

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

NF
DANIEL & JENNIFER HICKEY
#11 COASTMANS PLACE
Vol. 2389, 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 sf	142,245 sf
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 sf	4,114 sf = 2.9 %
Max. Site Coverage	12 % = 17,069 sf	8,297 sf = 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 SURVEYING & ENGINEERING
57 Danbury Road, Suite 201 Wilton, CT 06097
Tel: 203.762.4992 | www.ryanandfaulds.com

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

Scale: 1"=20'

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.

LAURENCE W. ROSSON, P.E., CT L.S. #18130

DATE: 9/22/2023

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Sheet No: EBLTS



ZONING DATA (ZONE: RA-2)				
	Requirement	Allowed/Required	Existing	Proposed
Subsites	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	NO CHANGE
	Max. Building Height	35 ft	23.6 ft	NO CHANGE
	Max. Building Coverage	7 % = 9,957 sf	4,114 sf = 2.9 %	6,384 sf or 4.5%
	Max. Site Coverage	12 % = 17,069 sf	8,297 sf = 5.8 %	10,139 sf or 7.1%
	Min. Front Yard	50 ft	> 50 ft	NO CHANGE
	Min. Side Yard	40 ft	32.9 ft (behind) 38.2 ft (fronting 2nd floor)	52.9 ft (behind) 40.5 ft (leave for condition)
	Min. Rear Yard	50 ft	> 50 ft	NO CHANGE

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 zoning map. It is hereby the official Determination Certificate 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.
2. Total area of the surveyed parcel = 147,434 sq. ft. (3.3846 Acres)
3. Reference is made to Maps 2538, 2059 and 2553 of the Wilton Land Records (W.L.R.).
4. 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.).
5. Reference is made to Instruments of Record as labeled hereon.
6. Wetlands depicted hereon were identified and flagged by Mary Jaehning on April 5, 2023 and field located by Ryan and Foulds on April 10, 2023.
7. 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.
8. Elevation depicted hereon is based on Assumed Datum.
9. The location of the Septic System was transcribed from the map scale 1" = 20' by D. Palladino from Septic Co. Inc. dated 04/27/2023.
10. Reference is made to Architectural plan set titled "Milgeman Jones Residence - 14 Nutmeg Lane, Wilton, or Office, Insurance Agency, 11C" and dated March 14, 2024.

ZONING LOCATION SURVEY DEPICTING ~ NEW ADDITION / DECK ~ # 14 NUTMEG LANE WILTON, CT PREPARED FOR JAN HILGEMAN									
175 Chamber Road, Suite 213 • Wilton, CT 06097 Tel: 203.262.9857 • www.ryanandfaulds.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Scale:</td> <td style="text-align: center;">0 20 40</td> </tr> <tr> <td style="text-align: center;">1" = 20'</td> <td></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%;">Drawn By: SAJ</td> <td style="width: 50%;">Date: 11/02/2023</td> </tr> <tr> <td>Checked By: LWP</td> <td>Comm No: 80228F-2</td> </tr> </table> We warrant and warrant to warrant the accuracy and reliability of the information contained herein. LAWRENCE W. POONJION JR., CT. LS. 11810 3/12/2024 DATE This document and copies thereof are valid only if the true facts are reported and reduced to the designated formal presentation. The undersigned and/or drafter warrant that the information herein was obtained from the declaration herein and is true.	Scale:	0 20 40	1" = 20'		Drawn By: SAJ	Date: 11/02/2023	Checked By: LWP	Comm No: 80228F-2
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