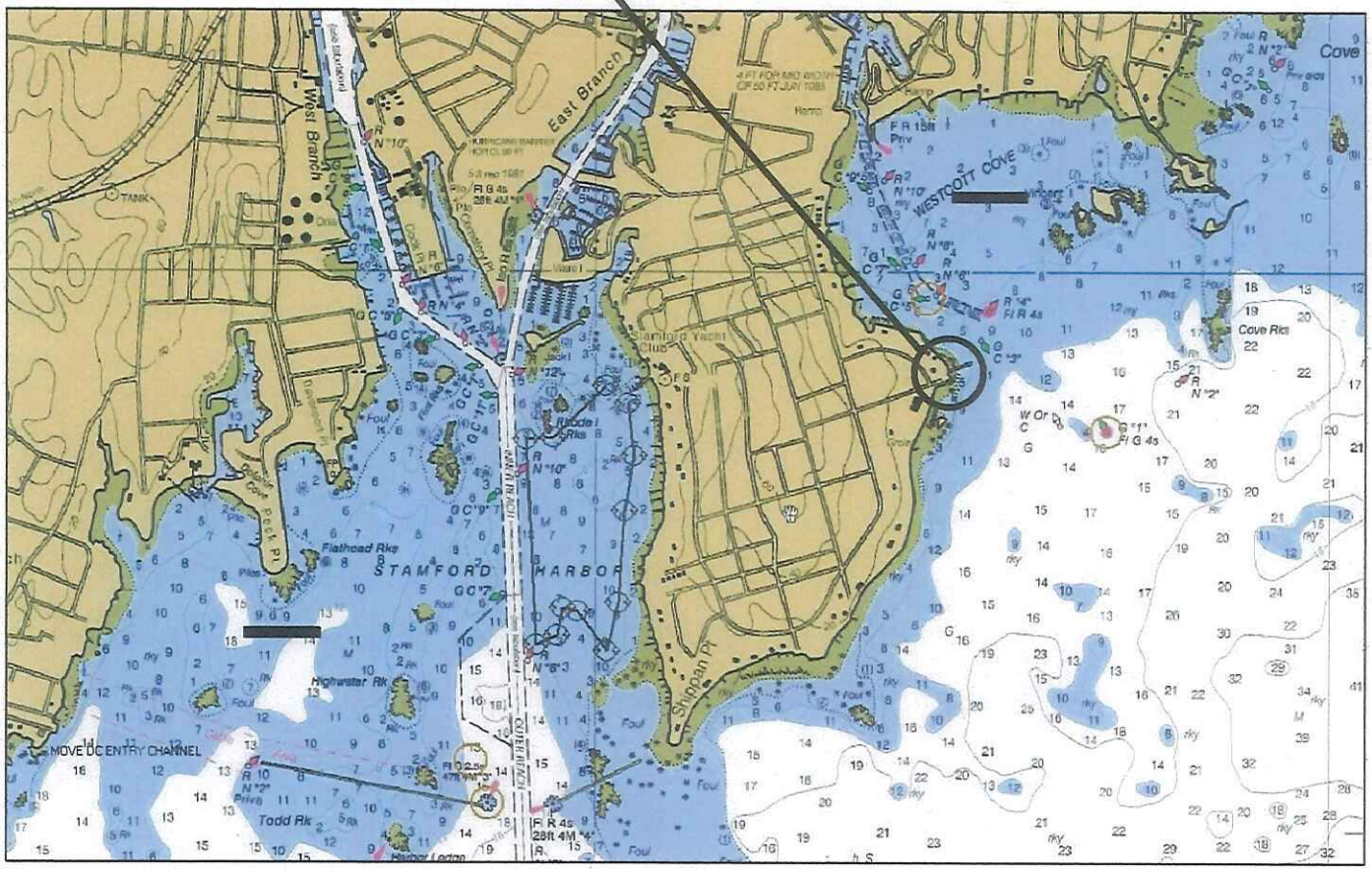
1" = 2400±' 0 1200 2400

BLOCK: 150
ZONE: R-20

SITE LOCATION
CHART 12368



NOTES:

1. *See PLAN VIEW drawing for survey notes and references.*
2. *Application drawings have been prepared for permitting purposes only – not for construction.*

ORIENTATION PLAN

5764_DEEP_ORIENTATION.dwg

Redniss & Mead
ESTABLISHED 1957
ENGINEERS · SURVEYORS · PLANNERS · WWW.REDNISSMEAD.COM
22 FIRST STREET · STAMFORD, CONNECTICUT 06905 · 203-327-0500

COMM. NO.:	DATE:
5764-4	10/10/2014
	SCALE: 1" = 2400±'

100 & 104 SEA BEACH DRIVE
STAMFORD, CT 06902
BERNARD W. NUSSBAUM

ATTACHMENT "A"

NOTES:

