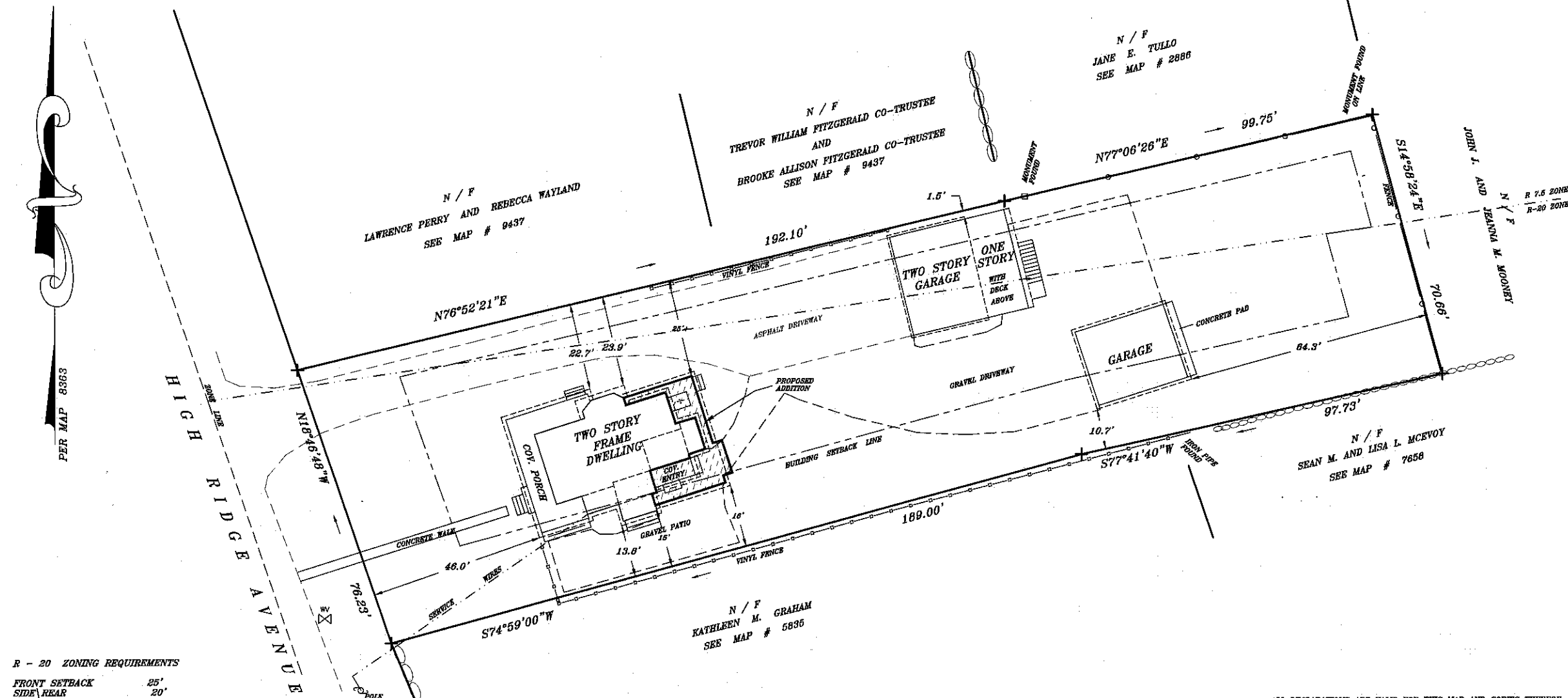


154 HIGH RIDGE AVENUE
ASSESSORS MAP E 15 LOT 55



R - 20 ZONING REQUIREMENTS
FRONT SETBACK 25'
SIDE/REAR 20'

R - 7.5 ZONING REQUIREMENTS
PRINCIPLE BUILDING SETBACKS
FRONT YARD SETBACK - 25'
SIDE AND REAR YARD SETBACK - 8'

ALLOWABLE BUILDING COVERAGE - 2121 SQ. FT.
EXISTING BUILDING COVERAGE - 2,400 SQ. FT. +/-
PROPOSED BUILDING COVERAGE - 2,700 SQ. FT. +/-

ALLOWABLE F.A.R. - 4,256 SQ. FT.
EXISTING F.A.R. - 3,640 SQ. FT. +/-
PROPOSED F.A.R. - 4,250 SQ. FT. +/-

ALLOWABLE IMPERVIOUS COVERAGE - 3,402 SQ. FT.
EXISTING IMPERVIOUS COVERAGE - 9,430 SQ. FT. +/-
PROPOSED IMPERVIOUS COVERAGE - 9,550 SQ. FT. +/-

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.

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

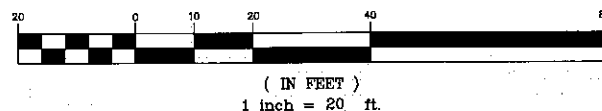
REFERENCE HEREBY MADE TO VOL. 430 PG 385

REFERENCE HEREBY MADE TO MAP # 8363

ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

M A P
Prepared for
KEVIN and SHARON McSPEDON
Ridgefield, Connecticut
R - 7.5 & R - 20 Residence Zones
Area = 20,798 SQ. FT.

GRAPHIC SCALE



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
20-300-1, 20-300-2, 20-300-3, 20-300-4 OF THE REGULATIONS OF CONSTRUCTION
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, 1990.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON AND CONFORMS TO THE
ACCURACY OF A CLASS 1-2 SURVEY.

R K W
LAND SURVEYING

Survey date MARCH 27, 2024

New Canaan, Connecticut
Tel. 203 - 966 - 3901
Fax 203 - 966 - 3903



CT. L.S. # 70034

FRANCIS J. WALSH JR.

P:\LDD4-24\154 HIGH RIDGE AVE-RLDWG FILE ST. MARYS CORP.2 of 2