

T.C. MAP 3440

LATTICE FENCE

336.96

BUILDING SETBACK LINES

N/E ERIC J. PETRO
2020 REVOCABLE TRUST

AREA = 1.219[±] ACRES / 53,120[±] SQ. FT.

N/F PAUL M. & MARGARET B. NICHE

NOTE: ALL BUILDING SETBACK DISTANCES DEPICTED HEREON
ARE COMPUTED TO ROOF OVERHANGS, IF ANY.

LOT AREA	1 ACRE / 43,560 S.F.	1.219 [±] / 53,120 [±]	1.219 [±] / 53,120 [±]
LOT WIDTH / DEPTH (33' SQUARE)	150'	162.1' ±	162.1' ±
MINIMUM YARDS:			
FRONT	40'	189.8' ±	189.8' ±
SIDE	30'	EAST: HOUSE 27.7' ± GAR. 25.8' ± SHED 24.4' ±	23.4' ± PROPOSED GARAGE ROOF OVER
REAR	40'	WEST: 69.8' ± HOUSE HOUSE 75.4' ± SHED 29.5' ± GAR 47.6' ±	69.8' ± 28.1' ± (ROOF 0)
BUILDING COVERAGE	10%	5.65% ±	6.9% ±
SITE COVERAGE	15%	8.5% ±	9.5% ±
BUILDING HEIGHT	2 1/2 STORIES	1	1
" "	35'	22' ±	22' ±

MAP OF PROPERTY
PREPARED FOR
WOJCIECH KRUK
46 GELIMMAN HILL ROAD
ASSESSOR'S MAP 69, LOT 65
WILTON, CONNECTICUT

0 20 40

SCALE 1"=20'

MARCH 24, 2024

REVISED MARCH 26, 2024

NOTES

1. PROPERTY BEING THAT SHOWN ON "MAP OF PROPERTY PREPARED FOR ERIC V. PROTIVA," AUGUST 26, 1976 - T.C. MAP # 3440.
2. LOCATIONS OF ANY UNDERGROUND UTILITIES WHICH MAY EXIST ARE UNKNOWN.

I hereby declare to the best of my information, knowledge and belief that this map has been prepared pursuant to the regulations of Connecticut State Agencies Sections 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 September 26, 1996.

"Zoning Location Survey," based on a "Dependent Resurvey,"
conforming to Horizontal Accuracy Class "A-2".

This map and copies thereof are not valid without my
live signature and embossed seal. Unauthorized alterations
or additions render any statements or declarations herein
null and void.

THADDEUS M. KOZLOWSKI
TRUMBULL, CONN.

