

NOTES:

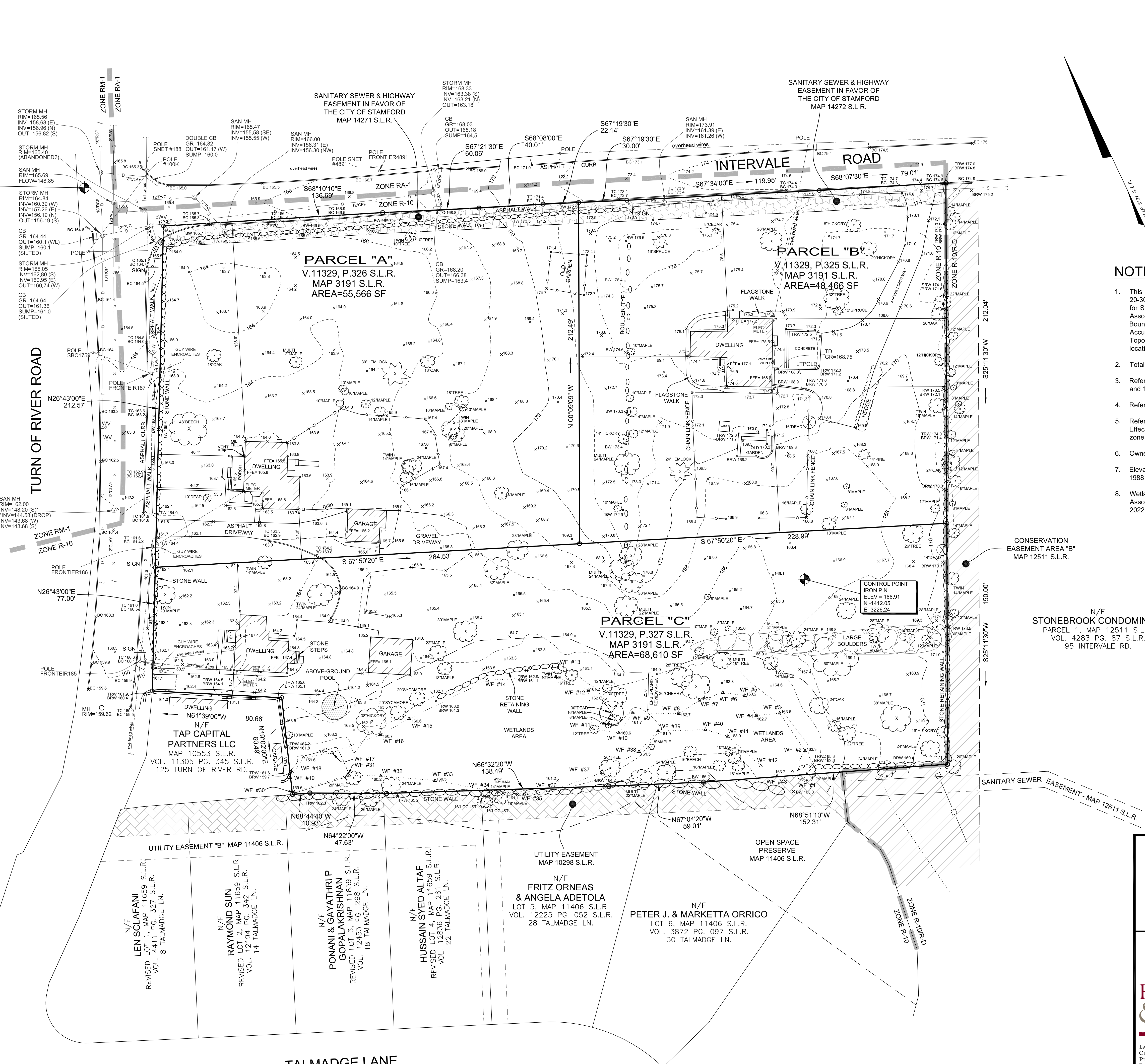
- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey. The Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Total area of the surveyed parcel = 172.642 S.F. (3.9633 Acres).
- Reference is made to 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.

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'

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: A
	ZONE: AA



PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING
131 & 139 TURN OF RIVER ROAD
and 29 INTERVALE ROAD
 STAMFORD, CONNECTICUT
 PREPARED FOR
TH1 LLC & HB CAPITAL LLC

Scale: 1" = 30'

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. Polzella
 CESAR J. POLZELLA, 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: **PSTS**

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