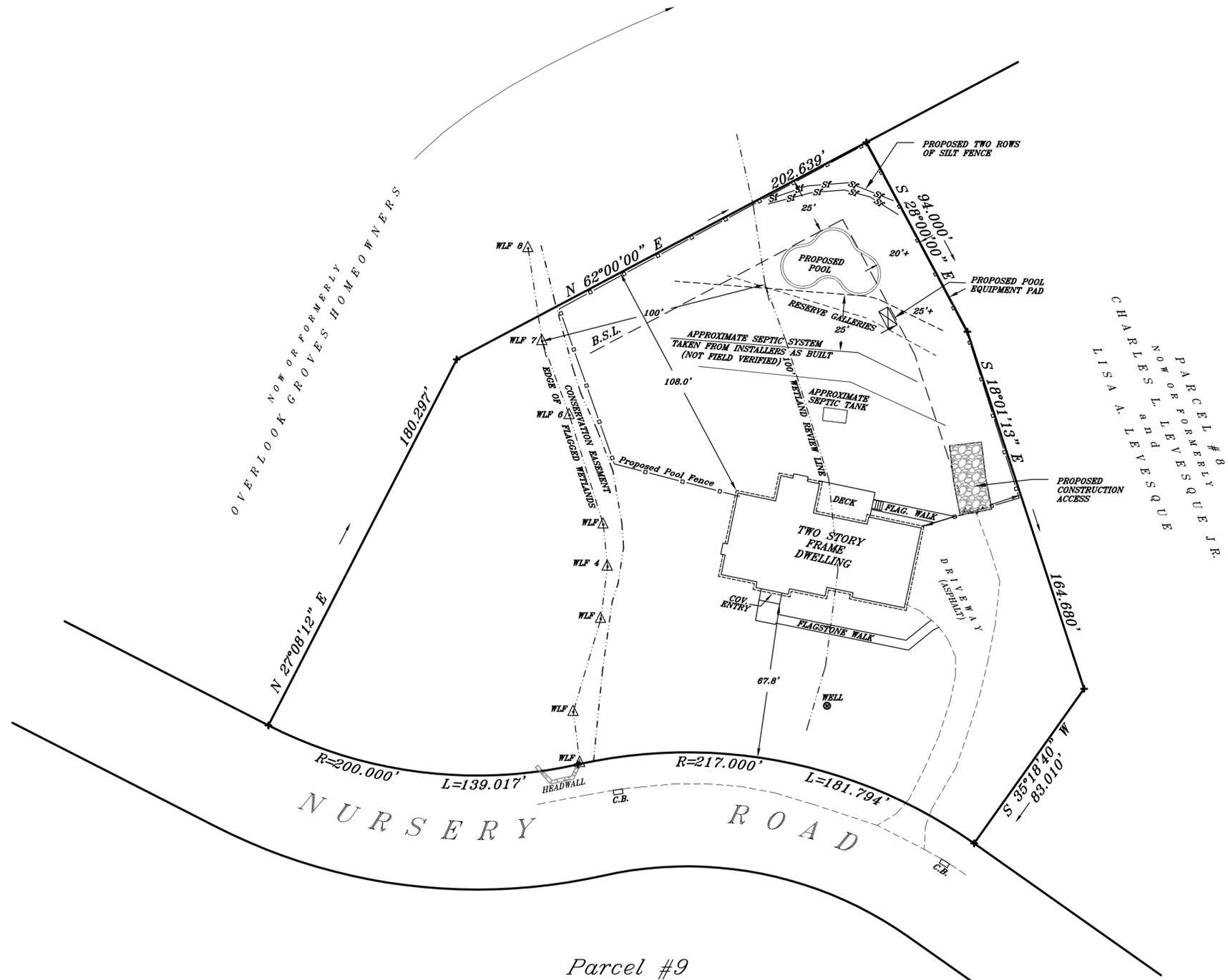


PER FILED MAP #7341



R-AA RESIDENCE ZONE
P.R.D. SUBDIVISION
P.R.D. INTERIOR SETBACKS - 25'
P.R.D. PERIMETER SETBACKS - 50'
WETLANDS REVIEW AREA - 100'

ALLOWABLE BUILDING COVERAGE - 4,507 SQ. FT.
EXISTING BUILDING COVERAGE - 3,115 SQ. FT.

ALLOWABLE F.A.R. - 7,130 SQ. FT.
EXISTING F.A.R. - 6,230 SQ. FT.

IMPERVIOUS COVERAGE THRESHOLD - 5,646 SQ. FT.
EXISTING IMPERVIOUS COVERAGE - 6,375 SQ. FT.
PROPOSED IMPERVIOUS COVERAGE - 7,575 SQ. FT. +/-

WETLANDS SHOWN HEREON WERE FIELD LOCATED BY R K W LAND SURVEYING ON JANUARY 28, 2022.

USE OF THIS SURVEY BY SUBSEQUENT OWNERS VOIDS SEAL AND CERTIFICATION HEREON.

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY EASEMENTS, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICE.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, NOT SHOWN.

THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS AND BUILDING COVERAGE ONLY.

NO OTHER INTERIOR LOCATION DONE AT THIS TIME.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED LAND SURVEYOR IS ILLEGAL.

REFERENCE HEREBY MADE TO MAP #7341 ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

Parcel #9
M A P
Prepared for
DANIEL GMELIN
and
RAYQUEL GMELIN
Ridgefield, Connecticut
R-AA Residence Zone
Area = 1.490 Acres

ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY AND IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.

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. ON SEPTEMBER 26, 1996.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON, AND CONFORMS TO THE HORIZONTAL ACCURACY OF A CLASS "A-2" SURVEY.

R K W
LAND SURVEYING
22 East Avenue
New Canaan, Connecticut
Tel. 203 - 966 - 3501
P.O. Box #788



Survey Date: JANUARY 28, 2022

PROPOSED POOL ADDED NOVEMBER 11, 2022

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.