

NOTES:

- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources and Street traffic patterns Depicted on this AMap are Approximate taken from Google earth images and other available resources all These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
- Subject Property Depicted Lies in Zone "X" Area determined to be out side or Above the designated FEMA Area as Defined on FEMA FIRM Map Panel 508 of 626, Community-Panel Number 09001C0508F; Effective Date June 18, 2010.
- Reference is Hearly made to all Notes and Recorded Documents as they may pertain to the Parcel Depicted on this map. Property is Subject to Easements, Covenants and Restrictions of public record. Refer to First American Title Insurance Company Commitment for Title Insurance CTST 2380833 Effective Date December 14, 2016
- Real property known as: 111 and 123 High Ridge Road, Stamford, Connecticut. Title to the estate or interest in the land is at the Effective Date vested inHigh Ridge Plaza, Limited Liability Company, by virtue of a deed dated December 4, 1972 and recorded December 14, 1972 in Book 1313 at Page 229 of the Stamford Land Records, and corrected QC deed dated March 30, 1999 and recorded February 15, 2000 in Book 5454 at page 299 of said land records. (b) Assignment of Rents and Leases between said parties, dated June 28, 2012 and recorded June 29, 2012 in Book 10461 at page 271 of said records. Note: Agreement set forth in Volume 994 at Page 512 of the Stamford Land Records referred to in deeds appears to have expired as stated in referenced Title Report.
- Existing Buildings can be considered Existing Non-Conforming with regard to Setback and Building Coverage for 111 High Ridge Road. property was C-L Zone at time of Construction Year Built 1964. Refer to NON CONFORMING USES ARTICLE IV - SPECIAL REGULATIONS SECTION 10A - Any building or use of land or building legally existing at the time of enactment of this Regulation, or of any amendments thereto, or authorized lawful permit issued prior to the adoption of these Regulations which does not conform to the provisions of these Regulations for the Use Districts in which it is located, shall be designated a non-conforming use. Such use may be continued but may not be extended or expanded, or changed to a less restrictive use as listed in the LAND USE SCHEDULE in APPENDIX A. NOTE: Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority.
- Note the Painted parking Area, Street Access Curbing retaining wall and the Overhead Utility services over the Sourthery Property Line

LEGEND

	Existing
Spot Elevation	x 100.0
Contour	100
Storm Drain	== == == == ==
Sanitary Sewer	== == == == ==
Gas Main	G
Water Main	W
Electric	E
Stone Wall	---o---o---o---o---
Stone Masonry Wall	---x---x---x---x---
Concrete Wall	---/---/---/---/---
Brick Wall	---x---x---x---x---
Fence	X X
Catch Basin (In Curb)	Manhole
Catch Basin (Flush)	Yard Drain
Gas Box	Light Pole
Water Box	Sign
Traffic Signal Pole	Tree

(15) In any building containing more than 3000 square feet of gross floor area general office use shall be limited to stories above the ground floor level. (83-003)

In any Business, Commercial or Industrial District, a building erected on a corner lot shall be required to comply with the front setback standard on all streets and shall comply with the rear yard setback standard for the lot line generally opposite the narrower street frontage. All other yards shall comply with the side yard setback standard. In the case of equal frontages the owner may designate which street line shall be the front lot line for the purpose of determining the rear lot line. (91-025)

