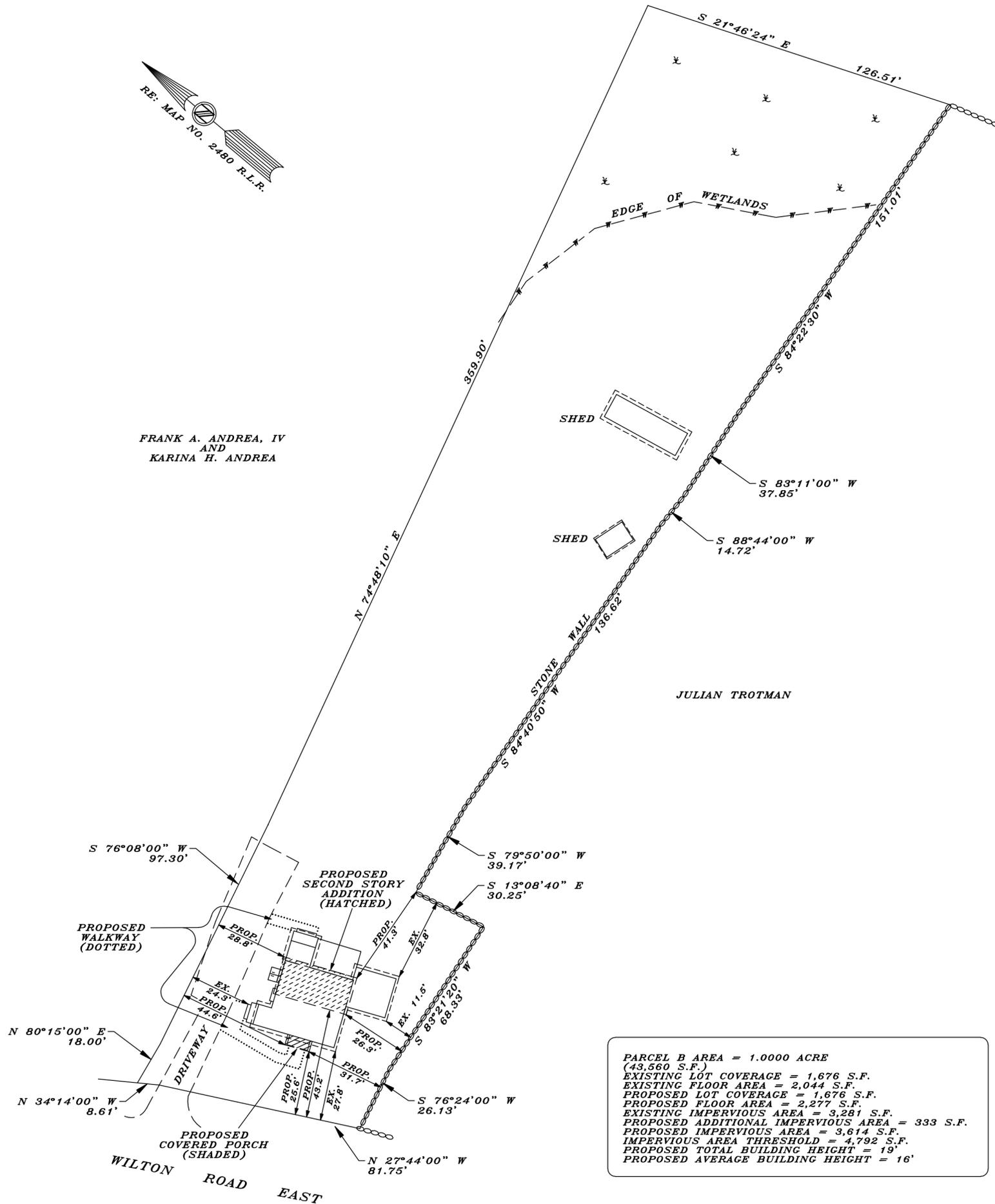


FRANK A. ANDREA, IV  
AND  
KARINA H. ANDREA

TOWN OF RIDGEFIELD  
OPEN SPACE



PARCEL B AREA = 1.0000 ACRE  
(43,560 S.F.)  
EXISTING LOT COVERAGE = 1,676 S.F.  
EXISTING FLOOR AREA = 2,044 S.F.  
PROPOSED LOT COVERAGE = 1,676 S.F.  
PROPOSED FLOOR AREA = 2,277 S.F.  
EXISTING IMPERVIOUS AREA = 3,281 S.F.  
PROPOSED ADDITIONAL IMPERVIOUS AREA = 333 S.F.  
PROPOSED IMPERVIOUS AREA = 3,614 S.F.  
IMPERVIOUS AREA THRESHOLD = 4,792 S.F.  
PROPOSED TOTAL BUILDING HEIGHT = 19'  
PROPOSED AVERAGE BUILDING HEIGHT = 16'

**DISCLAIMER -**  
IT IS THE RESPONSIBILITY OF THE CLIENT, CONTRACTOR, OR SUBCONTRACTOR TO IDENTIFY THE LOCATION OF ALL UTILITIES, BOTH UNDERGROUND AND ABOVEGROUND PRIOR TO EXCAVATION. THIS SURVEY DOES NOT SHOW, NOR IS IT INTENDED TO SHOW, UTILITIES THAT SERVE OR CROSS THIS PARCEL OR ADJACENT LAND.  
ERIC J. KRISTOFFERSEN, L.S., ASSUMES NO LIABILITY FOR DAMAGE OF UTILITIES BY ANY PARTY UTILIZING THIS MAP FOR ANY PURPOSE.

**NOTES**  
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 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. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS.  
ZONE - R-AA  
REFER TO MAP NUMBER 2480 RIDGEFIELD LAND RECORDS  
EASEMENTS, ENCROACHMENTS OR UNDERGROUND UTILITIES, IF ANY, MAY NOT BE SHOWN ONLY THOSE STRUCTURES SUBJECT TO ZONING REGULATIONS MAY BE SHOWN  
THIS SURVEY MAP IS FOR ZONING PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, INCLUDING CONVEYANCE OF THE SURVEYED PARCEL.  
WETLAND SOILS WERE DELINEATED BY MARY JAEHNIG, SOILS SCIENTIST

IMPROVEMENT LOCATION SURVEY  
MAP PREPARED FOR  
**DANIEL CROWLEY**  
50 WILTON ROAD EAST  
RIDGEFIELD CONNECTICUT  
SCALE-1"=30' JULY 18, 2023  
AREA = 1.0000 ACRE  
SCALE



**KRISTOFFERSEN LAND SURVEYING, LLC**  
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
MAP CERTIFIED BY  
ERIC J. KRISTOFFERSEN, L.S., LICENSE NO. 15770  
40 MADELINE DRIVE, RIDGEFIELD, CT., 06877  
PHONE 203-438-3201

FILE NO. 460  
NOT VALID WITHOUT  
EMBOSSED SEAL