

## **28 Quaker Ridge Road**

### **Environmental Protection Board**

#### Application Checklist:

1. Completed application form.
2. Full-size existing and proposed conditions site plans\*, prepared by licensed professionals, at a scale of 1"= 60' or larger. Proposed conditions plans shall include an inset map at a scale of 1"=1,000' locating the subject property.
3. Complete Site Plan Set reduced to fit 11"x17" ledger paper.
4. Recent GIS aerial image of the subject property, in color and sized to fit 8.5"x11" paper.
5. Project narrative describing the proposed a) activity and its purpose, b) erosion and sedimentation controls and other best management practices, c) mitigation measures, and d) alternatives considered.
6. Biological narrative describing existing conditions and the likely impacts of the proposed activities on applicable wetlands, watercourses, conservation areas, and/or floodplains.
7. Recent photographs of the proposed project area and associated wetlands, watercourses, conservation areas, and/or floodplains.

#### Plus:

11. A copy of the property deed.
12. Part II completed on a "Statewide Inland Wetlands & Watercourses Activity Reporting Form". (<https://portal.ct.gov/-/media/DEEP/water/wetlands/SIWWARF-PDF-Template.pdf>)
13. A list of the names and mailing addresses of property owners advised of the filing of the application, a proof of mailing (i.e., USPS Certificate of Mailing), and a copy of the letter which was sent. (Detailed notification requirements are available in Section II. of the EPB application instructions)
16. An original soil scientist signed soils report with sketch of wetlands and watercourses flagged on subject property.
17. Extra: Existing Conditions Map

1

**City of Stamford  
Environmental Protection Board  
888 Washington Boulevard  
Stamford, CT 06904  
(203) 977-4028**

**APPLICATION FOR A PERMIT TO CONDUCT REGULATED ACTIVITIES**

**1. APPLICANT**

Name of Applicant: Anlyn Hilderbrand

Home Address: 28 Quaker Ridge Road Stamford, CT 06903

Telephone: 203-561-7728 Email address: Anlynhilderbrand@gmail.com

Business Address: N/A

Business Phone: \_\_\_\_\_

Title of Project (if applicable): Hilderbrand

Applicant's Interest in the Property (check where appropriate)

Owner:  Agent:  Lessee:  Lessor:  Other: \_\_\_\_\_  
(Specify)

**2. OWNER**

Name of Subject Property Owner: Same

Home Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email address: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_

**If the applicant is not the owner of record, the owner must provide signed correspondence authorizing the applicant to file this application to conduct regulated activities.**

### 3. LOCATION / DESCRIPTION

a) Address of the subject property: 28 Quaker Ridge Road Stamford, CT 06903

b) Geographical location in sufficient detail to allow identification of the subject property on the "Inland Wetlands and Watercourses Map"  
(include orientation sketch)

Please see attached aerial

Lot Number: 34 391B

List Number: 2020-01-0020955

Subdivision #: N/A

T-Map Number: Parcel "B" no. 7,284 S.L.R

Total Acreage: .9162 ACRES

Assessor's Card #: 001-0344

Zone: RA-1

Block Number: 391

c) Is the Property is located within 500 feet of a Municipal Boundary?

Yes:     (See Instructions Section III "Special Notification")      No: X

c) Is the Property is located within a drinking water supply watershed?

Yes:     (See Instructions Section III "Special Notification")      No: X

e) The Property is serviced by (check where appropriate)

Septic system: X Sewer:     / Private well: X Municipal water:    

### 4. REGULATED ACTIVITIES

a) License is sought to conduct the following regulated activities  
(check where appropriate)

Alteration:     Deposition:     Construction: X Removal:    

Pollution:     Obstruction:     Other (Specify): Container pool

b) The proposed activities will affect the following (check where appropriate)

Wetland soils:     Watercourse:     Open water:    

Floodplain:     Open space/Conservation easement (CE):    

Upland Review Area (URA) <sup>1</sup>: X Other (Specify):    

<sup>1</sup> The Upland Review Area in non-drinking water supply watersheds is 25 feet from the edge of wetlands and watercourses. The Upland Review Area in the drinking water supply watersheds of the Mianus and upper Rippowam Rivers is 50 feet from the edge of wetlands and 100 feet from watercourses.

- c) Purpose and brief description of the activities for which authorization is requested:  
Container pool installation. Total Impervious Surface 128 sq ft.
- 
- 

d) Existing Conditions – Area Totals of Entire Property

- i) Square feet of Wetlands: 4,839.8 SF
- ii) Linear feet of Watercourse: \_\_\_\_\_
- iii) Square feet of Open water: \_\_\_\_\_
- iv) Square feet of Floodplain: \_\_\_\_\_
- v) Square feet of Open space/CE: \_\_\_\_\_
- vi) Square feet of URA: 8,290.8 SF

e) Proposed Conditions – Total Area Affected

- i) Square feet of Wetlands affected: 0
- ii) Linear feet of Watercourses affected: \_\_\_\_\_
- iii) Square feet of Open water affected: \_\_\_\_\_
- iv) Square feet of Floodplain affected: \_\_\_\_\_
- v) Square feet of Open space/CE affected: \_\_\_\_\_
- vi) Square feet of URA affected: 128
- vii) Square feet of Wetlands created: \_\_\_\_\_

**5. STANDARD NOTIFICATION REQUIREMENT**

Names and addresses of individuals notified of this pending application as required by “The Inland Wetland and Watercourses Regulations of the City of Stamford” (*See Instructions Section II for details*)

Name	Address
Alexandra Lysenko	36 Quaker Ridge Road
Joseph Pigott	15 Quaker Ridge Road
Neil Gershon	29 Quaker Ridge Road
Steven Kosterich	41 Quaker Ridge Road
Alana Sliwinski	55 Quaker Ridge Road
Todd Price	161 E. Hunting Ridge Road
Eileen Jachym	173 E. Hunting Ridge Road
Elizabeth Rastz	12 Falmouth Road
Susan Lauria	29 Falmouth Road
Jonathan Neuhaus	45 Falmouth Road

*(Attach additional sheets if necessary)*

**GENERAL CONDITIONS**

The undersigned applicant understands that this application is to be considered complete when all information and documents required by the agency have been submitted.

