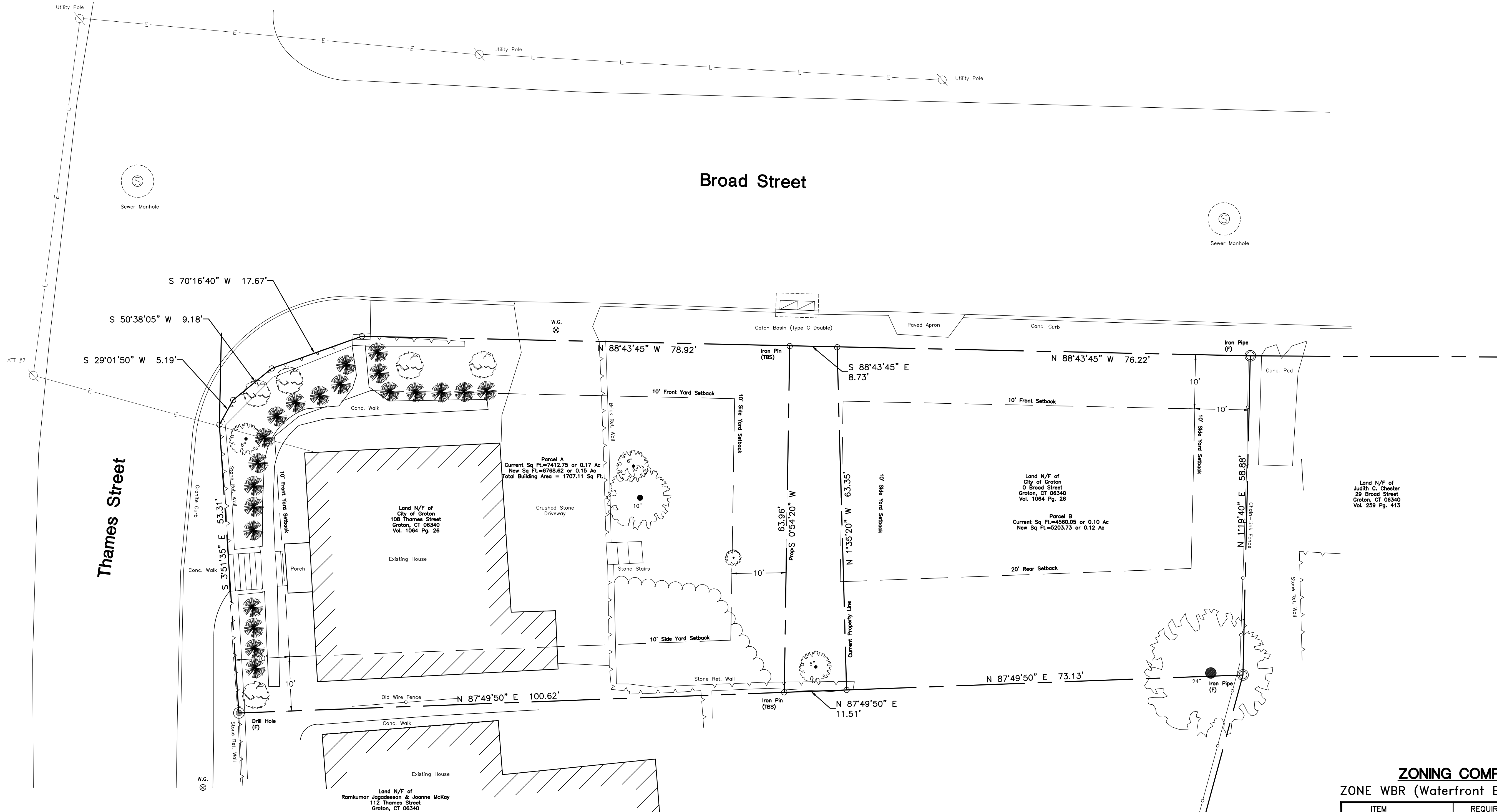


Broad Street

Thames Street



ZONING COMPLIANCE CHART
ZONE WBR (Waterfront Business Residence District)

ITEM	REQUIRED	PROPOSED PARCEL A	PROPOSED PARCEL B
MIN. LOT AREA (Sq Ft.)	5,000 (Dwelling)	6,768.62	5,207.73
MIN. LOT WIDTH	40'	100.62'	84.95'
MIN. FRONT YARD SETBACK	10'*	N/A	N/A
MIN. SIDE YARD SETBACK	10'**	10'	10'
MIN. REAR SETBACK	20'	N/A	20'
MAX. BUILDING COVERAGE	50%	25%	N/A
MAX. BUILDING HEIGHT	25'	N/A	N/A
MAX. BUILDING WIDTH	***	N/A	N/A

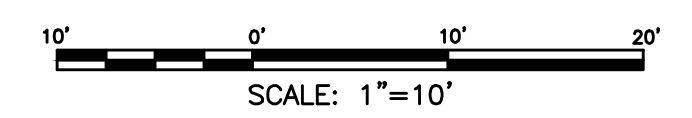
SEE SURVEY NOTES * 4.A, ** 4.B, *** 4.D.

