

N/F KRISTOPHER H. HOPKINS
VOL. 1101, P. 891
LOT 1, T.C. MAP # 1322

N/F LISA M. BROWN, trustee
VOL. 1098, P. 308
LOTS 3 & 4, T.C. MAP # 1322

LOT COVERAGE:
ALLOWED = 3,963 sq. ft.
EXISTING = 1,827 sq. ft.
PROPOSED = 2,001 sq. ft.

IMPERVIOUS COVERAGE:
THRESHOLD = 5,210 sq. ft.
EXISTING = 4,902 sq. ft.
PROPOSED = 5,076 sq. ft.

FLOOR AREA:
ALLOWED = 6,477 sq. ft.
EXISTING = 3,097 sq. ft.
PROPOSED = 3,624 sq. ft.

HEIGHT OF NEW GARAGE:
AVE. HEIGHT = 11.31
TOTAL HEIGHT = 13.95

NEW 174 sq. ft. ADDITION
EXISTING PORTION OF HOUSE TO BE
REMOVED AND REPLACED BY 2 STORY ADDITION
PREVIOUS VARIANCE GRANTED TO REDUCE
SETBACK TO 20 FEET. VOL. 424, P. 389

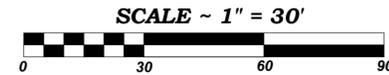
* DIMENSIONS ARE TO ROOF OVERHANG

**PROPOSED
ZONING LOCATION SURVEY**

PREPARED FOR
BRANDON L. ARCAMONE & EMILY R. PRICHETT

384 BRANCHVILLE ROAD
RIDGEFIELD, CONNECTICUT
AREA = 54,011 SQUARE FEET
= 1.240 ACRES
ZONE ~ RAA

DEC. 6, 2023



THIS SURVEY WAS PREPARED PURSUANT TO THE
REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION
20-300b-1 THROUGH 20-300b-20 OF 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 THE BEST OF MY KNOWLEDGE AND BELIEF
THIS MAP AND SURVEY ARE SUBSTANTIALLY
CORRECT AS NOTED HEREON.

TYPE OF SURVEY ~ "ZONING LOCATION SURVEY"
BOUNDARY DETERMINATION CATEGORY ~ "DEPENDENT RE SURVEY"
CLASS OF ACCURACY ~ "A-2" **LOT 2, T.C. MAP # 1322**

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STATE HIGHWAY 102, SEE CHD ROW MAP 117-09, SHEET 2 OF 2