The agency may request additional information to properly evaluate the proposed activities pursuant to Section 5.5 of the “Inland Wetland and Watercourses Regulations of the City of Stamford.” The applicant will be notified in writing of any further information required or when the application is deemed complete.

The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge.

The undersigned applicant hereby consents to necessary and proper inspections of the above property by authorized agents of the EPB.

Written signature  \_\_\_\_\_

Printed name Anlyn Hilderbrand

Date 7/12/2023

2

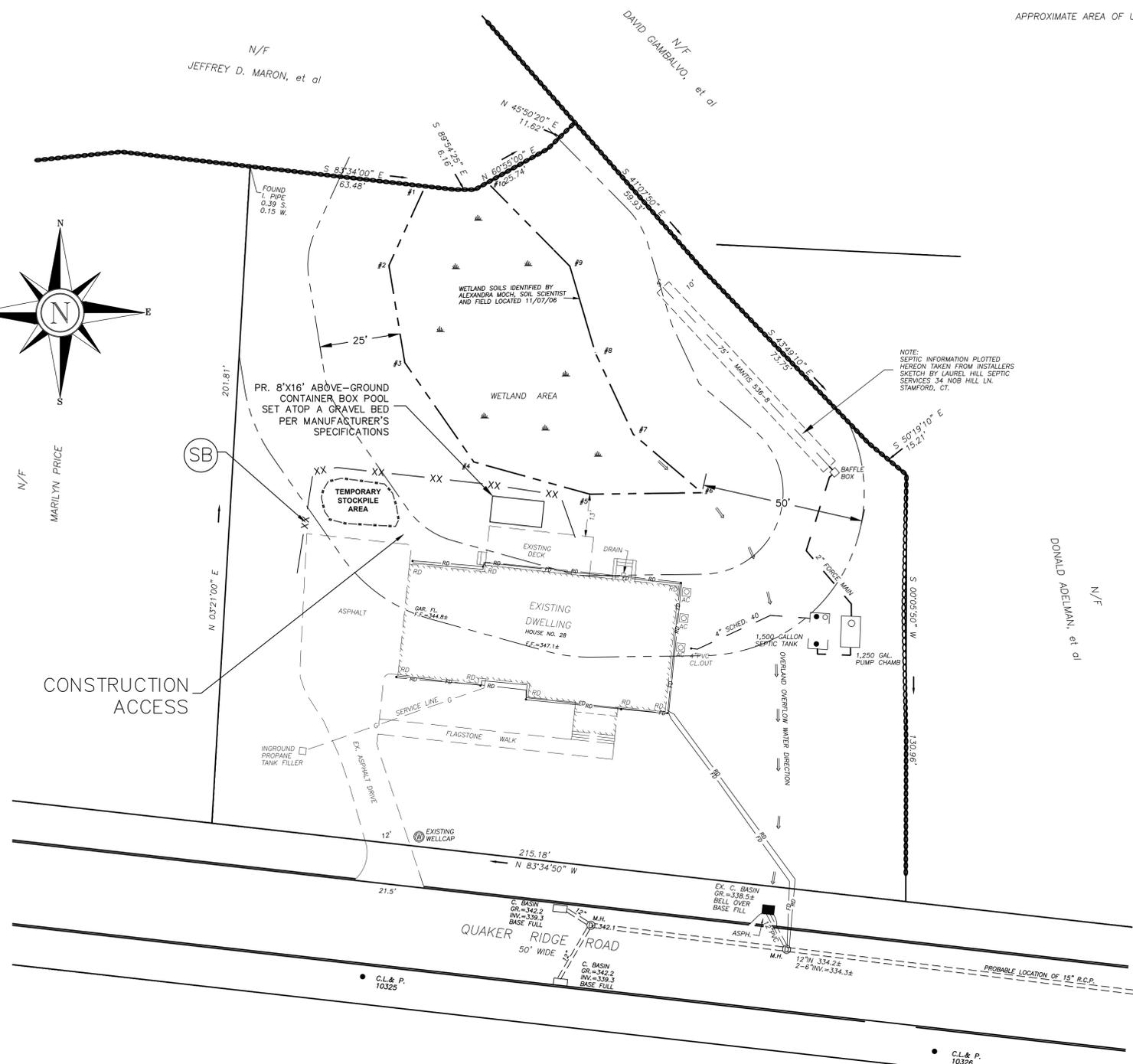
3

PRINTS NOT VALID WITHOUT ORIGINAL SIGNATURE & SEAL.

