

M-G ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 10'
- Center Line Of Street Setback..... 35'
- Rear Yard Setback..... 15'
- Side Yard Setback...None Required But If Provided Must Be At Least 4 Feet
- Max. Building Coverage.....90% Of Lot Area (Corner Lot)
- Max. Building Coverage.....80% Of Lot Area (Interior Lot)

R-MF ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 15'
- Center Line Of Street Setback..... 40'
- Rear Yard Setback..... 30'
- Lot Area 5000 - 20000sf...
Side Yard Setback..8' W/ Total Of..18'
- Lots 20,000 square feet or more (Foot Note 3.3)
Each side yard at least equal to one-half the height of the building but need not exceed fifteen feet (15') each side.
- Max. Building Coverage.....30% Of Lot Area
- Max. Building Coverage.....35%⁽¹⁰⁾ Of Lot Area

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority. Refer to FN 2 City of Stamford Zoning Regulations

In any Business, Commercial or Industrial District, a building erected on a corner lot shall be required to comply with the front setback standard on all streets and shall comply with the rear yard setback standard for the lot line generally opposite the narrower street frontage. All other yards shall comply with the side yard setback standard. In the case of equal frontages the owner may designate which street line shall be the front lot line for the purpose of determining the rear lot line. (91-025)

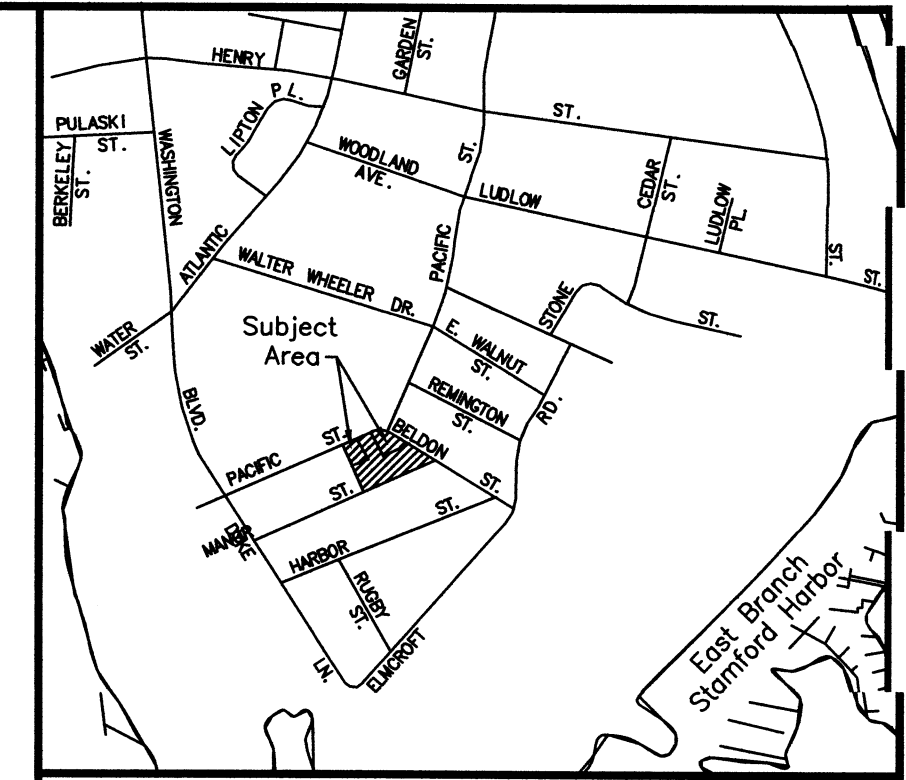
K - When a lot adjoins a lot in a more restricted district, any adjoining side yard of such lot shall have minimum width equal to the required side yard in the more restricted district, and any adjoining front yard shall have a minimum depth equal to the required depth of the front yard in the more restricted district.

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

LEGEND

Existing	
Stone Wall	
Concrete Wall	
Fence	
Catch Basin (In Curb)	
Catch Basin (Flush)	
Gas Box	
Water Box	
Monitoring Well	
Metal Cover	
Manhole	
Yard Drain	
Light Pole	
Sign	
Clean Out	
Metal Cover	

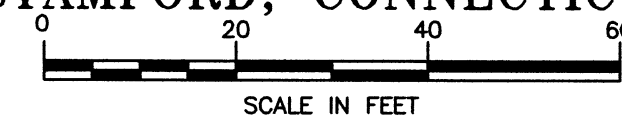
Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement



