WF-4-102, WF-4-103, WF-4-109 & WF-4-114 were disturbed/missing at the time of the survey and therefore, mapped from GIS data points provided by Tighe & Bond.
 - Topography depicted hereon is based on aerial photogrammetry by Lockwood Mapping Company 2007.
 - Trees depicted hereon were field located by Redniss & Mead in 2007.
 - Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from 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 prior to construction.
 - Reference is made to instruments of record as labeled hereon.
 - Reference is made to the following instruments of record, affecting the subject parcel, found in the Stamford Land Records - Vol. 649, Pg. 543 S.L.R.
 - Rights of others to use for road purposes that portion of Parcel C on Filed Map No. 10292 which is shown as "Reserved for Future Road" on Filed Map No. 4120.
 - Sanitary and Storm Sewer Easement - Vol. 1683, Pg. 24 S.L.R. (Depicted hereon).
 - Drainage Easement, Easement to excavate ditch and other rights - Vol. 1141, Pg. 132 S.L.R. (Depicted hereon).
 - Agreement between the Sewer Commission of the City of Stamford and Olin Mathieson Chemical Corporation - Vol. 1147, Pg. 287 S.L.R.
 - River Walk Easement - Vol. 1833, Pg. 177 S.L.R. (Depicted hereon).
 - Right of Way and 25 Foot Drainage Right of Way - Vol 2745, Pg. 328 S.L.R. (Depicted hereon).
 - Easement to the State of Connecticut - Vol 4655, Pg. 271 S.L.R.

No.	By	Date	Revision Note
2	JPP	12/11/2024	Update miscellaneous elevations.
1	RJB	10/15/2024	Added new wetland flag locations.

PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING
PARCEL "C" - MAP 10292 S.L.R.
#120 LONG RIDGE ROAD
 STAMFORD, CONNECTICUT
 PREPARED FOR
TOLL BROTHERS

Scale: 1"=80'

Drawn By: RJB | Checked By: JPP | Date: 8/20/2024

To my knowledge and belief this map is substantially correct in accordance with the provisions of the Professional Land Surveyor's Code of Ethics.

Jorge P. Perera
 JORGE P. PERERA CT L.S. #70179
 12/11/2024
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alteration renders any declaration herein null & void.

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