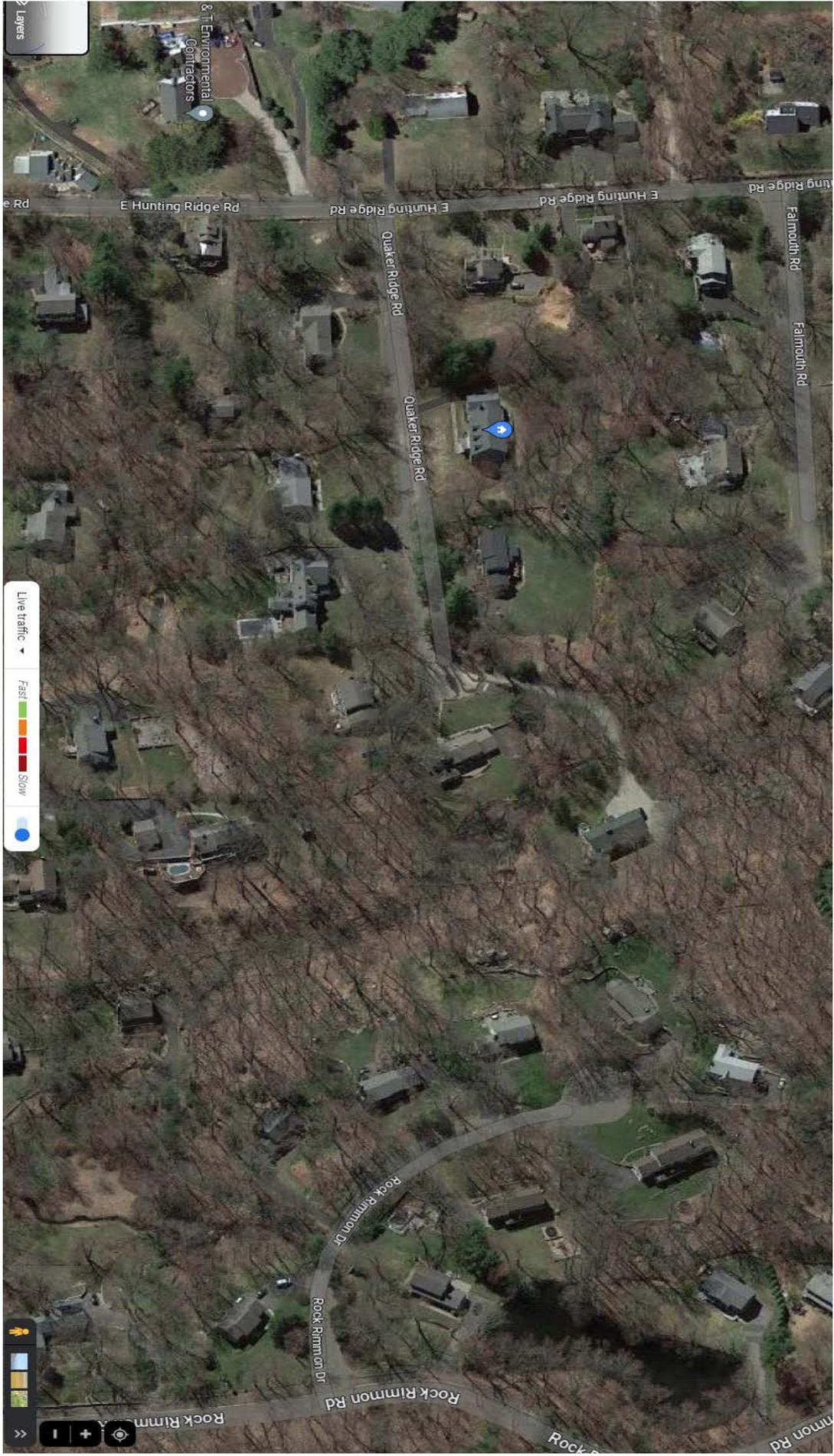
STANDARD CITY OF STAMFORD NOTES:

1. A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY.
2. ALL WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CITY OF STAMFORD REQUIREMENTS, THE STATE OF CONNECTICUT BASIC BUILDING CODE AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL.
3. THE ENGINEERING BUREAU OF THE CITY OF STAMFORD SHALL BE NOTIFIED THREE DAYS PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION OR WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY.
4. TREES WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY TO BE REMOVED SHALL BE POSTED IN ACCORDANCE WITH THE TREE ORDINANCE.
5. PRIOR TO ANY EXCAVATION THE CONTRACTOR AND/OR APPLICANT/OWNER, IN ACCORDANCE WITH PUBLIC ACT 77-350, SHALL BE REQUIRED TO CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 FOR MARK OUT OF UNDERGROUND UTILITIES.
6. ALL RETAINING WALLS THREE (3) FEET OR HIGHER MEASURED FROM FINISHED GRADE AT THE BOTTOM OF THE WALL TO FINISHED GRADE AT THE TOP OF THE WALL AND RETAINING WALLS SUPPORTING A SURCHARGE OR IMPOUNDING CLASS I, II OR III-A LIQUIDS ARE REQUIRED TO HAVE A BUILDING PERMIT. RETAINING WALLS SHALL BE DESIGNED AND INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, RETAINING WALLS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
7. CERTIFICATION WILL BE REQUIRED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT THAT WORK HAS BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED DRAWINGS.
8. A FINAL IMPROVEMENT LOCATION SURVEY WILL BE REQUIRED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
9. CONNECTION TO A CITY-OWNED STORM SEWER SHALL REQUIRE THE WAIVER COVERING STORM SEWER CONNECTION TO BE FILED WITH THE CITY OF STAMFORD ENGINEERING BUREAU.
10. GRANITE BLOCK OR OTHER DECORATIVE STONE OR BRICK, DEPRESSED CURB, DRIVEWAY APRON AND CURBING WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY SHALL REQUIRE THE WAIVER COVERING GRANITE BLOCK DEPRESSED CURB AND DRIVEWAY APRONS TO BE FILED WITH THE CITY OF STAMFORD ENGINEERING BUREAU.
11. SEDIMENT AND EROSION CONTROLS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY THROUGHOUT CONSTRUCTION UNTIL THE SITE IS STABILIZED.
12. TO OBTAIN A CERTIFICATE OF OCCUPANCY, SUBMITTAL MUST INCLUDE ALL ITEMS OUTLINED IN THE CHECKLIST FOR CERTIFICATE OF OCCUPANCY (APPENDIX D OF THE CITY OF STAMFORD DRAINAGE MANUAL).
13. ROADWAY AT CONSTRUCTION ENTRANCE MUST BE KEPT CLEAN OF DEBRIS AND SEDIMENT.

