



THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION: RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300b-1 to 20-300b-20. EFFECTIVE; JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

REFERENCES TO THIS PROPERTY ARE MADE TO MAP(S):

1. MAP PREPARED FOR DERBY SAVINGS BANK, SHELTON, CONNECTICUT, JUNE 13, 1990 REV. AUGUST 23, 1990, RECORD MAP VOL. 41 PG. 2727

TAX MAP 74 TAX LOT(S) 21

PROPERTY IS LOCATED IN ZONE CA-2

DISTANCES SHOWN +/- FROM BUILDING TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

ANY ALTERATIONS, HAND DRAWN OR OTHERWISE, WILL RENDER THIS MAP NULL AND VOID. THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

CONNECTICUT REG. #70059
JAMES A. DENNISON, LAND SURVEYOR, STRATFORD, CT.

NOTE: EXISTING BUILDING(S) ARE OVER 3 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 sf	16,331 sf±	
MIN. LOT AREA PER DWELLING UNIT	15,000 sf	16,331 sf±	
MIN. DIMENSIONS OF SQUARE ON LOT	80'	115'	
MIN. LOT FRONTAGE	80'	AS DEPICTED	
MAX. NUMBER OF STORIES	3	1	
MAX. BUILDING HEIGHT	40'	17.7'±	
MIN. SETBACK-STREET LINE	40'	AS DEPICTED	
MIN. SETBACK-REAR LINE	40'	AS DEPICTED	
MIN. SETBACK-SIDE LINE	12'	AS DEPICTED	
MIN. SETBACK-RESIDENCE DISTRICT BOUNDARY	40'	N/A	
MAX. LOT COVERAGE	25%	18.7%	
MAX. TOTAL IMPERVIOUS LOT COVERAGE	85%	81.9%	
MAX. FLOOR AREA	50%	2,580 sf	
MIN. FLOOR AREA ON GROUND FLOOR	1,000 sf	2,580 sf	
MIN. FLOOR AREA PER DWELLING UNIT	550 sf	2,580 sf	

LEGEND

	EDGE OF PAVEMENT
	CURB
	IRON PIN (FOUND)
	IRON PIPE (FOUND)
	IRON PIN (SET)
	MAG NAIL (SET)
	UTILITY POLE W/ WIRES
A/C	AIR CONDITIONER
O/H	OVERHANG
	CATCH BASIN

ZONING LOCATION SURVEY
PREPARED FOR
**MAURICE GHAZAL &
DAVID MAURICE GHAZAL**
5 HUNTINGTON STREET, SHELTON, CT
SCALE: 1" = 20' DATE: NOVEMBER 9, 2021
BY JAMES A. DENNISON L.S.
203-377-2091