

**SPECIAL DEVELOPMENT DISTRICT #
STATEMENT OF USES & STANDARDS
FOR 515-517 MAIN STREET
MONROE, CONNECTICUT**

1. GENERAL: This Special Development District is established in accordance with the provisions of Article 8 of the Town of Monroe Zoning Regulations.
2. REGULATIONS: Within the Special Development District, no land, buildings, or other structures shall be used, and no buildings or other structures shall be altered, constructed, enlarged, extended, or moved except in conformance with these requirements. They may be amended from time to time with the express approval of the Commission or its duly authorized representative.
3. REQUIREMENTS: Except as specifically modified herein, all the provisions and standards of the Town of Monroe Zoning Regulations applicable to the B-1 zoning district shall apply in this Special Development District.
4. PERMITTED USE: Climate Controlled Self-Storage – interior storage only.
5. PRINCIPAL STRUCTURE LOCATIONS & BULK STANDARDS:
 - a. Minimum SDD Area: 2.5 Acres
 - b. Minimum Frontage on Main Street (CTDOT Route 25): 250'
 - c. Maximum Building Height - Stories 2
 - d. Maximum Building Height: 35'
 - e. Minimum Front Yard Setback: 70'
 - f. Minimum Side Yard Setback: 45'
 - g. Minimum Rear Yard Setback: 75'
 - h. Minimum Setback From Residential Zone: 75'
 - i. Maximum Building Coverage: 25%
 - j. Maximum Site Coverage: 50%
6. PARKING / DRIVEWAYS:
 - a. One parking space per one hundred (100) storage units plus one (1) space per each employee on site.
 - b. No parking shall be permitted in the Residential District setback.
 - c. Driveways are permitted in the Residential District setback except within fifty (50') feet of the Residential District boundary.

7. DEVELOPMENT PLANS: Within this Special Development District, construction shall be in conformance with Conceptual Development and Site Plans entitled "SPECIAL DEVELOPMENT DISTRICT, SELF STORAGE FACILITY, CONCEPT & SITE PLANS, 515 & 517 MAIN STREET, MONROE, CONNECTICUT PREPARED FOR T&C VENTURES LLC" dated 8-24-2023 and revised to 11-30-2023 by J. Edwards Associates, LLC, 227 Stepney Road, Easton, CT 06612, and Architectural plans by Claris Design Build as approved by the Monroe Planning & Zoning Commission and as may be modified from time to time by subsequent Planning and Zoning approvals.
8. STORMWATER MANAGEMENT: All Stormwater management shall employ the best management practices as outlined on the plans. The owner shall perform all required maintenance activities to assure the proper functioning of the stormwater management plan. All stormwater management facilities shall be in accordance with MS4.
9. LANDSCAPE MAINTENANCE: All trees and shrubs and other planted areas shall be maintained in a trimmed, mulched, and healthy condition. All parking areas and storm drainage facilities shall be maintained in good repair and in a clean debris free condition.
10. SIGNAGE: Signage identifying the commercial project and subject to Commission approval.
11. MODIFICATION AND AMENDMENT: This Special Development District, consisting of all the elements set forth above, including all the accompanying plans documents, and exhibits, may be modified upon adoption of subsequent alterations or modifications thereto by vote of the Monroe Planning & Zoning Commission, provided that said modification does not materially alter any basic elements of the Special Development District as approved. Any material alteration or change in the basic elements of the Special Development District shall be made only by the Monroe Planning & Zoning Commission following a duly noticed public hearing on material change.
12. LEGAL DESCRIPTION: SEE ATTACHED SCHEDULE A

SCHEDULE A
PROPERTY DESCRIPTION
515 & 517 MAIN STREET
MONROE CONNECTICUT

515 MAIN STREET:

THAT CERTAIN piece or parcel of land situated in the Town of Monroe, County of Fairfield and State of Connecticut and more particularly bounded and described as follows:

