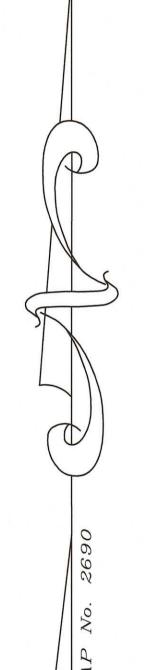


10027 ZLS PROPOSED.dwg

## ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				it.
FRONT SETBACK:	50'	MIN.	132.4' RESIDENCE 70.9' POOL	132.0' PRO. CABANA 70.9' POOL
REAR:	50'	MIN.	96.6'	96.6'
SIDE:	40'	MIN.	16.5'	5.5' PRO. CABANA 4.5' PRO. CABANA ROOF
LOT WIDTH:	200'	MIN.	199.8'	199.8'
LOT AREA:	87,120 S.F.	MIN.	78,439 S.F.	78,439 S.F.
BUILDING HEIGHT:	35'	MAX.	28.6'	28.6'
No. STORIES:	2.5	MAX.	2.5	2.5
LOT COVERAGE- BUILDING:	7% = 5,490 S.F.	MAX.	3,505 S.F. = 4.5%	3,900 S.F. = 5.0%
LOT COVERAGE- SITE:	12% = 9,412 S.F.	MAX.	9,640 S.F. = 12.3%	9,390 S.F. = 12.0%



## NOTES:

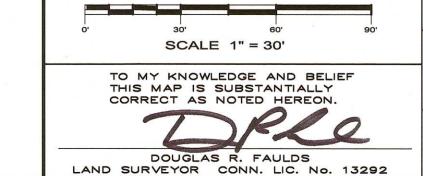
- This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2, and it is intended for zoning review purposes.
- 2. Area of parcel = 78,439 s.f. = 1.800 acres
- 3. Reference is made to Lot No. 12, Map No.2690 of the Wilton Land Records.
- Reference is made to Warranty Deed dated November 20, 2014 recorded in V. 2402, Pg. 335 of the Wilton Land Records.
- Reference is made to easement agreement dated February 20, 1907 recorded in V. 25, Pg. 477 of the Wilton Land Records.
- Reference is made to easement agreement dated November 6, 1967 recorded in V. 130, Pg. 165 of the Wilton Land Records.
- Reference is made to easement agreement dated January 11, 1969 recorded in V. 138, Pg. 274 of the Wilton Land Records. Reference is made to easement agreement dated March 27, 1969 recorded in V. 139, Pg. 500 of the Wilton Land Records.
- 9. Reference is made to Tax Assessor's Parcel 18, Map 61.
- 10. Property Located in R-2A Residence Zone.
- Property located in Flood Zone X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 379 F, dated June 18, 2010.
- 12. Inland wetland limits, if any, not depicted hereon.
- 13. All monumentation, found or set, depicted hereon.

ZONING LOCATION SURVEY, PROPOSED 18 SURREY GLEN

PREPARED FOR

PETER J. LUPPINO KIMBERLY LUPPINO

WILTON, CONNECTICUT



MARCH 19, 2019 Ryan and Faulds LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD WILTON, CT 06897 Ph. (203) 762-9492 ryanandfaulds.com