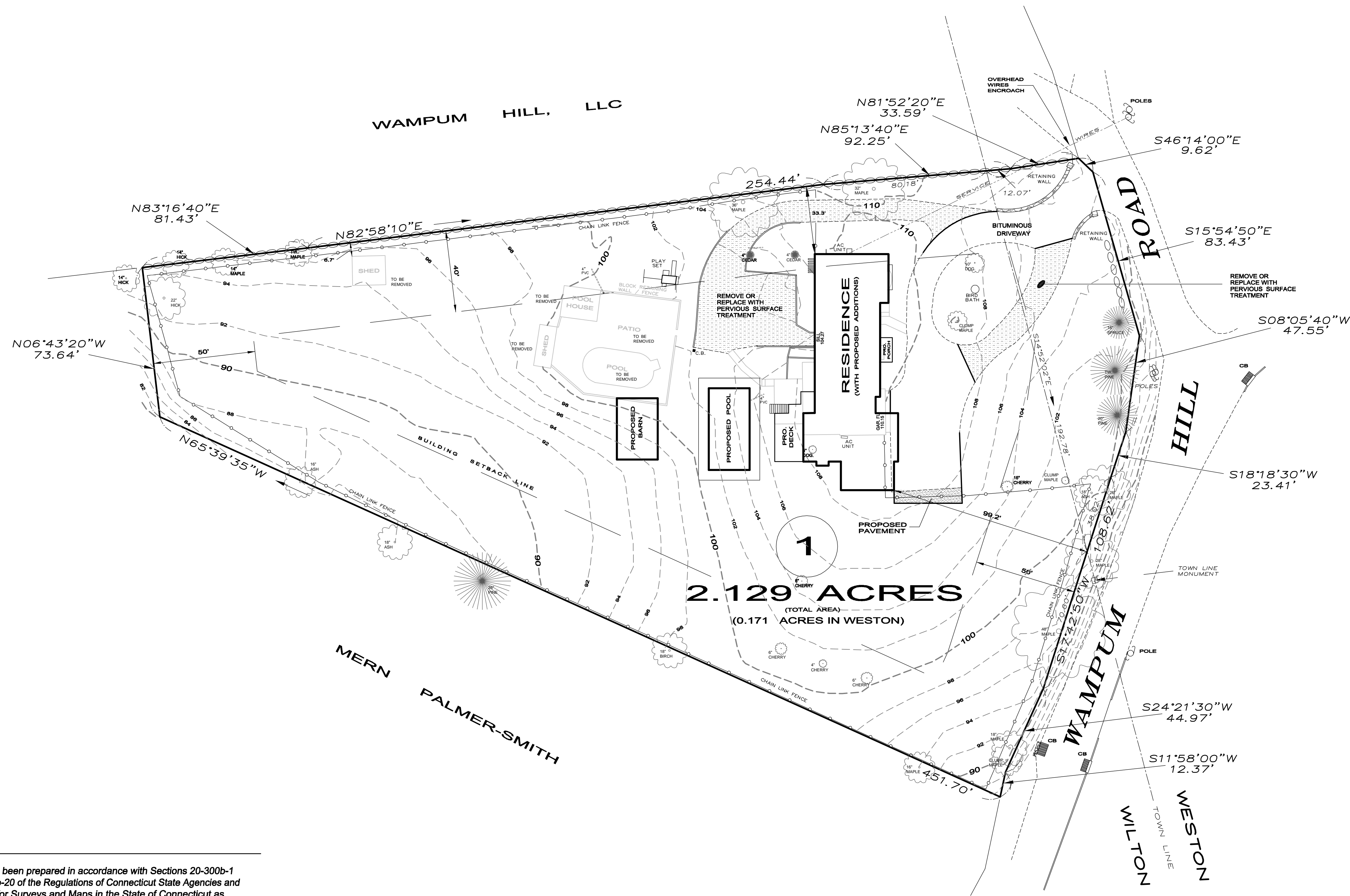


ZONING INFORMATION				
ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	111.3'	99.2'
REAR:	50'	MIN.	101.2'	223'
SIDE:	40'	MIN.	6.7' (SHED)	33.3' (EXISTING)
LOT WIDTH:	200'	MIN.	214.7'	214.7'
LOT AREA:	85,260 S.F. (WILTON) 7,481 S.F. (WESTON) 92,741 S.F. (TOTAL)	MIN.	85,260 S.F. (WILTON) 7,481 S.F. (WESTON) 92,741 S.F. (TOTAL)	85,260 S.F. (WILTON) 7,481 S.F. (WESTON) 92,741 S.F. (TOTAL)
BUILDING HEIGHT:	35'	MAX.	15.7'	19.8'
No. STORIES:	2.5	MAX.	1.0	1.0
LOT COVERAGE- BUILDING:	7% = 6,491 S.F.	MAX.	4,825 S.F. = 5.2%	6,005 S.F. = 6.5%
LOT COVERAGE- SITE:	12% = 11,128 S.F.	MAX.	14,970 S.F. = 16.1%	11,115 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 Locatio and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2, Vertical Accuracy V-2 and Topographic Accuracy Class T-2 and it is intended to to be used for regulatory review purposes.
 - Area of parcel = 92,741 s.f. / 2.129 acres
 - Reference is made to Lot 1, Map 2846 of the Wilton Land Records.
 - Reference is made to deed of record found in V. 2423, Pg. 656 of the Wilton Land Records.
 - Reference is made to Assessor's Parcel 8, Map 7.
 - 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 381 F, dated June 18, 2010.
 - Elevation Datum - assumed system.

ZONING LOCATION SURVEY, PROPOSED
1 WAMPUM HILL ROAD
PREPARED FOR
FRANK C. TOMAS
WILTON & WESTON, CONNECTICUT

0'30'60'90'

SCALE 1" = 30'

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

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

MAY 21, 2020

Ryan and Faulds

LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-9492 ryanandfaulds.com

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