- LEGEND: -
- 90 EXISTING CONTOUR LINE
  - x 90.5 SPOT ELEVATION
  - XX SEDIMENT BARRIER
  - CF CONSTRUCTION FENCE
  - FD FOOTING DRAINS
  - RL ROOF LEADERS
  - DHW OVERHEAD WIRES
  - B.C. BOTTOM OF CURB
  - BOT. BOTTOM
  - B.W. BOTTOM OF WALL
  - CB CATCH BASIN
  - EL. ELEVATION
  - F.L. FLOW LINE
  - R.C.P. REINFORCED CONCRETE PIPE
  - T.B.R. TO BE REMOVED
  - T.C. TOP OF CURB
  - T.W. TOP OF WALL
  - TYP. TYPICAL
  - STONEMAN STONEWALL
  - RETAINING WALL
  - TREE



4



Layers

Live traffic ▾

Fast    Slow

⏪ | + | 🔍

& T Environmental Contractors

E Hunting Ridge Rd

Quaker Ridge Rd

Falmouth Rd

Quaker Ridge Rd

Rock Rimmer Dr

Rock Rimmer Rd

Rock Rimmer Rd

5

6



Frangione Engineering, LLC  
 15 Snowberry Lane  
 New Canaan, CT 06840  
 Phone: 203.554.9551  
 Web: www.frangione.net

**Drainage Summary Report  
 Property of Anlyn Hildebrand – 28 Quaker Ridge Road, Stamford, CT**

In 2016 our office represented the prior owners, Gerkos, LLC when they demolished the original house and constructed a new house in the same location on their 39,908-sq. ft. property at 28 Quaker Ridge Road. That work was completed in 2018. Now the new owner proposes installing an above-ground modular pool that will be 128 SF in surface area. The pool addition will still be a reduction in impervious area from a previously-submitted plan. Runoff from all impervious surfaces are connected to the existing City of Stamford Drainage System. This report will show that the runoff from the above-ground pool can simply discharge onto the ground and will not have an adverse impact on downslope properties or drainage facilities.

Presently the runoff from the site sheet flows generally from north to south across the property then back out to the street and into the City of Stamford Drainage System in Quaker Ridge Road. In 2008 a prior owner got a Building Permit from the City of Stamford (Building Permit No. 2008-0273 issued April 7, 2008) based on a drainage analysis prepared by Land Engineering Associates, Inc. (“Land Engineering”) that was dated March 27, 2008 (copy on file). This report analyzed the impact of an addition to the existing house and construction of a larger driveway on the drainage system in Quaker Ridge Road. The report analyzed the effect of a direct stormwater connection into the 15” RCP in the street for the 25-Year Storm and found that the pipe has sufficient capacity to transmit its design flow. The roof leaders and footing drain from the current house are connected into the City Drainage System much in the same way as the original proposal was designed, and a Certificate of Occupancy for the project was granted in 2019. Runoff from the remainder of the site, including the proposed pool, will be allowed to continue to flow along existing drainage paths.

Our office has calculated the amount of original house, originally approved, as-built, and currently-proposed impervious areas on the site. A summary of the house, driveway and pool areas is shown in Table I below.

**Table I – Summary of Original, Approved, As-Built and Proposed Impervious Areas**

	Prior to 2015/ Pre- Development(SF)	Originally Approved, SF	8/25/2016 Proposed (SF)	As-Built (SF)	Proposed 7/7/23 (SF)
House	2,459.7	3,821.7	3,103.1	3,165.4	3,165.4
Driveway	1,858.3	2,079.3	1,927.1	2,117.1	2,117.1
Pool					128
Total	4,318.0	5,901.0	5,030.2	5,282.5	5,410.5
Difference from approved (SF):			-870.8	-618.5	-490.5
Difference above existing (SF):			712.2	964.5	1,092.5

Table I shows that the proposed impervious areas, while 1,092.5 SF more than the original house, will be approximately 490.5 SF *less* than what was approved under the Land Engineering analysis. Therefore the runoff rate leaving the site will be less than what was originally approved. Since it was determined that the pipe system could handle the slight increase

in flow rate under the original proposal, it is our professional opinion that the drainage system can handle the design flows associated with the reduced impervious area under the current proposal. Under the 2020 City of Stamford Drainage Manual, since all of the prior work was completed to City of Stamford Standards and received a Certificate of Occupancy prior to the enactment of the current Drainage Manual, this minor, 128 SF addition should be eligible for consideration under the “Stormwater Management Standards – Exemption Request Form”.

Based on the above information, it is our professional opinion that the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities.

Respectfully submitted,  
Frangione Engineering, LLC



A handwritten signature in blue ink, appearing to read "R. Frangione".

