

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 Subdivision Map the Boundary Determination Categories of which are a Resurvey of the boundary perimeter and an Original Survey of the created lot lines, each of which conform to Horizontal Accuracy Class A-2 and are intended to depict the layout of lots and associated public or private highways, easements and lands. All structures within the entire property shall be removed.
- Total area of the surveyed parcel = 172,642 S.F. (3.9633 Acres).
- Reference is made to Parcels A, B & C on Map 3191 and to Maps 10553, 11406, 11659, 12511, 14271 and 14272 of the Stamford Land Records (S.L.R.).
- Reference is made to instruments of record as labeled hereon.
- Reference is made to FEMA Flood Insurance Rate Map #09001C0506F Map Effective 6/18/2010. Subject properties do not lie within a special flood hazard zone.
- Owner of Record: Kennedy Woodcock Karen Trust.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Wetlands depicted hereon were field identified and flagged by William Kenny Associates on April 5, 2022 and field located by Redniss and Mead, Inc. on April 8, 2022.
- Easements to be established where necessary.
- Installations of in-ground fuel storage tanks are prohibited.
- Proposed electrical wires to be overhead / underground.

N/F
STONEBROOK CONDOMINIUM
PARCEL 1, MAP 12511 S.L.R.
VOL. 4283 PG. 87 S.L.R.
95 INTERVALE RD.

PRELIMINARY SUBDIVISION MAP
DEPICTING
131 & 139 TURN OF RIVER ROAD
and 29 INTERVALE ROAD
STAMFORD, CONNECTICUT
PREPARED FOR
TH1 LLC & HB CAPITAL LLC

Scale: 1" = 30' 0 30 60
 Drawn By: CJP Checked By: CJP Date: 10/28/2022
 To my knowledge and belief, this map is substantially correct as noted hereon.

 CESAR J. POLONIA, C.T. L.S. #70256
 10/28/2022
 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: **PSUB**
 22 First Street | Stamford, CT 06905
 Tel: 203.327.0500 | Fax: 203.357.1118
 www.rednissmead.com
 Comm. No: 9734A-1

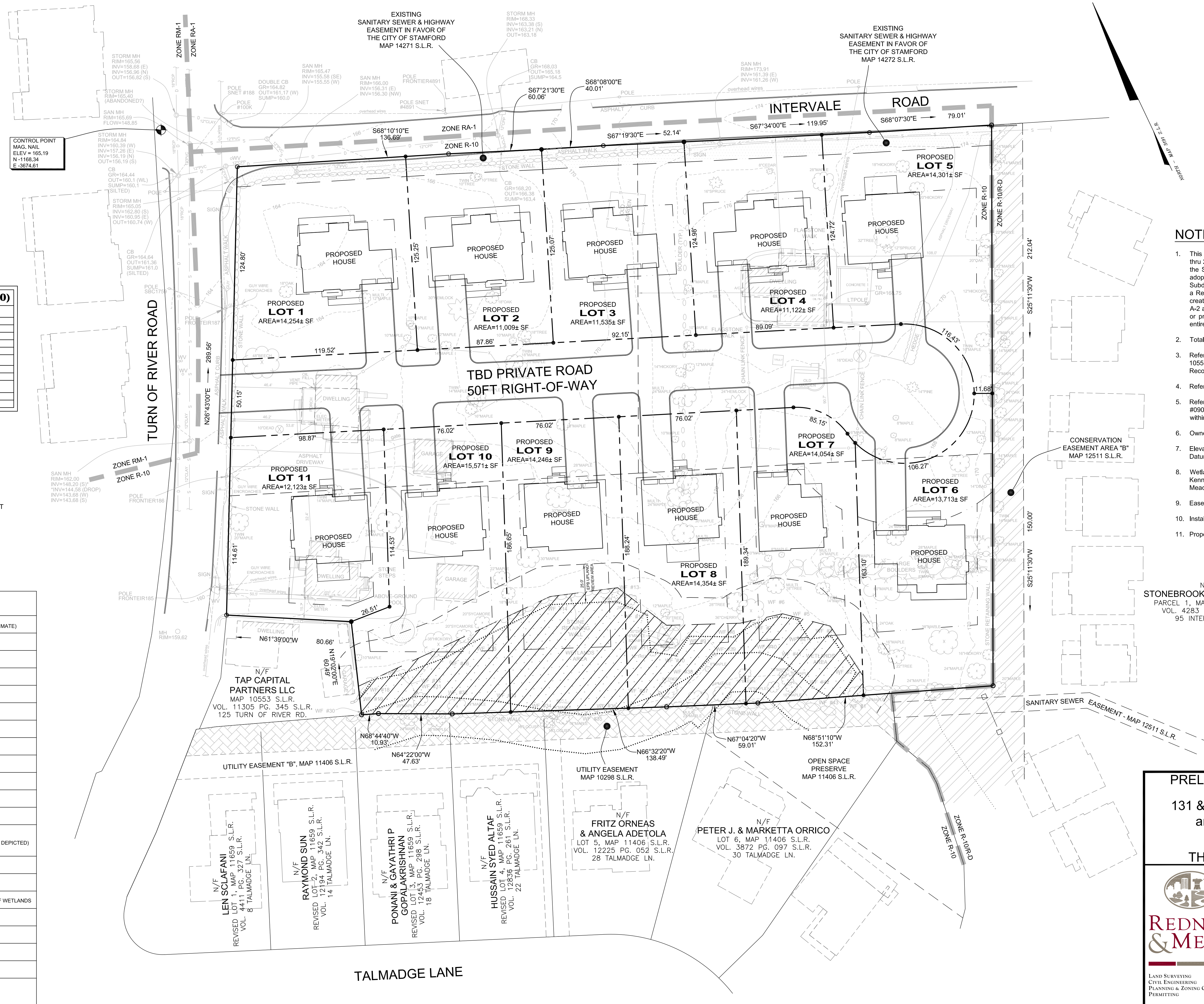
ZONING DATA TABLE (ZONE R-10)

PRIMARY STRUCTURE	
FRONT (min.)	40'
SIDE YARD (min.)	10'
REAR YARD (min.)	30'
BUILDING AREA (max.)	20%
BUILDING HEIGHT (max.)	2 1/2 Stories / 30'
ACCESSORY STRUCTURE	
SIDE (min.)	5'
REAR (min.)	5'
LOT	
LOT AREA (min.)	10,000 sf
FRONTAGE (min.)	75'

PROPOSED CONSERVATION EASEMENT AREA = 17,265 SF (10%)

LEGEND

	PROPERTY LINE (APPROXIMATE)
	CURB LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
	GUARD RAIL
	EDGE OF PAVEMENT
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	SPOT ELEVATION
	UTILITY POLE
	EXISTING CONTOUR
	TREES (SIZE AND TYPE AS DEPICTED)
	STONE WALL
	OVERHEAD WIRES
	WETLAND FLAG & LIMIT OF WETLANDS
	ELECTRIC MANHOLE
	STORM MANHOLE
	SANITARY MANHOLE
	CATCH BASIN
	ZONE BOUNDARY LINE
	ZONE: AA



TALMADGE LANE