STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS	PROPOSED	AS-BUILT
Minimum Lot Area	N/A	55,189± SF		
Minimum Frontage	N/A	N/A		
Minimum Square on Lot	N/A	N/A		
Minimum Setback From Street Line	40'	95.2'		
Minimum Setback from Side Line	0' / N/A	8.3'		
Minimum Setback from Rear Line	20' OR 75' FROM RES.	201.7'		
Maximum height & Number of Stories	42' & 3	32.1' & 3		
Maximum Building Coverage	30%	12.5%		
Maximum Site Coverage	80%	48.8%		

BUILDING ZONE: WC

GENERAL NOTES:

1. 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.

2. Thls Survey conforms to Class A-2.

3. The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.

4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)

5. North Arrow is based on Map Reference # 1.

6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.

7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.

8. Property Lines Established According to Record Deeds as exist

9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.

10. 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 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.

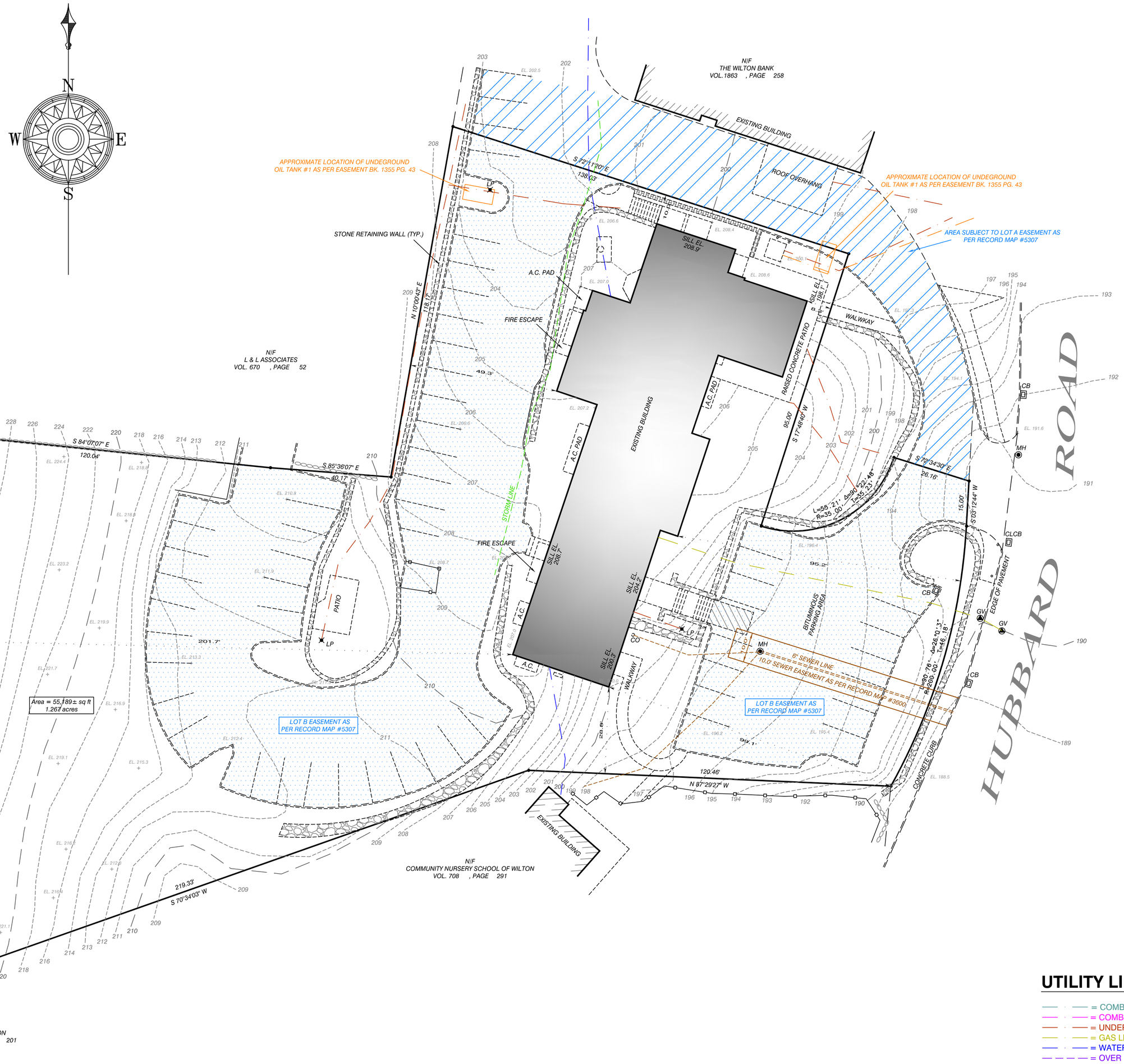
11. Lot served by town sewer system and public water supply.

