



**STAMFORD PLANNING BOARD
 APPLICATION FOR THE SUBDIVISION OF PROPERTY**

Complete, notarize and forward twelve (12) copies of the application and a **Preliminary Subdivision Plan certified by a Registered Land Surveyor** to the Clerk of the Planning Board with the requested application filing fee (see **Fee Schedule below**) payable to the City of Stamford. **NOTE: Include the \$1,000.00 Public Hearing Fee if three (3) or more lots. COST OF REQUIRED ADVERTISEMENTS ARE PAYABLE BY THE APPLICANT.**

Fees:

Two (2) Lots	\$335.00
Three (3) Lots or More	\$275.00 plus \$300.00 for each lot in excess of the first two (2) lots
Public Hearing Fee	\$1,000.00 (Required for 3+ Lots)

LIST NAME(S): Sound Beach Landing LLC

ADDRESS(ES) OF APPLICANT(S): 350 Riverside Avenue, Riverside, CT 06878-2120

INFORMATION ABOUT PROPERTY BEING SUBDIVIDED

LOCATION OF PROPERTY PROPOSED FOR SUBDIVISION:
#40 Signal Road and #0 Thread Needle Lane

BLOCK NO.: 25 ZONE: R-20 NUMBER OF LOTS AFTER DIVISION: 4

IF NEW STREET(S) IS/ARE PROPOSED, PROPOSED STREET NAME(S):
N/A

NAME & ADDRESS TO WHICH ALL CORRESPONDENCE SHOULD BE SENT:
Joseph J. Capalbo, II
1100 Summer Street, Stamford, CT PHONE: 203-324-8882

DATED AT STAMFORD, CONNECTICUT THIS 15 DAY OF September, 2022

THE APPLICANT HAS SEARCHED TITLE AND WILL ABIDE BY EXISTING DEED RESTRICTION AND COVENANTS WHICH EXISTS, OR SWEARS THAT NONE EXIST.

SIGNED BY: [Signature] (Owner or Agent)

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss:) Stamford SEPTEMBER 15, 2022 (Date)
 personally appeared JOSEPH J. CAPALBO II signer of the foregoing Application, who made oath to the truth of the content hereof, before me, and also swears that there is no injunction of pending litigation concerning this property.

SEAL [Signature] Julia von Schilling
 Notary Public or Commissioner of the Superior Court
 Commission Expires: _____

DO NOT FILL IN BELOW. FOR PLANNING DEPARTMENT USE ONLY.

RECEIVED: SEP 19 2022 APPLICATION NO. **S4045**

EPB _____ HEALTH _____ TRAFFIC _____ ENGINEERING _____ FIRE _____
PLANNING BOARD
 EXTENSION OF TIME _____ OTHER _____

INSTR # 2022015342 VOL 13072 PG 241 RECD 09/21/2022 12:43:13 PM
 LYDA RUIJTER CITY & TOWN CLERK STAMFORD CT
 BLOCK 25

September 15, 2022

RECEIVED

Ralph Blessing, Land Use Bureau Chief
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

SEP 19 2022

Re: Signal Road – Proposed Subdivision

PLANNING BOARD

Dear Mr. Blessing:

This letter is written in conjunction with the proposed subdivision of 2.3 acres of land commonly known as 40 Signal Road (Assessor #002-8017) and 0 Threadneedle Lane (Assessor #003-1160), collectively “the Site”. The Site maintains frontage along the Long Island Sound and is improved with a legally nonconforming office building totaling approximately 11,000 square feet and associated surface parking and driveways.

Under existing conditions, no significant water quality measures exist. Stormwater runoff is either piped or sheet flows directly into Long Island Sound. There are currently no measures in place within the parking lots to protect the Long Island Sound from pollutant loads arising from leaks and greasing of mechanical components with contaminants.

The proposed subdivision would facilitate construction of four (4) single family homes served by a common driveway. It is expected that a full site design will ultimately be prepared for any and all construction of the homes and any common improvements to the site. This design will include onsite sitework elements as well as detailed information with respect to work within any public or private rights-of-way, sidewalks, curbing, utility work, driveway access, etc. It is expected that the details of this work will be subject to review and approval by the City Engineer’s office prior to issuance of any Building Permit. All sediment and erosion controls will be implemented in conformance with the “Guidelines for Soil Erosion and Sediment Control” dated May 2002 prepared by the Connecticut Council on Soil and Water Conservation.