That certain piece or parcel of land together with improvements thereon located on the westerly side of Main Street, Conn. Rte. 25 in Monroe, Connecticut and being shown as Parcel 2 on a certain map entitled "Lot Line Revision Map Prepared For Robert Godfrey, Main Street - Conn. Rte. 25 in Monroe, Connecticut. And being shown as Parcel 2 on a certain map entitled "Lot Line Revision Map Prepared For Robert Godfrey, Main Street-Conn. Rte. 25, Monroe, Connecticut, May 22, 1992, Revised June 12, 1992, Scale: 1" = 40' and certified to have been prepared in accordance with the Standards of a class "D" Survey as Defined in the Code of Practice for Standards of Accuracy for Maps & Surveys adopted Dec. 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc. by Jack Anderberg, Conn. Land Surveyor, #8176 and bounded and described as follows:

Beginning at a point along the westerly highway line of Conn. Rte. 25, which point marks the southeasterly most corner of Parcel #1 as shown on the above-described map, thence running S 33° 30' 06" W 30.01 feet to a point in the westerly highway line of Conn Rte. 25; thence turning and running N 54° 46' 14." W 131.59 feet, to a point in the stone wall marking the southerly boundary of Parcel #2; thence continuing N 52° 53' 42" W along said stone wall 222.55 feet to a point in said stone wall; thence continuing N 54° 07' 21" W 90.38 feet to a point in said stone wall which marks the southwesterly most corner of the within- described Parcel #2; thence turning and running N 35° 07' 21" E 50.92 feet to a point; thence running N 57° 44' 39" E 41.45 feet to a point; thence running N47° 16' 56" E 26.26 feet to a point; thence running N 54° 48' 49" E 34.66 feet to a point; thence running N 61 ° 46' 08" E 23.93 feet to a point; thence running N 52° 03' 03" E 43.07 feet to a point; thence running N 47° 06' 59" E 44.71 feet; thence running N 63° 46' 46" E 25.80 feet; thence running N 57° 26' 03" E 44.44 feet, thence running N 77° 59' 52"E 24.75 feet; thence running 48° 14' 52" E 16.81 feet to a point in a stone wall marking the northwesterly most corner of the within-described parcel; thence turning and running S 43° 25' 12" E 25.98. feet; thence running along said stone wall S 53° 05' 04" E 28.32 feet; thence running along said stone wall S 49° 39' 29" E 95.02 feet to a point marking the northeasterly most corner of the within-described parcel; thence turning and running S 33° 30' 06" W 316.68 feet to a point; thence turning and running S 52° 53' 42" E 70.01 feet to a point; thence running S 54° 46' 14" E 130.19 feet to the point or place of beginning.

517 MAIN STREET

ALL THAT CERTAIN piece or parcel of land, together with the improvements thereon, situated in the Town of Monroe, County of Fairfield and State of Connecticut, located on the westerly side of Main Street, Conn. Rte. 25 in Monroe, Connecticut and being shown as Parcel 1 on a certain map entitled "Lot Line Revision Map Prepared For Robert Godfrey, Main Street - Conn. Rte. 25, Monroe, Connecticut. May 22, 1992, Revised June 12, 1992, Scale: 1" = 40' and certified to have been prepared in accordance with the Standards of a class "D" Survey as Defined in the Code of Practice for Standards of Accuracy for Maps & Surveys adopted Dec. 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc. by Jack Andersberg, Conn. Land Surveyor, #8176 and bounded and described as follows:

Commencing at a point along the westerly line of Conn Rte. 25, so-called, which point marks the northeasterly most corner of the within-described parcel; thence running S 33° 30' 06" W 306.79 feet along said westerly highway line to a point; thence running N 54° 46' 14" W 130.19 feet to a point; thence running N 52° 53' 42" W 70.01 feet to a point marking the southwesterly most corner of the within-described parcel; thence turning and running N 33° 30' 06" E 316.68 feet to a point in a stone wall which point marks the northwesterly most corner of the within-described parcel; thence turning and running S 49° 39' 29" E 29.72 feet; thence continuing S 30° 24" E 10.18 feet; thence continuing S 43° 45' 47" E 5.31 feet; thence continuing S 56° 20' 03" E 9.22 feet; thence continuing S 54° 27' 58" E 20.30 feet; thence continuing S 49° 08' 55" E 51.86 feet; thence continuing S 53° 24' 35" E 74.51 feet to the point or place of beginning.

Parcel 1 contains 1.428 acres more or less.