Robert M. Frangione, P.E.  
Owner & Chief Engineer  
July 7, 2023

Enclosures



City of Stamford  
 Engineering Bureau  
 Stamford Government Center – 888 Washington Blvd., Stamford, CT 06901  
 Phone: 203 977 4189

**STORMWATER MANAGEMENT STANDARDS –EXEMPTION REQUEST FORM**

Project Name Hildebrand  
 Project Address 28 Quaker Ridge Road  
 Property Owner(s) Anlyn Hildebrand  
 Tax Account Number(s) 001-0344 Zone(s) RA-1 Lot Area 39,908 SF

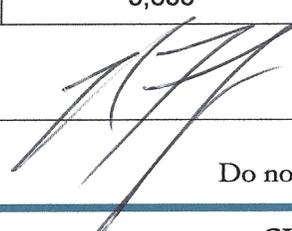
Check all that apply to the proposed project:

- a. The project drainage design will not adversely impact adjacent or downstream properties or City-owned drainage facilities.
- b. The project does not result in new or increased discharges to High Quality Waters or stormwater Impaired Waters as designated by CT DEEP.
- c. The project does not discharge directly to or within 500 feet of a tidal wetland, see *Appendix A*.
- d. The project creates less than 400 square feet of impervious coverage.
- e. The project site is not located on a Direct Waterfront parcel.

**IMPERVIOUS AREA WORKSHEET**

This worksheet shall be used to quantify impervious surfaces associated with existing and proposed construction.

	Existing Conditions Impervious Surfaces (sq ft)	Proposed conditions Impervious Surfaces (sq ft)	Proposed New Impervious Surfaces (sq ft) <b>Column 2 minus column 1</b>
House / Buildings	3,165	3,165	0
Driveways	2,117	2,117	0
Sidewalks / Paths	376	376	0
Swimming Pools	0	128	128
Patios	0	0	0
Tennis Court / Sport Court	0	0	0
Other	0	0	0
<b>TOTALS</b>	<b>5,658</b>	<b>5,786</b>	<b>128</b>

Owner / Agent Signature:  Date: July 7, 2023

Do not write below this line

**CITY APPROVAL**

Engineering Bureau Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Block 391

Return to:  
Attorney Lisa Gioffre Baird  
196 Danbury Road  
Wilton, CT 06897



INSTR # 2019015937  
VOL 12235 PG 61  
RECORDED 10/10/2019 02:22:56 PM  
LYDA RUIJTER  
CITY & TOWN CLERK STAMFORD CT  
TOWN CONVEYANCE TAX \$4,875.00  
STATE CONVEYANCE TAX \$11,937.50  
BLOCK 391

**WARRANTY DEED**  
SURVIVORSHIP

**TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETING:** Know Ye that, GERKOS, LLC through its authorized members and agents, NATALIA GERASIMOFF and SUSAN KOSTERICH of the Town of Stamford, County of Fairfield and State of Connecticut for the consideration of **ONE MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$1,275,000.00)** received to my full satisfaction of

**TIMOTHY HILDERBRAND and ANLYN HILDERBRAND**

do give, grant, bargain, sell and confirm unto the said

**TIMOTHY HILDERBRAND and ANLYN HILDERBRAND**

as joint tenants with rights of survivorship and unto the survivor of them and said survivor's heirs, executors, administrators and assigns forever,

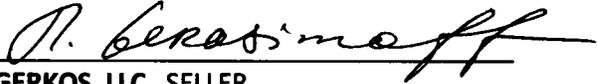
See Schedule A attached hereto and made a part hereof  
Also known as 28 Quaker Ridge Road, Stamford, CT 06903

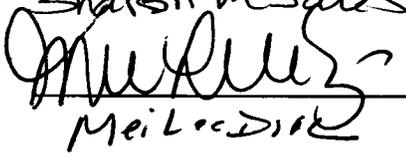
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the Grantees and unto the survivor of them and said survivor's heirs, executors, administrators and assigns forever, to them and their proper use and behoof.

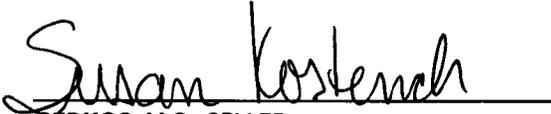
And also the Grantor does its successors and assigns, covenant with the said Grantees and the survivor of them and said survivor's heirs, executors, administrators and assigns, that at and until the ensealing of these presents it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has a good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

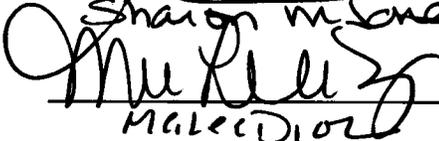
And furthermore the Grantor does by these present itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained for premises to the said Grantees and the survivor of them and said survivor's heirs, executors, administrators and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In witness whereof I have hereunto set my hands and seal this 7<sup>th</sup> day of October, 2019.

  
GERKOS, LLC, SELLER  
By: Natalia Gerasimoff, its Agent and Member

  
Sharon M. Jones, Witness  
  
Mei Leedior, Witness

  
GERKOS, LLC, SELLER  
By: Susan Kosterich, its Agent and Member

  
Sharon M. Jones, Witness  
  
Mei Leedior, Witness  
STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this, the 7<sup>th</sup> day of October, 2019, before me, SHARON M. JONES, the undersigned officer, personally appeared Nataila Gerasimoff, Authorized Agent and Member for GERKOS, LLC, the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed on behalf of GERKOS, LLC.

In witness whereof, I hereunto set my hand and seal.

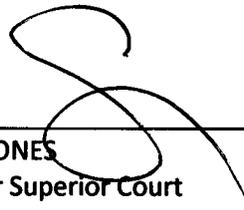
  
SHARON M. JONES  
Commissioner Superior Court

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this, the  day of October, 2019, before me, SHARON M. JONES, the undersigned officer, personally appeared Susan Kosterich, Authorized Agent and Member for GERKOS, LLC, the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed on behalf of GERKOS, LLC.

In witness whereof, I hereunto set my hand and seal.