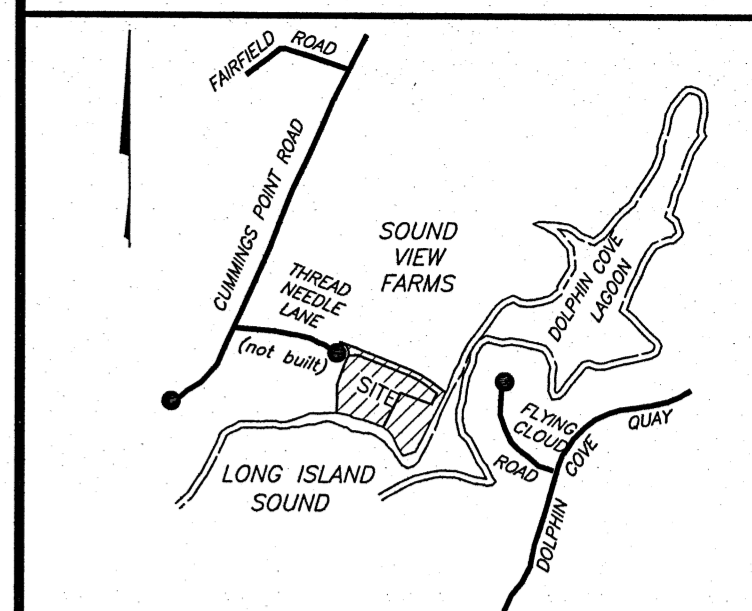
The site and proposed homes will be connected to the sanitary sewer system, and it is expected that all designs and flow calculations will be reviewed by, and subject to the approval of, the Stamford WPCA.

Based on our review of this project and proposed changes, it is our opinion the development can be designed in accordance with City standards without adverse impacting neighbors and/or the Long Island Sound. We hope this information is helpful in your consideration of this application. Please do not hesitate to call should you have any questions, or comments regarding this matter.

Sincerely,



Teodoro Milone, P.E. LEED AP BD+C



ORIENTATION

N/F 72 CUMMINGS POINT LIMITED PARTNERSHIP (PARCEL 2 MAP 9485 S.L.R.) (BK. 2937 PG. 86)

N/F SOUNDVIEW FARMS (PARCEL 3 MAP 9485 S.L.R.) (BK. 1408 PG. 30)

10' WIDE UTILITIES EASEMENT (BK. 2847 PG. 106 S.L.R.) (MAP 11643 S.L.R.)

D = 04°53'20"
R = 837.84'
L = 71.49'

D = 15°29'11"
R = 365.00'
L = 98.66'

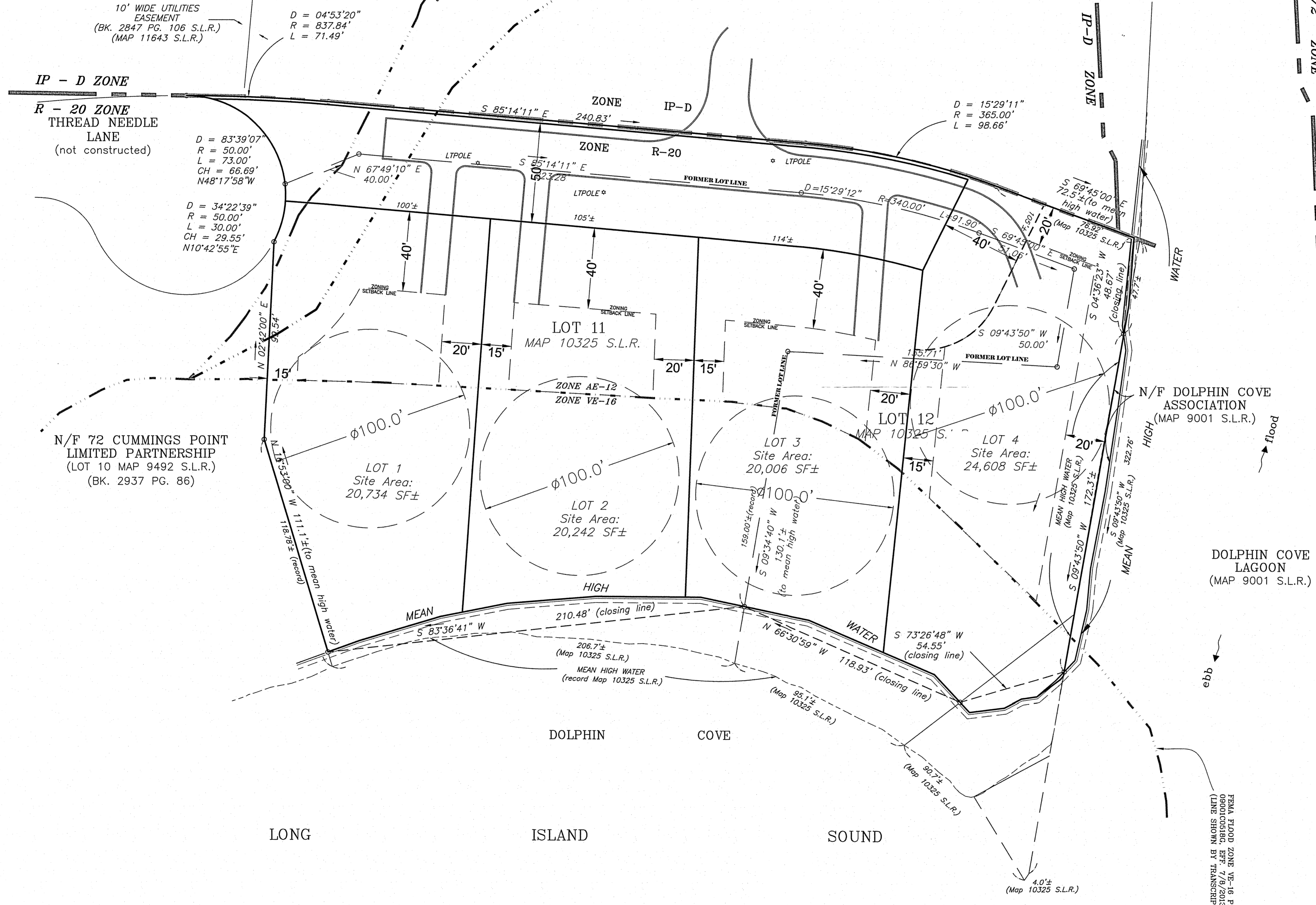
IP - D ZONE
R - 20 ZONE
THREAD NEEDLE LANE (not constructed)

