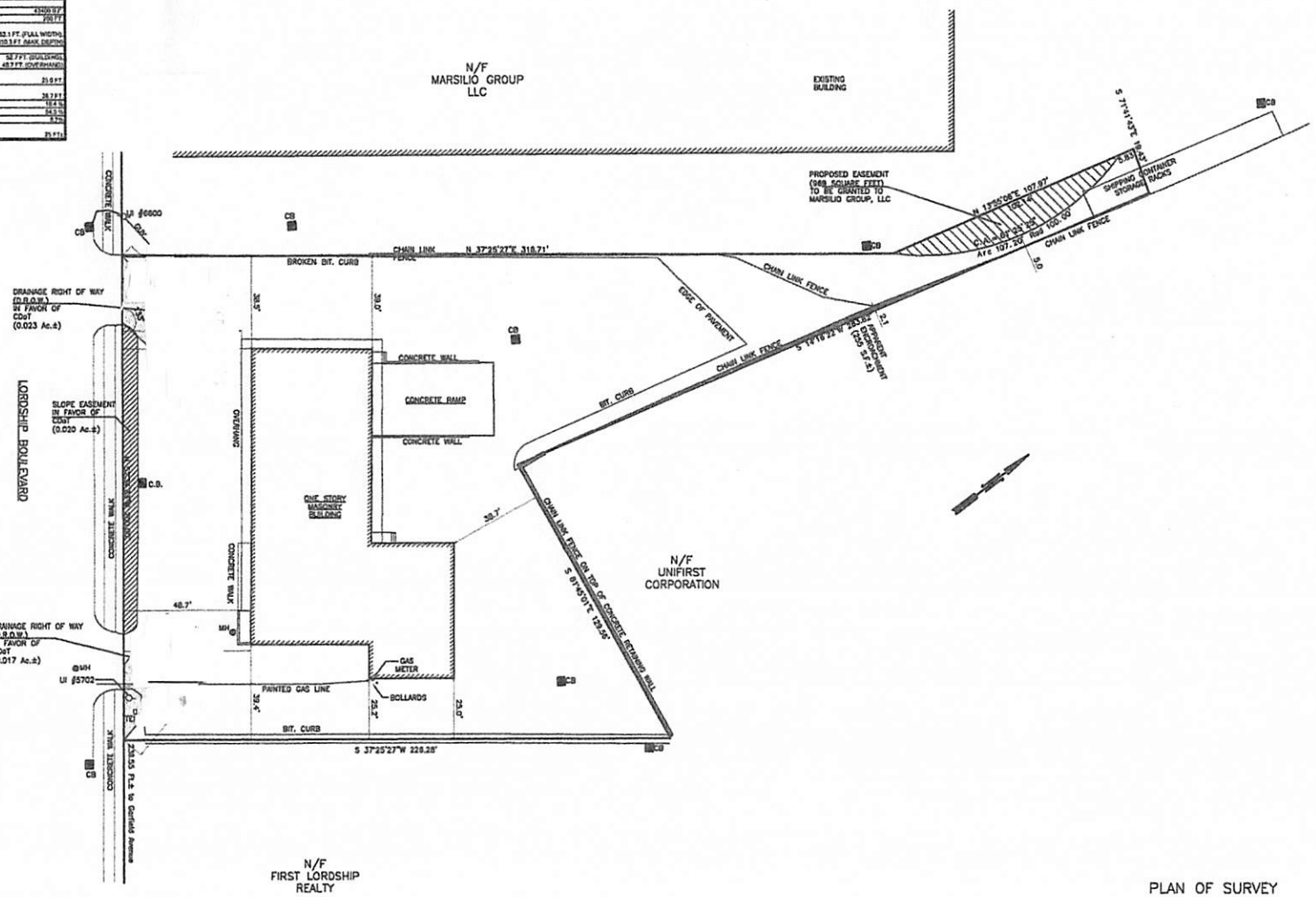
DEVELOPMENT STANDARDS		EXISTING PARCEL	EXISTING PARCEL EXCEPTING "2000 S.F.± BEING USED BY OTHERS"	EXISTING PARCEL EXCEPTING "2000 S.F.± BEING USED BY OTHERS" AND "APPARENT ENCROACHMENT (755 S.F.±)"
STANDARD	REQUIREMENT			
Minimum Lot Area	10000 S.F.	46000 S.F.	43000 S.F.	43000 S.F.
Minimum Lot Width	150 Ft.	200 FT.	200 FT.	200 FT.
Minimum Lot Depth	100 Ft.	163.1 FT. (FULL WIDTH) 424.1 FT (MAX. DEPTH)	163.1 FT. (FULL WIDTH) 377.0 FT (MAX. DEPTH)	163.1 FT. (FULL WIDTH) 315.1 FT (MAX. DEPTH)
Minimum Building Setbacks				
Minimum From Yard on a street 50 ft. wide	25 Ft.	52.7 FT. (BUILDING) 48.7 FT. (OVERHANG)	52.7 FT. (BUILDING) 48.7 FT. (OVERHANG)	52.7 FT. (BUILDING) 48.7 FT. (OVERHANG)
Side Lot Line	0' one side, 15 ft. other side	26.0 FT.	26.0 FT.	26.0 FT.
Rear Lot Line	15% of Lot Depth	38.7 FT.	38.7 FT.	38.7 FT.
Maximum Building Coverage	50 %	17.1 %	19.1 %	19.4 %
Maximum Impervious Area	80 %	54.7 %	53.7 %	54.3 %
Minimum Open Space	20 %	8.3%	8.7%	8.7%
Maximum Height	Three Stories 50 Ft.	25 FT±	25 FT±	25 FT±

