

PARCEL C  
ZONING DATA TABLE  
(ZONE: C-D)

	Permitted/Required (Non-Residential)	Permitted/Required (Residential)	Existing	Adjusted (See Note 12)	Proposed (Residential)
LOT AREA	15 ACRES	15 ACRES	19,1505 ACRES	20,2678 ACRES	20,2678 ACRES
BUILDING COVERAGE	12% (3.9% Dev.)	25%	0.0009%	0.0009%	18.2%
LOT COVERAGE	40% (3.9% Dev.)	40%	0.0009%	0.0009%	35.8%
Setbacks					
STREET LINE SETBACK	50 ft.	50 ft.	N/A	N/A	177.7 ft.
SETBACK FROM OTHER PROP. LINES	50 ft.	50 ft.	120.0 ft. (Old Foundation)	153.9 ft. (Old Foundation)	56.0 ft.
RESIDENTIAL SETBACK	100 ft.	50 ft.	N/A	N/A	51.6 ft.

EXISTING ZONE LOT AREA:  
 ZONE C-D = 809,656 SF (18.5871 Ac.)  
 ZONE R-6 = 18,492 SF (0.4245 Ac.)  
 ZONE R-7.5 = 6,051 SF (0.1389 Ac.)  
 TOTAL = 834,199 SF (19.1505 Ac.)

ADJUSTED ZONE LOT AREA:  
 ZONE C-D = 858,324 SF (19.7044 Ac.)  
 ZONE R-6 = 18,492 SF (0.4245 Ac.)  
 ZONE R-7.5 = 6,051 SF (0.1389 Ac.)  
 TOTAL = 882,867 SF (20.2678 Ac.)

BLOCK: 247 ZONE: C-D & R-6

SCALE: 1"=800'

ORIENTATION

PARCEL ID: 003-1154

CONTROL POINT D  
MAG. NAIL  
ELEV = 61.87  
N -3305.98  
E 29.37

CONTROL POINT C  
DRILL HOLE  
ELEV = 49.34  
N -3825.59  
E 754.74

CONTROL POINT A  
MAG. NAIL  
ELEV = 93.62  
N -2631.17  
E 474.72

CONTROL POINT B  
IRON PIN  
ELEV = 90.47  
N -2847.58  
E 1576.59



- 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.
  - Reference is made to deed of record found in Vol. 922B 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" = 20.2678 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 Rippowam River (lower reach).
  - Owner of record: 120-C Long Ridge LLC.
  - Wetlands depicted hereon were delineated on 9/2024 by Tighe & Bond and were field located on 10/8/2024 by Redniss & Mead. Ticks 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.
  - 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:
    - Easement to the Stamford Water Company - 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.
  - Reference is made to Property & Topographic Survey depicting Parcel "B-R"-Map 11551 S.L.R., #120 Long Ridge Road Stamford, CT., prepared for 120 Long Ridge LLC, prepared by Redniss & Mead, dated 12/12/2025.
  - Reference is made to Property Survey depicting Adjustment of Lot Line Parcel "C" - Map 10292 S.L.R. & Parcel "B-R"-Map 11551 S.L.R., #120 Long Ridge Road Stamford, CT., prepared for 120-C Long Ridge LLC, prepared by Redniss & Mead, dated 7/1/2025, intended to be filed on the Stamford Land Records.
  - Reference is made to Cold Spring Road Overall Master Grading Plan, prepared by ESE Consultants, Inc., dated 6/6/2025.

ZONING LOCATION SURVEY  
 DEPICTING  
 -NEW IMPROVEMENTS-  
 PARCEL "C" - MAP 10292 S.L.R.  
 #120 LONG RIDGE ROAD  
 STAMFORD, CONNECTICUT  
 PREPARED FOR  
 TOLL BROTHERS

Scale: 0 80 160  
 1"=80'

Drawn By: RJ/B Checked By: JPP Date: 7/15/2025

To my knowledge and belief this map is substantially correct in accordance with the facts on file.

*Jorge P. Perera*  
 JORGE P. PERERA CT L.S. #70179  
 7/15/2025  
 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.

LAND SURVEYING  
 CIVIL ENGINEERING  
 PLANNING & ZONING CONSULTING  
 PERMITTING

22 First Street | Stamford, CT 06903  
 Tel: 203.372.0600 | Fax: 203.372.1118  
 www.rednissandmead.com

Sheet No:  
**ZLS**  
 Conn. No: 1730 0-2