D = 83°39'07"
R = 50.00'
L = 73.00'
CH = 66.69'
N48°17'58"W

D = 34°22'39"
R = 50.00'
L = 30.00'
CH = 29.55'
N10°42'55"E

N/F 72 CUMMINGS POINT LIMITED PARTNERSHIP (LOT 10 MAP 9492 S.L.R.) (BK. 2937 PG. 86)

N/F DOLPHIN COVE ASSOCIATION (MAP 9001 S.L.R.)



NOTES:

1. Reference is made to the Deed of Record found in Vol. 12413, Pg. 83 of the Stamford Land Records (S.L.R.).
2. Reference is made to the maps referenced herein and to the following maps of record: 9032, 9485, 9492, 11611, 11643, 10183, 10325 and 13426 S.L.R.
3. Reference is made to Map titled "Property Survey depicting Parcels 4, 8 & 7 (In Part), Map 10183 S.L.R., Stamford, CT, prepared for Tudor Investment Corporation" dated 10/1997 and prepared by this office, and to Map titled "ALTA/ACSM Land Title Survey depicting Lots 11 & 12 on Map 10325 S.L.R. prepared for Tudor Investment Corporation" dated 8/7/97 and prepared by this office.
4. Reference is made to an unfiled map titled "Map Showing Water Main Easement To Be Conveyed To The Stamford Water Company By Soundview Farms, Stamford, Connecticut" Certified "Substantially Correct", Andrew G. Viggiano, L.S. 7918, Stamford, Connecticut, Oct. 25, 1976, Office of Moody & O'Brien, P.E.&L.S.
5. Property depicted to be partially in VE (Elev.16), Coastal A Zone, and Zone AE(Elev.12).
6. Total Area of survey parcels (Lots 11 & 12) = 2.3325± Acres, not including any owned areas beyond Mean High Water.
7. PROPOSED LOT 1 - 20,734SF
PROPOSED LOT 2 - 20,242SF
PROPOSED LOT 3 - 20,006SF
PROPOSED LOT 4 - 24,608SF
BUILDING AREA (MAXIMUM ALLOWED = 15%):
8. Wetlands, if any, are not depicted hereon.
9. Reference is made to instruments of record as labelled hereon.
10. All sediment and erosion controls shall be done in conformance with the "Guidelines for Soil Erosions and Sediment Control" dated May 2002 prepared by The Connecticut Council On Soil and Water Conservation

RECEIVED

SEP 19 2022

PLANNING BOARD

PRELIMINARY SUBDIVISION DEPICTING #40 SIGNAL ROAD & #0 THREAD NEEDLE LANE (LOTS 11 & 12, MAP 10325 S.L.R.) STAMFORD, CT PREPARED FOR SOUND BEACH LANDING, LLC **S4045**

DRAFT 9-16-2022

JOB NO.: 2008	DATE: 9/16/2022	DRAWING NO.
DRAWN BY:	CHECKED BY:	EX-1
SCALE: 0 30 60	1" = 30'	

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 & void.

Redniss & Mead
ENGINEERS · SURVEYORS · PLANNERS · WWW.REDNISSMEAD.COM
ESTABLISHED 1967 22 FIRST STREET · STAMFORD, CONNECTICUT 06905 · 203-327-0600