NOTES:

1) REFERENCE IS MADE TO MAP, AS YET UNRECORDED, ENTITLED "MAP OF SURVEY OF PROPERTY IN STRATFORD, CONN., WOODEND REALTY CO., INC." DATED DECEMBER 8, 1969, REVISED TO MARCH 4, 1970, PREPARED BY FULLER AND COMPANY.
2) UTILITIES (INCLUDING STORM AND SANITARY SEWERS) ARE SHOWN BASED UPON OBSERVATION OF SURFACE STRUCTURES ONLY. UNDERGROUND UTILITIES MAY OR MAY NOT BE AS I INDICATED. OTHER UTILITIES MAY EXIST.
3) REFERENCE IS MADE TO SLOPE AND DRAINAGE EASEMENTS IN FAVOR OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECORDED AT PAGE OF VOLUME 712 IN THE OFFICE OF THE STRATFORD TOWN CLERK.
4) REFERENCE IS MADE TO MAP ENTITLED: "TOWN OF STRATFORD, MAP SHOWING EASEMENT ACQUIRED FROM FIRST LORDSHIP REALTY BY THE STATE OF CONNECTICUT, RECONSTRUCTION OF CONN. ROUTE 113, SCALE 1"=40' FEBRUARY 1988, ROBERT W. CUBALA, TRANSPORTATION CHIEF ENGINEER – BUREAU OF HIGHWAYS," TOWN No. 139, PROJECT No. 138-180, SERIAL No. 13, SHEET 1 OF 1 SHEET.

28 MAY 2009

5) MAP HAS BEEN REVISED TO INDICATE PROPOSED EASEMENT ONLY.
6) THIS MAP HAS NOT BEEN FIELD UPDATED.
7) NO REVIEW HAS BEEN CURRENTLY CONDUCTED WITH RESPECT TO LINES OF TITLE, EASEMENTS, ABUTTERS OR ANY SIMILAR TITLE RELATED ISSUES.
8) BUILDING ON PROPERTY ABUTTING TO THE WEST (IDENTIFIED HEREON AS "N/F: MARSILIO GROUP, LLC") IS COMPILED FROM PRIOR MAPPINGS AND IS NOT THE SUBJECT OF A CURRENT FIELD SURVEY. SAID BUILDING ON ABUTTING PROPERTY IS SHOWN FOR INFORMATION ONLY AND IS NOT SUBJECT TO THE CERTIFICATION HEREON.



FULLER ENGINEERING
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525 JOHN STREET
BRIDGEPORT, CT.
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS "A2" AS NOTED HEREON.

GREGORY H. PROLUSKI
R.L.S. # 12154

NO.	REVISIONS	DATE
1	ADD PROPOSED EASEMENT (NOTES 5-8)	05/28/09

PLAN OF SURVEY
OF PROPERTY IN
STRATFORD, CT.
PREPARED FOR:
RONALD PHILLIPS
SCALE: 1"=20' 7 JULY 2005
Rev.: 13 July 2005

GRAPHIC SCALE – FEET

FULLER\STRATFORD\LORDSHIP BLVD\PHILLIPS\PLOT PLAN_LONG FORM.DWG CT 4800F