

N/F
LINDA FAIRCHILD
#61 VISTA ROAD
Vol. 2496, Pg. 875

N/F
VENKATA NAGELLI & ARUNA KOTLA
#57 VISTA ROAD
Vol. 2474, Pg. 386

N/F
DANIEL & JENNIFER HICKEY
#11 COACHMANS PLACE
Vol. 2389, Pg. 283

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

N/F
ELEANOR MARTIN
#4 NUTMEG LANE
Vol. 841, Pg. 247

ZONING DATA (ZONE: RA-2)			
	Requirement	Allowed/Required	Existing
Subdistrict	Min. Lot Area	87,120 sq	142,245 sq
	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	4,114 sq = 2.9 %
	Max. Site Coverage	12 % = 17,069 sq	8,297 sq = 5.8 %
	Min. Front Yard	50 ft	50.9 ft
	Min. Side Yard	40 ft	39.9 ft (Rear)
	Min. Rear Yard	50 ft	38.9 ft (Rear) = 2nd floor
		50 ft	> 50 ft

1. This survey has been prepared in accordance with Sections 200-300s-1 thru 200-300s-20 of the Regulations of Connecticut State Surveyors and State Land Surveyors, as amended, of the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as an Existing Building Location and Limited Boundary Survey. The survey is in accordance with the provisions of a Reservey conforming to Horizontal Accuracy Class A-2 and the location of the elevation of the datum is a Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
2. Total area of the surveyed parcel = 147,434 sq. ft. (3.3846 Acres)
3. Reference is made to Maps 2525, 2599 and 2553 of the Wilton Land Records (W.L.R.).
4. Reference is made to the Deeds of Record found in Bk. 2266, Pg. 164, Bk. 2267, Pg. 232, Bk. 2440, Bk. 2441, Bk. 2442, Bk. 2443, Bk. 2389, Pg. 283, Bk. 2474, Pgs. 386 and Bk. 2496, Pg. 875 of the Wilton Land Records (W.L.R.).
5. Reference is made to Instruments of Record as labeled herein.
6. Wetlands depicted herein were identified and flagged by Mary J. Onizans on April 5, 2023 and field located by Ryan and Paul on August 1, 2023.
7. Reference is hereby made to FEMA Flood Insurance Rate Map (FIRM) No. 09001C2785F, Panel 378 of 626 revised 6/18/2010. Subject Parcel does not lie in a Special Flood Zone.
8. Elevation depicted herein are based on Assumed Datum.
9. The location of the Septic System was transcribed from the map scale 1" = 20' by D. Palladino & Son Septic Co., Inc., dated 08/24/2015.

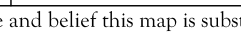
$$\begin{aligned} D &= 22^{\circ}30'52'' \\ R &= 65.00' \\ L &= 25.54' \end{aligned}$$

NUTMEG LANE

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

 Ryman and Foulds LAND SURVEYING • 11700A WILSON CIRCLE SUITE 200 • DALLAS, TEXAS 75243-4009 TEL: 214-252-9492 • www.rymanandfoulds.com	Scale:  1" = 20'
	Drawn By: DS Date: 09/22/2023 Checked By: LWP Comm. No: Q02235-2

To my knowledge and belief this map is substantially correct as to location and extent.


 LAWRENCE V. POSORA, JR. C.S. #19130
 9/22/2023

DATE

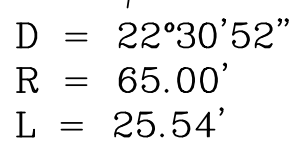
The document and figures thereof are valid only if they bear the signature and notebound of an independent licensed professional. Unnoted alterations are hereby declared invalid and void.



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PAINTING



Sheet No. **EBLTS**



NUTMEG LANE

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%
Min. Front Yard	50 ft	> 50 ft	NO CHANGE
Min. Side Yard	40 ft	33.9 ft (Side) 38.2 ft (Rearling + 2nd floor)	32.8 ft (Side) + see Section
Min. Rear Yard	50 ft	> 50 ft	> 50 ft

- * in lieu of required 40 ft
 - 34.6 ft (eave for addition)
 - 35.9 ft (addition)
 - 37.5 ft (awning)
 - 35.5 ft (eave)

NOTES:

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 Law and Ordinance. The 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.
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 herein.
6. Wetlands depicted herein were identified and flagged by Mary Jesching on April 5, 2023 and field located by Ryan and Faults on April 10, 2023.
7. Reference is hereby made to FEMA Flood Insurance Rate Map (FIRM) No. 09001C03787, Panel 378 of 628 revised 6/18/2010. Subject Parcel does not lie in a Special Flood Zone.
8. Elevation depicted herein are based on Assumed Datum.
9. 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.
10. Reference is made to Architectural plan set entitled "Higman Jones Residence - 14 Nulmeg Lane, Wilton, CT 06897", prepared by Trillium Architects LLC, and dated January 16th, 2024.

ZONING LOCATION SURVEY

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



Ryan and Foulds
 LAND SURVEYORS & REALTORS • LLC
 971 Freshford Road, Suite 213 Wilton, CT 06497
 Tel: 203.262.9045 www.ryanandfoulds.com

Scale: 1"=20' Date: 10/27/2023

Drawn By: SAJ	Date: 10/27/2023
Checked By: LWP	Comm. No: 002287-2

Every boundary and label that appears is independently
 correct as noted herein.

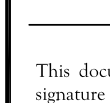
James Posson
 LAWRENCE W. POSSON, JR., C.T. LS #1310
11/25/2024

This document and copies thereof are valid only as they have been
 signed and released and all of the foregoing should be preserved
 in accordance with the provisions of the applicable statute.



REDNISS & MEAD
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 PLANNING & ZONING CONSULTING

Sheet No: _____



ZLS