



M A P  
Prepared for  
**NORVEL L. HERMANOVSKI**  
and  
**R. FAY ZINGER**  
Ridgefield, Connecticut  
R-AA Residence Zone  
Total Area Depicted Heron = 4.292 Acres

NO.	DATE	DESCRIPTION	BY
4	10/09/24	PORCH AS BUILT (LOT 2)	T.M.K.
3	11/19/04	FRAME GARAGE ADDED (LOT 2)	L.R.
2	10/19/04	MAP REVISED FOR FILING	FWW
1	09/23/04	LOT LINE REVISION	FWW

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300a-1 THRU 20-300a-20 OF THE REGULATIONS OF CONNECTICUT AND THE REGULATIONS OF THE BOARD OF LAND SURVEYORS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986. THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION. BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY. TO MY KNOWLEDGE AND BELIEF THIS SURVEY IS SUBSTANTIALLY ACCURATE AND RELIES ON THE ACCURACY OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF. THIS SURVEY IS NOT TO BE USED FOR CONVEYANCE PURPOSES UNLESS IT IS LEGAL AND SHOWN ON A LICENSED SURVEYOR'S MAP. REFERENCE HEREBY MADE TO MAPS #2187, #2182 & #8911 ON FILE IN THE RIDGEFIELD TOWN CLERKS' OFFICE.

RECEIVED  
OCT 30 2024  
PLANNING & ZONING  
COMMISSION

**R K W**  
LAND SURVEYING  
22 East Avenue/P.O. Box #788  
New Canaan, Connecticut  
Ph. 203-966-5801  
Survey Date: August 27, 2023

AS BUILT FOR COVERED PORCH, LOT #2 ONLY B.T.D. - OCT. 9, 2024

FRANCIS J. WALSH JR.  
CT. L.S. #770034  
FILED: MCCORMICK RIDGEFIELD

LOT # 2  
R-AA RESIDENCE ZONING REQUIREMENTS:  
FRONT/SIDE & REAR YARD SETBACKS - 35'  
WETLANDS REVIEW AREA - 100'  
ALLOWABLE BUILDING COVERAGE - 5,663 SQ. FT. (LOT #2)  
EXISTING BUILDING COVERAGE - 2,675 SQ. FT. +/- (LOT #2)  
ALLOWABLE F.A.R. - 6,524 SQ. FT. (LOT #2)  
EXISTING F.A.R. - 3,650 SQ. FT. +/- (LOT #2)  
IMPERVIOUS COVERAGE THRESHOLD - 6,524 SQ. FT. (LOT #2)  
EXISTING IMPERVIOUS COVERAGE - 6,475 SQ. FT. +/- (LOT #2)  
BUILDING HEIGHT - 12.7' (COVERED PORCH, LOT #2)  
TOTAL BUILDING HEIGHT - 14.9' (COVERED PORCH, LOT #2)  
SEPTIC SYSTEM SHOWN HEREON WAS TAKEN FROM MAP PREPARED BY RICHARD A. HADD, P.E. DATED 11/27/86.  
WETLANDS SHOWN HEREON WERE IDENTIFIED BY MARY JAVINS, C.E. AND LOCATED BY R. FAY ZINGER, P.E. LAND SURVEYOR ON AUGUST 27, 2003.  
USE OF THIS SURVEY BY SUBSEQUENT OWNERS SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY EASEMENTS, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICE.  
THE PURPOSE OF THIS SURVEY IS TO SHOW THE BUILDINGS AND/OR PORCHES ONLY.  
SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, NOT SHOWN.  
NO OTHER INTERIOR LOCATION DONE AT THIS TIME.  
THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.  
ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
REFERENCE HEREBY MADE TO MAPS #2187, #2182 & #8911 ON FILE IN THE RIDGEFIELD TOWN CLERKS' OFFICE.



PER FILED MAP #2187