

IMPROVEMENTS TO 317 AND 329 WEST AVENUE  
DOWNTOWN MIXED USE (D-MU) ZONE DEVELOPMENT STANDARDS

STANDARDS	D-MU ZONE REQ	PROPOSED
Maximum FAR	3 to 1	N/A
Minimum Lot Area	6,000 S.F.	25,753 S.F.
Minimum Frontage	60 ft.	110'
Minimum Building Setbacks From Street	0 ft	70.1 ft EXISTING
Lot Line Abutting an MU, OR of 1 Zoned Lot	0 ft.	N/A
Lot Line Abutting an R Zoned Lot	10 ft.	0 ft EXISTING
Maximum Building Setbacks Street Lot Line	10 ft.	70.1 ft EXISTING
Landscaping in Setbacks Abutting an R-Zoned Lot	5 ft. @ L3 type	5 ft. @ L3 type
Maximum Building Coverage	50%	49.98%
Minimum Landscaped Area	0	1500 s.f.
Maximum Height	100 ft.	14 FT.
Parking Allowed between Building and Streets	No	EXISTING
Drive Thru Facilities Permitted	No	NONE
Outdoor Display Permitted	Yes	YES
Outdoor Storage Permitted	No	NONE
Trucks and Equipment Permitted heavy requires special permit	Lt. and Med. only,	LT. AND MED. ONLY

LEGEND	
12"	PROPERTY LINE
—E—E—E—	STORM DRAINAGE PIPE
—E—E—E—	ELECTRIC
—U—U—U—	UNDERGROUND UTILITIES
—OH—OH—	OVERHEAD UTILITIES
—W—W—W—	WATER LINE
—G—G—G—	GAS LINE
—T—T—T—	TELEPHONE LINE
10" SAN	SANITARY SEWER PIPE
—C—C—C—	CURB LINE
—E—E—E—	EDGE OF PAVEMENT
CB	CATCH BASIN
M.H.	MANHOLE
LT	LIGHT POLE
WG	WATER GATE
GG	GAS GATE
WM	WATER METER
WS	WATER SHUTOFF
HYD	HYDRANT
—C—C—C—	EXISTING CONTOUR
—X—X—X—	STONEWALL
—X—X—X—	CHAIN LINK FENCE
—X—X—X—	SPLIT RAIL FENCE
—A—A—A—	WOOD STOCKADE FENCE
—H—H—H—	BARBED WIRE FENCE
HIGH	RETAINING WALL
LOW	RETAINING WALL
—S—S—S—	SILT FENCE
—B—B—B—	BUILDING SETBACK LINE

PARKING CALCULATION	
WAREHOUSE USE	
.5 SPACES PER 1,200 S.F. + 1 SPACE/2 EMPLOYEES	
$.5 \times \frac{8,972 \text{ S.F.}}{1,200 \text{ S.F.}} = 3.74 \text{ SPACES}$	
6 EMPLOYEES = 3 SPACES	
2 EMPLOYEES	
TOTAL FOR WAREHOUSE USE	6.74 SPACES (7 PROVIDED)
OFFICE USE	
2.25 SPACES/1,000 S.F.	
$\frac{3,900 \text{ S.F.}}{1,000 \text{ S.F.}} = 3.9 \times 2.25 = 8.78 \text{ SPACES (9 PROVIDED)}$	
TOTAL SPACES ON SITE REQUIRED	16 (16 PROVIDED)