  
SHARON M. JONES  
Commissioner Superior Court

**SCHEDULE A  
PROPERTY DESCRIPTION**

All that certain piece, parcel or tract of land, situated on Quaker Ridge Road in the City of Stamford, County of Fairfield and State of Connecticut and shown and designated as Parcel "B", 39,908 square feet" on a certain map entitled, "Map showing subdivision of Property of Louis Weisberg to be conveyed to George Price et ux, Stamford, Conn.", December 26, 1961, which map is on file in the office of the city and town clerk of said Stamford as map numbered 7284, reference thereto being had.

Said tract as shown on said map, is bounded Northerly and Northwesterly 107 feet by land of Albert A. Sommerwerck and Ruth M. Sommerwerck; Northeasterly 148.49 feet by land of The Stamford Museum and Nature Center, Incorporated; Easterly 130.96 feet by land of Bernard S. Jenkins and Harriette S. Jenkins; Southerly 215.18 feet by Quaker Ridge Road; and Westerly 201.81 feet by other land of the Grantors.

This property is subject to:

1. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law, including, but not limited to, the provisions of any zoning, building, planning, or inland wetland rules and regulations governing the property.
2. Any real property taxes, sewer and any common charges, if any, that become due and owing, which the buyers herein assume and agree to pay.
3. Conditions of EPB Permit No. 1516, dated February 1, 2016 and recorded October 7, 2016 in Book11587 at page 176 of said records.
4. Restrictive covenants, restrictions and agreements as set forth in a Deed recorded in Book 976 at Page 121 of the Stamford Land Records, as the same may be released by instrument dated January 16, 2007 and recorded January 18, 2007 in Book 8856 at page 194 of said records.

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## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:*

*DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106*

*Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
2. ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? yes  no
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Stamford, CT  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: Stamford or number: 113  
subregional drainage basin number: \_\_\_\_\_
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Anlyn Hilderbrand
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Modpool, 28 Quaker Ridge Road  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: This is a modpool or container pool
9. ACTIVITY PURPOSE CODE (see instructions - one code only): A
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: \_\_\_\_\_ acres open water body: \_\_\_\_\_ acres stream: \_\_\_\_\_ linear feet
12. UPLAND AREA ALTERED (must provide acres): 128 sf acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): \_\_\_\_\_ acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

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U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Stamford, CT 06903

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

0830 55  
 Postmark Here  
 JUL 13 2023

Sent To: Alana Slivinski  
 Street and Apt. No., or PO Box No. 55 Quaker Ridge Rd  
 City, State, ZIP+4® Stamford, CT 06903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Stamford, CT 06903

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

0830 55  
 Postmark Here  
 JUL 13 2023

Sent To: Joseph Pigott  
 Street and Apt. No., or PO Box No. 15 Quaker Ridge Rd  
 City, State, ZIP+4® Stamford, CT 06903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**OFFICIAL USE**

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Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

0830 55  
 Postmark Here  
 JUL 13 2023

Sent To: Eileen Tachym  
 Street and Apt. No., or PO Box No. 175 E. Hunting Ridge Rd  
 City, State, ZIP+4® Stamford, CT 06903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	\$0.66
Total Postage and Fees	\$5.01

0830 55  
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Sent To: Stevan Kostevik  
 Street and Apt. No., or PO Box No. 41 Quaker Ridge Rd  
 City, State, ZIP+4® Stamford, CT 06903

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0830 55  
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Sent To: Neil Gershon  
 Street and Apt. No., or PO Box No. 29 Quaker Ridge Rd  
 City, State, ZIP+4® Stamford, CT 06903

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Total Postage and Fees	\$5.01

0830 55  
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Sent To: Elizabeth Rastz  
 Street and Apt. No., or PO Box No. 12 Falmouth Rd  
 City, State, ZIP+4® Stamford, CT 06903

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

0830 55  
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Sent To: Alexandra Iysenko  
 Street and Apt. No., or PO Box No. 36 Quaker Ridge Rd  
 City, State, ZIP+4® Stamford, CT 06903

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Postage	\$0.66
Total Postage and Fees	\$5.01

0830 55  
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 JUL 13 2023

Sent To: Todd Price  
 Street and Apt. No., or PO Box No. 141 E. Hunting Ridge Rd  
 City, State, ZIP+4® Stamford, CT 06903

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

0830 55  
 Postmark Here  
 JUL 13 2023

Sent To: Jonathan S. Neuhaus  
 Street and Apt. No., or PO Box No. 45 Falmouth Road  
 City, State, ZIP+4® Stamford, CT 06903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	\$0.66
Total Postage and Fees	\$5.01

0830 55  
 Postmark Here  
 JUL 13 2023

Sent To: Susan Lavia  
 Street and Apt. No., or PO Box No. 29 Falmouth Rd  
 City, State, ZIP+4® Stamford, CT 06903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

July 13, 2023

Alexandra Lysenko  
36 Quaker Ridge Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email [anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com).

Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

July 13, 2023

Joseph Pigott  
15 Quaker Ridge Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email [anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com).

Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

July 13, 2023

Neil Gershon  
29 Quaker Ridge Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

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Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

July 13, 2023

Steven Kosterich  
41 Quaker Ridge Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email [anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com).

Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

July 13, 2023

Alana Sliwinski  
55 Quaker Ridge Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email [anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com).

Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

July 13, 2023

Todd Price  
161 E. Hunting Ridge Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email [anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com).

Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

July 13, 2023

Eileen Jachym  
173 E. Hunting Ridge Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email [anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com).

Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

July 13, 2023

Elizabeth Rastz  
12 Falmouth Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

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Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

July 13, 2023

Susan Lauria  
29 Falmouth Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email [anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com).

Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

July 13, 2023

Jonathan S. Neuhaus  
45 Falmouth Road  
Stamford, CT 06903

Subject: 28 Quaker Ridge Road Stamford, CT 06903

Dear Neighbor,

This correspondence serves as the required notification pursuant to the Inland Wetland and Watercourses Regulations of the City of Stamford that an application to conduct regulated activities has been filed with the Stamford Environmental Protection Board (EPB). The applicant is seeking to Add a Container pool on property located at 28 Quaker Ridge Road, Stamford, CT 06903. The application procedures of the EPB require that this notice be provided to surrounding property owners. Any questions may be directed to Anlyn Hilderbrand at 203-561-7728 or email [anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com).

Sincerely,

The Hilderbrands  
28 Quaker Ridge Road  
Stamford, CT 06903  
203-561-7728  
[anlynhilderbrand@gmail.com](mailto:anlynhilderbrand@gmail.com)

16

# **WETLAND DELINEATION**

FOR THE PROPERTY LOCATED AT:  
**28 QUAKER RIDGE ROAD**  
**STAMFORD, CONNECTICUT**

REPORT PREPARED BY:  
**ALEKSANDRA MOCH**  
SOIL & WETLAND SCIENTIST  
CERTIFIED PROFESSIONAL IN SOIL EROSION  
AND SEDIMENT CONTROL  
GEOLOGIST/HYDROGEOLOGIST

**November 4, 2006**  
**verified**  
**September 1, 2015**

## **SITE DESCRIPTION:**

The property is located on the northern side of Quaker Ridge Road in Stamford. The area gently slopes towards the northwest. The land supports a single-family dwelling with septic system and driveway. The area is maintained as a lawn with several trees situated along the property boundaries.

## **METHODS:**

Wetland identification was performed on November 4, 2006 and verified on September 1, 2015, based on the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified by observation of soil morphology including soil texture, structure, color, etc. Numerous soil samples were taken using an auger. Sampling began within the typical wetland/watercourse area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland/watercourse boundary. At each transect, the boundary between the upland and wetlands/watercourses were marked with orange surveyor's tape labeled "WET". Each flag was numbered sequentially from #1 to #10.

## **WETLANDS/WATERCOURSES REGULATORY DEFINITION:**

The Inland Wetlands and Watercourses Act (Connecticut General Statutes section 22a-38) defines inland wetlands as *land, including submerged land... which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.*

Watercourses are defined in the statutes as *rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof.*

Intermittent watercourse: is determined by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,
- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

## **WETLAND/WATERCOURSE DESCRIPTION:**

The regulated area consists of a depressional wetland located within the central portion of the backyard. The area has been disturbed and partially filled in the past. This area is a part of the backyard which is maintained as a lawn.

## **WETLAND SOILS:**

The soils were classified using soil criteria and maps developed by Soil Conservation Service, United States Department of Agriculture, the Connecticut Agricultural Experiment Station, and Storrs Agricultural Experiment Station.

**Aq** – Aquents: are poorly to very poorly drained soils formed in human transported fill material or on excavated (cut) landscapes.

## **UPLAND SOILS:**

**ChB** – Charlton very stony fine sandy loam, 3 to 8 percent slope: This gently sloping, well drained soil is on hills and ridges.

The Charlton soils have a surface layer of very dark brown fine sandy loam. The subsoil is strong brown and yellowish brown fine sandy loam. The substratum is light olive brown gravelly sandy loam.