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - A. TYPE OF SURVEY: BOUNDARY SURVEY
 - B. BOUNDARY DETERMINATION CATEGORY: RESURVEY/ORIGINAL
 - C. HORIZONTAL ACCURACY: A-2
VERTICAL ACCURACY: N/A
TOPOGRAPHIC ACCURACY: N/A
 - D. INTENT: TO DEPICT THE EXISTING BOUNDARY OF 108 THAMES STREET AND 0 BROAD STREET AND SHOW THE PROPOSED LOT LINE ADJUSTMENT
- HORIZONTAL ORIENTATION IS CT N.A.D. 83 BASED ON FIELD GPS OBSERVATIONS
- DATE OF LATEST FIELD WORK: 04/01/22
- BOTH LOTS ARE SUBJECT TO THE WATERFRONT BUSINESS RESIDENCE DISTRICT (WBR) ZONING REGULATIONS FOUND IN SECTION 4 OF THE CITY OF GROTON ZONING REGULATIONS :
 - A. FRONT SETBACKS FOR (WBR DISTRICT) ARE 10' OR THE AVERAGE OF THE HOUSES ON THE SAME SIDE OF THE STREET WHICHEVER IS LESS
 - B. SIDE YARD SETBACK :
NO REQUIREMENT BUT THERE SHALL BE A MINIMUM SIDE YARD SETBACK OF 10 FEET WHERE:
THE PROPERTY IS USED FOR A RESIDENTIAL USE OTHER THAN A MIXED USE BUILDING;
THE PROPERTY IS USED FOR A BUSINESS USE AND ABUTS A SINGLE-FAMILY RESIDENTIAL LOT OR A RESIDENTIAL DISTRICT.
 - C. MINIMUM REAR YARD SETBACK IS 20 FT.
 - D. THE TOTAL CUMULATIVE WIDTH OF BUILDING, STRUCTURE, FENCES, OR WALLS MORE THAN 42 INCHES IN HEIGHT ABOVE THE FINISHED GRADE WHICH ARE LOCATED ADJACENT TO THE THAMES RIVER SHALL NOT OCCUPY MORE THAN 40% OF THE WIDTH OF A PARCEL AS MEASURED ALONG A LINE PARALLEL TO AND 20 FEET FROM THE RIVER
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE STAMP AND LIVE SIGNATURE OF THE SURVEYOR

LEGEND:

- | | | | |
|-------------|----------------------|--------|------------------------|
| — — — — — | PROPERTY LINE | ⊙ | UTILITY POLE |
| — · — · — · | CHAIN-LINK FENCE | N/F | NOW OR FORMALLY |
| — / — / — / | RETAINING WALL | U.G. | UNDER GROUND |
| — — — — — | STONE WALL | ● | DECIDUOUS TREE |
| ○ | BOUNDARY POINT | — OH — | OVERHEAD ELECTRIC LINE |
| ● | IRON PIN, IRON PIPE | ⊗ | WATER SHUTOFF |
| CHD, MON □ | MONUMENT | ● | BOLLARD |
| ⊗ | GAS GATE, WATER GATE | ⊙ | SHRUB |
| ● | TRAFFIC SIGN | | |
| ⊙ | SEWER MANHOLE | | |



TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

PRELIMINARY
 RYAN J. CHEVERIE, L.L.S. #70454 DATE _____

		CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
No.	DATE		
3.	4/19/22	ADDITIONAL ZONING INFORMATION	Project No. CLA-7151 Proj. Surveyor R.J.C. Date: 04/01/22 Sheet No. 01
2.	4/19/22	ADDITIONAL ZONING INFORMATION	
1.	4/18/22	ZONING CHART ADDED	
BOUNDARY LINE ADJUSTMENT PREPARED FOR CITY OF GROTON 108 THAMES ST & 0 BROAD ST GROTON, CT			