

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **LIMITED PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS **A-2** AND TOPOGRAPHIC ACCURACY CLASS **T-2** AND IS INTENDED FOR **MUNICIPAL COMPLIANCE PURPOSES**.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS DETERMINED USING GEOID03. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **FEBRUARY 25, 2016** IN ACCORDANCE WITH GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT* ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
**STATION: ORANGE,
NORTHING 658307.101, EASTING 930768.510,
LATITUDE 41°16'03.13601", LONGITUDE 73°00'03.97333",
ELLIPSOID 6.5067**

MAP REFERENCES

- MAP PREPARED FOR ETHEL BETTS WESTON, WILTON, CONNECTICUT. SCALE: 1" = 80'. SEPTEMBER 20, 1956. CERTIFIED SUBSTANTIALLY CORRECT BY HENRY F. HENRICI ON FILE IN THE TOWN OF WILTON TOWN CLERK'S OFFICE AS **MAP NUMBER 1657**.

CONTINUED

Notes Continued

- MAP PREPARED FOR ETHEL BETTS WESTON, WILTON, CONNECTICUT. SCALE: 1" = 80'. SEPTEMBER 24, 1956. CERTIFIED SUBSTANTIALLY CORRECT BY HENRY F. HENRICI ON FILE IN THE TOWN OF WILTON TOWN CLERK'S OFFICE AS **MAP NUMBER 1658**.
- MAP PREPARED FOR HERMAN A. BUSCH, WILTON, CONN. SCALE: 1" = 40'. AUGUST 4, 1958. LAST REVISED OCTOBER 1, 1958. CERTIFIED SUBSTANTIALLY CORRECT BY JOHN M. FARNSWORTH ON FILE IN THE TOWN OF WILTON TOWN CLERK'S OFFICE AS **MAP NUMBER 1848**.
- MAP PREPARED FOR ETHEL BETTS WESTON, WILTON, CONNECTICUT. SCALE: 1" = 80'. OCTOBER 9, 1959. CERTIFIED SUBSTANTIALLY CORRECT BY HENRY F. HENRICI ON FILE IN THE TOWN OF WILTON TOWN CLERK'S OFFICE AS **MAP NUMBER 1935**.
- REVISED SUBDIVISION PREPARED FOR LENOX HOMES INC., WILTON, CONNECTICUT. SCALE: 1" = 100'. OCTOBER 5, 1970. PREPARED BY RYAN & FAULDS ON FILE IN THE TOWN OF WILTON TOWN CLERK'S OFFICE AS **MAP NUMBER 3014**.
- AS-BUILT PREPARED FOR ETHEL BETTS WESTON, WILTON, CONNECTICUT; SHEET 1 OF 2 AND SHEET 2 OF 2. SCALE: 1" = 80'. MAY 1, 1961. CERTIFIED SUBSTANTIALLY CORRECT BY HENRY F. HENRICI ON FILE IN THE TOWN OF WILTON PLANNING AND ZONING OFFICE.

- RECORD OWNER: SCOTT V. BELLINO & STEPHANIE BELLINO
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Notes Continued

- ASSESSOR'S REFERENCE: MAP 116 | LOT 6
- PARCEL AREA: 107,430± SQ. FT., 2.466± AC.
- PARCEL IS LOCATED WITHIN THE **R-2A** ZONING DISTRICT.
- PARCEL IS SERVED BY PRIVATE SEPTIC AND WELL.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **379** OF 526. COMMUNITY **WILTON**, TOWN OF, NUMBER **09020** PANEL **0379** SUFFIX **F**, MAP NUMBER **09001C0379F**, MAP REVISED **JUNE 18, 2010**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X (UNSHADED)** AND A PORTION IN **ZONE X (SHADED)**.
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF ON-SITE MONUMENTATION AND LACK OF OCCUPATION LINES THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DeANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. CABEZAS DeANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DeANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC., (1-800-922-4455).
- LAND RECORD RESEARCH PERFORMED FEBRUARY 2016
- AS-BUILT SURVEY PERFORMED ON THE GROUND JULY 2017
- REFER TO THE OFFICE OF THE INLAND WETLANDS COMMISSION FOR FURTHER INFORMATION REGARDING WET#2391.

LEGEND

N/F	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WM	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	UR	UNITED ILLUMINATING COMPANY
BIT.	BITUMINOUS	TMH	TELEPHONE MANHOLE
OHU	OVERHEAD UTILITIES	INT.	INTERSECTION
UG	UNDER GROUND	INV.	INVERT
MH	MANHOLE	C.I.	CAST IRON
ELEC.	ELECTRIC	V.C.	VITRIFIED CLAY
Ø	UTILITY POLE	RCP	REINFORCED CONCRETE PIPE
DYL	DOUBLE YELLOW LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	RD	ROOF DRAIN
EW	EDGE OF PAVEMENT	MW	MONITOR WELL
REP.	RETAINING	EX	EXISTING SPOT GRADE
CLF	CHAIN LINK FENCE	LO	EXISTING CONTOUR ELEVATION
FFE	FINISHED FLOOR ELEVATION	2	LAYOUT OF STREET WIDTH
C.O.	CLEANOUT	HDC	PARKING SPACES
UP	LIGHT POST	PVC	HIGH DENSITY POLYETHYLENE
	EXISTING CONIFER TREE		POLYVINYL CHLORIDE
			EXISTING DECIDUOUS TREE

R-2A ZONING DATA
(Single-Family Residence)

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. AREA (ACRES)	2	2.466± ACRES	2.466± ACRES
MAX. DENSITY (DU/ACRE)	N/A	N/A	N/A
% OF UNITS REQUIRED TO BE AFFORDABLE	N/A	N/A	N/A
MIN. FRONTAGE (FT)	25 FT	185.01 FT	185.01 FT
MIN. LOT WIDTH AND DEPTH (FT)	200 FT	181 FT - WIDTH 556 FT - DEPTH	181 FT - WIDTH 556 FT - DEPTH
MAX. AREA (ACRES)	N/A	N/A	N/A
MIN. PRIVATE OPEN SPACE (SQ FT/DU)	N/A	N/A	N/A
MIN. PARKING AND LOADING SETBACKS REAR AND SIDE YARD (FT)	N/A	N/A	N/A
MAX. BUILDING HEIGHT (STORIES/FT)	2.5/35 (2)	2 / 23±	2 / 23±
MAX. AVERAGE UNIT SIZE (SQ FT/DU)	N/A	N/A	N/A
MINIMUM YARD			
FRONT (FT)	50 FT	70.8± FT	61.7± FT
SIDE (FT)			
VARIANCE REQUIRED	40 FT	45.4± FT	15.7± FT (BUILDING) 14.5± FT (AWNING) 14.4± FT (EAVE)
REAR (FT)	50 FT	475.6± FT	475.6± FT
MAXIMUM COVERAGE			
MAX. BUILDING COVERAGE (% OF LOT AREA)	7%	2%	2.9%
MAX. SITE COVERAGE (BUILDING AND PAVED AREAS AS % OF LOT AREA)	12%	4%	5.2%
FILLING OF LAND: SEC.29-9.C			
MAX. FILL ALLOWED PER CALENDAR YEAR	100 CU. YD.	133±	133±

* - In all cases where % results in a fraction round up
DU - Dwelling Unit
N/A - Not Applicable
(2) - Except as otherwise provided in 29-4.C.1

LOCATION MAP

SCALE: 1" = 1000'

