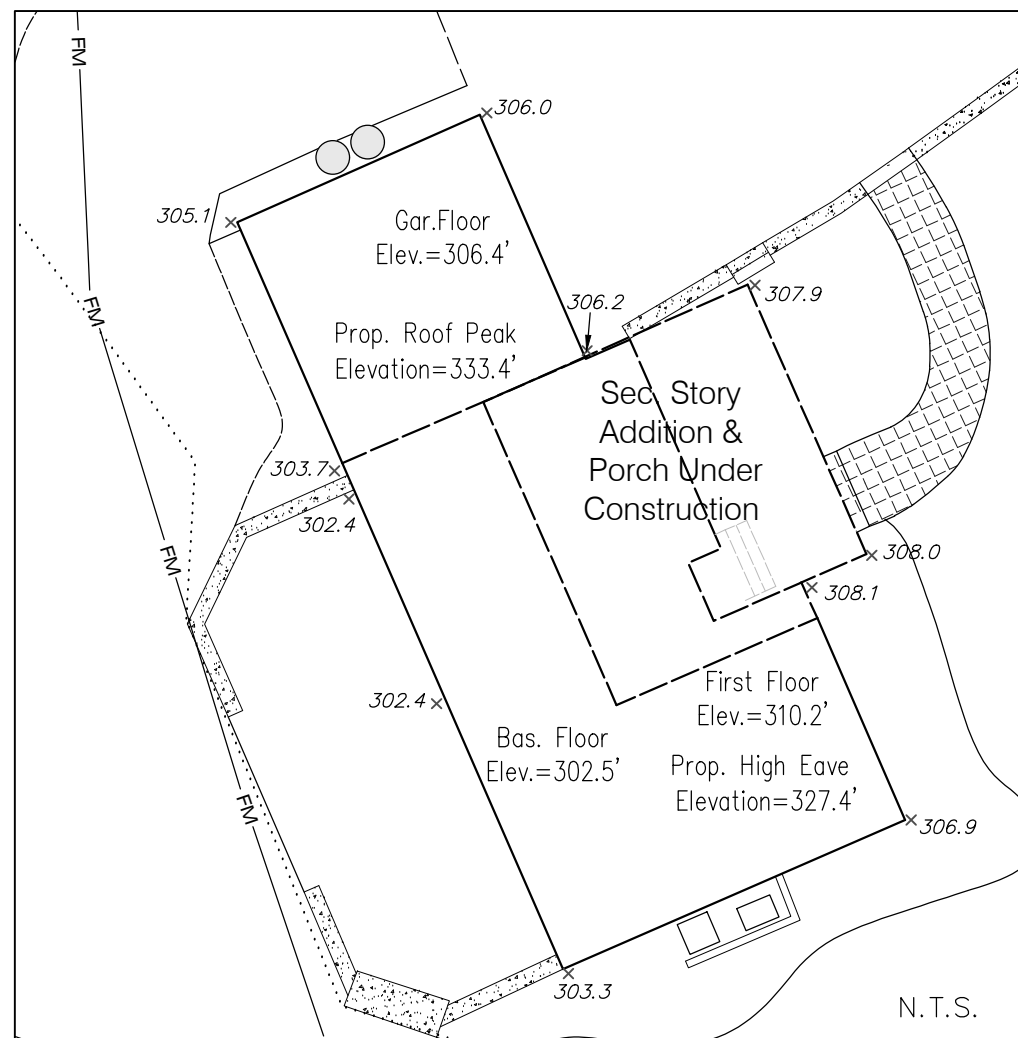




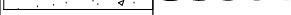
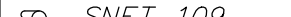
| "R-2A" RESIDENCE ZONE     | MINIMUM REQUIRED<br>MAXIMUM ALLOWED | EXISTING<br>CONDITIONS | PROPOSED<br>CONDITIONS |
|---------------------------|-------------------------------------|------------------------|------------------------|
| FRONT SETBACK             | 50' (MIN)                           | 171.1'±                | 171.1'±                |
| REAR                      | 50' (MIN)                           | 66.4'±                 | 66.4'±                 |
| SIDE                      | 40' (MIN)                           | 42.1'±                 | 42.1'±                 |
| LOT AREA                  | 87,120 SQ.FT                        | 53,916.88 SQ.FT        | 53,916.88 SQ.FT        |
| # STORIES                 | 2 1/2                               | 1                      | 2                      |
| HIGHT                     | 35' (MAX)                           | 15.8'±                 | 24.9'±                 |
| MAXIMUM BUILDING COVERAGE | 7.0%                                | 3.3%                   | 4.1%                   |
| MAXIMUM SITE COVERAGE     | 12%                                 | 11.7%                  | 12.0%                  |



