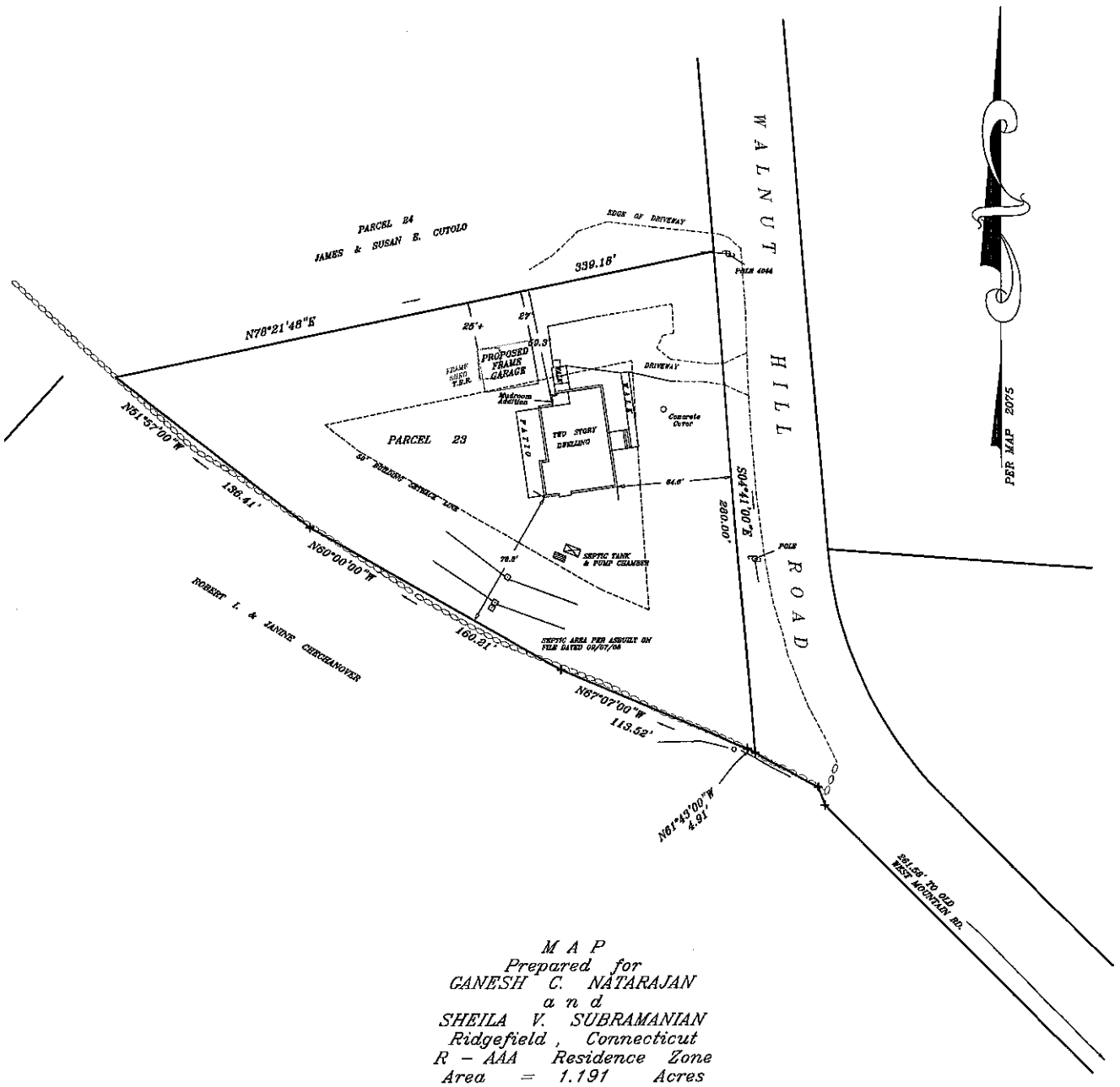
ASSESSORS MAP C 11 LOT 03
19 WALNUT HILL ROAD



M A P
Prepared for
GANESH C. NATARAJAN
a n d
SHEILA V. SUBRAMANIAN
Ridgefield , Connecticut
R – AAA Residence Zone
Area = 1.191 Acres

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

R – AAA ZONING REQUIREMENTS

FRONT SETBACK = 50'
SIDE/REAR SETBACK = 50'

MAX. F.A.R. = 6,340 SQ.FT.
EXISTING F.A.R. = 3,900 SQ.FT.
PROPOSED F.A.R. = 4,625 SQ.FT.+/–

MAX. BLDG. COV. = 3,958 SQ.FT.
EXISTING BLDG. COV. = 1,950 SQ. FT.+/–
PROPOSED BLDG. COV. = 2,676 SQ. FT.+/–

IMPERVIOUS COVERAGE THRESHOLD = 6,125 SQ. FT.
EXISTING IMPERVIOUS COVERAGE = 5,550 SQ. FT.+/–
PROPOSED IMPERVIOUS COVERAGE = 6,300 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.

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 # 2076, 2088 + 4973 ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

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 29 , 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

Survey date OCT. 14, 2011

New Canaan , Connecticut
Tel. 203 - 966 - 3501
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SHED LOCATION REVISED NOV. 7, 2011
SHED AS-BUILT JANUARY 8, 2018
PROPOSED MUDROOM RENOVATION ADDED NOV. 4, 2014
AS BUILT MUDROOM RENOVATION ADDED MAY 6, 2018
PROPOSED GARAGE & IMPERVIOUS COVERAGE ADDED FEB. 5, 2024
(NO FIELD INSPECTION DONE AT THIS TIME – FOR ZBA SUBMITTAL ONLY)

CT. L.S. # 70034
Francis J. Walsh Jr. FILE RIGHT LAKES EST. 4 of 4 LDD4-11\19_WALNUT_HILL.DWG