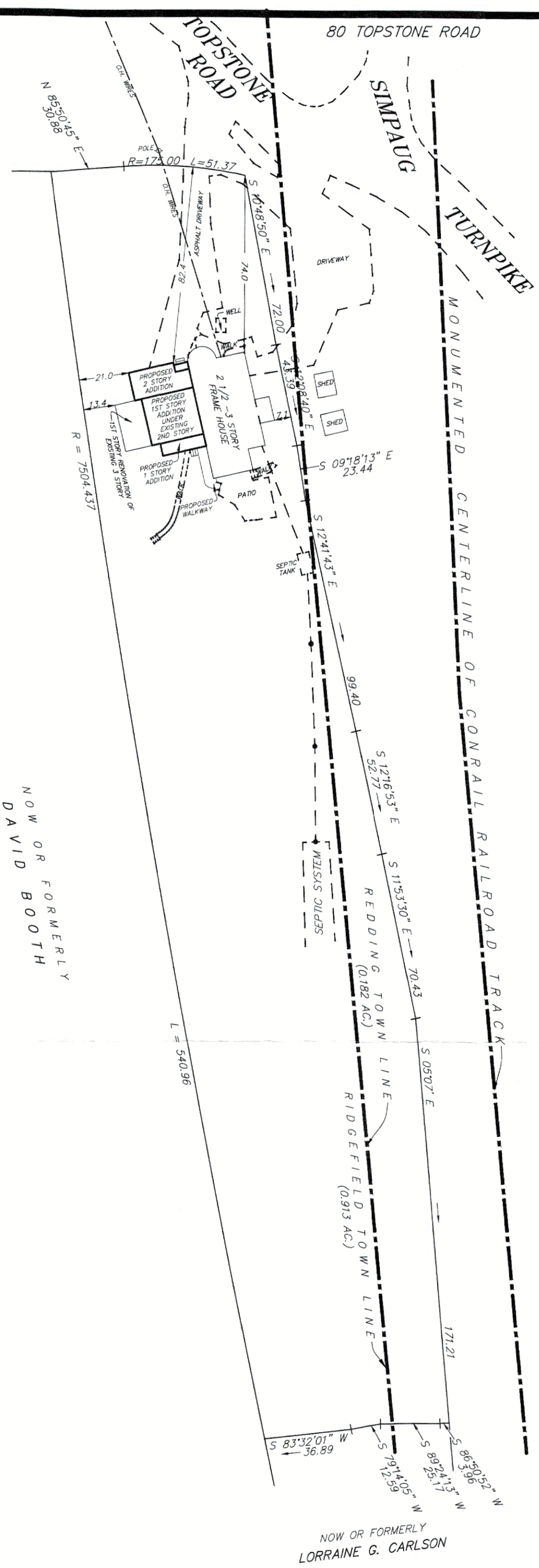
ASSESSORS MAP H12
TAX LOT 47
R–AA RESIDENCE ZONE



TOTAL AREA
1.095 AC.

R–AA BULK REQUIREMENTS
FRONT SETBACK = 35 FT.
SIDE SETBACK = 35 FT.
REAR SETBACK = 35 FT.

SEPTIC DATA PROVIDED BY THE RIDGEFIELD HEATH DEPT.. NOT FIELD VERIFIED.

ALLOWABLE BUILDING COVERAGE = 3,647 S.F. (BASED ON 1.095 AC.)
ALLOWABLE BUILDING COVERAGE = 3,222 S.F. (BASED ON 0.913 AC.)
EXISTING BUILDING COVERAGE = 1,929 S.F.
PROPOSED ADDITIONS = 377 S.F.
TOTAL BUILDING COVERAGE = 2,306 S.F.

ALLOWABLE IMPERVIOUS SURFACES = 4,958 S.F. (BASED ON 1.095 AC.)
ALLOWABLE IMPERVIOUS SURFACES = 4,635 S.F. (BASED ON 0.913 AC.)
EXISTING IMPERVIOUS SURFACES = 4,200 S.F.
PROPOSED ADDITIONS = 487 S.F.
REMOVALS (NOT SHOWN) = –261 S.F.
TOTAL IMPERVIOUS SURFACES = 4,426 S.F.

ALLOWABLE FLOOR AREA = 6,098 S.F. (BASED ON 1.095 AC.)
ALLOWABLE FLOOR AREA = 5,584 S.F. (BASED ON 0.913 AC.)
EXISTING FLOOR AREA = 3,723 S.F.
PROPOSED FLOOR AREA = 1,105 S.F.
TOTAL FLOOR AREA = 4,828 S.F.

REFER TO MAP NO. 6054 ON FILE IN THE RIDGEFIELD LAND RECORDS.

GRAPHIC SCALE

80 40 10 0 40

(IN FEET)
1 INCH = 40 FEET

IMPROVEMENT LOCATION MAP

PREPARED FOR

LISA KULLER

RIDGEFIELD, CONNECTICUT

PROPOSED ADDITIONS ADDED ON AUGUST 28, 2024.

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 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. O'BRIEN CT. LIC. # 17110
OFFICE OF MOODY & O'BRIEN, LLC
MAY 25, 2024, RIDGEFIELD, CONN.

F.B. R–63 P.20;NC–212 P.69 LAND PROJECTS 3\80 TOPSTONE RD\dwg\80 TOPSTONE RD 08–21–24.dwg FILE R–5–2