

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS	PROPOSED LOT #1	PROPOSED LOT #2	PROPOSED LOT #3	PROPOSED LOT #4
Minimum Lot Area	20,000 SF	31,512 ± SF	8,383 ± SF	8,055 ± SF	7,728 ± SF	7,351 ± SF
Minimum Square on Lot	125.0'	126.0' ±	70.0'	70.0'	70.0'	70.0'
Maximum Lot Frontage	115.0'	280.00'	70.0'	70.0'	70.0'	70.0'
Minimum Lot Area per Dwelling Unit	7,500 SF	31,512 ± SF	8,383 ± SF	8,055 ± SF	7,728 ± SF	7,351 ± SF
Minimum setback from Street Line	40.0'	N/A	43.5'	43.8'	39.0'	33.4'
Minimum Setback from Side Property Line	20.0'	N/A	16.5' (34.0 TOT.)	12.5' (30.0 TOT.)	12.5' (30.0 TOT.)	12.5' (30.0 TOT.)
Minimum Setback from Rear Property Line	30.0'	N/A	30.0'	30.0'	30.2'	30.2'
Maximum Height for a Building or Structure	40.0'	N/A	25.0'	25.0'	25.0'	25.0'
Maximum Number of Stories per Building	3	N/A	2	2	2	2
Maximum Impervious Area Percentage	35.0%	N/A	35.0%	35.0%	35.0%	35.0%
Maximum Building Lot Coverage Percentage	30.0%	N/A	30.0%	30.0%	30.0%	30.0%
Maximum Building Foot Area Percentage	30.0%	N/A	30.0%	30.0%	30.0%	30.0%

