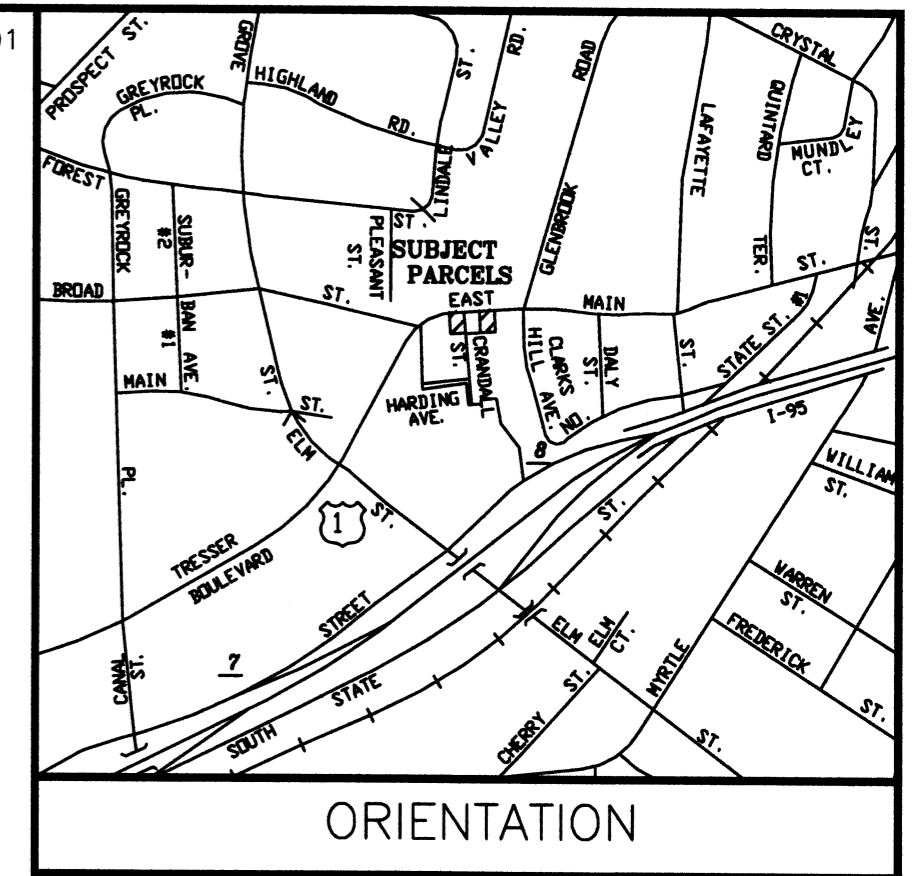


C-G (3.2) ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 10' (7)(8)
- Center Line Of Street Setback..... 35' (7)(8)
- Rear Yard Setback..... 20' (7)
- 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)

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

Approximate Location of Taking Lines Depicted on this Map are Based on Information Provided by The State of Connecticut D.O.T. Reference Project 135-247, Record Research and Information Provided by The City of Stamford. Easement and Taking Lines are approximate and are subject to title verification.

