

ORIENTATION

PARCEL ID: 003-8214

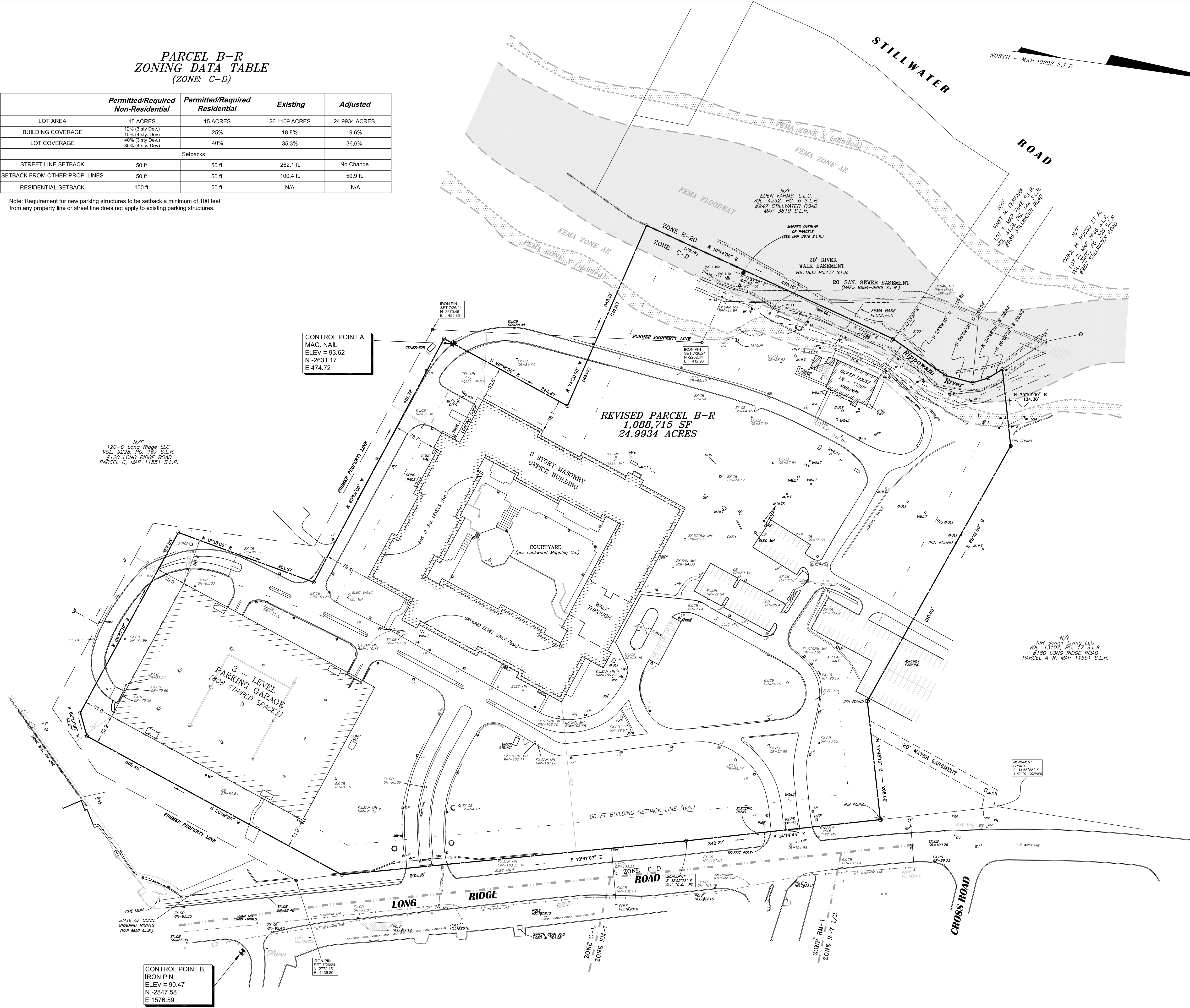
PARCEL B-R  
ZONING DATA TABLE  
(ZONE: C-D)

	Permitted/Required Non-Residential	Permitted/Required Residential	Existing	Adjusted
LOT AREA	15 ACRES	15 ACRES	26.1109 ACRES	24.9934 ACRES
BUILDING COVERAGE	12% (3 sty. Dev.) 10% (4 sty. Dev.)	25%	18.8%	19.6%
LOT COVERAGE	40% (3 sty. Dev.) 35% (4 sty. Dev.)	40%	35.3%	36.6%
Setbacks				
STREET LINE SETBACK	50 ft.	50 ft.	262.1 ft.	No Change
SETBACK FROM OTHER PROP. LINES	50 ft.	50 ft.	100.4 ft.	50.9 ft.
RESIDENTIAL SETBACK	100 ft.	50 ft.	N/A	N/A

Note: Requirement for new parking structures to be setback a minimum of 100 feet from any property line or street line does not apply to existing parking structures.

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. 9228 at Pg. 167 of the Stamford Land Records (S.L.R.).
- Reference is made to Parcel B-R, Map 11551 and to maps 1205, 3975, 4120, 7507, 7521, 7530, 7546, 8317, 8693, 8694, 8695, 9884, 9885, 9886, 9887, 9888, 9889, 10292, 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 "B-R" = 24.9934 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 48.3 - 49.8) 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 flags WC-1-100 thru WC-1-102 depicted hereon were delineated on 9/2024 by Tighe & Bond and were field located on 10/8/2024 by Redniss & Mead. Wetland Flags 5 & 9-16 were delineated on 2/27/1995 by Bruce C. Lasky, Certified Soil Scientist and field located on 2/28/1995 by Redniss & Mead. Reference is also made to a report issued by Joy Fain & Associates LLC, dated 8/15/2019, verifying the locations of wetland flags 11-16.
- 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-C Long Ridge LLC, prepared by Redniss & Mead, dated 3/12/2025.
- 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.



N/F  
120-C Long Ridge LLC  
VOL. 9228, PG. 167 S.L.R.  
#120 LONG RIDGE ROAD  
PARCEL C, MAP 11551 S.L.R.

REVISED PARCEL B-R  
1,088,715 SF  
24.9934 ACRES

N/F  
T.J.H. Senior Living LLC  
VOL. 13107, PG. 17 S.L.R.  
#180 LONG RIDGE ROAD  
PARCEL A-R, MAP 11551 S.L.R.

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

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

**ZONING LOCATION SURVEY**  
DEPICTING  
**PARCEL "B-R" - MAP 11551 S.L.R.**  
**#120 LONG RIDGE ROAD**  
STAMFORD, CONNECTICUT  
PREPARED FOR  
**120 LONG RIDGE LLC**

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

22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

Scale: 1" = 80'

Drawn By: RJB    Checked By: JPP    Date: 7/15/2025

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

*George P. Perera*  
GEORGE 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. Unauthorized alterations render any declaration herein null & void.

Sheet No:  
**ZLS**  
Comm. No: 1730H-22