

ZONING SUMMARY CHART		
ZONE	R-2A	
ALLOWABLE/REQ.		PROPOSED
MINIMUM AREA (ACRES)	2	4.1477
MAXIMUM DENSITY	N/A	N/A
% OF UNITS (AFFORDABLE)	N/A	N/A
MINIMUM FRONTAGE	25'	25'
MINIMUM LOT WIDTH & DEPTH	200'	310.17'
MAXIMUM AREA (ACRES)	N/A	N/A
MINIMUM PRIVATE OPEN SPACE	N/A	N/A
FRONT	50'	229.4'
SIDE - MINIMUM YARD	40'	65.3'
REAR - MINIMUM YARD	50'	25.0'
MINIMUM PARKING & LOADING	N/A	N/A
MAXIMUM BUILDING HEIGHT	35'	29' (GARAGE)
MAXIMUM AVERAGE UNIT SIZE	N/A	N/A
MAXIMUM BUILDING COVERAGE	7%	3.1%
MAXIMUM SITE COVERAGE	12%	6.9%

Zone: R-2A	
Map: 10 Lot: 1	
LOT AREA:	3.7417 Acres
ACCESSWAY	0.4060 Acres
TOTAL	4.1477 Acres

MATHER STREET
(ROAD WIDTH VARIES)

DRIVEWAY EASEMENT
(MAP NO. 5165 W.T.C.)

COMMON DRIVEWAY EASEMENT
(BK. 1012 P. 76)

(MAP NO. 4787 W.T.C.)
n/f
SARDANA & JOYCE

(MAP NO. 4791 W.T.C.)
n/f
LUDU & WAGNER

n/f
TOWN OF WILTON

n/f
TOWN OF WILTON

n/f
TOWN OF WILTON

NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS SURVEY IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

PROPERTY IS LOCATED IN ZONING DISTRICT R-2A UNDER THE TOWN OF WILTON ZONING REGULATIONS.

FIELD SURVEY COMPLETED: SEPTEMBER 17, 2020

DEED REFERENCES: BK. 2257 P. 169

MAP REFERENCES: 4787, 4790, 5036, 5165 & 5245 WILTON TOWN CLERK

LOT NOS. HEREON AS DESIGNATED ON REFERENCED FILED MAPS

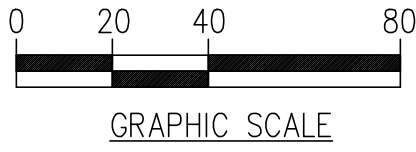
WETLANDS HEREON AS FLAGGED BY STEVEN DANZER PHD AND ASSOCIATES LLC., ON AUGUST 27, 2020

UNLESS DEPICTED HEREON, NO NEW MONUMENTATION HAS BEEN SET.

AREA OF PROPERTY IS 4.1477 ACRES

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP AND SEAL, RENDERS ANY DECLARATION HEREON NULL AND VOID.

Aidan C. McCann 10/13/20
AIDAN C. McCANN, LS#70154 DATE
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC



Sound View

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CONSULTING | CIVIL | STRUCTURAL | SITE DEVELOPMENT | LAND SURVEYING

PREPARED FOR :

RICHARD ASTACIO

ADDRESS :

148 MATHER STREET
WILTON, CONNECTICUT

DRAWING TITLE:

ZONING
LOCATION
SURVEY

- PROPOSED CONDITIONS -

STATE OF CONNECTICUT
AIDAN C. McCANN
No. 70154
LICENSED
LAND SURVEYOR

THIS PRINT IS INVALID
WITHOUT EMBOSSED SEAL.

DWG. NO: 2617-2-ZLS
SCALE: 1" = 40'
DATE: OCTOBER 13, 2020

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