ORIENTATION

#011-22

**PLOT PLAN
PREPARED FOR
4 SQUARE LLC
56 MANOR STREET
STAMFORD, CONNECTICUT**

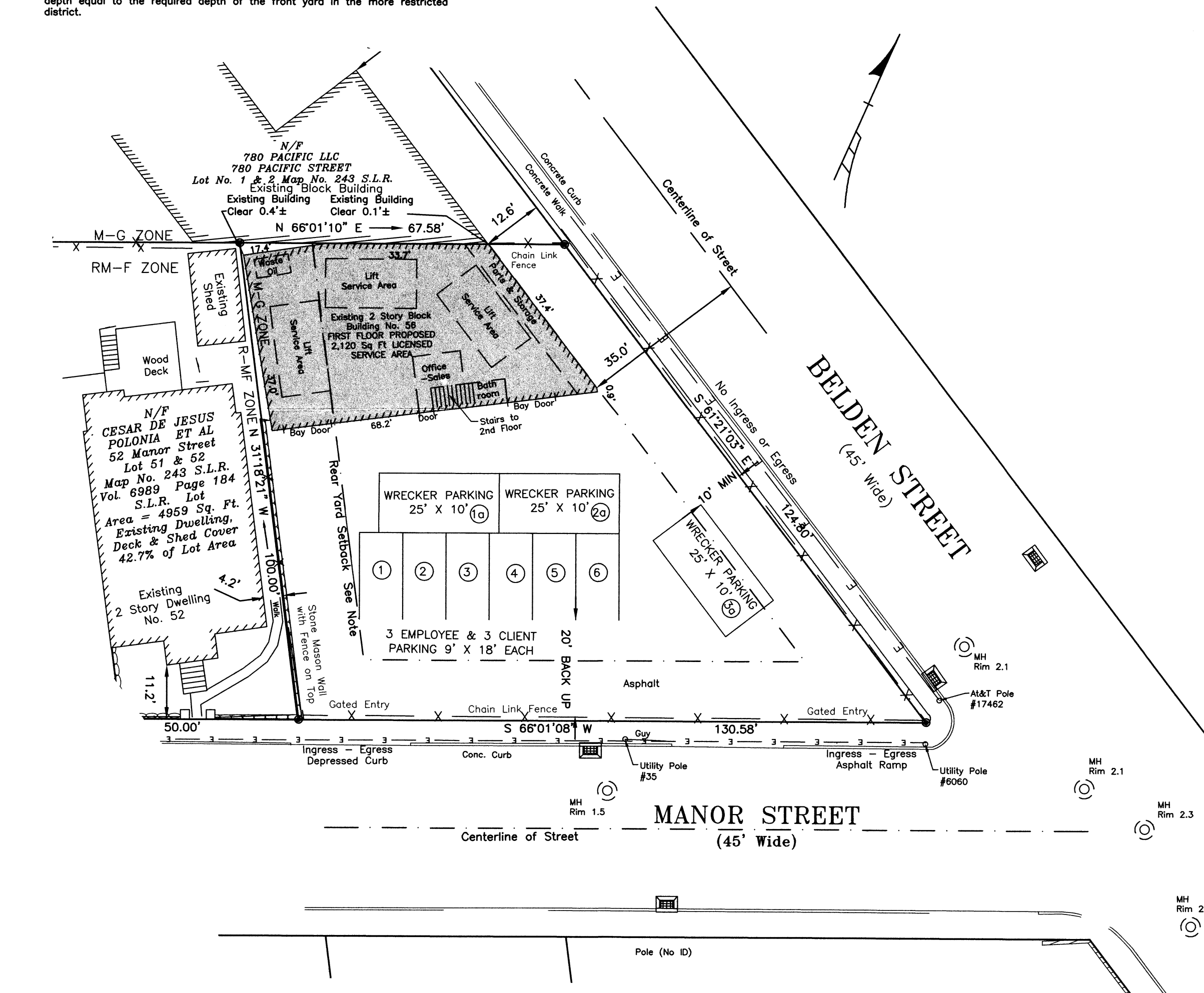


Notes:

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. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
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. Property Are Subject to Title Verification, utility easements and/or Private Agreements if any, in addition to those Depicted, Noted and or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to these parcels Limited abstract of title Provided by Owner Refer to First American Title Insurance policy CTST 1970807 Effective date September 13, 2013
4. Flood zones as Defined from Flood Insurance Rate Map. City Of Stamford, Connecticut, Panel 516 of 626, Community Panel Number 09001C0516G Effective Date 07/08/2013. Subject Property is Depicted in an Area that is shown as being protected from the 1-percent chance or greater flood hazard by a Levee system. Overtopping or Failure of any Levee system is Possible. For additional Information see the "Accredited Levee Note" in notes to users <https://msc.fema.gov>
5. SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES.

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:
Lot No. 1, 2, 3, 4, 5, 6, 47, 48, 49, 50, 51, 52, 53 & 54
Map No. 243 S.L.R.
56 MANOR STREET
Lot 53 & 54 Map No. 243 S.L.R.
Vol. 10870 Page 257 S.L.R.
Lot Area = 9829 Sq. Ft. (Figured)
Existing Building Covers 23.7% of Lot Area

This Sketch is an accurate Representation of the Proposed Licensed Areas

Owner/Applicant _____ Date _____
4 SQUARE LLC 780 PACIFIC STREET

REVISED 2-28-22 (56 MANOR STREET)
REVISED 3-24-22 (PROPOSED LICENCED AREA)

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.



Edward J. Frattaroli

BY: KENNETH E FRATTAROLI CTLS 70012
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors - Engineers - Land Planners
62 Mill River Street (203)-359-2235
STAMFORD, CONNECTICUT March 22, 2012