AVERAGE GRADE:  $306.0+306.2+307.9+308.0+308.1+306.9+303.3+302.4$   
 $+302.4+303.7+305.1=3360.0 : 11=305.5$

$$\text{PROPOSED HEIGHT OF RESIDENCE} = \text{HEIGHT OF THE MIDPOINT} - \text{AVERAGE GRADE} = 330.4 - 305.5 = 24.9'$$

BASEMENT CEILING ELEVATION=309.2-305.5(AVERAGE GRADE)=3.7  
DIFFERENCE IS <5.0. THEREFORE BASEMENT IS NOT A STORY

|                                                                                                                                                                         |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <h1>Legend</h1>                                                                                                                                                         |                                |
|                                                                                      | EDGE OF PAVEMENT               |
|                                                                                      | BUILDING SETBACK LINE          |
|                                                                                      | WIRE FENCE                     |
|                                                                                      | STONE/RETAINING WALL           |
|                                                                                      | IRON PIN/PIPE FOUND            |
|                                                                                      | DRAINAGE MANHOLE               |
|  SNET-109                                                                            | UTILITY POLE                   |
|  WF-1                                                                                | WETLAND FLAGS                  |
|  303.5                                                                               | SPOT ELEVATIONS                |
|                                                                                      | CATCH BASIN                    |
|   | TREES (SIZE AND TYPE AS SHOWN) |
| <i>DECIDUOUS EVERGREEN</i>                                                                                                                                              |                                |



Graphic scale: 1 inch = 20 ft.

THIS MAP IS NOT VALID WITHOUT A LIVE  
SIGNATURE & EMBOSSED SEAL

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

*Gregory Kogan*

GREGORY KOGAN, LAND SURVEYOR, CONN. LIC.#70112



NOTES:

1. This survey and map has been prepared in accordance with the **Sections 20-300b-1** through **20-300b-20** of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Zoning Location Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2. It is intended to depict the position of existing improvements with respect to applicable municipal setback requirements and zoning regulations.
2. Elevations datum is North American Vertical Datum of 1988. Elevations were determined from GPS observations made in accordance with "Guidelines and Specifications for Global Navigation Satellite System Land Surveys in Connecticut" Adopted on June 26, 2008 by the Connecticut Association of Land Surveyors.
3. Reference is made to the following map on file in the Wilton Town Clerk's Office:  
"Map of Lot N Prepared for Allen Hardon & Roger Hardon & Emily Hardon, Wilton, Connecticut.", dated: September, 1986, Scale 1"=50', Record Map#4369 Wilton Land Records.
4. The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies.
5. This parcel is subject to utility easements, if any, for overhead and/or underground services. Substructures and/or their encroachments below grade, if any, not shown.
6. Wetland investigation and mapping was performed by "Steven Danzer, PhD & Associates LLC" in December 2022 in order to locate and identify any wetland soils and watercourses.
7. Distances shown  $\pm$  from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
8. The property is located in "R-2A" Residential Zone.
9. Location of septic shown here on was done by utilizing as-built ties measurements provided by septic contractor and could be found on file in Health Department Town of Wilton.
10. Property is located in A Flood Zone and unshaded Zone X (areas determined to be outside the 0.2% annual chance floodplain), as per Flood Insurance Rate Map Number as per Flood Insurance Rate Map Number 09001C0391F, effective data June 18, 2010, published by FEMA.
11. Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Wilton authorities prior to use.
12. It is the owners and, or contractors responsibility to obtain any and all required permits and, or variances that may be required prior to any construction activity.
13. Unauthorized alterations or additions to this survey, which bears the surveyors' professional seal, renders any declaration shown hereon null and void

ASSESSORS MAP#97, PARCEL#4

ZONING LOCATION SURVEY  
PREPARED FOR  
DANIEL MACDONALD  
70 OLD BELDEN HILL ROAD,  
WILTON, CONNECTICUT

|           |          |                     |                                                                                       |                                                                                                       |              |
|-----------|----------|---------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------|
|           |          |                     | DATE: 12-22-2022                                                                      | SCALE: 1"=20'                                                                                         | SHEET 1 OF 1 |
| 2         | 11/10/23 | Propane Tanks Added |  | <b>ADVANCED SURVEYING</b><br><b>LAND SURVEYORS</b><br>203.340.4798<br>EMAIL: info@landsurveyingct.com |              |
| 1         | 04/22/23 | Proposed Conditions |                                                                                       |                                                                                                       |              |
| NO.       | DATE     | DESCRIPTION         |                                                                                       |                                                                                                       |              |
| REVISIONS |          |                     |                                                                                       |                                                                                                       |              |

AS INFO