

C-L ZONE BUILDING SETBACK REQUIREMENTS

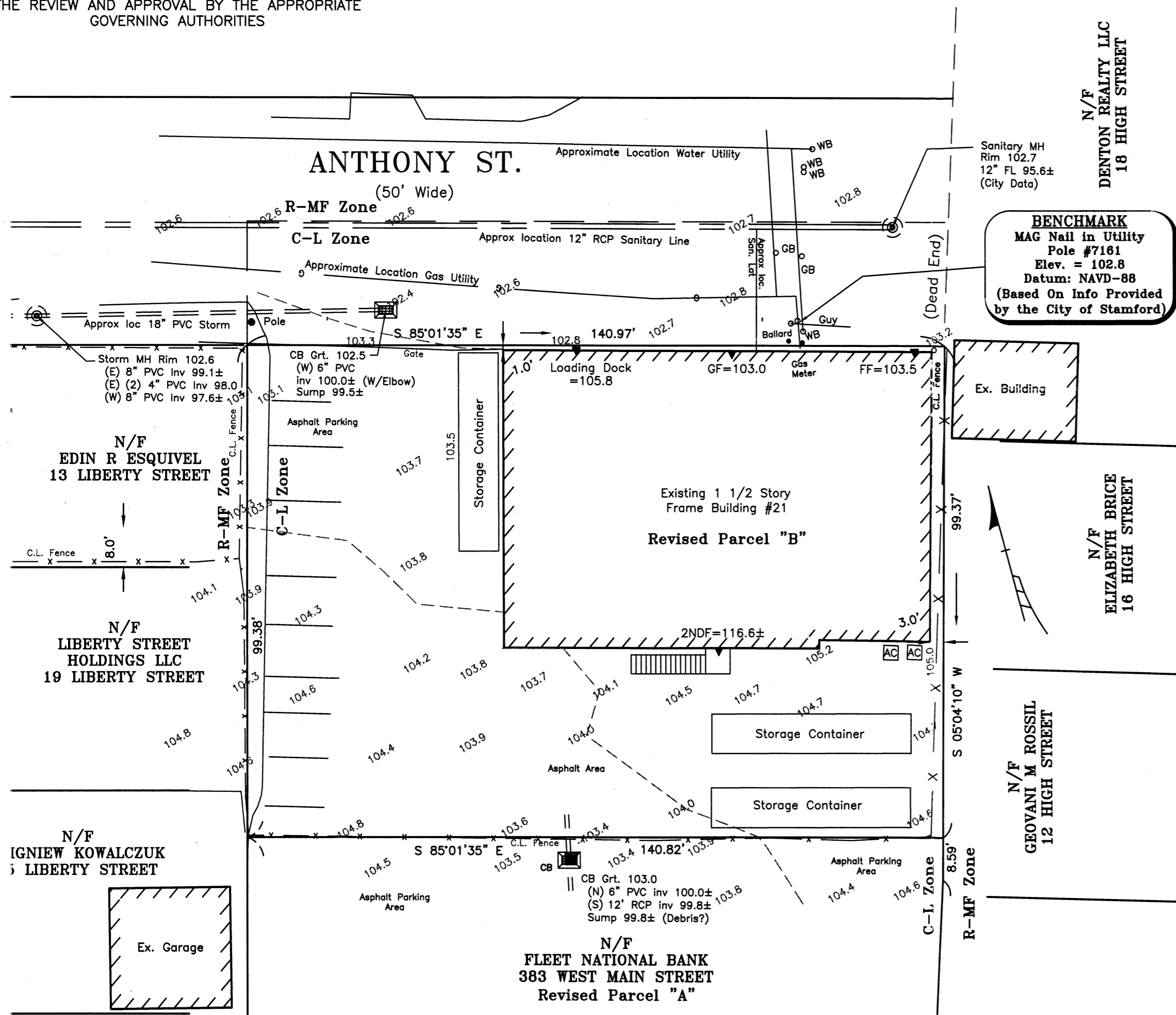
Front Street Line Setback..... 10' (FN7)
Center Line Of Street Setback..... 35' (FN7)
Rear Yard Setback..... 20'
Side Yard - None required but if provided must be at least 4 feet' (FN7 & 7.K)
Max. Building Coverage.....50% Of Lot Area

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

FN (7) Dwelling units shall be set back not less than fifteen feet (15') from all property lines provided that this requirement shall not apply to dwelling units within buildings which include retail use on the ground floor. Notwithstanding this and subject to issuance of a Special Permit by the Zoning Board and determination that the building design and site development plan are consistent with the Master Plan, building area may equal one hundred percent (100%) of the site and minimum yard setbacks established by Appendix B, Table IV or elsewhere in the Regulations may be reduced within the C-L, CC-N and C-G Districts, provided that the site is within Master Plan Category #11 (Downtown) and that adequate off-street loading berths are provided on the site or on an adjacent easement and that the building location does not interfere with pedestrian or vehicular movements upon or around the site, and provided further that no front yard is required within the C-G District for sites fronting on Broad Street.

