

**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	25.8012 ACRES
BUILDING COVERAGE	12% (3.00 Dens)	25%	18.8%	19.0%
LOT COVERAGE	25% (4.00 Dens)	40%	35.3%	35.5%
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

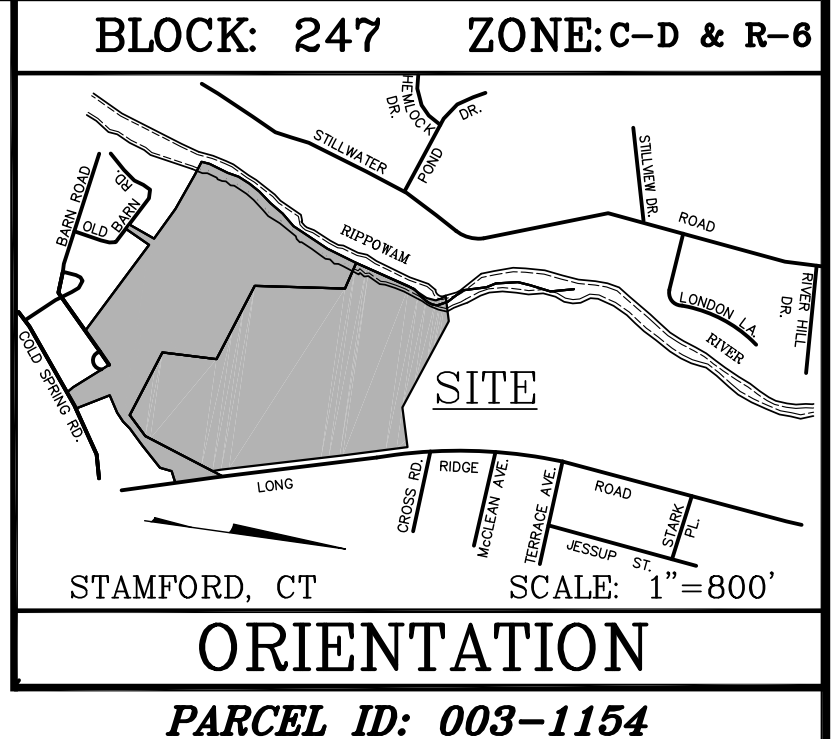
Note: Requirement for new parking structures to be setback a minimum of 100 feet from any property line or street line does not apply to existing parking structures.

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

	Permitted/Required Non-Residential	Permitted/Required Residential	Existing	Adjusted
LOT AREA	15 ACRES	15 ACRES	19.1505 ACRES	19.4599 ACRES
BUILDING COVERAGE	12% (3.00 Dens)	25%	0.0009%	0.0009%
LOT COVERAGE	25% (4.00 Dens)	40%	0.0009%	0.0009%
Setbacks				
STREET LINE SETBACK	50 ft.	50 ft.	N/A	N/A
SETBACK FROM OTHER PROP. LINES	50 ft.	50 ft.	120.0 ft. (Old Foundation)	153.9 ft. (Old Foundation)
RESIDENTIAL SETBACK	100 ft.	50 ft.	N/A	N/A

EXISTING ZONE LOT AREA:
ZONE C-D = 809,956 SF (18,587 Ac.)
ZONE R-6 = 18,492 SF (0.4245 Ac.)
ZONE R-7.5 = 6,051 SF (0.1389 Ac.)
TOTAL = 834,500 SF (19,1505 Ac.)

PROPOSED ZONE LOT AREA:
ZONE C-D = 823,132 SF (18,895 Ac.)
ZONE R-6 = 18,492 SF (0.4245 Ac.)
ZONE R-7.5 = 6,051 SF (0.1389 Ac.)
TOTAL = 847,675 SF (19,4599 Ac.)



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 Survey of the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class 4-2 and intended to depict the adjustment of lot lines.
- 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 & Parcel C, Map 10292 and to maps 1205, 3875, 4120, 7507, 7530, 7646, 8593, 8634, 8594, 9884, 9885, 9886, 9887, 9888, 9889, 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 Revised Parcels:
- Parcel "B-R" = 25,8012 Acres.
- Parcel "C" = 19,4599 Acres.
- Reference is made to FEMA Flood Insurance Rate Map Panel No. 508 of 626, Map No. 05001C0508F, 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.
- Wellands 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. Flags W-4-102, W-4-103, W-4-109 & W-4-114 were disturbed/missing at the time of the survey and therefore mapped from GIS data points provided by Tighe & Bond. Welland Flags 1-5 & 9-16 were delineated on 2/27/1995 by Bruce C. Loskey, Certified Soil Scientist and field located on 2/28/1995 by Redniss & Mead. Reference is also made to a report issued by Jay Fain & Associates LLC, dated 8/15/2019, verifying the locations of wetland flags 11-16.
- 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 site, 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:

- 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.

