

VICINITY MAP
SCALE: 1"=600'

INDUSTRIAL LIGHT (I-L) ZONE	STANDARDS	EXISTING CONDITION
LOT		
Lot area, minimum	n.a.	85,052 S.F.
Frontage, minimum	25 ft.	322.20 ft.
Floor area ratio, maximum	n.a.	n.a.
Principal building size, maximum	n.a.	n.a.
PRINCIPAL BUILDING SETBACK		
Front lot line, minimum from	n.a.	15.0 ft.
Street Lot Line, minimum from	15 ft.	15.0 ft.
Maximum setback	n.a.	n.a.
Side lot line, minimum from	n.a.	26.1 ft.
Rear lot line, minimum from	n.a.	122.4 ft.
Not to exceed	n.a.	n.a.
Minimum setback from:		
Other heavy industrial use	10 ft.	n.a.
Other use	0	26.1 ft.
From lot line abutting an R zoned lot	15 ft.	n.a.
Side	n.a.	n.a.
Rear	n.a.	n.a.
From lot line abutting an MU, OR, or I zoned lot	0	26.1 ft.
Corner lot yards	Note 2	n.a.
Mean high water, minimum from	n.a.	n.a.
ACCESSORY STRUCTURE SETBACK		
Setbacks	Note 9	none
COVERAGE		
Building coverage, maximum	85%	21.1%
Site coverage, maximum	85%	52.5%
LANDSCAPED AREA		
Minimum	15%	47.5%
in setbacks abutting an R-zoned lot, minimum	10 ft. deep at L4	n.a.
HEIGHT		
Principal Building		
Maximum for principal building	75 ft.	<75' (3 sty.)
Projections and features	Note 5	<75'
Accessory Structure	Note 7	none
Height, maximum	Note 7	n.a.
Floor area, gross maximum	Note 8	n.a.
PUBLIC ACCESS EASEMENT	Note 10	n.a.

NOTE: Note numbers refer to Table 4.A.
 NOTE 2 On a corner lot in any zone, there shall be two front yards and two side yards.
 NOTE 5 See Section 4-4, Height
 NOTE 7 Any accessory structure with a flat or rounded roof shall be no higher at its highest point than twelve feet and any accessory structure with a pitched roof shall be no higher than 15 feet, measured from the average level of the ground along all walls of the structure. In I-H and I-L zones, the max. height for any accessory structure shall not exceed 1/3 of the max. height of principal structures in that zone.
 NOTE 9 Setbacks for accessory structures shall be the same as setbacks for principal structures.
 NOTE 10 A public access easement may be required on any non-residential property abutting a waterway. In such a case, a dedicated open space area shall be established from the top of the embankment and for twenty feet inboard.
 * Existing non-conforming condition

MAP REFERENCES:

- "PROPERTY OF WEIDLICH BROS. MFG. CO., BRIDGEPORT, CONN.," MAP DATED OCT. 27, 1920, SCALE 1"=40 FT., PREPARED BY ALFRED H. TERRY, CIVIL ENGINEER. BRIDGEPORT TOWN CLERK MAP VOL. 9, PG. 110.
- "COMPILATION PLAN, TOWN OF BRIDGEPORT, MAP SHOWING EASEMENT ACQUIRED FROM THE SALVATION ARMY, INCORPORATED BY THE STATE OF CONNECTICUT DEPT. OF TRANSPORTATION, REPLACEMENT OF WAYSIDE SUBSTATIONS." MAP DATED MAR. 2012, REVISED 7/27/12, SIGNED 2/27/13, SCALE 1"=20', BRIDGEPORT TOWN CLERK MAP VOL. 54, PG. 318.
- "BOUNDARY MAP OF PROPERTY LOCATED ON STRATFORD AVE., FLORENCE AVE., AND CONNECTICUT AVE., BRIDGEPORT, CONN., PREPARED FOR ALLIED ASSOCIATES." MAP DATED APR. 5, 1985, REVISED 7/9/85, SCALE 1"=20', PREPARED BY J. & D. KASPER & ASSOCIATES. BRIDGEPORT TOWN CLERK MAP VOL. 50, PG. 87.
- CITY OF BRIDGEPORT ENGINEERING DEPT. STREET PIN DATA SHEETS 719-720 AND 717-718.
- "TOWN OF STRATFORD, CONNECTICUT AND CITY OF BRIDGEPORT, CONN., STORM WATER EASEMENT ACROSS PROPERTIES OF BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORP. AND ATCO INDUSTRIES, STRATFORD, CT., AND SALVATION ARMY INCORPORATED, BRIDGEPORT, CT., DATED FEB. 1982, SCALE 1"=40', PREPARED BY CE MAGUIRE, INC. STRATFORD TOWN CLERK MAP #2364.

NOTES:

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THE TYPE OF SURVEY IS A PROPERTY SURVEY. IT IS A RESURVEY CONFORMING TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
- ADDITIONAL PROPERTY CORNER MARKERS NOT SET.
- PROPERTY SUBJECT TO A PERPETUAL EASEMENT FOR STORM WATER GRANTED TO THE TOWN OF STRATFORD PER VOL. 1677, PG. 536 OF THE BRIDGEPORT LAND RECORDS. SEE MAP REFERENCE #5.
- PROPERTY SUBJECT TO A PERPETUAL EASEMENT TO THE STATE OF CONNECTICUT FOR INGRESS AND EGRESS FROM CONNECTICUT AVENUE OVER AN AREA FORMERLY KNOWN AS FLORENCE AVENUE TO THE STATE OF CONNECTICUT RAILROAD RIGHT-OF-WAY PER VOL. 8817, PG. 144.
- PROPERTY SUBJECT TO AN EASEMENT FOR TEMPORARY WORK AREA IN FAVOR OF THE STATE OF CONNECTICUT AS DESCRIBED IN VOL. 8999, PG. 58.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PHILIP L. TISO, L.S. CONN. LIC. No. 12324
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