1. 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 General Location Survey conforming with Topographic Accuracy Class T-2 and is intended to depict with elevations the locations of improvements and topographic features. Property lines depicted hereon do not represent the surveyor's property/boundary opinion and are subject to such change as a Property/Boundary or Limited Property/Boundary Survey may disclose.
2. Reference is made to Revised Lots 16 & 17, Map 11225 and to Map 228 of the Stamford Land Records.
3. Elevations depicted or noted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
4. Reference is made to FEMA Flood Insurance Rate Map No. 09001C0519G, Map Revised July 8, 2013. Subject Parcel lies within Special Flood Hazard Area Zones AE (EL 15) & VE (EL 15).
5. Reference is made State of Connecticut Department of Environmental Protection COP-2002132-JN Dated 12/23/2002.

BLOCK: 150 ZONE: R-20 (Residential-1/2 Acre

100 SEA BEACH DRIVE

104 SEA BEACH DRIVE

POOL

POOL EQUIPMENT

ST. MASON STEPS

STONE MASONRY PATIO

BRW 2.74

RIPRAP

STONE MASONRY PATIO

RANDOM BOULDERS

CONCRETE SEA WALL

MEAN HIGH WATER JUNE, 2015 (ELEV. = 3.4)

STONE MASONRY

TRW 11.49

TRW 10.31

TRW 11.37

METAL RAIL FENCE

24.5 LF 4' TALL

ZONE AE (ELEV 15)

ZONE VE (ELEV 15)

CONCRETE

SHRUBS & TALL GRASS

CHAIN LINK FENCE

CONCRETE RET. WALL

BRW 12.59

TRW 12.19

TRW 12.20

BRW 5.39

TRW 11.45

S 73°30'00" W

207'± (MAP 11225 S.L.R.)

209'± (TO MHW)

HOBSON STREET

RIP-RAP

249 LF 7' TALL

WIRE FENCES (to be retained)

CJL (ELEV. = 5.5) ~OCTOBER, 2014~ RUNS ALONG SEA WALL

41°01'47" LAT. -073°31'02" LON.

2" METAL FENCE POST (TYP)

APPROXIMATE LINE OF MEAN LOW WATER ~OCTOBER 2014~ (ELEV. = -3.7)

~ LONG ISLAND SOUND ~

1" = 20'

0 20 40

PLAN VIEW

SHEET 2 of 3

REVISED: 6/29/15 - Relocated MHW

5764_DEEP_PLAN VIEW.dwg

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

Raymond Redniss

RAYMOND L. REDNISS CT. LIC. NO. 10046

29June2015

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 hereon null & void.

Redniss & Mead

ESTABLISHED 1957

ENGINEERS · SURVEYORS · PLANNERS · WWW.REDNISSMEAD.COM

22 FIRST STREET · STAMFORD, CONNECTICUT 06905 · 203-327-0500

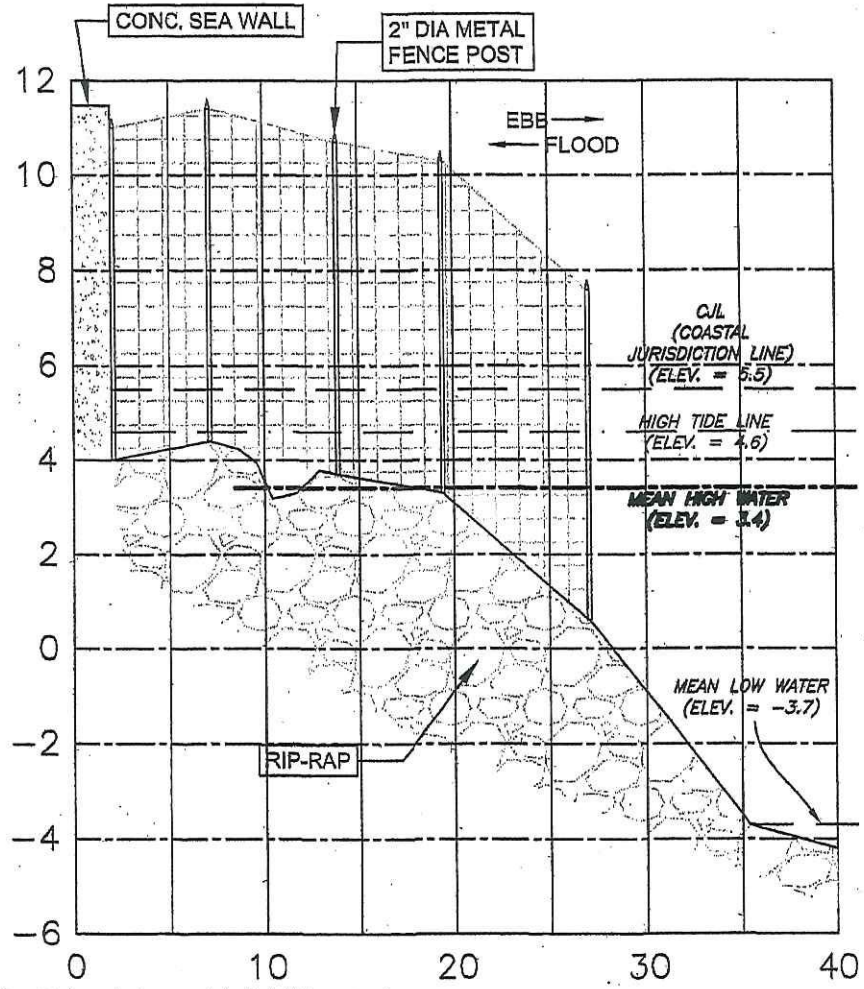
COMM. NO.:	DATE:
5764-4	10/10/2014
	SCALE: 1"=20'

