



ZONING INFORMATION				
ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
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.
 - Area of parcel = 78,439 s.f. = 1.800 acres
 - 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.
 - Reference is made to Tax Assessor's Parcel 18, Map 61.
 - 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.
 - Inland wetland limits, if any, not depicted hereon.
 - All monumentation, found or set, depicted hereon.

ZONING LOCATION SURVEY, PROPOSED
18 SURREY GLEN
PREPARED FOR

PETER J. LUPPINO
AND
KIMBERLY LUPPINO
WILTON, CONNECTICUT

SCALE 1" = 30'

TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

D. R. Faulds
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

MARCH 19, 2019

Ryan and Faulds
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