

NF
LINDA FAIRCHILD
#61 VISTA ROAD
Vol. 2496, Pg. 875

NF
VENKATA NAGELLI & ARUNA KOTLA
#97 VISTA ROAD
Vol. 2474, Pg. 386

TAX MAP: 118 LOT: 8
ZONE: R-2A

NF
DANIEL & JENNIFER HICKEY
#11 COASTMANS PLACE
Vol. 2389, Pg. 283

NF
FRANCIS & MELISSA DEBERNARDIS
#16 NUTMEG LANE
Vol. 2014, Pg. 283

NF
ELEANOR MARTIN
#4 NUTMEG LANE
Vol. 641, Pg. 247

NF
GRAEME & CATHERINE LIPPER
#12 NUTMEG LANE
Vol. 2340, Pg. 232

ZONING DATA (ZONE: RA-2)

Requirement	Allowed/Required	Existing
Min. Lot Area	87,120 sq. ft.	142,245 sq. ft.
Min. Frontage	25 ft.	25.54 ft.
Max. Building Stories	2 1/2	2
Max. Building Height	35 ft.	23.6 ft.
Max. Building Coverage	7 % = 9,957 sq. ft.	4,114 sq. ft. = 2.9 %
Max. Site Coverage	12 % = 17,069 sq. ft.	8,297 sq. ft. = 5.8 %
Setbacks	Min. Front Yard	50 ft.
	Min. Side Yard	40 ft.
	Min. Rear Yard	50 ft.

NOTES:

- 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 an Existing Building Location and Limited Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Total area of the surveyed parcel = 147,434 sq. ft. (3.3946 Acres)
- Reference is made to Maps 2538, 2059 and 2553 of the Wilton Land Records (W.L.R.).
- Reference is made to the Deeds of Record found in Bk. 2256, Pg. 104, Bk. 2014, Pg. 283, Bk. 2340 Pg. 232, Bk. 841, Pg. 247, Bk. 2389 Pg. 283, Bk. 2474 Pg. 386 and Bk. 2496 Pg. 875 of the Wilton Land Records (W.L.R.).
- Reference is made to Instruments of Record as labeled hereon.
- Wetlands depicted hereon were identified and flagged by Mary Jeshing on April 5, 2023 and field located by Ryan and Faulds on April 10, 2023.
- Reference is hereby made to FEMA Flood Insurance Rate Map (FIRM) No. 09001C0378F, Panel 376 of 626 revised 6/18/2010. Subject Parcel does not lie in a Special Flood Zone.
- Elevations depicted hereon are based on Assumed Datum.
- The location of the Septic System was transcribed from the map scale 1" = 20' by D. Palladino & Son Septic Co. Inc., dated 04/27/2023.

EXISTING BUILDING LOCATION AND LIMITED TOPOGRAPHIC SURVEY DEPICTING 14 NUTMEG LANE WILTON, CT PREPARED FOR JAN HILGEMAN

Ryan and Faulds
LAND SURVEYORS [Professional Seal]
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LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

EBLTS

Sheet No.

Scale: 1"=20'

