

STAMFORD, CT 1"=800'  
**ORIENTATION**

MRD Standard	Permitted/Required	(Block A)	(Block B)	TOTAL
LOT AREA	30,000 SF	± 57,123 SF <sup>1</sup> (1.31 ACRES)	± 133,121 SF (3.06 ACRES)	± 190,244 SF (4.37 ACRES)
FAR	3.5	± 199,549 SF 3.49 FAR	± 368,102 SF 2.76 FAR	± 567,651 SF 2.98 FAR
DENSITY	N/A	161 units	295 units	456 units
BMR	10% <sup>2</sup>	16.1	29.5	45.6
Building Coverage	85% <sup>3</sup>	± 49,557 SF	± 81,088 SF	± 130,645 SF (68.7%) <sup>4</sup>
Building Height	125 ft.	± 83 feet	± 81 feet	N/A
Setbacks				
Front Yard Clinton	0 ft. <sup>5</sup>	± 7.7	± 4.3	N/A
Front Yard Division	0 ft. <sup>5</sup>	± 4.6	N/A	N/A
Front Yard Richmond Hill	0 ft. <sup>5</sup>	± 22.9	N/A	N/A
Side Yard	0 ft. <sup>5</sup>	± 0	± 0' & 16"	N/A
Rear Yard	20 ft.	N/A <sup>6</sup>	± 63.0'	N/A
Open Space	None	± 20,403 SF <sup>7</sup>	± 63,763 SF <sup>8</sup>	± 84,166 SF
Parking Spaces	458 spaces	263 <sup>9</sup>	304	567

- This includes 9,708 SF of area in the Park Zone.
- In accordance with the proposed Text Amendment, Block A and Block B may be combined in connection with the density, Floor Area Ratio and building coverage.
- Section 9-7 only requires a BMR requirement of 9%; however, the applicable Mill River Corridor Project Plan category requires 10%.
- Pursuant to proposed Text Amendment.
- There is no front yard or side yard setback requirement provided the average sidewalk width for all street frontages is a minimum of 10 feet.
- No rear yard setback requirements for corner lots located in residential zones.
- Measured to mean high water line.
- This includes the outdoor terraces and courtyard.
- This includes the Mill River Park easement area (58,889 SF) outdoor terraces and courtyard (25,374 SF).
- A portion of these spaces will be used by 600 Washington Boulevard.

**NOTES:**

- This map 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 General Location Survey in the Boundary Determination Category of which is a Dependent Resurvey of portions of the boundaries as specifically depicted herein and conforming to Horizontal Accuracy Class A-2. This survey is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such change as said surveys may disclose. It is intended to depict the general development for the subject parcel.
- General Development Areas =  
Block B = 133,362 SF (3.0616 Acres)  
Block A = 66,831 SF (1.5342 Acres)
- Reference is made to Maps 114, 993, 1034, 1513, 3169, 10201, 11597, 12001, 12326, 12414, 13790, 13845, 13846, 13847, 14081 & 14122 of the Stamford Land Records.
- Reference is made to the following unrecorded maps:  
- "Map Showing Property owned by Thomas Skiba, Stamford Conn." dated Jan. 15, 1925; prepared by L. Bromfield Jr.  
- "Map Showing Property owned by P. Pimpinella & S. Viggiano Stamford, Conn." dated Sept. 8, 1923; prepared by L. Bromfield Jr.  
- "Property of Joseph + Grace E. Beaudoin, Stamford, Conn." dated May 31, 1940; prepared by L. Bromfield Jr.  
- "Certificate - Lot 10, Map 114, S.L.R. for Stamford Resources, Inc." dated 4/30/80; prepared by Parsons, Bromfield and Redniss.  
- "Property Survey prepared for Passages, Inc. Stamford, CT." dated 11/12/93; prepared by Parsons, Bromfield and Redniss & Mead.  
- "Property & Topographic Survey prepared for RBS Americas Property Corp. Stamford, CT." dated 8/20/2015, revised 3/18/2016; prepared by Redniss & Mead.
- Reference is made to the following Easement Maps, prepared by this office and intended to be filed on the Stamford Land Records:  
a) "Easement Map depicting Traffic Easements to be granted to The City of Stamford within lands of RBS Greenwich Capital Property Acquisition Corp. - Stamford, CT" dated 01/07/09.  
b) "Easement Map depicting Roadway Easements to be granted to The City of Stamford within lands of RBS Greenwich Capital Property Acquisition Corp. - Stamford, CT" dated 01/07/09.  
c) "Easement Map depicting Sanitary Sewer Easement to be granted to The City of Stamford within lands of RBS Greenwich Capital Property Acquisition Corp. - Stamford, CT" dated 01/07/09.
- Reference is made to instruments of record as labeled hereon.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Tidal Wetlands depicted hereon were field identified and flagged by Land-Tech Consultants, Inc. on July 16, 2015 and located by this office in July, 2015
- Portions of the site lie within Special Flood Hazard Area AE (EL 12.2 - 13.1) as depicted on FEMA Flood Insurance Rate Map Community Panel No. 09001c 0516 G revised to reflect LOMR case No. 14-01-2347P. Reference is also made to FEMA Flood Insurance Study of the City of Stamford Map No. 321P revised to reflect LOMR case No. 14-01-2347P) for Flood Profile Elevations of Rippowam River (lower reach), the property situated at 41 Main Street lies entirely in Flood Hazard Area X shaded (above Base Flood Elevation 14.1).

