



STANDARD	MIN.REQ./MAX.ALL.	EXISTING/PROPOSED
<b>BUILDING REQUIREMENTS</b>		
MINIMUM LOT AREA	217,800 Sq. Ft.	35,940 Sq. Ft.
MINIMUM WIDTH		
MINIMUM LOT FRONTAGE	150'	NONE
FRONT YARD - MINIMUM	50'	106.7'
FRONT YARD (along Route 7)	100'	
SIDE YARD - MINIMUM	50'	2.5' (EXISTING BUILDING) 24.4' (EXISTING DECK) 38' (PROPOSED A.C. UNIT) 51' (PROPOSED A.C. UNIT)
SIDE YARD (abutting res. dist.)	100'	
REAR YARD - MINIMUM	50'	111' ±
REAR YARD (abutting res. dist.)	100'	
BUILDING HEIGHT - MAXIMUM	3 STORIES/39 FEET	1.5 STORIES
BUILDING COVERAGE - MAXIMUM	25%	7.8%
SITE COVERAGE - MAXIMUM	50%	30.8%
<b>PARKING REQUIREMENTS</b>		
FRONT YARD - MINIMUM	50'	8.9'
SIDE YARD - MINIMUM	25'	5.1'
SIDE YARD (abutting res. dist.)	75'	
REAR YARD - MINIMUM	25'	240' ±
REAR YARD (abutting res. dist.)	75'	
Refer to Sec. 29-8.8 of Wilton Zoning Regs.		12 SPACES
TOTAL SPACES		12 SPACES

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 Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and it is intended to be used for regulatory review purposes..
2. Area of parcel = 35,940 s.f. / 0.825 acres to centerline of river.
3. Property depicted on Map 453 of the Wilton Land Records.
4. Reference is made Maps 453, 2020, 2428, 4366, 4677, & 5127 of the Wilton Land Records.
5. Reference is made to Warranty Deed dated April 12, 2021 recorded in V. 2531, Pg. 841 of the Wilton Land Records.
6. Reference is made to C. L. & P. Easement dated December 27, 1935 recorded in V. 45, Pg. 470 of the Wilton Land Records.
7. Reference is made to Right of Way Agreement dated May 1, 1928 recorded in V. 37, Pg. 390 of the Wilton Land Records.
8. Reference is made to Easement Agreement dated April 11, 1980 recorded in V. 355, Pg. 166 of the Wilton Land Records.
9. Reference is made to Common Driveway Easement dated December 10, 1985 recorded in V. 564, Pg. 268 of the Wilton Land Records.
10. Reference is made to Variance #79-6-36 dated June 13, 1979 recorded in V. 326, Pg. 108 of the Wilton Land Records.
11. Reference is made to Water Line Easement Agreement dated April 7, 2021 recorded in V. 2531, Pg. 833 of the Wilton Land Records.
12. Reference is made to Assessor's Lot 39, Map 84.
13. Property Located in Design Enterprise (DE-5) Zone.
14. Property located in Flood Zones AE, & X (0.2%) as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 391 F, dated June 18, 2010. Flood lines depicted hereon transcribed from Town of Wilton GIS mapping.
15. Inland wetland limits delineated by Pfizer-Jahning Environmental Consulting, Ridgefield, Connecticut, Mary Jahning, Soil Scientist.
16. This plan has been prepared from a field survey conducted June 1, 2021 and is subject to revision as the result of a current field survey.

ZONING LOCATION SURVEY, PROPOSED <b>53 DANBURY ROAD</b> PREPARED FOR <div style="font-size: 2em; font-weight: bold; text-align: center; margin: 10px 0;">RINGS END, INCORPORATED</div> WILTON, CONNECTICUT	
 <p style="margin-top: 20px;">TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.</p>	<div style="text-align: center; margin-bottom: 20px;">         SEPTEMBER 15, 2021       </div> <div style="text-align: center;">  <div style="display: inline-block; vertical-align: middle;"> <div style="font-size: 2.5em; font-weight: bold; margin-bottom: 5px;">Ryan and Faulds</div> <div style="font-size: 0.8em; margin: 0;">LAND SURVEYORS   A Redniss &amp; Mead Company</div> </div> </div> <div style="margin-top: 20px;">         11 GRUMMAN HILL ROAD          WILTON, CT 06697          Ph. (203) 762-9492    <a href="http://ryanandfaulds.com">ryanandfaulds.com</a> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <div>DOUGLAS R. FAULDS</div> <div>LAND SURVEYOR CONN. LIC. NO. 13292</div> </div>	