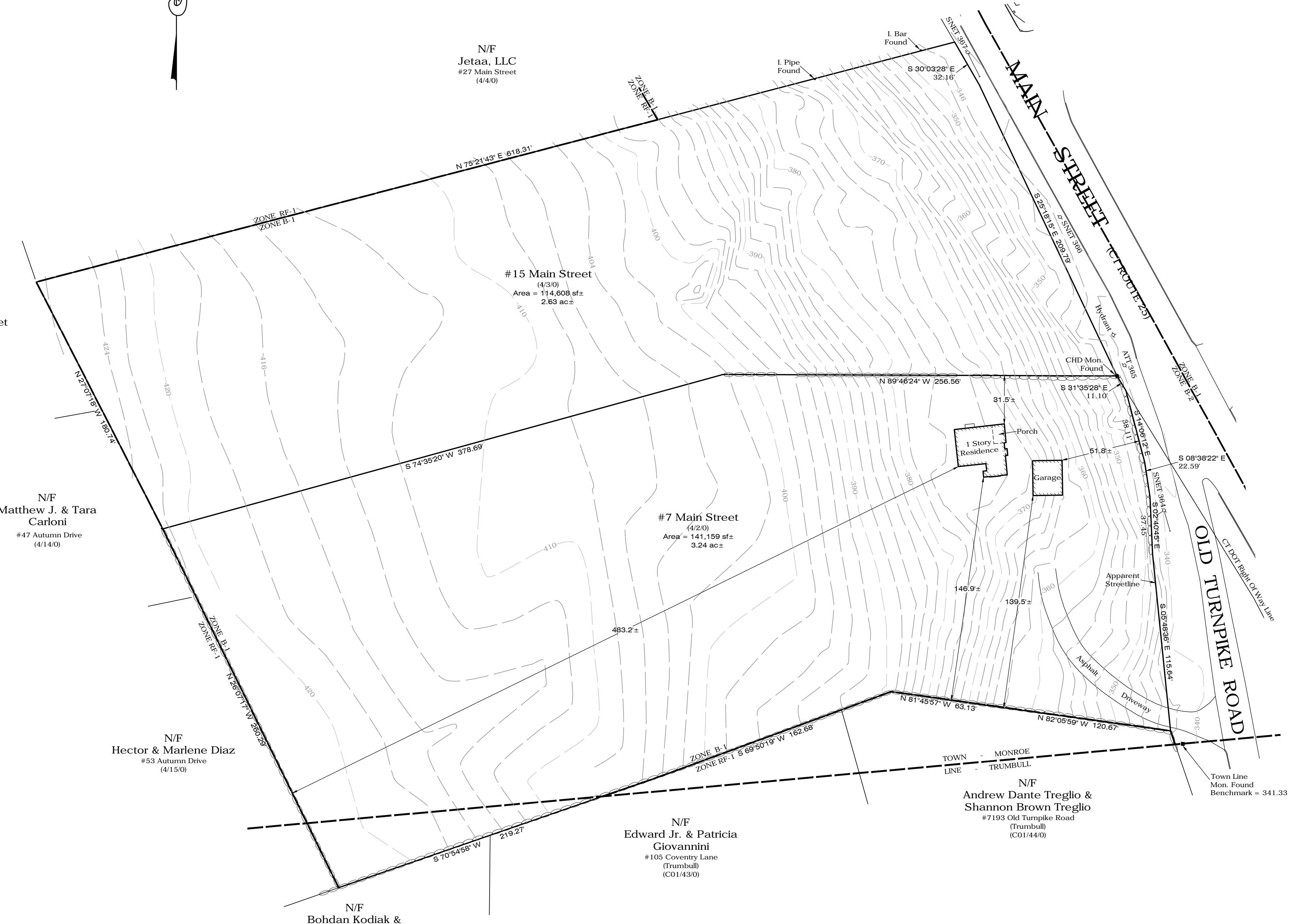


B-1 BUSINESS DISTRICT 1 #7 MAIN STREET		MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS	B-1 BUSINESS DISTRICT 1 #15 MAIN STREET		MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	43.560sf (1 Acre)	141,159±	-	-	-	Minimum Lot Area	43.560sf (1 Acre)	114,608±	-	-	-
Minimum Square On Lot	125	125	-	-	-	Minimum Square On Lot	125	125	-	-	-
Minimum Lot Frontage	125'	202.30'	-	-	-	Minimum Lot Frontage	125'	241.95	-	-	-
MINIMUM SETBACK						MINIMUM SETBACK					
Setback From Street Line	50'	51.8±	-	-	-	Setback From Street Line	50'	-	-	-	-
Setback From Residential Zone Boundary	30'	139.5±	-	-	-	Setback From Residential Zone Boundary	30'	-	-	-	-
Setback From Side Property Line	20'	31.5±	-	-	-	Setback From Side Property Line	20'	-	-	-	-
Setback From Rear Property Line	20'	483.2±	-	-	-	Setback From Rear Property Line	20'	-	-	-	-
Maximum Building Height	2-1/2 Stories / 35'	1 Story, < 35'	-	-	-	Maximum Building Height	2-1/2 Stories / 35'	-	-	-	-
Building Coverage	25%	0.95%	-	-	-	Building Coverage	25%	-	-	-	-
Minimum Floor Area	1,400 sf	808±	-	-	-	Minimum Floor Area	1,400 sf	-	-	-	-

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 an Improvement Location Survey based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 & Topographic Class T-2.
- Reference is made to the following documents :
 - "Map Showing Subdivision Of Land In Trumbull - Monroe, Connecticut Prepared For Munson Builders, Inc.; Scale: 1"=100'; Dated: Sept. 10, 1983" prepared by Spath - Bjorklund Associates, Inc.
 - Connecticut State Highway Department, Right Of Way Map, Town Of Monroe, Bridgeport - Newtown Road From The Trumbull Town Line Northerly About 6,800 Feet. Route No. 25; Scale: 1"=40'; Dated: March 9, 1939, Number 693-B, Sheet 1 Of 3.
 - Topographical Survey Prepared For American Trading Real Estate Properties, Incorporated, 15 Main Street, Route 25, Monroe, Connecticut; Scale: 1"=40' prepared by Codespoti & Associates.
- 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 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 DIG (CBYD) prior to commencement of any excavation. Dial 811 or 1-800-922-4455.
- Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0286F, Effective Date: June 18, 2010; Panel 286 of 626.
- Elevations are based on Vertical Datum: NGVD 1929.
- 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.
- Proposed calculations are based on architectural plans submitted by the client. In some cases dimensions are scaled. It is the contractor's responsibility to adjust for siding that will be added to the structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for our review.



LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- ✖ STONE BOUND
- ~~~~~ STONEWALL
- WL WL INLAND WETLANDS
- X-X METAL FENCE
- o-o-o-o WOOD FENCE
- ~~~~~ EXISTING CONTOUR LINE
- ~~~~~ PROPOSED CONTOUR LINE

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

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
ONE - FIFTEEN MAIN ST MONROE, LLC
#7 & #15 MAIN STREET, CT ROUTE 25
MONROE, CONNECTICUT

40 0 40 80

DATE: APRIL 13, 2019 SCALE: 1"= 40' DRAFTER: S.J.R. JOB NUMBER: 2619 PROJECT #: 2619

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT
203.259.1091

HC 1/1