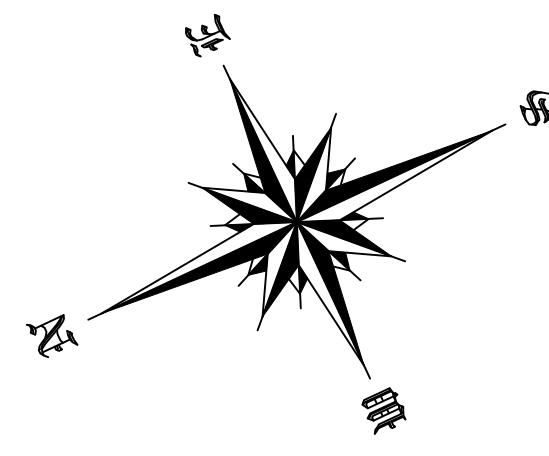


STANDARD	MINIMUM REQUIRED MINIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED	AS-BUILT
Minimum Lot Area	9,375 SF	11,851 ± SF		
Minimum Square on Lot	75.0 SQ.	94.9'		
Minimum Lot Frontage	75.00'	215.6'		
Minimum Lot Area per Dwelling Unit	9,375 SF	11,851 ± SF		
Minimum Setback From Street Line	30.0'	32.7'		
Minimum Setback From Street Corner Lot	17.0' / 22.0'	N/A		
Minimum Setback From One Side Property Line	7.0'	7.5'		
Minimum Setback From Side Property Lines	20.0' / 25.0'	29.7'		
Minimum Setback From Rear Property Line	30.0'	55.0'		
Maximum Height for a Building or Structure	32.0'	24.6'		
Maximum Number of Stories Per Building	2 1/2	2		
Maximum Building Lot Coverage Percentage	20.0%	21.5%		
Minimum First Floor Elevation	N/A	N/A		
Maximum Building Floor Area Percentage	40.0%	29.0%		

BUILDING ZONE: A



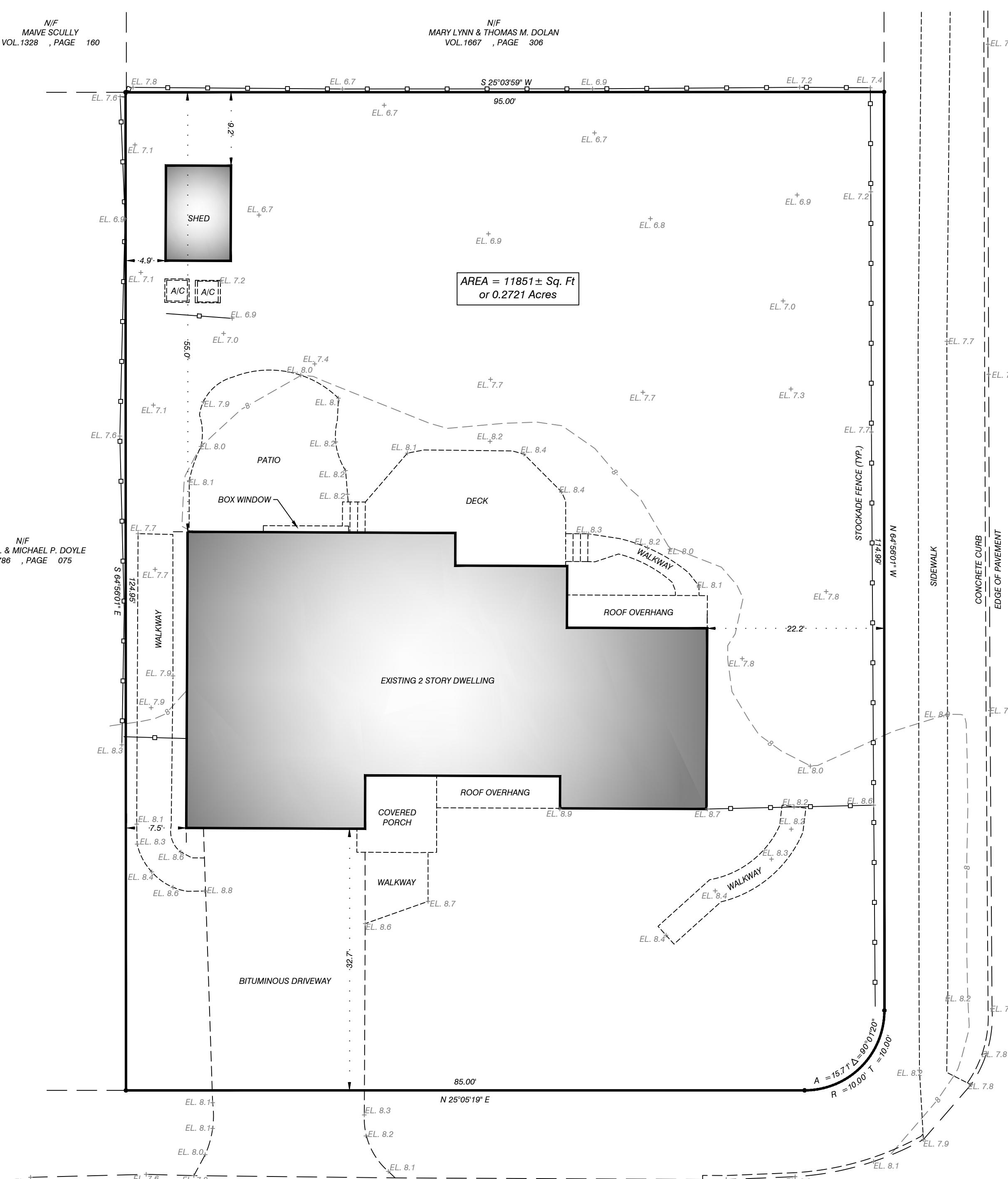
LOCATION MAP

GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2 & T-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing 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 title block of this map.
- Property Lines Established According to Record Deeds as exists.
- 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 records gathered 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 this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by Town Sewer System and Public Water Supply.
- Property subject to Flood Zone AE 11' per FEMA Flood Insurance Rate Map, Community Panel Number 09001C0438G Panel 438 out of 626.
- Elevations are based on N.A.V.D. Datum 1988.

MAP REFERENCES:

- RECORD MAP #1142
- RECORD MAP #6040



BEACH ROAD

FERN STREET

<p>LAND SURVEYING SERVICES Established 1993</p> <p>1275 POST ROAD, SUITE A-20 FAIRFIELD, CONNECTICUT 06434 TEL: (203) 522-4177 FAX: (203) 615-0123 EMAIL: INFO@A2SURVEY.COM</p>					<p>SURVEY IS NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH LIVE STAMP</p> <p>TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.</p> <p>NEAL K. JAIN No. 8139 LICENSED LAND SURVEYOR</p> <p>Al. Jain L.S. # 18139</p>		<p>IMPROVEMENT LOCATION SURVEY PREPARED FOR SHAYNA MOORE 115 FERN STREET, FAIRFIELD, CONNECTICUT</p> <p>ASSESSORS MAP # 139 PARCEL # 132 ZONE: A</p> <p>DATE: DECEMBER 16, 2025</p> <p>SCALE: 1" = 10' DATE: DECEMBER 16, 2025</p>		
JOB #	RESEARCH	FIELD CREW	PROPERTY LINES	FINAL MAP					
25403	KK	LA/TA	NJ	QT					
					DATE	REVISIONS			