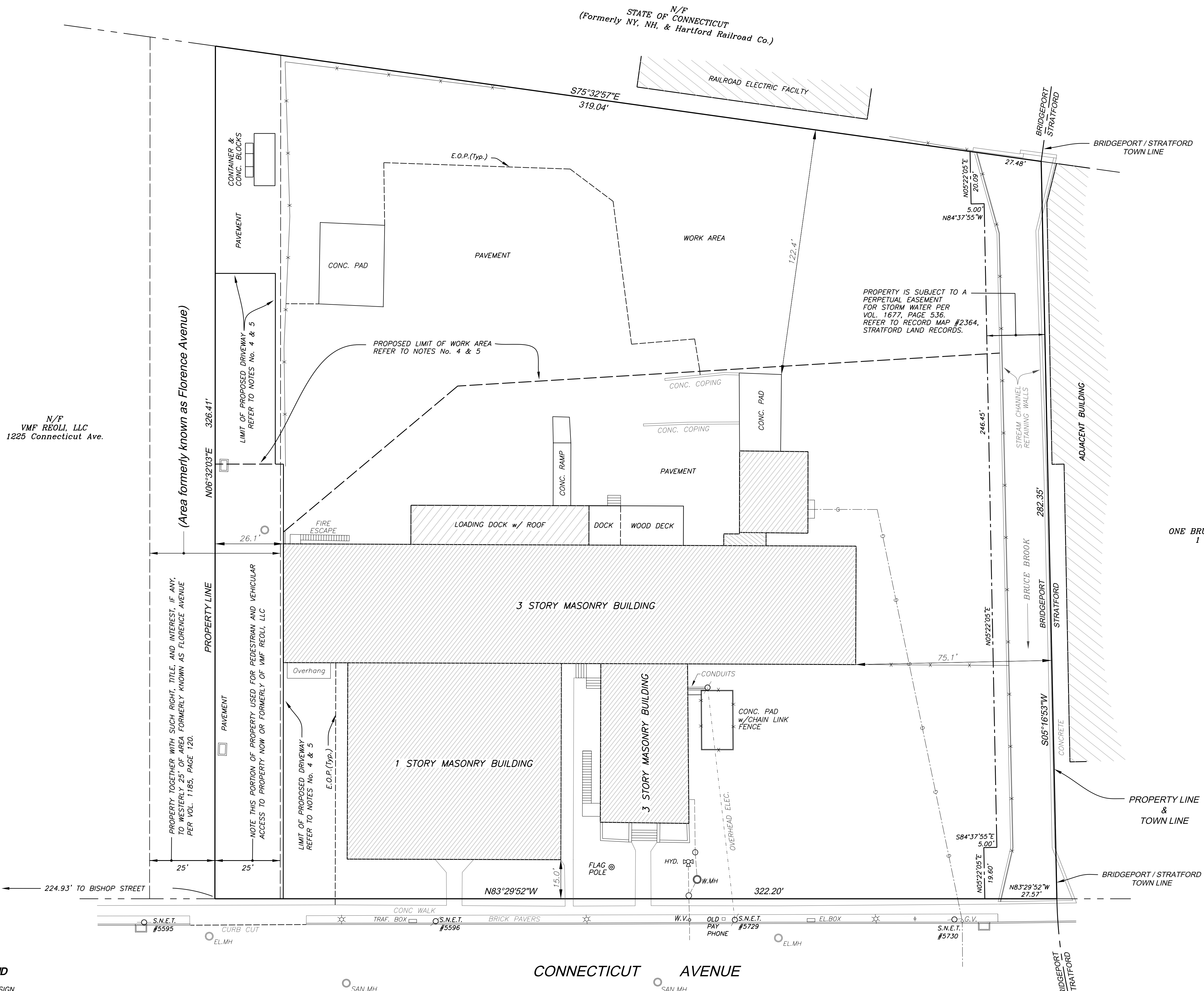
LEGEND

- S. SIGN BOLLARD
- ☆ LIGHT POLE
- UTILITY POLE
- G.V. GAS VALVE
- W.V. WATER VALVE
- HYD. HYDRANT
- CATCH BASIN
- MH MAN HOLE
- E.O.P. EDGE OF PAVEMENT
- N/F NOW OR FORMERLY
- G --- UNDERGROUND GAS LINE
- E --- UNDERGROUND ELECTRIC LINE
- T --- UNDERGROUND TELEPHONE LINE
- W --- EXIST. WATER LINE
- S --- EXIST. SAN. SEWER LINE
- ==== S --- EXIST. STORM SEWER LINE

FLORENCE AVENUE

N/F VMF REOLI, LLC
 1225 Connecticut Ave.

Area formerly known as Florence Avenue



AREA = 95,052 S.F. = 2.2280 ACRES

REVISIONS		
NO.	DESCRIPTION	DATE

PROPERTY SURVEY
 OF PROPERTY LOCATED AT
1313 CONNECTICUT AVENUE
BRIDGEPORT, CONNECTICUT
 PREPARED FOR
SALVATION ARMY, INC.

Rose & Tiso & Co., LLC.
 ARCHITECTS • SURVEYORS • ENGINEERS
 100 WASHINGTON AVENUE, FAIRFIELD, CT 06424
 TEL: (203) 251-8888 FAX: (203) 251-0848
 DATE: SEPT. 16, 2014
 SCALE: 1" = 20'
 DRAWN BY: LJC
 CHECKED BY: PLT
 SHEET 1 OF 1
 DWG: 1834-M1.dwg
 PATH: S:\1834-SalvationArmy.dwg