



EXISTING				
DEVELOPMENT STANDARDS	LL ZONE	EXISTING	PROPOSED	AS-BUILT
MINIMUM LOT AREA	N/A	3.884 AC		
BUILDING SETBACKS:				
STREET LOT LINE	15 FT.	17.0±		
FRONT LOT LINE	N/A	-		
SIDE LOT LINE	N/A	-		
SIDE LOT LINE (BOTH ADD UP TO)	N/A	-		
REAR LOT LINE	N/A	-		
ABUTTING R ZONE	15 FT.	-		
MINIMUM FRONTAGE	25 FT.	322.31'		
MAXIMUM BUILDING COVERAGE	85%	49.1%		
MAXIMUM SITE COVERAGE	85%	96.0%		
MINIMUM LANDSCAPED AREA	15%	4.0%		
MAXIMUM HEIGHT PRINCIPAL BUILDING	75 FT.	22±		
MAXIMUM HEIGHT ACCESSORY STRUCTURE	12' TO MIDPOINT OF ROOF, 15' MAX. TO RIDGE	N/A		

PROPOSED				
DEVELOPMENT STANDARDS	MU - LL ZONE	EXISTING	PROPOSED	AS-BUILT
MINIMUM LOT AREA	N/A	3.884 AC	3.884 AC	
BUILDING SETBACKS:				
STREET LOT LINE	0' OR PREVAILING SETBACK	17.0±	17.0±	
FRONT LOT LINE	N/A	-	-	
SIDE LOT LINE	N/A	-	-	
SIDE LOT LINE (BOTH ADD UP TO)	N/A	-	-	
REAR LOT LINE	N/A	-	-	
SIDE ABUTTING R ZONE	10 FT.	-	-	
REAR ABUTTING R ZONE	15 FT.	-	-	
MINIMUM FRONTAGE	35 FT.	322.31'	322.31'	
MAXIMUM BUILDING COVERAGE	65%	49.1%	49.1%	
MAXIMUM SITE COVERAGE	85%	96.0%	96.0%	
MINIMUM LANDSCAPED AREA	15%	4.0%	4.0%	
MAXIMUM HEIGHT PRINCIPAL BUILDING	35 FT.	22±	22±	
MAXIMUM HEIGHT ACCESSORY STRUCTURE	12' TO MIDPOINT OF ROOF, 15' MAX. TO RIDGE	N/A	N/A	

- NOTES:**
- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - Minimum Standards for Survey and Maps in the State of Connecticut - as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2.
 - Reference is made to the following documents titled:
 - Map of Property, Dynamics Corporation of America, Bridgeport, Conn. Scale: 1"=40', Dec. 13, 1979, Prepared by Thomas J. Hardiman
 - State of Connecticut Department of Transportation Right of Way Map, Town of Bridgeport, Colonel Henry Mucci Highway from Lindley Street Northerly to the Trumbull Town Line Date: 3/94, Sheets 1 and 2 of 5, State File 15-06
 - Relocation Connecticut Route 25, Construction and Drainage Details' Project No. 15-53, Sheets 25 and 27, Dated 1969
 - Relocation Route 8 & 25' Project N. 15-45, Sheet 38, Dated 1969, Revised Dec. 1971 and April 1973
 - Town of Bridgeport, Map Showing Land To Be Acquired From The Frouge Corp. by The State of Connecticut, Relocation of Routes 25 & 8, Scale 1"=40' Jan. 1967, Project No. 15-53, Sheet 1 of 1 (Recorded Map Vol. 34 Pg. 40)
 - Map of Property of The Frouge Corporation, Bridgeport, Connecticut for Title Guarantee Company and The Equitable Life Assurance Society of The United States, New York, New York and the State National Bank of Connecticut, Dated March 26, 1965, Revised June 22, 1965
 - Survey of Joseph Bacchiocchi Property, Bridgeport, CT, Oct. 23, 1945', Prepared by T. Risberg (Recorded Map Vol. 869 Pg. 291)
 - The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation, Dial 811 or 1-800-922-4455.
 - Property is located in FEMA Zone X & AE Per Flood Insurance Rate Map #09001C0429G, Effective Date: July 8, 2013; Panel 429 of 626.
 - Property is located in Zone I-L
 - Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
 - It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

PROPERTY SURVEY
 PREPARED FOR
141 N AVE LLC
 #196, 218, 226 & 234 ISLAND BROOK AVENUE
 BRIDGEPORT, CONNECTICUT



NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Jason T. Spath Sr., L.S. #70136

DATE:	12-21-30	SCALE:	1"=40'	DRAFTER:	JS	JOB NUMBER:	14520	PROJECT #:	14520
NO.	DATE	DESCRIPTION							
1	3-9-21	Proposed Zoning Grid Added							
		REVISIONS							



THE HUNTINGTON COMPANY, LLC
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