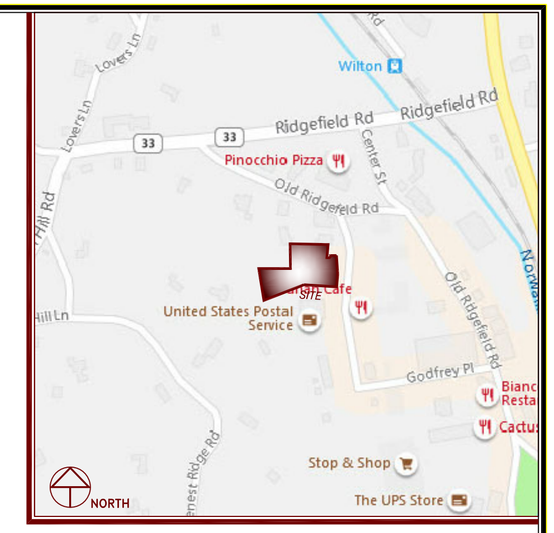
12. Elevations are based on an assumed datum.

13. Utility lines shown as marked by third Party company.

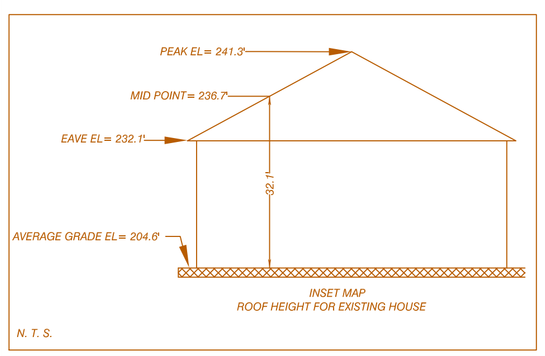
MAP REFERENCES:

1. RECORD MAP # 46.
2. RECORD MAP # 775.
3. RECORD MAP # 842.
4. RECORD MAP # 1116.
5. RECORD MAP # 2161.
6. RECORD MAP # 2761.
7. RECORD MAP # 3245.
8. RECORD MAP # 3319.
9. RECORD MAP # 3600.
10. RECORD MAP # 4039.
11. RECORD MAP # 4159.
12. RECORD MAP # 4441.
13. RECORD MAP # 4442.
14. RECORD MAP # 4465.
15. RECORD MAP # 5307.





LOCATION MAP
(Approx. Scale: 1"=500')



UTILITY LINE LEGEND

- COMBO LINE 1 (WATER LINE, 2 TELECOMMUNICATIONS & 2 ELECTRIC LINES)
- COMBO LINE 2 (WATER LINE, SANITARY LINE & ELECTRIC LINE)
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- OVER HEAD ELECTRIC LINE
- SANITARY LINE
- TELECOMMUNICATIONS LINE

LAND SURVEYING SERVICES, LLC
135 FAIRCHILD AVENUE
FAIRFIELD, CONNECTICUT 06825
TEL. (203) 522-4177
FAX. (203) 615-0123
EMAIL: info@nealjain.com

RES KK SKT JL PL NJ MAP JL DWG: 19333

TITLE BLOCK

ASSESSORS MAP # 73 , PARCEL # 40-2 ZONE: WC
APPLICANT: SAME AS OWNER

DESCRIPTIVE TITLE: CLASS A-2 SURVEY
To the best of my knowledge and belief this map is substantially correct as noted hereon

NEAL K. JAIN L.S. # 18139

DATE:	DESCRIPTION
	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
THREE HUBBARD RD LLC
3 HUBBARD ROAD, WILTON, CONNECTICUT
20 0 20 40
SCALE: 1"= 20'
DATE: DEC. 06, 2019