100 & 104 SEA BEACH DRIVE

STAMFORD, CT 06902

BERNARD W. NUSSBAUM

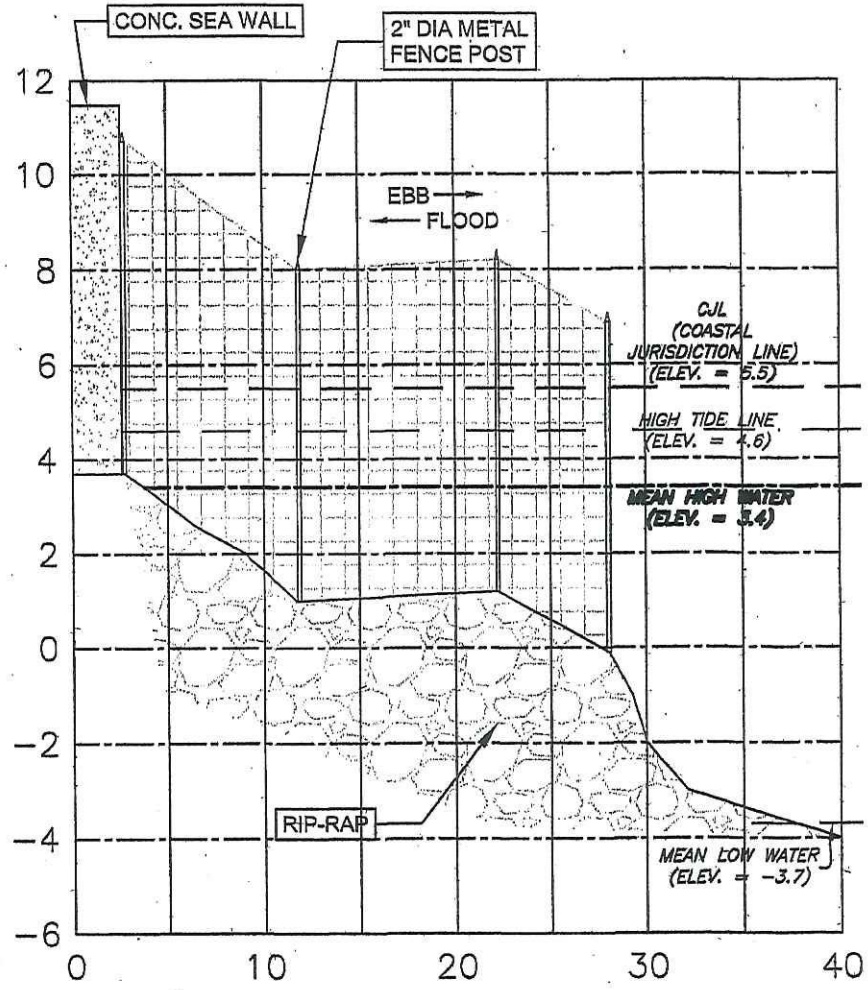
ATTACHMENT "A"



SECTION A

HORIZONTAL–SCALE:
1" = 5'

VERTICAL–SCALE:
1" = 2'



SECTION B

HORIZONTAL–SCALE:
1" = 5'

VERTICAL–SCALE:
1" = 2'

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

Raymond L. Redniss

RAYMOND L. REDNISS CT. LIC. NO. 10046

29 June 2015

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 hereon null & void.

SECTION VIEW

SHEET 3 of 3

REVISED: 6/29/15 – Relocated MHW

5764_DEEP_CROSS SECTIONS.dwg

Redniss & Mead
ESTABLISHED 1957
ENGINEERS · SURVEYORS · PLANNERS · WWW.REDNISSMEAD.COM
22 FIRST STREET · STAMFORD, CONNECTICUT 06905 · 203-327-0500

COMM. NO.:	DATE: 10/10/2014
5764-4	SCALE: AS NOTED

100 & 104 SEA BEACH DRIVE
STAMFORD, CT 06902
BERNARD W. NUSSBAUM