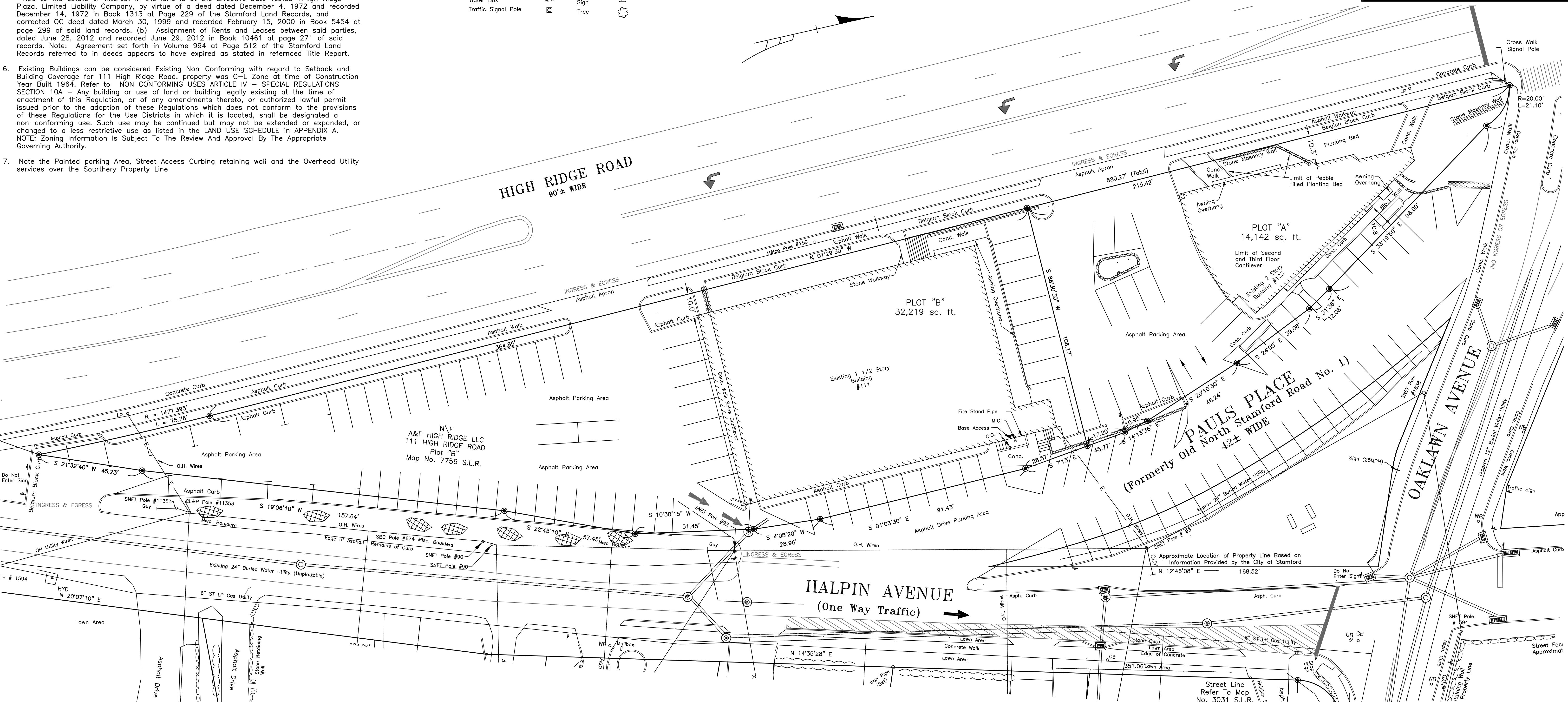
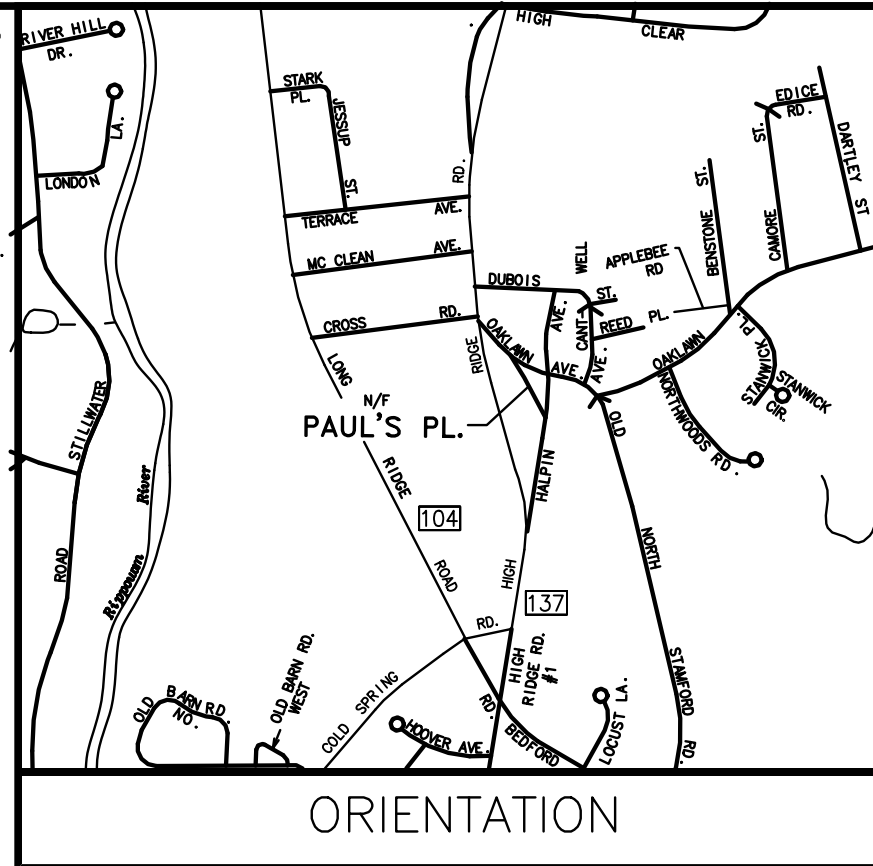
Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

C-N⁽¹⁵⁾ ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback..... 15'
Center Line Of Street Setback..... 40'
Rear Yard Setback..... 20'
Side Yard Setback..... 6' W/ Total Of.... 12'
Max. Building Coverage.....30% Of Lot Area



ZONING LOCATION SURVEY
PREPARED FOR
SWEETSPOT STAMFORD, LLC
111-123 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT



Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

Street Line Refer To Map No. 3031 S.L.R. This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Associates of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for COMPLIANCE OR NON-COMPLIANCE WITH EXISTING REQUIREMENTS.

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

REVISED MARCH 3, 2023 (NAME CHANGE)
REVISED MARCH 7, 2023 (AS REQUESTED)

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 hereon null and void.



BY: *Edward J. Frattaroli*
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyor • Engineers • Land Planners
STAMFORD, CONNECTICUT DECEMBER 20, 2016