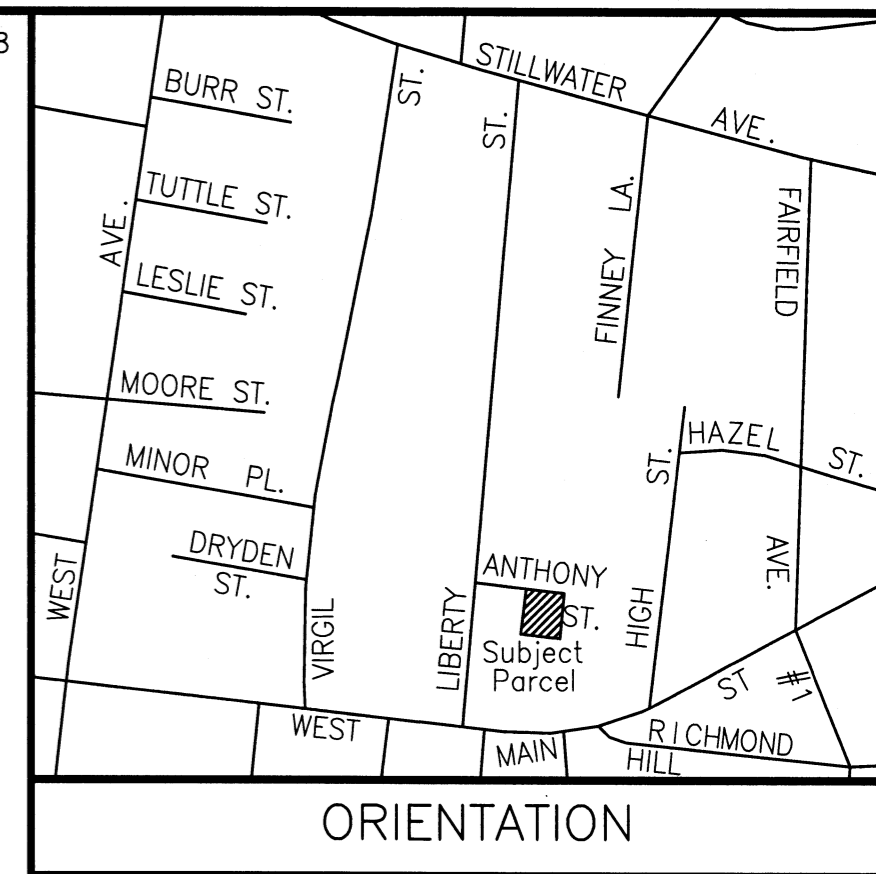
7.K. [YARD REQUIREMENTS OF LOTS ADJACENT TO DIFFERENT ZONING DISTRICTS] When a Lot adjoins a Lot in a more restricted district, any adjoining Side Yard of such Lot shall have minimum width equal to the required Side Yard in the more restricted district, and any adjoining Rear Yard shall have a minimum depth equal to the required depth of the Rear Yard in the more restricted district.

ANY & ALL PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES



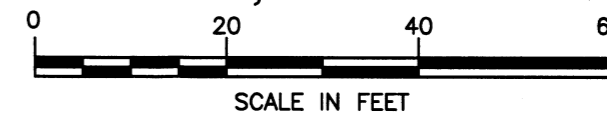
LEGEND table listing symbols for Spot Elevation, Contour, Storm Drain, Sanitary Sewer, Gas Main, Water Main, Electric, Stone Wall, Stone Masonry Wall, Concrete Wall, Brick Wall, Fence, Catch Basin, Gas Box, Gas Meter, Electric Meter, Water Box, Traffic Signal Pole, Manhole, Yard Drain, Light Pole, Sign, Tree, Clean Out, and Monitoring Well.

Block No. 288



Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

PLOT PLAN PREPARED FOR RORY FREEDMAN 21 ANTHONY STREET STAMFORD, CONNECTICUT



#031-22

General NOTES:

- 1. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature.
2. The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
3. Properties Depicted are Subject to Title Verification. Reference is Hearby made to all Notes and Recorded Documents as they may pertain to the Parcels Depicted on this map. Property is Subject to Easements, Covenants and Restrictions of public record

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies-"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

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

Refer To: REVISED PARCEL "B" MAO NO. 13507 S.L.R. LOT AREA 14,000 SQ FT EXISTING BUILDING COVERS 36.8% OF LOT AREA (EXCLUSIVE OF STORAGE CONTAINERS)

Scale: 1" = 20'



BY: [Signature]

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 and void.

FOR: EDWARD J. FRATTAROLI, INC. Land Surveyors - Engineers - Land Planners STAMFORD, CONNECTICUT JULY 26, 2022