

6 ISLAND HILL AVENUE

ASSESSORS MAP ET3
TAX LOT 155
R-20 RESIDENCE ZONE

NOW OR FORMERLY
NICHOLAS GALLO, JR.

NOW OR FORMERLY
89 DANBURY ROAD LLC

ISLAND HILL AVENUE

LOT 32
19,027 S.F.

NOW OR FORMERLY
JOHN MORGANTI & SONS LLC

NOW OR FORMERLY
PAULA MORGANTI TRIPI

IMPROVEMENT LOCATION MAP

PREPARED FOR

JON WEBB

RIDGEFIELD, CONNECTICUT

REINFORCED RETAINING WALL

ALLOWABLE BUILDING COVERAGE = 2,017 S.F.
EXISTING BUILDING COVERAGE = 1,665 S.F.
PROPOSED BUILDING COVERAGE = 509 S.F.
TOTAL BUILDING COVERAGE = 1,665 S.F.

ALLOWABLE IMPERVIOUS SURFACES = 1,292 S.F.
EXISTING IMPERVIOUS SURFACES = 4,081 S.F.

ALLOWABLE FLOOR AREA = 4,112 S.F.
EXISTING FLOOR AREA = 1,970 S.F.
PROPOSED FLOOR AREA = 509 S.F.
TOTAL FLOOR AREA = 2,479 S.F.

REFER TO A MAP ENTITLED "ZONING
LOCATION SURVEY PREPARED FOR
BRAND C. MORGANTI & SONS LLC
1400 S. MORGANTI, RIDGEFIELD, CONNECTICUT,
MADE ON JULY 26, 2018 BY ROLAND
H. GARDNER, JR.

REFER TO MAP NOS. 110, 6559 & 7259 ON FILE
IN THE RIDGEFIELD LAND RECORDS.

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FEET

F.B. R-63 P.14

Land Projects 3\6 ISLAND HILL AVE\dwg\6 ISLAND HILL AVE 05-15-24.dwg

FILE R-5

PROPOSED ADDITIONS ADDED ON MAY 15, 2024.

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
20-3008-1 THRU 20-3008-20 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 THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A
DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-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. ORRIBY, CT LIC. #17110
OFFICE OF WOODY & ORRIBY, LLC
NOVEMBER 29, 2023 NEW CANAAN, CONN.