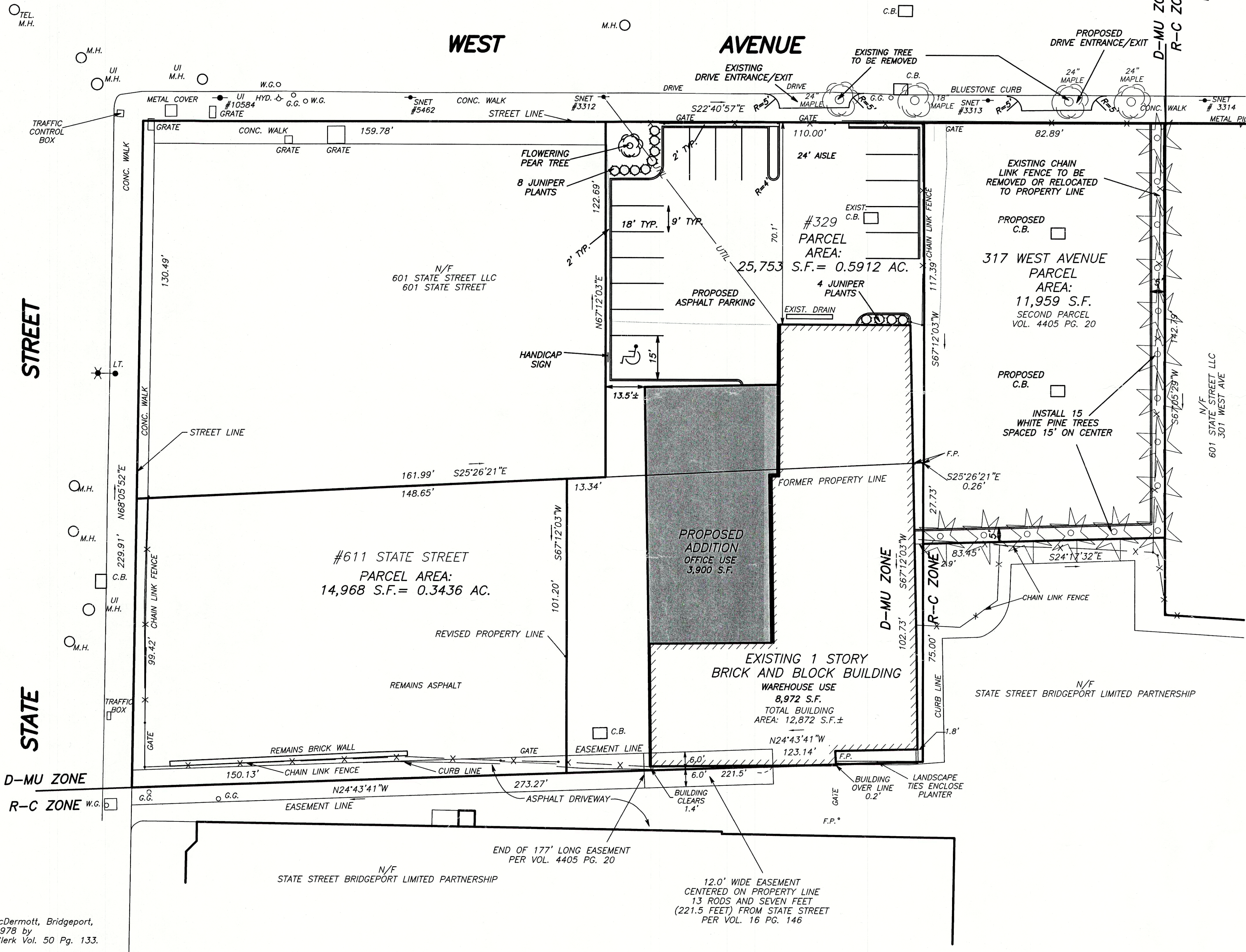
NOTES:

- This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination for existing property lines is Resurvey, the Boundary Determination for the revised property line is Original Survey all conform to Horizontal Accuracy Class A-2.
- Proposed catchbasins size and capacities to be designed by a Professional Engineer.

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

TRACY H. LEWIS, L.L.S. CT. LIC. NO. 15160

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.



**IMPROVEMENT LOCATION SURVEY**  
OF PROPERTY LOCATED ON  
STATE STREET AND WEST AVENUE  
BRIDGEPORT, CONNECTICUT  
PREPARED FOR  
**NEW-STATE, LLC**  
SCALE: 1"= 20' DATE: 10-13-2006  
REVISED 12-14-2006  
REVISED 1-29-2007

20 0 20 40  
SCALE IN FEET

**LEWIS ASSOCIATES**  
LAND SURVEYING AND CIVIL ENGINEERING  
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