- STATE OF CONNECTICUT EASEMENT FOR HIGHWAY PURPOSES AND APPURTENANCES MAP 14122 S.L.R.
- CITY OF STAMFORD EASEMENTS FOR TRAFFIC CONTROLS AND SIGNALIZATION (See Note 4c)
- CITY OF STAMFORD EASEMENTS FOR ROADWAY PURPOSES (See Note 4b)
- CITY OF STAMFORD EASEMENT TO CONSTRUCT AND MAINTAIN WINGWALL & ENDWALL (See Note 4b)
- CITY OF STAMFORD EASEMENT FOR TEMPORARY WORK AREA (See Note 4b)
- CITY OF STAMFORD EASEMENT FOR SANITARY SEWERS (See Note 4c)
- PROPOSED EASEMENT FOR PUBLIC ACCESS
- PROPOSED DRAINAGE EASEMENTS

2/26/2018 Revised- Update Coastal Jurisdiction Line.  
12/2/2016 Revised- Add Proposed Drainage Easements.  
7/18/2016 Revised- Update Proposed Lot Line with #69 Clinton Ave.  
4/25/2016 Revised- Update Zoning Table.

**GENERAL LOCATION SURVEY**  
DEPICTING GENERAL DEVELOPMENT PLAN  
**BLOCK A & BLOCK B**  
STAMFORD, CT  
PREPARED FOR  
**RBS Americas Property Corp.**

Scale: 1"=40'

Drawn By: AB Checked By: Date: 04/11/2016

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

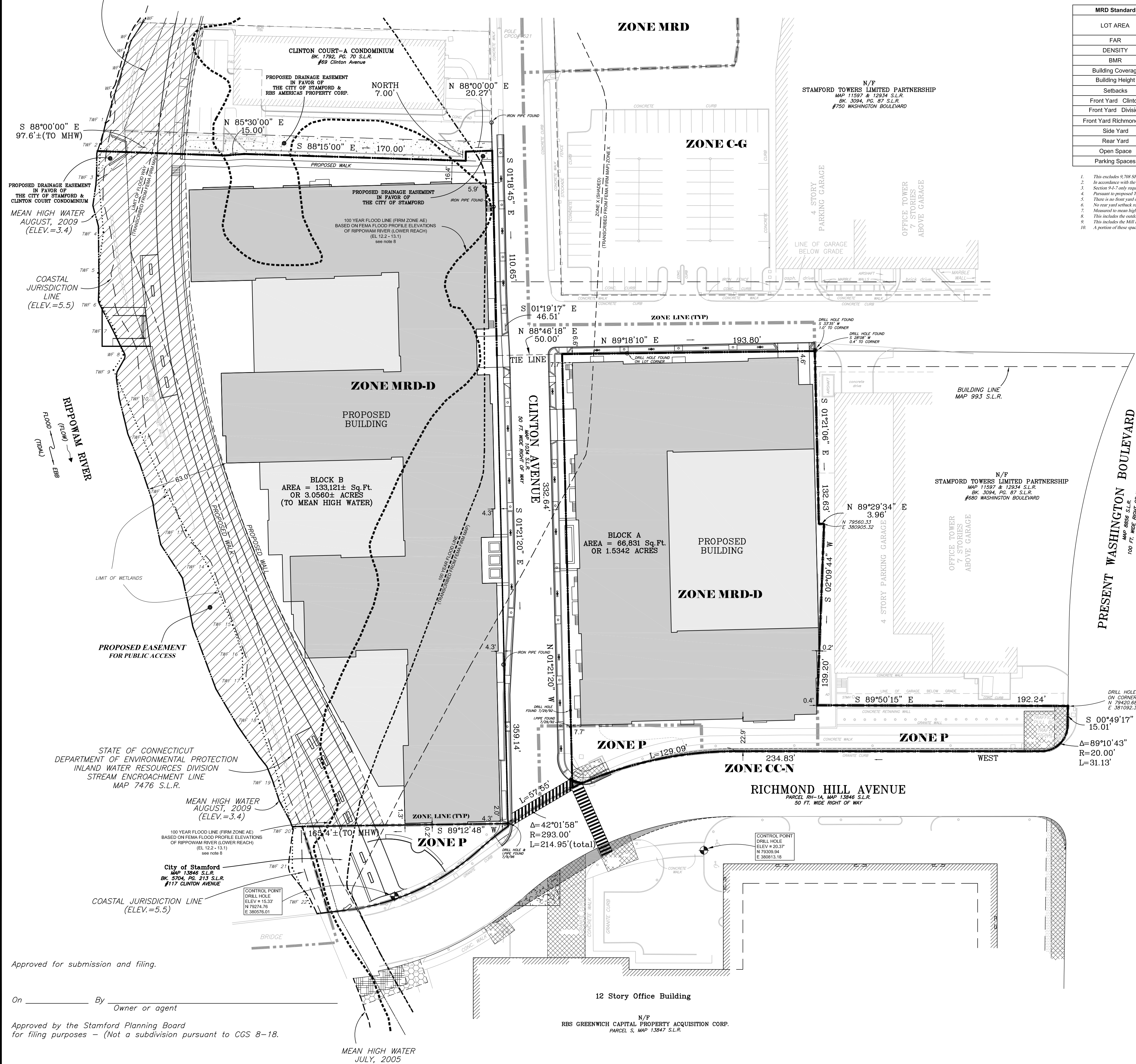
JORGE P. PERERA CT. L.S. #70179  
2/26/2018  
DATE

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: **GDP**

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Comm. No.: 7258-5



THIS IS AN ORIGINAL  
MAP PRODUCED  
FOR FILING RECORDS  
Redniss & Mead

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