0 20 40

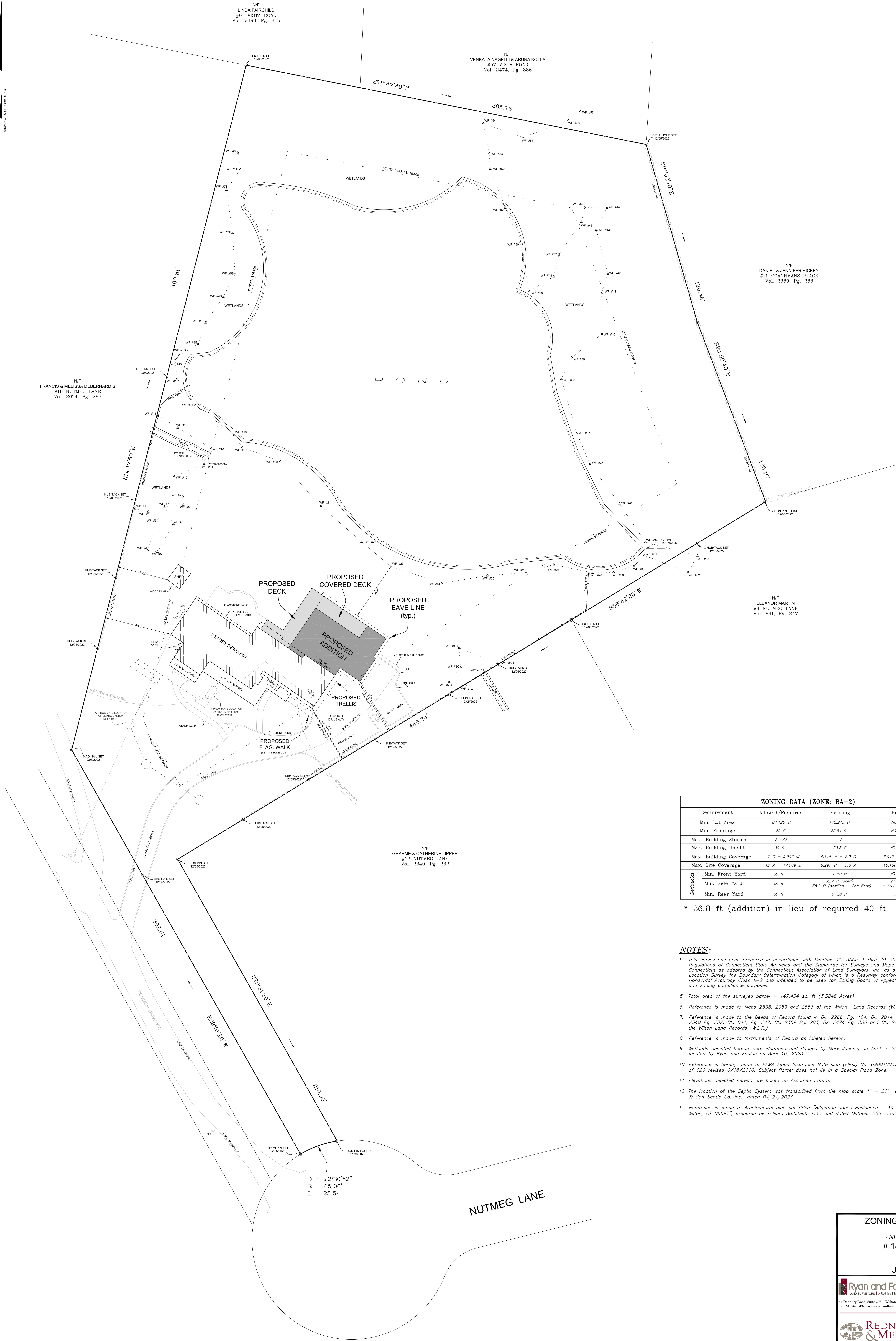
Drawn By: GS Date: 09/22/2023
Checked By: WP Comm. No.: 80228F-2
To my knowledge and belief this map is substantially correct in detail herein

LAURENCE W. ROSSON, P.E., C.T. L.S. #18130

DATE
9/22/2023

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any document herein null and void.

DATE
9/22/2023



ZONING DATA (ZONE: RA-2)			
Requirement	Allowed/Required	Existing	Proposed
Min. Lot Area	87,120 sf	142,245 sf	NO CHANGE
Min. Frontage	25 ft	25.54 ft	NO CHANGE
Max. Building Stories	2 1/2	2	2
Max. Building Height	35 ft	23.6 ft	NO CHANGE
Max. Building Coverage	7 % = 9,957 sf	4,114 sf = 2.9 %	6,542 sf or 4.6 %
Max. Site Coverage	12 % = 17,069 sf	8,297 sf = 5.8 %	10,186 sf or 7.2 %
Setbacks	Min. Front Yard	50 ft	NO CHANGE
	Min. Side Yard	40 ft	32.9 ft (shed) 36.8 ft (addition)
	Min. Rear Yard	50 ft	> 50 ft

* 36.8 ft (addition) in lieu of required 40 ft

NOTES:

- 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 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 Zoning Board of Appeals application and zoning compliance purposes.
- Total area of the surveyed parcel = 147,434 sq. ft (3.3846 Acres)
- Reference is made to Maps 2538, 2059 and 2553 of the Wilton Land Records (W.L.R.).
- Reference is made to the Deeds of Record found in Bk. 2266, Pg. 104, Bk. 2014 Pg. 283, Bk. 2340 Pg. 232, Bk. 841, Pg. 247, Bk. 2389 Pg. 283, Bk. 2474 Pg. 386 and Bk. 2496 Pg. 875 of the Wilton Land Records (W.L.R.).
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- Reference is hereby made to FEMA Flood Insurance Rate Map (FIRM) No. 09001C0378F, Panel 378 of 626 revised 6/18/2010. Subject Parcel does not lie in a Special Flood Zone.
- Elevations depicted hereon are based on Assumed Datum.
- The location of the Septic System was transcribed from the map scale 1" = 20' by D. Palladino & Son Septic Co. Inc., dated 04/27/2023.
- Reference is made to Architectural plan set titled "Hilgeman Jones Residence - 14 Nutmeg Lane, Wilton, CT 06897", prepared by Trillum Architects LLC, and dated October 26th, 2023.

ZONING LOCATION SURVEY
DEPICTING
~ NEW ADDITION / DECK ~
14 NUTMEG LANE
WILTON, CT
PREPARED FOR
JAN HILGEMAN

Ryan and Faulds
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CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PAINTING

Scale: 1" = 20'
0 20 40
Drawn By: SAJ Date: 10/27/2023
Checked By: LWP Comm. No.: 80228F-2
To be knowledge and belief this map is substantially correct as noted hereon.
DATE
12/18/2023
LAWRENCE W. POSSON, JR., CT. L.S. #18130
This document and copies thereof are valid only if they bear the signature and retained seal of the Registered Professional Surveyor.
Unauthorized alterations made are declared herein null & void.

Sheet No: **ZLS**