

ZONING COMPLIANCE BLOCK ZONING DISTRICT VR-7.5		
ITEM	REQUIRED	PROPOSED
FRONT SETBACK*	27 FT. AVERAGE	28.0 FT.
REAR SETBACK	30 FT.	49.0 FT.
SIDE SETBACK	15 FT.	16.0 FT.
BUILDING COVERAGE	20% (1950 Sq. Ft.)	BUILDING 1170 Sq. Ft. 12.0% DECK 432 Sq. Ft. TOTAL COVERAGE 1602 Sq.Ft. 16.4%
MAXIMUM HEIGHT	20 FT.	19± FT.

*THE FRONT YARD SETBACK SHALL BE WITHIN 5 FEET OF THE AVERAGE OF THE SETBACKS OF THE ADJACENT BUILDINGS ON EITHER SIDE OF A SINGLE INFILL LOT. WHERE THERE ARE NO ADJACENT BUILDINGS, THE SETBACK SHALL BE 30 FEET IN VR-15 ZONES, 20 FEET ON VR-10 ZONES, AND 15 FEET ON VR-7.5 ZONES.

PLAN SHOWING
PROPERTY OF
ELIZABETH MALERBA ET AL
8 RACE ROCK ROAD
WATERFORD, CONNECTICUT
SCALE: 1"=10'
MAY 2026

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A FIRST SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: MAY 21, 2026

JUN 16 2026

Planning & Development
Town of Waterford, CT

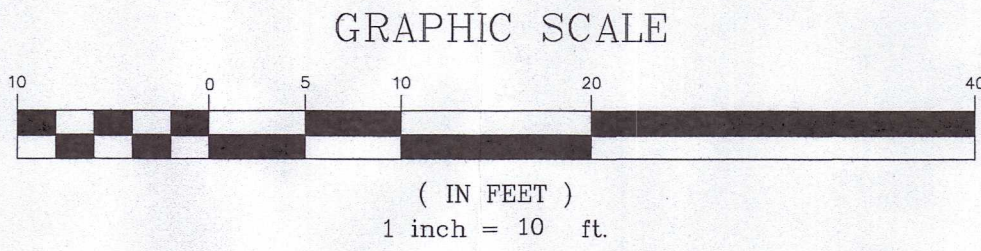
LEGEND

---	PROPERTY LINE
---	STREET LINE
MON FND	MONUMENT FOUND
⊙	UTILITY POLE
⊙	SEWER MANHOLE
⊙	WATER GATE
x 12.6	EXISTING SPOT GRADE
B	BUILDING SETBACK LINE
==	CURB

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

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JOB# 26-002.DWG FBK#341

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