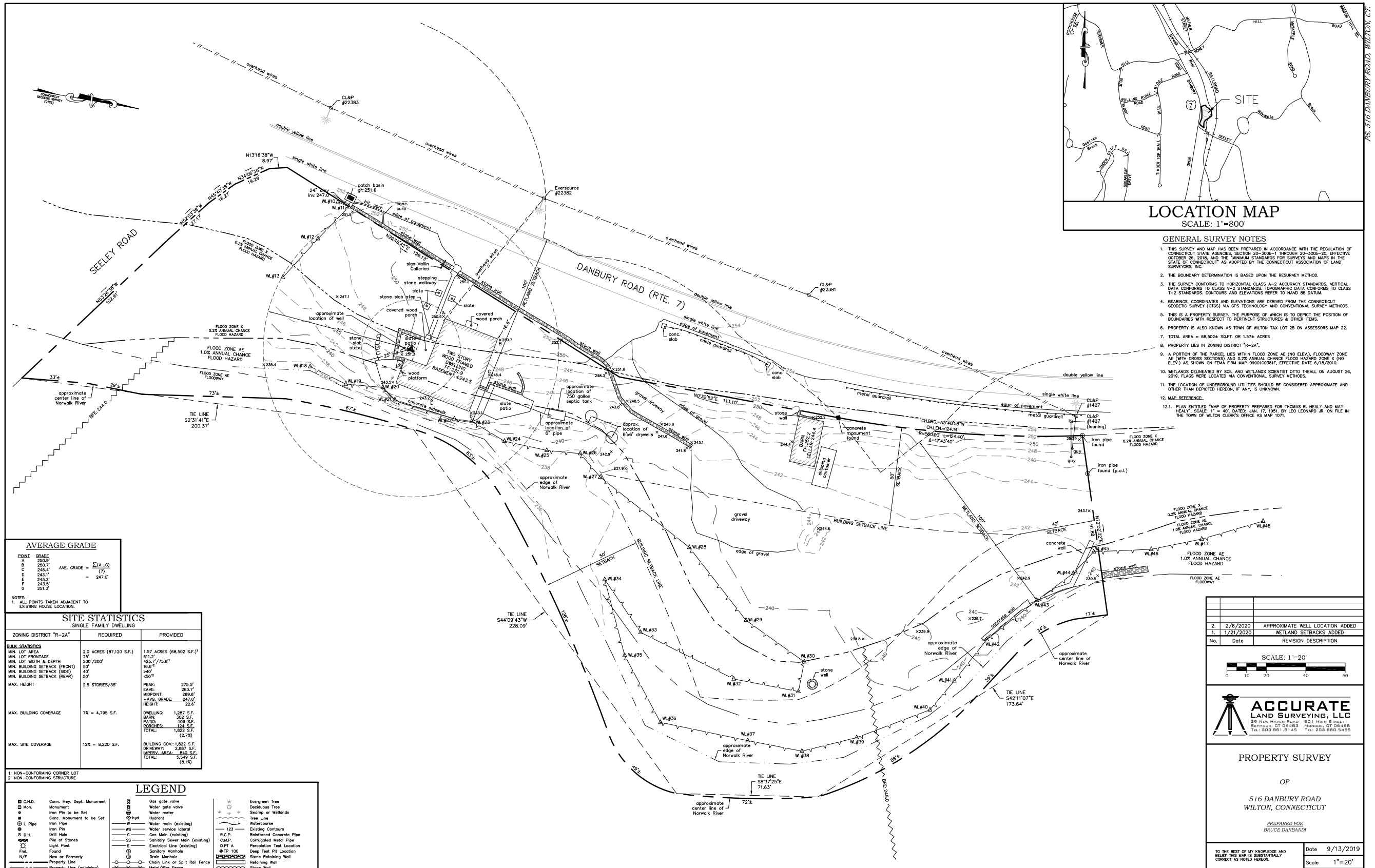


RS. 516 DANBURY ROAD, WILTON, CT.

LOCATION MAP
SCALE: 1"=800'

