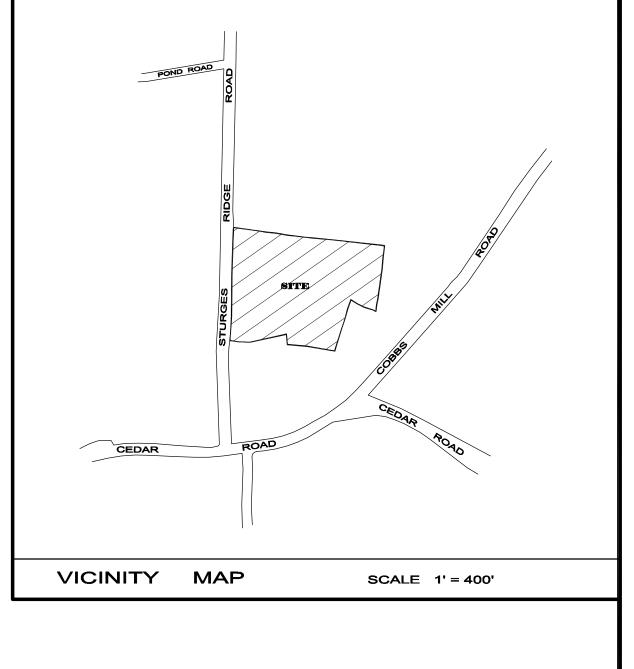


ITEM	REQUIRED/ PERMITTED		EXISTING	
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	205.4'	
REAR:	50'	MIN.	324.2'	
SIDE:	40'	MIN.	63.6'	
LOT WIDTH:	200'	MIN.	237.6'	
LOT AREA:	87,120 S.F.	MIN.	153,190 S.F.	
BUILDING HEIGHT:	35'	MAX.		
No. STORIES:	2.5	MAX.	1.0	
LOT COVERAGE- BUILDING:	7% = 10,723 S.F.	MAX.	460 S.F. = 0.3%	
LOT COVERAGE- SITE:	12% = 18,382 S.F.	MAX.	540 S.F. = 0.4%	

8911 SUBDIVISION.dwg

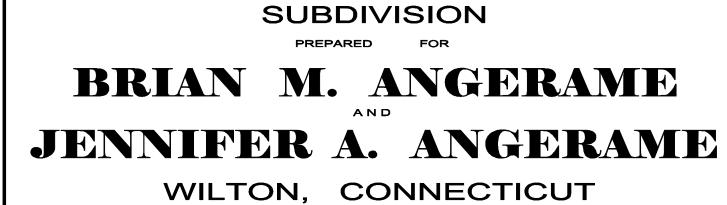
ZONING INFORMATION - LOT 1

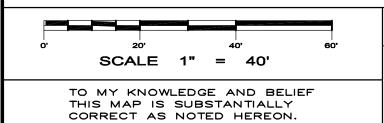
ZONING IN	FORMATION -	_	LOT 2
TEM	REQUIRED/ PERMITTED		EXISTING
ZONE: R-2A RESIDENCE			
FRONT SETBACK:	50'	MIN.	VACANT LOT
REAR:	50'	MIN.	VACANT LOT
SIDE:	40'	MIN.	VACANT LOT
LOT WIDTH:	200'	MIN.	202.5'
LOT AREA:	87,120 S.F.	MIN.	97,589 S.F.
BUILDING HEIGHT:	35'	MAX.	VACANT LOT
No. STORIES:	2.5	MAX.	VACANT LOT
LOT COVERAGE- BUILDING:	7% = 6,831 S.F.	MAX.	VACANT LOT
LOT COVERAGE- SITE:	12% = 11,710 S.F.	MAX.	VACANT LOT



NOTES:

- 1. 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 Property Survey/Subdivision the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to depict boundaries, easements, rights of way, improvements and the division of the property into two or more parcels.
- 2. Total area of parcel = 250,779 s.f. = 5.757 acres
- 3. Reference is made to Maps 515, 4510 and 5597 of the Wilton Land Records.
- Reference is made to Warranty Deed recorded in V. 2528, Pg. 1076 of the Wilton Land Records.
- 5. Reference is made to Tax Assessor's Parcel 3, Map 3.
- 6. Property Located in R-2A Residence Zone.
- 7. 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 384 F, dated June 18, 2010.
- 8. All monumentation, found or set, depicted hereon.
- 9. Inland wetland limits, if any, note delineated prior to field survey.
- 10. Percolation tests as defined in the Public Health Code of the State of Connecticut, have been performed by Rob Frangione, P.E., License No. 21994 on July 29, 2021 and August 17, 2021, on each lot in the approximate area proposed for sanitary drain fields; and said reports and test data are on file in the offices of the Department of Health. Prior to the issuance of building permits, suitability for the installation of septic systems on each lot must be demonstrated to the satisfaction of the Director of Health of the Town of Wilton.
- 11. If any of the lots shown depicted hereon lie within areas designated as Inland Wetlands, as provided by statute, they are subject to the provisions of the Inland Wetlands and Water Courses Regulations of the Town of Wilton if the proposed development involves a regulated activity as defined by statute.





Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD

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