

STANDARD	LI DISTRICT		COMMENTS ("NOTES" REFER TO MAP NOTES)	
	REQUIREMENT ("NOTES" REFER TO NOTES CONTAINED HEREIN)	EXISTING PARCEL		PARCEL 1
LOT				
LOT AREA, MINIMUM	N/A	18.257 AC	5.287 AC	10.927 AC
FRONTAGE, MINIMUM	25 FT	709.51 FT	530.46 FT	285.00 FT
FLOOR AREA MAXIMUM	N/A	370000± S.F.	0	400000± S.F.
PRINCIPAL BUILDING SIZE, MAXIMUM	N/A	114300± S.F.	0	130100± S.F.
PRINCIPAL BUILDING SETBACK				
FRONT LOT LINE, MINIMUM FROM	N/A	7± FT	N/A	7± FT
STREET LOT LINE, MINIMUM FROM	N/A	7± FT	N/A	7± FT
MAXIMUM SETBACK	N/A	N/A	N/A	19± FT
SIDE LOT LINE, MINIMUM FROM	N/A	91.4 FT	N/A	5.9± FT
REAR LOT LINE, MINIMUM FROM	N/A	N/A	N/A	N/A
MINIMUM SETBACK FROM:				
OTHER HEAVY INDUSTRIAL USE	10 FT	N/A	N/A	N/A
OTHER USE	0 FT	91.4 FT	N/A	5.9± FT
FROM LOT LINE ABUTTING AN R ZONED LOT	15 FT	N/A	N/A	N/A
SIDE REAR	N/A	N/A	N/A	N/A
FROM LOT LINES ABUTTING AN MU, OR O1 ZONED LOT	0 FT	91.4 FT	N/A	5.9± FT
CORNER LOT YARDS	SEE NOTE 2			
MEAN HIGH WATER, MINIMUM FROM	N/A	N/A	N/A	N/A
ACCESSORY STRUCTURE SETBACK				
SETBACKS	SEE NOTE 9			SEE NOTE 27
COVERAGE				
BUILDING COVERAGE, MAXIMUM	85.0%	16.1%	N/A	23.9%
SITE COVERAGE, MAXIMUM	85.0%	81.1%	28.3%	97.1%
LANDSCAPED AREA				
MINIMUM	15.0%	18.9%	71.7%	2.9%
IN SETBACKS ABUTTING AN R ZONED LOT, MINIMUM	10 FT DEEP @ 14			
HEIGHT				
PRINCIPAL BUILDING				
MAXIMUM FOR PRINCIPAL BUILDING	75 FT	75± FT	N/A	75± FT
PROJECTIONS AND FEATURES	SEE NOTE 5			SEE NOTE 28
ACCESSORY STRUCTURES				
HEIGHT MAXIMUM	SEE NOTE 7			SEE NOTE 27
FLOOR AREA, GROSS MAXIMUM	SEE NOTE 8			SEE NOTE 27
PUBLIC ACCESS EASEMENT				
	SEE NOTE 10			