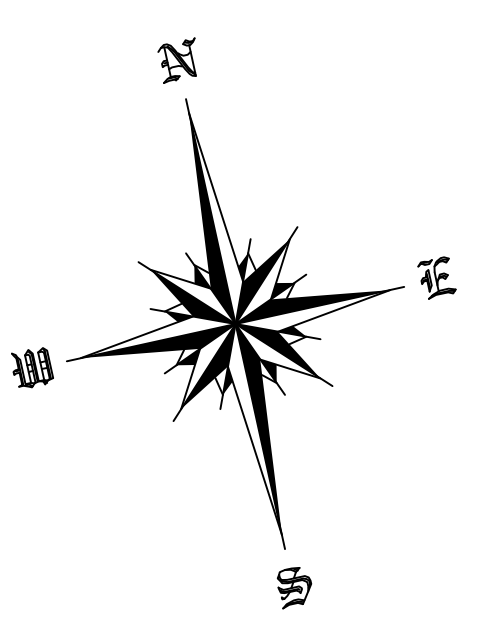
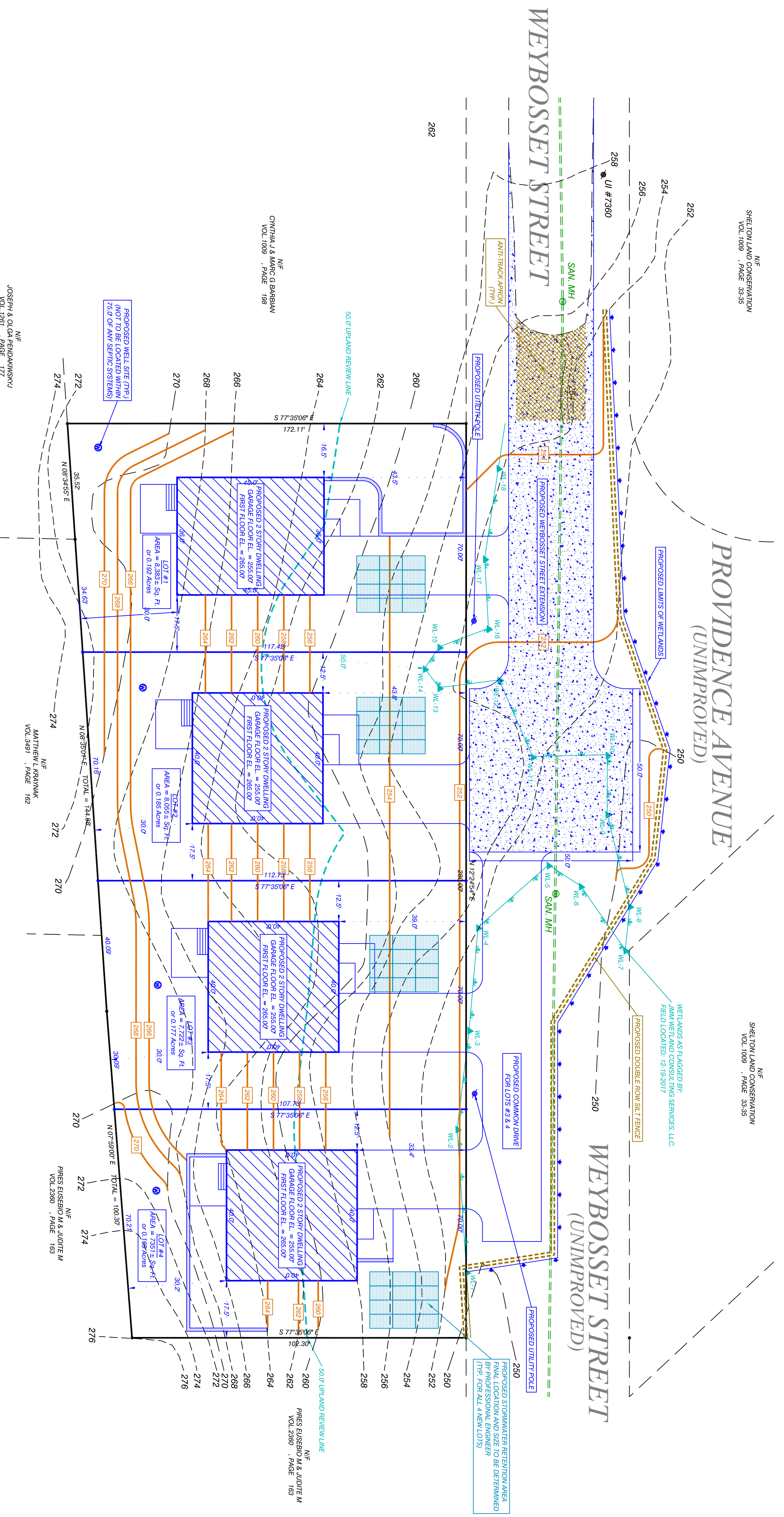
ZONE: R-2

**GENERAL NOTES:**

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies, Section 20-300c-1 through 20-300c-6, and is subject to the jurisdiction of the State of Connecticut as advised by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Linked Property / Subdivision Survey, and is intended to be a Dishing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds).
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in the block of this map.
- Property Lines Established According to Record Deeds as exist.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- 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 government agencies, from parole testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other physical features such as stone walls, wire fences, etc. which are unknown to this firm, the size, location and existence of all such features must be field determined and verified by BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and private water supply.

**MAP REFERENCES:**

- RECORD MAP #221.
- RECORD MAP #4194.



**LAND SURVEYING SERVICES, LLC**  
 1276 POST ROAD, SUITE A-20  
 FAIRFIELD, CONNECTICUT 06824  
 TEL: (203) 522-4177  
 FAX: (203) 619-0123  
 EMAIL: info@assurvey.com

**ALFONSE CAMMAROTA**  
 SUBDIVISION MAP PREPARED FOR  
 Weybosset Street, Shelton, Connecticut  
 SCALE: 1" = 20'  
 DATE: JULY 20, 2021

**TITLE BLOCK**  
 ASSESSOR'S MAP # 17376 PARCEL # 70  
 APPLICANT: *Alfonse Cammarota*  
 DESCRIBING TITLE: SUBDIVISION MAP  
 To the best of my knowledge and belief this map is substantially correct and ready for filing.  
 TUCKER, JAMES L.S. # 18139

**REVISIONS**

DATE	DESCRIPTION