Approved for submission and filing
On _____ By _____ Owner or Agent

Approved by the Stamford Planning Board for filing purposes
(Not a Subdivision, pursuant to CGS 8-18)

On _____ By _____ Chair or Secretary

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, CONNECTICUT
PREPARED FOR
120-C LONG RIDGE LLC

Scale: 1"=100'

Drawn By: RJB Checked By: JPP Date: 7/1/2025

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

George P. Periera
JORGE P. PERIERA CT. L.S. #70179
11/21/2025
DATE

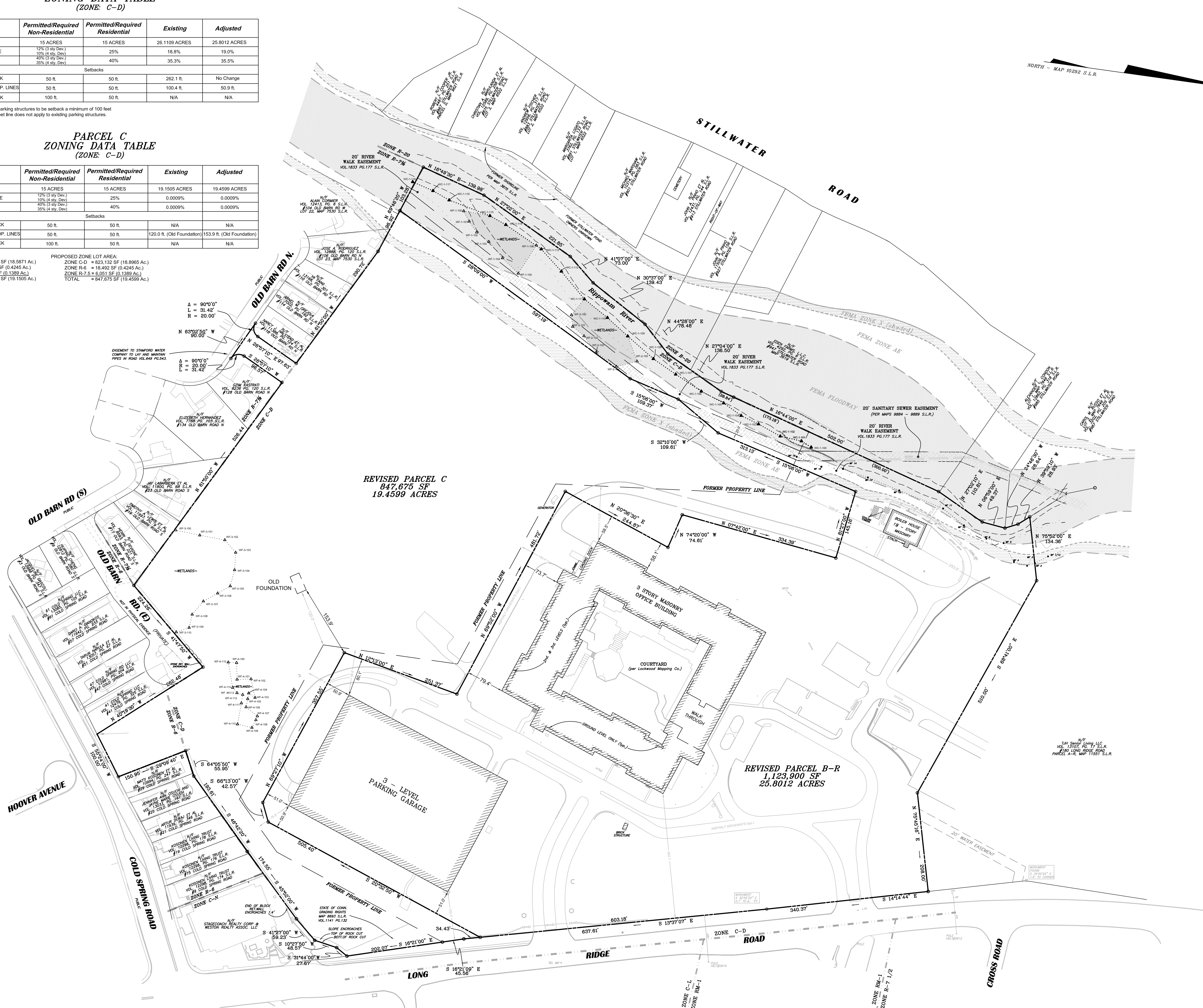
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

Sheet No: **PS**

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

Comm. No.: 17300-1

THIS IS AN ORIGINAL
MYLAR PRODUCED
FOR FILING IN THE
LAND RECORDS
Redniss & Mead



No.	By	Date	Revision Note
1	RJB	11/21/2025	Reconfigured Lot Lines.