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION IS BASED UPON THE RESURVEY METHOD.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS T-2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. THIS IS A PROPERTY SURVEY. THE PURPOSE OF WHICH IS TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO PERTINENT STRUCTURES & OTHER ITEMS.
6. PROPERTY IS ALSO KNOWN AS TOWN OF WILTON TAX LOT 25 ON ASSESSORS MAP 22.
7. TOTAL AREA = 68,502± SQ.FT. OR 1.57± ACRES
8. PROPERTY LIES IN ZONING DISTRICT "R-2A".
9. A PORTION OF THE PARCEL LIES WITHIN FLOOD ZONE AE (NO ELEV.), FLOODWAY ZONE AE (WITH CROSS SECTIONS) AND 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE X (NO ELEV.) AS SHOWN ON FEMA FIRM MAP 09001C0381F, EFFECTIVE DATE 6/18/2010.
10. WETLANDS DELINEATED BY SOIL AND WETLANDS SCIENTIST OTTO THEALL ON AUGUST 26, 2019. FLAGS WERE LOCATED VIA CONVENTIONAL SURVEY METHODS.
11. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
12. MAP REFERENCE:
    - 12.1. PLAN ENTITLED "MAP OF PROPERTY PREPARED FOR THOMAS R. HEALY AND MAY HEALY", SCALE: 1" = 40', DATED: JAN. 17, 1951. BY LEO LEONARD JR. ON FILE IN THE TOWN OF WILTON CLERK'S OFFICE AS MAP 1071.

AVERAGE GRADE

POINT	GRADE
A	250.9'
B	250.7'
C	246.4'
D	243.1'
E	243.2'
F	243.5'
G	251.3'

AVE. GRADE = $\frac{\Sigma(A..G)}{(7)}$ = 247.0'

NOTES:
1. ALL POINTS TAKEN ADJACENT TO EXISTING HOUSE LOCATION.

SITE STATISTICS
SINGLE FAMILY DWELLING

ZONING DISTRICT "R-2A"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	2.0 ACRES (87,120 S.F.)	1.57 ACRES (68,502 S.F.)[1]
MIN. LOT FRONTAGE	25'	611.2'
MIN. LOT WIDTH & DEPTH	200'/200'	425.7'/75.6'[1]
MIN. BUILDING SETBACK (FRONT)	50'	16.6'[2]
MIN. BUILDING SETBACK (SIDE)	40'	>40'
MIN. BUILDING SETBACK (REAR)	50'	<50'[2]
MAX. HEIGHT	2.5 STORIES/35'	PEAK: 275.5' EAVE: 263.7' MIDPOINT: 269.6' –AVG. GRADE: 247.0' HEIGHT: 22.6'
MAX. BUILDING COVERAGE	7% = 4,795 S.F.	DWELLING: 1,287 S.F. BARN: 302 S.F. PATIO: 109 S.F. PORCHES: 124 S.F. TOTAL: 1,822 S.F. (2.7%)
MAX. SITE COVERAGE	12% = 8,220 S.F.	BUILDING COV.: 1,822 S.F. DRIVEWAY: 2,887 S.F. IMPERV. AREA: 860 S.F. TOTAL: 5,569 S.F. (8.1%)

1. NON-CONFORMING CORNER LOT
2. NON-CONFORMING STRUCTURE

LEGEND

C.H.D. Conn. Hwy. Dept. Monument	Gas gate valve	Evergreen Tree
Mon. Monument	Water gate valve	Deciduous Tree
Iron Pin to be Set	Water meter	Swamp or Wetlands
Conc. Monument to be Set	Hydrant	Tree Line
I. Pipe Iron Pipe	Water main (existing)	Watercourse
Iron Pin	Water service lateral	Existing Contours
D.H. Drill Hole	Gas Main (existing)	R.C.P. Reinforced Concrete Pipe
Pile of Stones	Sanitary Sewer Main (existing)	C.M.P. Corrugated Metal Pipe
Light Post	Electrical Line (existing)	Percolation Test Location
Fnd. Found	Sanitary Manhole	Deep Test Pit Location
N/F Now or Formerly	Drain Manhole	Stone Retaining Wall
Property Line	Chain Link or Split Rail Fence	Retaining Wall
Property Line (adjoining)	Metal/Wire Fence	Stone Wall
Building Setback Line	Wooden or Vinyl Fence	Wetland Limit
Easement Line	Utility Pole	Wetland Flag Number
Edge of water	Invert Elevation of Pipe	Wetland Setback
FEMA Flood Zone	Existing Catch Basin/Pipe	Benchmark
BFE Base Flood Elevation		Well (Existing)
×200.0 Existing Spot Elevation	Building (existing)	Fence Post

No.	Date	REVISION DESCRIPTION
2.	2/6/2020	APPROXIMATE WELL LOCATION ADDED
1.	1/21/2020	WETLAND SETBACKS ADDED

SCALE: 1"=20'
0 10 20 40 60

ACCURATE LAND SURVEYING, LLC
39 New Haven Road, Seymour, CT 06483, Tel: 203.881.8145
501 Main Street, Monroe, CT 06468, Tel: 203.880.5455

PROPERTY SURVEY

OF

516 DANBURY ROAD
WILTON, CONNECTICUT

PREPARED FOR
BRUCE DARBANDI

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, PE, LS 23556

Date	9/13/2019
Scale	1"=20'
Job No.	959
Drawing No.	1 of 1

THIS DOCUMENT, THE IDEAS, AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC.