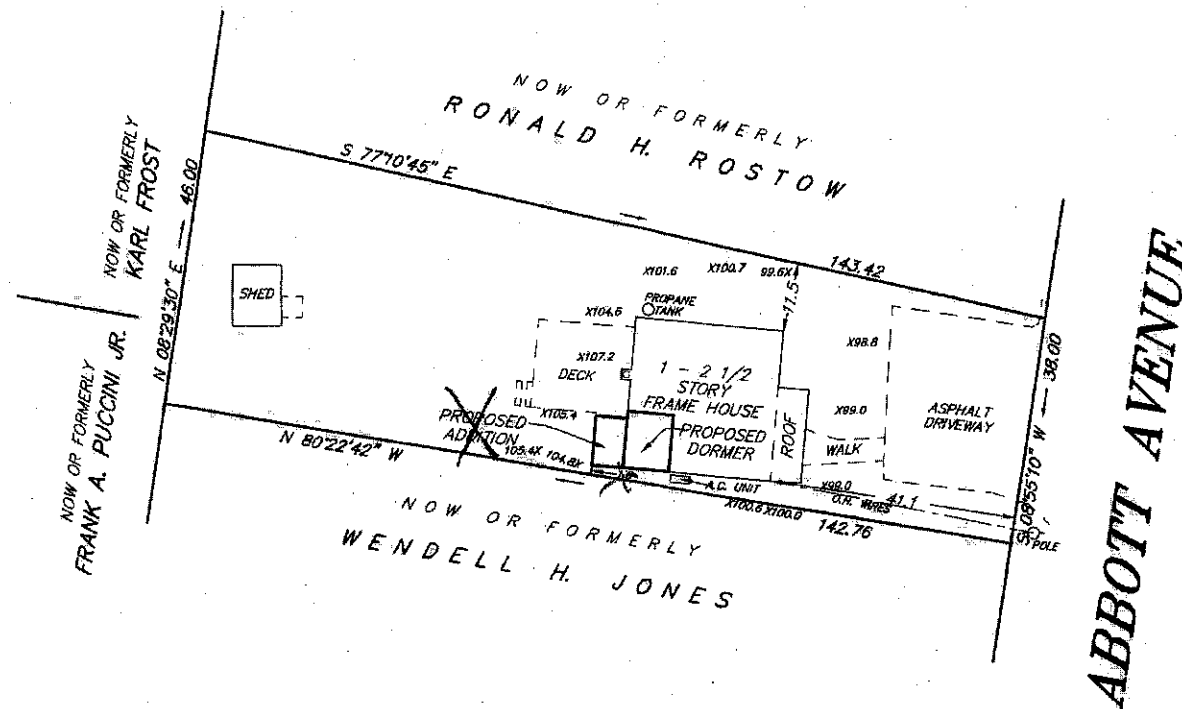


22 ABBOTT AVENUE

ASSESSORS MAP E15
TAX LOT 80
R-7 1/2 RESIDENCE ZONE



AREA
6,002 S.F.

X101.6 DENOTES SPOT ELEVATION (ASSUMED DATUM)

ZONING REGULATIONS - R-7.5

FRONT SETBACK - 25' MIN.
SIDE SETBACK - 8' MIN.
REAR SETBACK - 8' MIN.

FIRST FL. = 100.0 (ASSUMED)
AVERAGE GRADE = 101.6 FT.

ALLOWABLE TOTAL BUILDING HEIGHT = 40 FT.
PROPOSED TOTAL BUILDING HEIGHT = 22.9 FT.

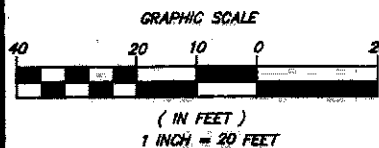
ALLOWABLE BUILDING HEIGHT = 35 FT.
PROPOSED BUILDING HEIGHT = 21.8 FT.

ALLOWABLE BUILDING COVERAGE = 980 S.F.
EXISTING BUILDING COVERAGE = 743 S.F.
PROPOSED ADDITIONS = 43 S.F.
REMOVALS = -38 S.F.
TOTAL BUILDING COVERAGE = 748 S.F.

ALLOWABLE IMPERVIOUS SURFACES = 2,101 S.F.
EXISTING IMPERVIOUS SURFACES = 1,826 S.F.
PROPOSED ADDITIONS = 43 S.F.
REMOVALS = -38 S.F.
TOTAL IMPERVIOUS SURFACES = 1,831 S.F.

ALLOWABLE FLOOR AREA = 2,401 S.F.
EXISTING FLOOR AREA = 1,365 S.F.
PROPOSED ADDITIONS = 43 S.F.
REMOVALS = -38 S.F.
TOTAL FLOOR AREA = 1,370 S.F.

REFER TO MAP NO. 7362 ON FILE
IN THE RIDGEFIELD LAND RECORDS.



IMPROVEMENT LOCATION MAP

PREPARED FOR

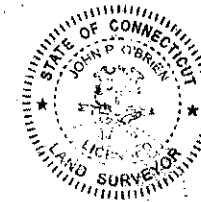
HOLLY STRAUSKY
RIDGEFIELD, CONNECTICUT

THE PURPOSE OF THIS MAP IS FOR A BUILDING PERMIT.
OTHER FIELD DATA MAY NOT BE SHOWN.

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. AS A ZONING LOCATION SURVEY AND LIMITED TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE LOCATION AND ELEVATIONS OF WHICH CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2.

NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.



John P. O'Brien

JOHN P. O'BRIEN CT. LIC. # 17110
OFFICE OF MOODY & O'BRIEN, LLC
NOVEMBER 11, 2024, NEW CANAAN, CONN.