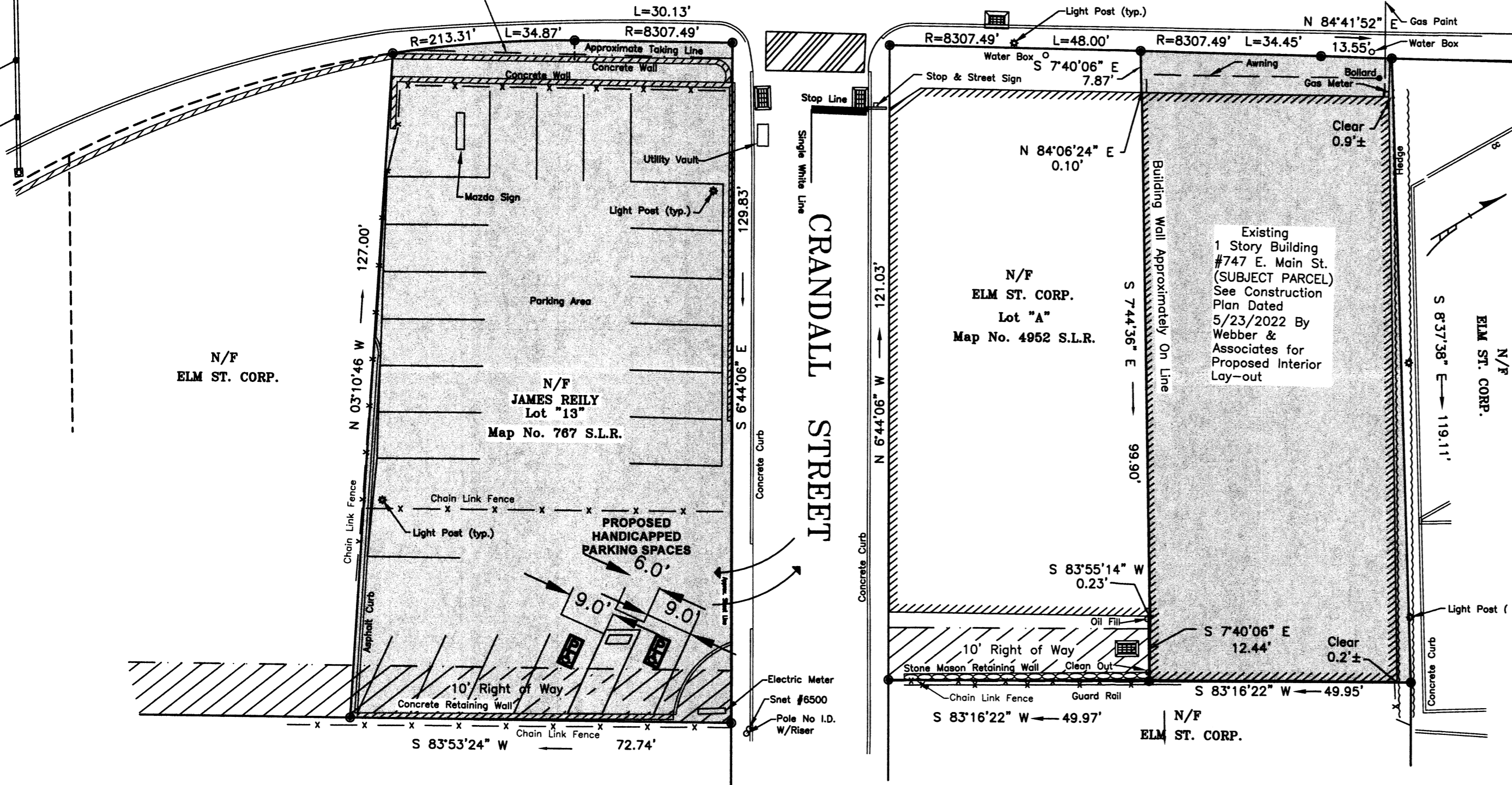


EAST MAIN STREET

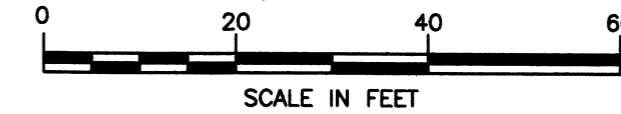
One Way Traffic Flow →

Notes:

- 1) Subject to utility easements or Private Agreements if any, in addition to those Depicted on this Map (No Abstract of Title Provided)
- 2) Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted.
- 3) Property Lines Not Staked by Contractual Agreement Soil Types Not Defined by Contractual Agreement
- 4) Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to the Subject parcel. Refer to Vol 1348 P 302 S.L.R.
- 5) Distances Depicted ± from buildings to property lines are scaled only and are not to be used to establish property lines.
- 6) Underground utility, structure and facility locations depicted, noted or Referenced 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 any construction.
- 7) Any Person Working on these or surrounding Parcels 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.
- 8) SIZE AND LOCATION OF PROPOSED PARKING PROVIDED BY OTHERS, IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES



PLOT PLAN
 PREPARED FOR
 RILEY MOTORCYCLE
 747 EAST MAIN STREET
 STAMFORD, CONNECTICUT



This Sketch is an accurate Representation of the Proposed Licensed Area

LEGEND

Proposed Licensed Area [shaded box]

Applicant _____ Date _____
RILEY MOTORCYCLE - 747 EAST MAIN STREET, STAMFORD CT

Owner _____ Date _____

Refer To:
Map Nos. 767, 4952 & 9372 S.L.R.
Area = 5,839 sq ft (Fig)
The Existing Building Covers 90.2% of the Subject Parcel Lot Area

Scale: 1" = 20'

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 "LIMITED PROPERTY/BOUNDARY SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to Depict "PROPOSED LICENSED AREA"

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

REVISED 5-24-22 (PROPOSED H-CAP PARKING)
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.



BY: *Edward J. Frattaroli*
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyor · Engineers · Land Planners
STAMFORD, CONNECTICUT NOVEMBER 20, 2007