



AVERAGE GRADE CALCULATION WORKSHEET — PROPOSED					
BUILDING WALL	ELEVATIONS			WALL LENGTH	
A	$311.0' + 311.0'/2 = 311.0'$		×	26.4'	8210.4
B	$311.0' + 311.0'/2 = 311.0'$		×	52.1'	16203.1
C	$311.0' + 311.0'/2 = 311.0'$		×	29.3'	9112.3
D	$311.0' + 311.0'/2 = 311.0'$		×	27.3'	8490.3
E	$311.0' + 311.0'/2 = 311.0'$		×	25.3'	7868.3
F	$311.0' + 311.0'/2 = 311.0'$		×	21.2'	6593.2
G	$311.0' + 311.0'/2 = 311.0'$		×	31.4'	9765.4
H	$311.0' + 311.0'/2 = 311.0'$		×	20.0'	6220.0
I	$311.0' + 311.0'/2 = 311.0'$		×	82.3'	25595.3
J	$311.0' + 311.0'/2 = 311.0'$		×	43.0'	13373.0
TOTALS				355.9'	111431.3
PROPOSED AVERAGE GRADE ELEVATION = $111431.3/358.3' = 311.0'*$					

*PROPOSED AVERAGE GRADE BASED ON PLANS REFERENCED IN NOTE 11

MICHAEL J. ELMASRY
AND
MELISSA M. ELMASRY

0.990 ACRES

HARVEY HERSCOVITCH
AND
STARR M. HERSCOVITCH

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	45.0'	50.0' RESIDENCE 48.0' STAIRS
REAR:	50'	MIN.	283.8'	53' GENERATOR 264' RESIDENCE
SIDE:	40'	MIN.	36.0' (RESIDENCE - SEE VARIANCE) 35.0' (POPT) 20.3' (GARAGE) 19.3' (GARAGE ROOF)	37.4' RESIDENCE 40.0' REAR YARD 36.4' ROOF 20.3' GARAGE 19.3' GARAGE ROOF
LOT WIDTH:	200'	MIN.	100.0'	100.0'
LOT AREA:	87,120 S.F.	MIN.	43,143 S.F.	43,143 S.F.
BUILDING HEIGHT:	35'	MAX.	19.1'	34' (per architectural plans)
No. STORIES:	2.5	MAX.	1.75	2 (per architectural plans)
LOT COVERAGE- BUILDING:	7% = 3,020 S.F.	MAX.	1,620 S.F. = 3.8%	3,000 S.F. = 6.9%
LOT COVERAGE- SITE:	12% = 5,177 S.F.	MAX.	1,720 S.F. = 4.0%	3,085 S.F. = 7.2%

VARIANCES REQUIRED (SEC. 29-5.D.)

SIDE YARD SETBACK:
35.0' (NORTH SIDE - RESIDENCE ROOF)
36.4' (SOUTH SIDE - RESIDENCE ROOF)
IN LIEU OF 40' MINIMUM REQUIRED

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 = 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.
- Wetlands buffer line delineated and flagged in the field by Peak Engineers & Environmental Land Solutions and field located by Ryan and Faulds.
- Reference is made to plans dated 03/30/2022 prepared by Balance, Harmony and Proportion Design, LLP.
- Reference is made to architectural plans dated 11/10/2021, last revised 3/28/2022 prepared by Greenwich Design Architects
- Proposed septic leaching field depicted hereon per plan titled "New Construction Subsurface Sewage Disposal System Installation Plan", last revised 5/14/2021, prepared by Peak Engineers, LLC.

ZONING LOCATION SURVEY, PROPOSED

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 29, 2022

Ryan and Faulds

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