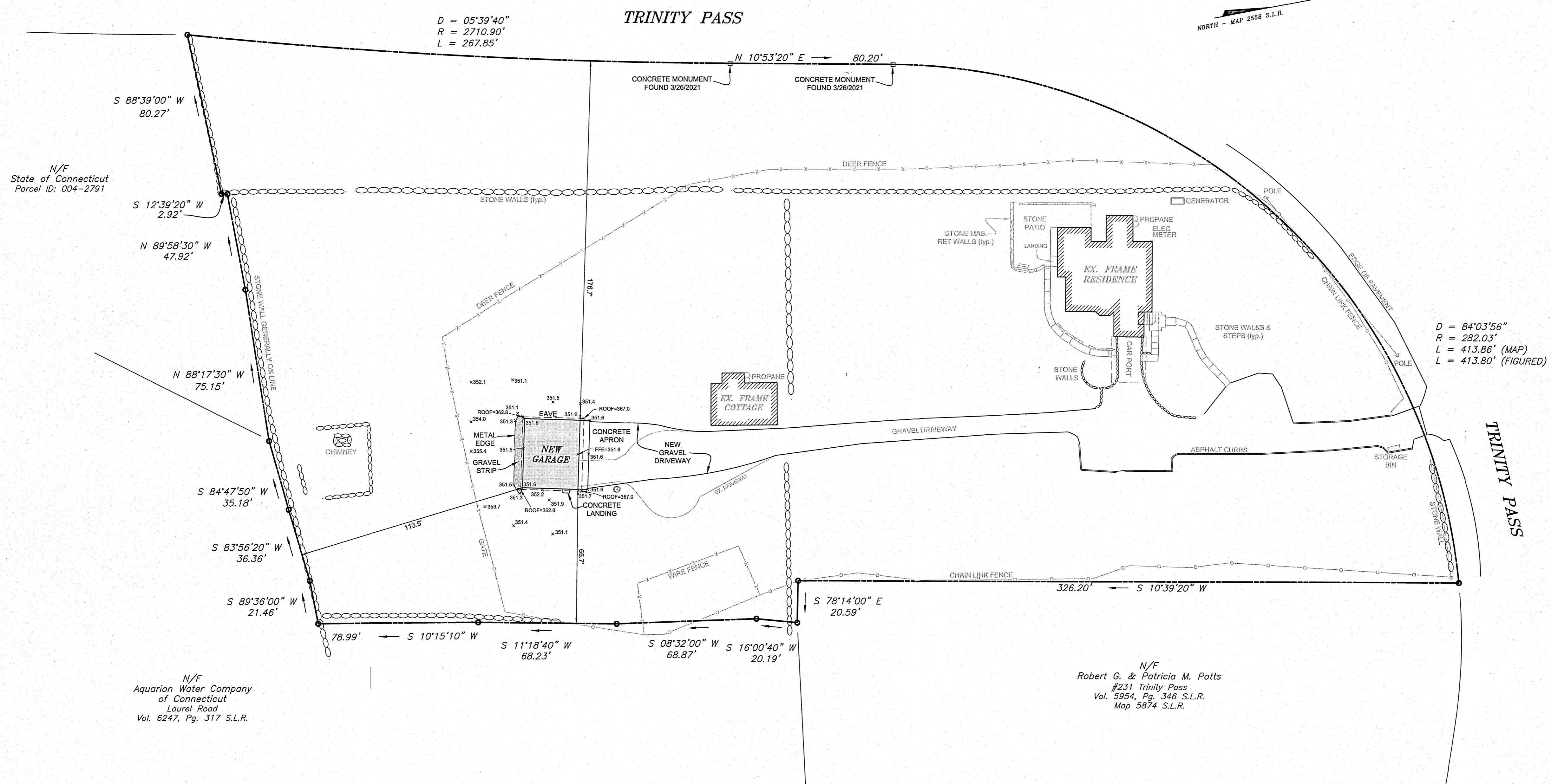


STAMFORD, CT SCALE: 1"=800'

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 an Improvement Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 with respect to the location of the new garage. Physical features depicted without specific dimensions are indicated for reference only.
- Area of the Surveyed Parcel: 141,104 Sq. Ft. (3.2393 Acres).
- Reference is made to Maps 2558 & 5874 of the Stamford Land Records (S.L.R.).
- Reference is made to the Deed of Record found in Vol. 11160, Pg. 329 S.L.R.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 366 of 626, Map No. 09001C0366F, Effective June 18, 2010. Subject Parcel Does Not lie in a Special Flood Hazard Area.
- Reference is made to Engineering plans titled "Site Development Plan depicting 221 Trinity Pass Stamford CT, prepared for Jason Miller" prepared by Redniss & Mead Inc., dated 2/26/2021.
- Reference is made to Shed Plans for Jason Miller 221 Trinity Pass Stamford Ct., prepared by Sheds Unlimited LLC, dated 1/15/2021.
- Owner of Record: Jason Miller & Joanna Love.

D = 84°03'56"
R = 282.03'
L = 413.86' (MAP)
L = 413.80' (FIGURED)

N/F State of Connecticut Parcel ID: 004-2791

N/F Aquarion Water Company of Connecticut Laurel Road Vol. 6247, Pg. 317 S.L.R.

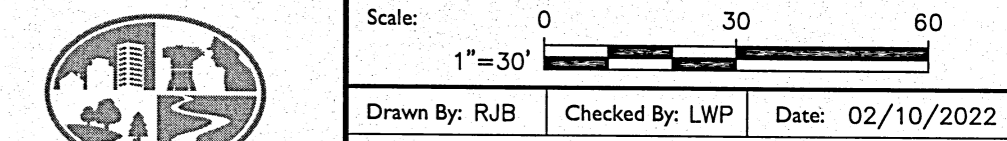
N/F Robert C. & Patricia M. Potts #231 Trinity Pass Vol. 5954, Pg. 346 S.L.R. Map 5874 S.L.R.

REGULATION	MINIMUM REQUIRED	EXISTING	AS-BUILT
LOT AREA	130,880 sf	141,104 sf	No Change
LOT FRONTAGE	200'	761.85'	No Change
FRONT	60'	42.1"	No Change
Sideback	SIDE	35' one / 70' both	77' / 288'
	REAR	N/A	N/A
	ACCESSORY SIDE GARAGE	5'	78'
AVG. GRADE PLANE	N/A	N/A	351.6'
BUILDING COVERAGE	10% (Max)	2.8%	2.9%
MAXIMUM HEIGHT (ACCESSORY STRUCTURES)	1 story (Max)	1 story	1 story
	15 feet (Max)	<15 feet	15.4 feet

* Main dwelling was built prior to zoning regulations.

IMPROVEMENT LOCATION SURVEY

DEPICTING
-NEW GARAGE-
221 TRINITY PASS
STAMFORD, CT
PREPARED FOR
JASON MILLER



Drawn By: RJB | Checked By: LWP | Date: 02/10/2022
To my knowledge and belief this map is substantially correct as noted herein.
Lawrence W. Posson, Jr.
LAWRENCE W. POSSON, JR. CT. L.S. #18130
DATE: 3/4/2022

REDNISS & MEAD
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