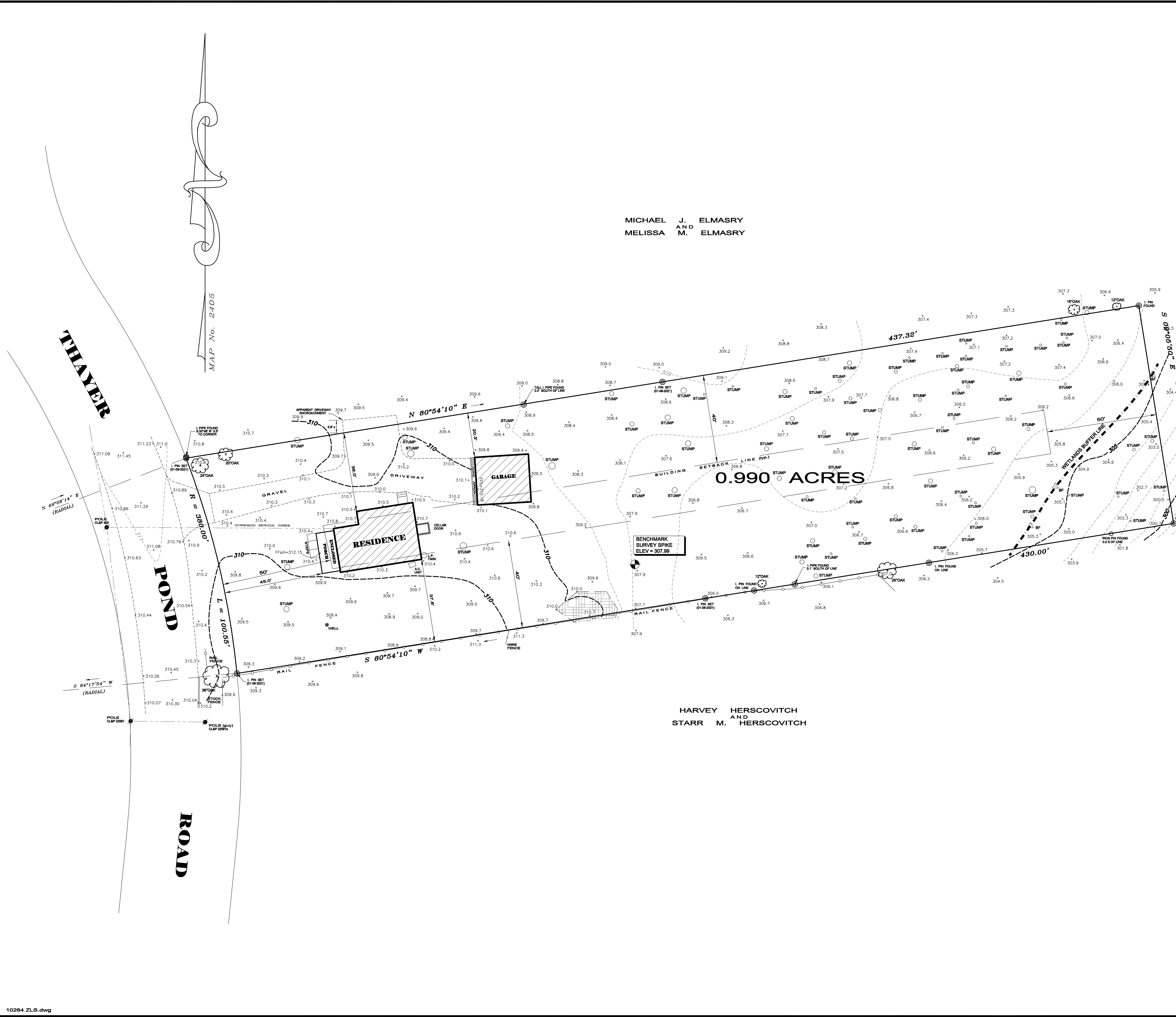




ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING
ZONE: R-2A RESIDENCE			
FRONT SETBACK:	50'	MIN.	45.0'
REAR:	50'	MIN.	283.8'
SIDE:	40'	MIN.	36.0' (RESIDENCE - SEE VARIANCE) 20.3' (GARAGE)
LOT WIDTH:	200'	MIN.	100.0'
LOT AREA:	87,120 S.F.	MIN.	43,143 S.F.
BUILDING HEIGHT:	35'	MAX.	19.1'
No. STORIES:	2.5	MAX.	1.75
LOT COVERAGE- BUILDING:	7% = 3,020 S.F.	MAX.	1,820 S.F. = 3.8%
LOT COVERAGE- SITE:	12% = 5,177 S.F.	MAX.	1,720 S.F. = 4.0%

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 Topographic Survey of the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and Topographic Accuracy Class T-2.
- Area of parcel = 43,143 s.f. / 0.990 acres
- Reference is made to Maps 2405 & 4024 of the Wilton Land Records.
- Reference is made to Executrix Deed recorded in V. 2519, Pg. 186 of the Wilton Land Records.
- Reference is made to Variance 89-03-06 dated March 15, 1989 recorded in V. 679, Pg. 120 of the Wilton Land Records.
- Reference is made to Assessor's Parcel 18, Map 128
- 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 379 F, dated June 18, 2010.
- Inland wetland limits, if any, not delineated prior to field survey.
- Elevations depicted hereon are based on assumed datum.
- Wetlands buffer line delineated and flagged in the field by Peak Engineers & Environmental Land Solutions and field located by Ryan and Faulds.

TOPOGRAPHIC SURVEY
455 THAYER POND ROAD

PREPARED FOR

MONICA C. BRINA

AND

ROBERT R. BRINA

WILTON, CONNECTICUT

0' 20' 40' 60'
SCALE 1" = 20'

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

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

MARCH 30, 2021

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

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