



ПЕМ	PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	80*	<u>K</u>	88.97	88.9
REAR:	80'	<u>K</u>	123.2"	129.2' (GARAGE) 117' (PRO GENERATOR)
SIDE:	40'	MIN.	16.3*	16.3' (GARAGE) 25.0' (PRO GENERATOR)
LOT WIDTH:	200	MIN.	67.18	97.18
LOT AREA:	87,120 S.F.	MIN.	29,679 S.F.	29,879 S.F.
BUILDING HEIGHT:	36'	MAX.	18.1*	16.1'
No. STORIES:	2.6	MAX.	2.0	2.0
LOT COVERAGE- BUILDING:	7% = 2,077 S.F.	MAX.	1,910 S.F. = 6.4%	1,910 S.F. = 8,4%
LOT COVERAGE- SITE:	12% = 3,561 S.F.	MAX.	1,995 S.F. = 6.7%	1,995 S.F. = 6.7%

ZONING INFORMATION

## 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 Location Survey the Boundary Determination Category of which
  is a Resurvey conforming to Horizontal Accuracy Class A-2 and Intended
  to be used for regulatory zoning purposes.
- Area of parcel = 29,679 s.f. /0.681 acres
- 3. Property designated as Tract B, Map No. 1000 of the Wilton Land Records.
- Reference is made to deed of record found in V. 1091, Pg. 170 of the Wilton Land Records.
- Reference is made to utility trimming rights found in easement recorded in V. 25, Pg. 482 of the Wilton Land Records.
- Reference is made to Assessor's Parcel 11, Map 91.
- Property Located in R-2A Residence Zone. Properly 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 379 F, dated June 18, 2010.
- 9. All monumentation, found or set, depicted hereon.

ZONING LOCATION SURVEY, PROPOSED 52 NOD HILL ROAD

JENNIFER W. GABRIELSON MAITHEW R. GABRIELSON

WILTON, CONNECTICUT

NOVEMBER 19, 2020

Ryan and Faulds

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TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 30' 40' SCALE 1" = 20'