## AVERAGE GRADE CALCULATION WORKSHEET - PROPOSED ELEVATIONS BUILDING WALL WALL LENGTH $311.0' + 311.0'/2 = 311.0' \times$ 26.4 $311.0' + 311.0'/2 = 311.0' \times$ 52.1 16203.1 $311.0' + 311.0'/2 = 311.0' \times$ 29.3' 9112.3 $311.0' + 311.0'/2 = 311.0' \times$ 8490.3 25.3 7868.3 $311.0' + 311.0'/2 = 311.0' \times$ 311.0' + 311.0'/2 = 311.0' × 21.2 6593.2 $311.0' + 311.0'/2 = 311.0' \times$ 31.4' 9765.4 $311.0' + 311.0'/2 = 311.0' \times$ 20.0' 6220.0 311.0' + 311.0'/2 = 311.0' × 82.3 25595.3 43.0' $311.0' + 311.0'/2 = 311.0' \times$ 13373.0 111431.3 TOTALS 355.9 PROPOSED AVERAGE GRADE ELEVATION = 111431.3/358.3' = 311.0'\* \*PROPOSED AVERAGE GRADE BASED ON PLANS REFERENCED IN NOTE 11

I. PIN FOUND 430.00'

## 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' (ROOF) 20.3' (GARAGE) 19.3' (GARAGE ROOF)	37.4' RESIDENCE 40.0' & 40.0' REAR LANDING 35.0' & 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

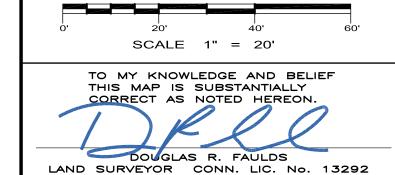
## NOTES:

- 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 intended to be used for regulatory zoning purposes.
- 2. Area of parcel = 43,143 s.f. / 0.990 acres
- 3. Reference is made to Maps 2405 & 4024 of the Wilton Land Records.
- 4. Reference is made to Executrix Deed recorded in V. 2519, Pg. 186 of the Wilton Land Records.
- 5. Reference is made to Variance 89-03-06 dated March 15, 1989 recorded in V. 679, Pg. 120 of the Wilton Land Records.
- 6. Reference is made to Assessor's Parcel 18, Map 128
- 7. Property Located in R-2A Residence Zone.
- 8. 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.
- 9. Wetlands buffer line delineated and flagged in the field by Peak Engineers & Environmental Land Solutions and field located by Ryan and Faulds.
- 10. Reference is made to plans dated 03/30/2022 prepared by Balance, Harmony and Proportion Design, LLP.
- 11. Reference is made to architectural plans dated 11/10/2021, last revised 3/28/2022 prepared by Greenwich Design Architects
- 12. 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

MONICA C. BRINA ROBERT R. BRINA

WILTON, CONNECTICUT



APRIL 25, 2022 Ryan and Faulds LAND SURVEYORS | A Redniss & Mead Compar

Ph. (203) 762-9492 ryanandfaulds.com

11 GRUMMAN HILL ROAD WILTON, CT 06897

10264 ZLS PROPOSED.dwg

MICHAEL J. ELMASRY MELISSA M. ELMASRY

PROPOSED GRAVEL DRIVEWAY

\_ I. PIN SET (01-08-2021)

S 84°17'54" W

(RADIAL)

POLE CL&P 22581

S 80°54'10" W

PROPOSED RESIDENCE

0.990 ACRES

HARVEY HERSCOVITCH STARR M. HERSCOVITCH