

ZONING TABLE		WC DISTRICT
STANDARD	MIN.REQ./MAX.ALL.	<i>EXISTING - PARCEL A</i> #47 old ridgefield road
BUILDING REQUIREMENTS		
MINIMUM LOT AREA	Z O Z M	22,307 Sq. Ft.
MINIMUM LOT FRONTAGE	ZOZE	324.71'
FRONT YARD - MINIMUM	10'	7
FRONT YARD — MAXIMUM	20'	<u></u>
SIDE YARD — MINIMUM	0,	9.6'
SIDE YARD (abutting res. dist.)	75'	N/A
REAR YARD — MINIMUM	20'	44.0'
REAR YARD (abutting res. dist.)	75'	N/A
BUILDING COVERAGE — MAXIMUM	30% / 6,692 SF	5,680 SF / 25.5%
SITE COVERAGE — MAXIMUM	80% / 17,845 SF	13,557 SF / 60.8%
FLOOR AREA RATIO — MAXIMUM	0.50	0.45 (per tax assessor records)
PARKING REQUIREMENTS		
FRONT YARD — MINIMUM	10'	28.7'
SIDE YARD — MINIMUM	0,	0.0'
SIDE YARD (abutting res. dist.)	60'	Z\>
REAR YARD - MINIMUM	0,	o. o.
REAR YARD (abutting res. dist.)	60'	Z
TOTAL SPACES		14

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 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 Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2. It is intended to depict property boundaries and locations of improvements.

LOT A (47 OLD RIDGEFIELD ROAD)

Right of Way granted in a deed to The Wilton Cooperative School recorded in volume 53 at page 243
-Easement to The Connecticut Light and Power Company dated March 8, 1956 recorded in volume 68 at page 341
-Easement to the Town of Wilton for highway purposes as noted in a deed dated December 5, 1985 recorded in volume 524 at page 161
-Easement Agreement dated April 24, 1986 recorded in volume 586 at page 293
-Easement Agreements dated June 15, 1987 recorded in volume 617 at pages 273 and 275
-Utility Easement to The Connecticut Light and Power Company dated February 10, 1987 recorded in volume 688 at page 217
-Easements and rights of way as set forth in the Declaration of Reciprocal Easements and Maintenance Agreement dated January 25, 2002 recorded in volume 1354 at page 72. Easements not depicted hereon.
-Oil Tank Easement dated February 4, 2001 recorded in volume 1355 at page 43
-Warranty Deed dated April 17, 2006 recorded in volume 1863 at page 258
-Refer to Parcel A, Map 5307 and to maps #1116, #3600, #4159, #4441, #4442 & # 4465

Property located in Wilton Center District.

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- Reference is made to FEMA Flood Insurance Rate Map No. 09001C0383F, Effective Date 6/18/2010. Subject Parcel does not lie within a Special Flood Hazard Area.
- Reciprocal Easements not depicted hereon.

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47 OLD RIDGEFIELD ROAD PROPERTY SURVEY

57 Danbury Road, Suite 203 | Wilton, CT 0 Fel: 203.762.9492 | www.ryanandfaulds.com Ryan and Faulas
LAND SURVEYORS | A Redniss & Mead Compan PREPARED FOR

GLENGATE COMPANY WILTON, CONNEC TICUT

and Faulds	1"=20'	
RVEYORS A Redniss & Mead Company Drawn By: CJV Date: 08/17/2023	Drawn By: CJV	Date: 08/17/2023
ad, Suite 203 Wilton, CT 06897	Checked By: LWP	Checked By: LWP Comm. No.: 8794-2
92 www.ryanandfaulds.com		To my knowledge and belief this map is substantially
	correct as noted hereon	reog.
	18	Tamons Hossont
KEDNISS	LAWRENCE	LAWRENCE W. POSSON, JR. CT. L.S. #18130
		8/17/2023
(XIVIEAL)	This do name and	DATE

LAND SURVEYING
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PERMITTING