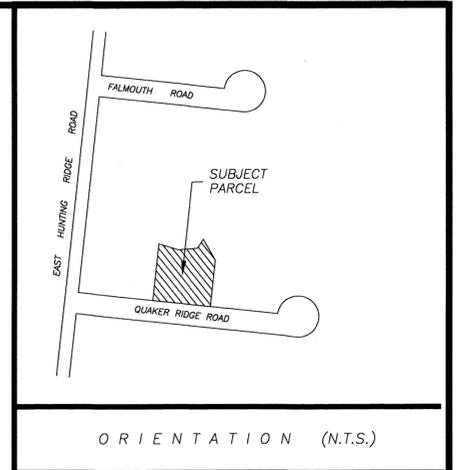
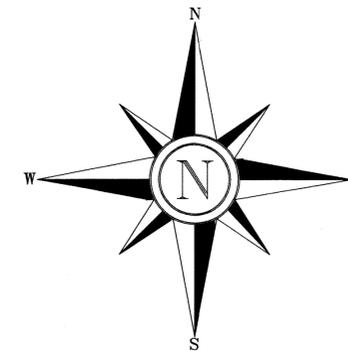
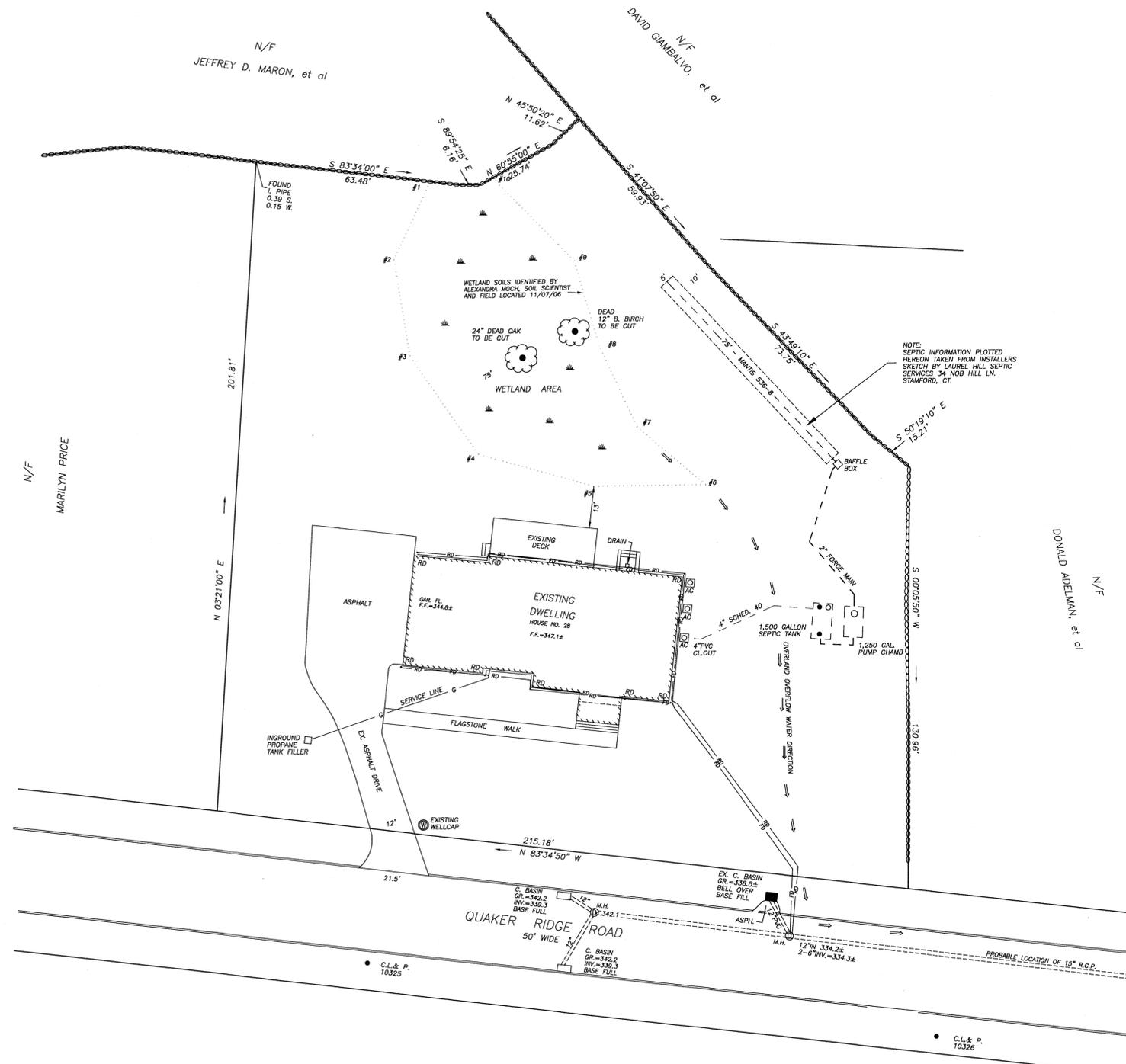
Included with this soil in mapping are small areas of somewhat excessively drained Hollis soils, well drained Paxton soils, and moderately well drained Sutton soils. The permeability of this Charlton soils is moderate or moderately rapid.

**UD** – Udorthents, smoothed: This unit consists of areas that have been altered by cutting or filling

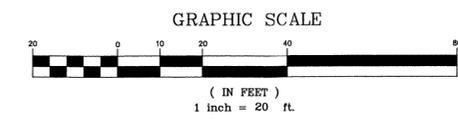
Certified by:

Aleksandra Moch  
Soil Scientist

17



COMPILATION MAP - AS BUILT  
 PREPARED FOR  
**NATALIA GERASIMOFF**  
 STAMFORD, CONNECTICUT



**NOTE:**  
 REFER TO PARCEL "B" MAP NO. 7,284 S.L.R.  
**AREA = 39,908 Sq. Ft. - 0.9162± AC.**  
 EXISTING DWELLING & DECK COVERS 8.9% OF THE TOTAL LOT AREA.  
 PROPERTY SUBJECT TO PRIVATE RESTRICTIONS OF RECORD, IF ANY.  
 SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.  
 SUBJECT TO ELECTRIC AND/OR TELEPHONE CO. EASEMENTS UNDERGROUND OR OVERHEAD.  
 NO ABSTRACT OF TITLE PROVIDED.  
 PROPERTY MAY BE SUBJECT TO ANY OR ALL NOTES APPEARING IN REFERENCED MAPS HEREON IF APPLICABLE.

F.B. 90	PG. 30	F.B. 89	PG. 37
F.B. 76	PG. 76	F.B. 59	PG. 157
F.B. 81	PG. 24		
DRAWN BY:	E.P.Jr.	DATE:	03/23/18
CHECKED BY:	R.T.H.	DRAWING NO.:	061065D.DWG
JOB NO.:	061065D	SHEET	1 OF 1

REVISIONS / PRINTS			
NO.	DATE	DESCRIPTION	BY
2	09/16/19	MISC. REQUESTED ADDITIONS TO PLAN	V.O.
1	03/25/18	APPROVAL PRINTS ISSUED FOR C.O.	R.T.H.



**SURVEY SPECIFICATIONS:**  
 The type of survey performed hereon is a "COMPILATION PLAN"  
 Boundary determination/opinion is based on "NO OPINION RENDERED"  
 To the best of my knowledge & belief this map is substantially correct as noted hereon, and this survey was prepared in accordance with the standards of a Class "D" survey as defined in Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut." This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property, boundary or limited Property/boundary survey and is subject to such facts as said surveys may disclose.  
 Elevations shown hereon are Class T D.

**ROBERT T. HAMILTON**  
 PROFESSIONAL LAND SURVEYORS L.L.C.  
 Stamford, Connecticut  
 Phone (203) 322-1975 Fax (203) 329-2155

*Robert T. Hamilton*