

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	138.9' (OLD GAR. FOUNDATION)	NO CHANGE
REAR:	50'	MIN.	51.4'	NO CHANGE
SIDE:	40'	MIN.	13.0' (OLD GAR. FOUNDATION)	11.2'
LOT WIDTH:	200'	MIN.	>200'	NO CHANGE
LOT AREA:	87,120 S.F.	MIN.	153,202 S.F.	NO CHANGE
No. STORIES:	2.5	MAX.	1.25 (per tax assessor records)	NO CHANGE
LOT COVERAGE-BUILDING:	7% = 5,618 S.F.	MAX.	4.2% = 6,381 S.F.	4.3% = 6,538 S.F.
LOT COVERAGE-SITE:	12% = 9,632 S.F.	MAX.	8.4% = 12,816 S.F.	8.5% = 12,973 S.F.

BUILDINGS ERECTED PRIOR TO JULY 15, 1996, REFERENCE IS HEREBY MADE TO SECTION 8-130 CONNECTICUT GENERAL STATUTES, AS AMENDED.

NORTH - MAP 3175 W.L.R.

N/F  
Kaitlin J. and Anthony R. Valletta  
192 Range Road  
Vol. 2543, Pg. 1094 W.L.R.  
Parcel B, Map 3175 W.L.R.

N/F  
Thomas and Colleen Hanley  
176 Range Road  
Vol. 2524, Pg. 500 W.L.R.  
Parcel B, Map 4726 W.L.R.

N/F  
Allison Gray Sanders  
172 Range Road  
Vol. 1447, Pg. 58 W.L.R.  
Lot A1, Map 4365 W.L.R.

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 application for determination of zoning compliance and for building permit purposes.
- Total area of the surveyed parcel = 153,202 Sq. Ft. (.35170 Acres).
- Reference is made to Parcel A, Map 3145 and to Maps 328, 2614, 2637, 2655, 2823 3489, 4365 & 4726 of the Wilton Land Records (W.L.R.).
- Reference is made to the Deed of Record found in Vol. 2542, Pg. 780 W.L.R.
- Reference is made to Variance #81-11-49, recorded in Vol. 379, Pg. 187 W.L.R.
- Reference is made to instruments of record as labeled hereon.
- Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 391 of 626, Map No. 09001C0391F, Effective June 18, 2010. Subject parcel Does Not lie in a Special Flood Hazard Area, it lies in Zone X.
- Septic data depicted hereon was transcribed from and As-Built Plan prepared by Andersons Septic Service dated August 19, 2016 and a plan prepared by the Davis Company dated January 27, 1982 obtained from the Wilton Health Department. Septic location depicted hereon must be considered approximate.
- Reference is made to Architectural Plans prepared by AWA Design Group P.C. dated 10/03/2022.
- Wetlands, if any, are not depicted hereon.
- Owner of Record: Apple Tree Property Corp.

ZONING LOCATION SURVEY

DEPICTING  
~PROPOSED GARAGE~  
190 RANGE ROAD  
WILTON, CONNECTICUT  
PREPARED FOR  
CHRIS NOCITO



REDNISS  
& MEAD

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel. 203.327.0500 | Fax 203.357.1118  
www.rednissmead.com

Scale: 0 30 60  
1" = 30'

Drawn By: RJB Checked By: LWP Date: 05/31/2023

To my knowledge and belief this map is substantially correct as noted hereon

*Lawrence W. Posson, Jr.*  
LAWRENCE W. POSSON, JR. CT. L.S. #18130  
05/31/2023

DATE  
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 declaration hereon null & void.

Sheet No:  
**ZLS**  
Comm. No.: 10591-1