- MAP NOTES:**
- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992, EFFECTIVE DATE: JANUARY 1, 1993. SAID STANDARDS ENACTED BY THE STATE OF CONNECTICUT (SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE STATE OF CONNECTICUT AGENCIES) EFFECTIVE JUNE 21, 1996.
 - THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS BOUNDARY LOCATION MAP, ZONING.
 - THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT REUSE.
 - WITH RESPECT TO HORIZONTAL DATA SHOWN HEREON THE ACCURACY CLASS IS "A2".
 - THE CERTIFICATION HEREON IS APPLICABLE TO THE LINES OF TITLE (INCLUDING EASEMENTS) ONLY.
 - BUILDINGS AND OTHER ON-SITE CONDITIONS (INCLUDING LANDSCAPE AREAS) HAVE BEEN COMPILED FROM NUMEROUS SOURCES INCLUDING RECORDED AS MAP 127 IN VOLUME 50 IN THE OFFICE OF THE BRIDGEPORT CITY CLERK (REFERENCED IN NOTE 8 HEREINAFTER), RECORDS OF THE BRIDGEPORT TAX ASSESSOR, THE BRIDGEPORT GEOGRAPHICAL INFORMATION SYSTEM ("GIS"), AND PUBLICLY ACCESSIBLE AERIAL PHOTOGRAPHY (INCLUDING THE USDA WEB SOIL SURVEY). SAID INFORMATION UTILIZED FOR "ZONE GRID" HEREON, INFORMATION NOT DEPICTED HEREON.
 - THE BUILDINGS CURRENTLY LOCATED ON THE SUBJECT PROPERTY ARE IN VARIOUS STATES OF REPAIR. NO REPRESENTATION IS MADE AS TO THE HABITABILITY OF ANY OR ALL OF THE BUILDINGS LOCATED ON THE SUBJECT PROPERTY. SOME OF THE BUILDINGS ARE, OR MAY BE, IN THE STATE OF PARTIAL DEMOLITION. SOME OF THE BUILDINGS DEPICTED HEREON MAY HAVE ALREADY BEEN DEMOLISHED. ADDITIONAL BUILDINGS, LOCATED IN THEIR ENTIRETY, ON THE SUBJECT PROPERTY MAY EXIST.
 - PERIMETER FENCES HAVE NOT BEEN DEPICTED HEREON.
 - REFERENCE IS MADE TO A CERTAIN MAP ENTITLED "PLAN OF PROPERTIES, IN BRIDGEPORT, CONN., PREPARED FOR: REMGRIT REALTY INCORPORATED" SCALE: 1"=100', DATED JUNE 4, 1987, PREPARED BY FULLER & CO., INC., CERTIFIED SUBSTANTIALLY CORRECT BY GREGORY H. PIDLUSKI, RECORDED AS MAP 127 IN VOLUME 50 IN THE OFFICE OF THE BRIDGEPORT CITY CLERK.
 - PROPERTY IS TOGETHER WITH AND SUBJECT TO CERTAIN RAILROAD RIGHTS AS DESCRIBED IN A CERTAIN DEED RECORDED AT PAGE 199 IN VOLUME 196 IN THE OFFICE OF THE BRIDGEPORT CITY CLERK, AS APPLICABLE. SAID DEED REFERENCES A CERTAIN MAP ENTITLED "MAP OF PROPOSED SITE TRACK FOR THE WHEELER & WILSON MANUFACTURING COMPANY AND THE UNION METALLIC CARTRIDGE COMPANY AT BRIDGEPORT, CONNECTICUT," DATED JUNE 16, 1994, NOT FOUND OF RECORD.
 - PROPERTY IS TOGETHER WITH AND SUBJECT TO CERTAIN DEED RECORDED AT PAGE 43 IN VOLUME 50 IN THE OFFICE OF THE BRIDGEPORT CITY CLERK, AS APPLICABLE.
 - PROPERTY IS TOGETHER WITH AND SUBJECT TO CERTAIN DEED RECORDED AT PAGE 575 IN VOLUME 499 IN THE OFFICE OF THE BRIDGEPORT CITY CLERK, AS APPLICABLE.
 - PROPERTY IS TOGETHER WITH AND SUBJECT TO CERTAIN DEED RECORDED AT PAGE 342 IN VOLUME 786 IN THE OFFICE OF THE BRIDGEPORT CITY CLERK, AS APPLICABLE.
 - PROPERTY IS TOGETHER WITH AND SUBJECT TO CERTAIN DEED RECORDED AT PAGE 183 IN VOLUME 725 IN THE OFFICE OF THE BRIDGEPORT CITY CLERK, AS APPLICABLE.
 - PROPERTY IS TOGETHER WITH AND SUBJECT TO CERTAIN DEED RECORDED AT PAGE 581 IN VOLUME 165 IN THE OFFICE OF THE BRIDGEPORT CITY CLERK, AS APPLICABLE.
 - PROPERTY IS TOGETHER WITH AND SUBJECT TO CERTAIN DEED RECORDED AT PAGE 83 IN VOLUME 210 IN THE OFFICE OF THE BRIDGEPORT CITY CLERK, AS APPLICABLE.
 - WETLANDS AND WATERCOURSES HAVE NOT BEEN DEPICTED HEREON.
 - THE "SIMPLE DIVISION" (i.e., "FIRST CUT") DEPICTED HEREON IS NEITHER A SUBDIVISION NOR A RESUBDIVISION AS DEFINED IN SECTION 8-18 OF THE CONNECTICUT GENERAL STATUTES.
 - NO CONSTRUCTION OR SITE DISTURBANCE IS PROPOSED IN CONJUNCTION WITH THIS MAPPING.
 - COASTAL RESOURCES ON SITE INCLUDE: SHORELANDS, COASTAL FLOOD HAZARD AREAS, FRESHWATER WETLANDS.
 - UNDERGROUND UTILITIES (INCLUDING STORM, SANITARY, AND/OR COMBINATION SEWERS) SHOWN HEREON ARE COMPILED FROM VARIOUS SOURCES INCLUDING OBSERVATION OF SURFACE STRUCTURES, UTILITY MAPS, MAPS, MAPS OF THE CITY OF BRIDGEPORT WATER POLLUTION CONTROL AUTHORITY ("CWP&A"), AND MAPS OF THE OFFICE OF THE BRIDGEPORT CITY ENGINEER. THE ACTUAL LOCATION, SIZE, AND DEPTH OF THE UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE AS INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG"; 811.
 - BUILDING AREAS ARE ESTIMATED BASED UPON APARENT BUILDINGS STILL STANDING. ACTUAL AREAS MAY DIFFER BASED UPON STATUS OF DEMOLITION.
 - FLOOR AREAS ARE ESTIMATED BASED UPON BUILDINGS DEPICTED HEREON, SUBJECT TO LIMITATIONS OF NOTE 21 HEREINABOVE AND REVIEW OF RECORDS OF THE BRIDGEPORT TAX ASSESSOR'S RECORDS. NO REPRESENTATION IS MADE WITH RESPECT TO THE ACCURACY OF THE FLOOR AREAS AS INDICATED HEREON.
 - REMNANTS OF PRE-EXISTING BUILDINGS INCLUDING, BUT NOT NECESSARILY LIMITED TO, FOUNDATIONS, SLABS, VESTIBLES, WALLS AND ANCILLARY IMPROVEMENTS HAVE NOT BEEN DEPICTED HEREON.
 - OFFSET DIMENSIONS, WHERE APPLICABLE, ARE APPROXIMATE AND PROVIDED AS A CONVENIENCE. OFFSET DIMENSIONS ARE NOT TO BE UTILIZED TO ESTABLISH LINES OF TITLE.
 - ANY DEVELOPMENT ACTIVITIES TO BE CONDUCTED ON LOT 2 WILL REQUIRE THE ESTABLISHMENT OF A MINIMUM OF 8000 SQUARE FEET, MORE OR LESS, OF ADDITIONAL LANDSCAPED AREA IN A SIZE AND LOCATION CONSISTENT WITH THE APPLICABLE REGULATIONS OF THE CITY OF BRIDGEPORT (NOT DEPICTED HEREON).
 - NO DISTINCTION HAS BEEN MADE WITH RESPECT TO PRINCIPAL STRUCTURES AS DISTINCT FROM ACCESSORY STRUCTURES.
 - BUILDING HEIGHT HAS BEEN ESTIMATED. NO MEASUREMENTS HAVE BEEN TAKEN. ANY PORTION OF ANY STRUCTURE (IF ANY) IN EXCESS OF ALLOWABLE HEIGHT SHALL BE ALLOWED TO REMAIN.
 - THE "SEWER EASEMENT" DEPICTED HEREON IS A GRAPHICAL REPRESENTATION OF SAID EASEMENT AS INDICATED IN NOTE 8 HEREINABOVE AND RECORDS OF THE OFFICE OF THE BRIDGEPORT CITY ENGINEER. NO INSTRUMENT HAS BEEN FOUND OF RECORD AND DIMENSIONS ARE UNAVAILABLE. (BEARINGS AND DISTANCES DEPICTED HEREON ARE APPROXIMATE AS DESCRIBED HEREON. ACTUAL LOCATION OF SAID EASEMENT, AS SUCH EASEMENT MAY EXIST, IS SUBJECT TO REVISION SHOULD ADDITIONAL INFORMATION BECOME AVAILABLE.
 - THE "RAILROAD EASEMENT" DEPICTED HEREON IS A GRAPHICAL REPRESENTATION OF THE EASEMENTS OF RECORD REFERENCED HEREINABOVE. MEETS AND BOUNDS OF SAME HAVE NOT BEEN FOUND OF RECORD.
 - ALL STATUTORY RIGHTS WITH RESPECT TO PRE-EXISTING, LEGALLY NONCONFORMING STATUS, INCLUDING RIGHTS FOR IMPROVEMENTS WHICH PREDATE THE ADOPTION OF THE CITY OF BRIDGEPORT ZONING REGULATIONS ARE HEREBY CLAIMED.
 - NO NEW CONSTRUCTION ACTIVITIES ARE PROPOSED HEREWITH (REHABILITATION OF EXISTING BUILDINGS MAY BE UNDERTAKEN).
 - NO OTHER SITE DISTURBANCE ACTIVITIES (WITH THE EXCEPTION OF CONTINUING BUILDING DEMOLITION) ARE PROPOSED HEREWITH.
 - WETLAND SOILS UPON GRAPHICAL INTERPRETATION OF USDA WEB SOIL SURVEY.
 - WATERCOURSES DEPICTED HEREON BASED UPON GRAPHICAL INTERPRETATION OF CITY OF BRIDGEPORT GIS.
 - WETLANDS AND WATERCOURSES ON LOT 1 - 7200± S.F.
 - NO WETLANDS OR WATERCOURSES ON LOT 2.

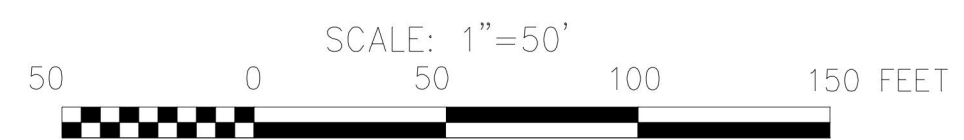
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NO.	DATE	DESCRIPTION	BY

BARNUM AVENUE

I HEREBY CERTIFY THAT THIS MAP, BASED UPON A CLASS "A-2" SURVEY, IS SUBSTANTIALLY CORRECT.

GREGORY H. PIDLUSKI
R.L.S. #12154



EASEMENT MAP
FOR LOTS 1 AND 2
MAP OF "REMGRIT REALTY LLC"
PROPERTIES AT
889 BARNUM AVENUE
BRIDGEPORT, CT.
PREPARED FOR:
**THE CITY OF BRIDGEPORT
CONNECTICUT**
1"=50' 24 MARCH 2016