

RE: MAP NO. 975 R.L.R.

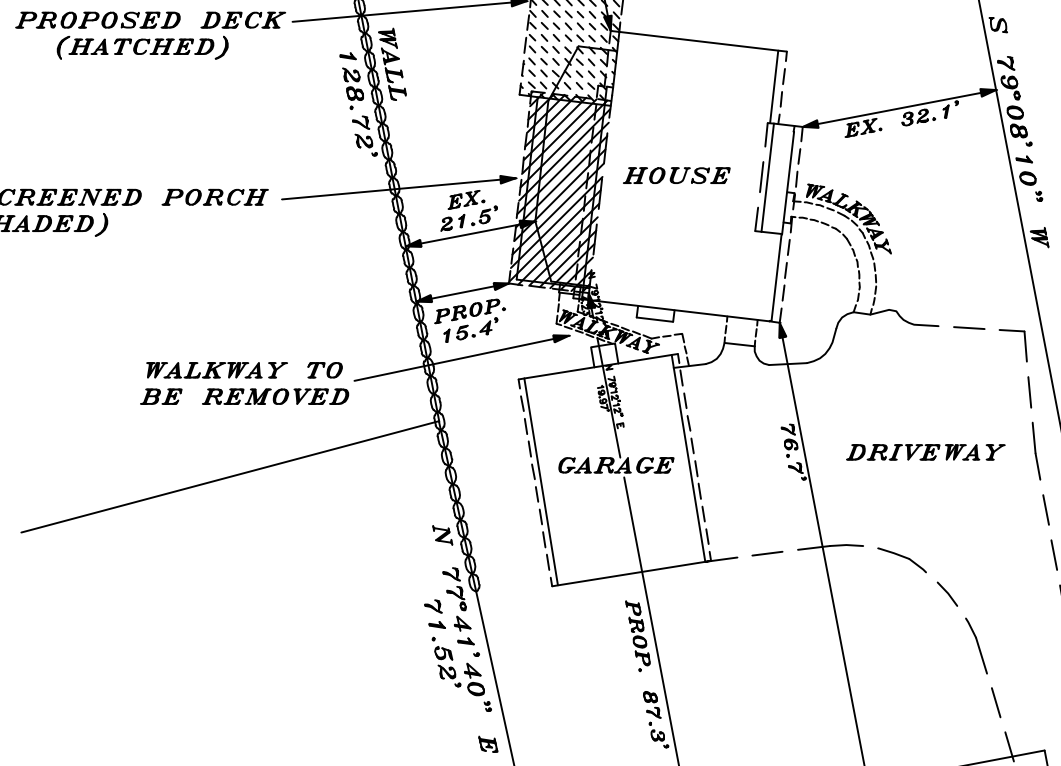


JOHN J. MOONEY
AND
JEANNA M. MOONEY

BRIAN M. WYATT
AND
BROOKE S. WYATT

PROPOSED DECK
(HATCHED)

PROPOSED SCREENED PORCH
(SHADED)



JOHN MAIORANO
AND
ANDREA MAIORANO

NICOLAS R. LANG
AND
KATHLEEN M. LANG

KATHLEEN M. GRAHAM

LOTS 3 & 4 COMBINED AREA = 0.5142 ACRE
(22,396 S.F.)
EXISTING LOT COVERAGE = 2,471 S.F./11.03%
PROPOSED LOT COVERAGE = 2,469 S.F./11.02%
EXISTING IMPERVIOUS AREA = 6,834 S.F.
PROPOSED REDUCTION OF IMPERVIOUS AREA = 40 S.F.
PROPOSED TOTAL IMPERVIOUS AREA = 6,794 S.F.

DISCLAIMER -
IN ORDER TO ENSURE SETBACK COMPLIANCE OF THE PROPOSED ADDITION, THE CLIENT IS ADVISED TO HAVE THE BUILDING SETBACK LINE STAKED PRIOR TO CONSTRUCTION. ERIC J. KRISTOFFERSEN, L.S., ASSUMES NO LIABILITY FOR SETBACK COMPLIANCE UNLESS CONTRACTED TO STAKE SAID LINE.

DISCLAIMER -

IT IS THE RESPONSIBILITY OF THE CLIENT, CONTRACTOR, OR SUBCONTRACTOR TO IDENTIFY THE LOCATION OF ALL UTILITIES, BOTH UNDERGROUND AND ABOVEGROUND PRIOR TO EXCAVATION. THIS SURVEY DOES NOT SHOW, NOR IS IT INTENDED TO SHOW, UTILITIES THAT SERVE OR CROSS THIS PARCEL OR ADJACENT LAND.

ERIC J. KRISTOFFERSEN, L.S., ASSUMES NO LIABILITY FOR DAMAGE OF UTILITIES BY ANY PARTY UTILIZING THIS MAP FOR ANY PURPOSE.

NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND 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. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS.

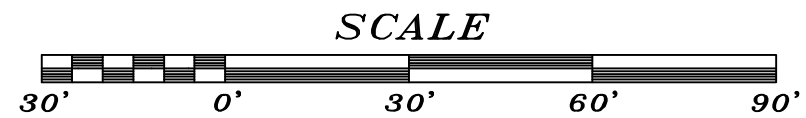
ZONE - R-7.5

REFER TO MAP NUMBER 975 RIDGEFIELD LAND RECORDS

EASEMENTS, ENCROACHMENTS OR UNDERGROUND UTILITIES, IF ANY, MAY NOT BE SHOWN ONLY THOSE STRUCTURES SUBJECT TO ZONING REGULATIONS MAY BE SHOWN

THIS SURVEY MAP IS FOR ZONING PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, INCLUDING CONVEYANCE OF THE SURVEYED PARCEL.

IMPROVEMENT LOCATION SURVEY
MAP PREPARED FOR
SEAN MICHAEL MCEVOY
MAP PREPARED FOR
LISA LYNN MCEVOY
150 HIGH RIDGE AVENUE
RIDGEFIELD CONNECTICUT
SCALE-1"=30' MARCH 9, 2022
AREA = 0.5142 ACRE



KRISTOFFERSEN LAND SURVEYING, LLC

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

MAP CERTIFIED BY
ERIC J. KRISTOFFERSEN, L.S., LICENSE NO. 15770
40 MADELINE DRIVE, RIDGEFIELD, CT., 06877
PHONE 203-438-3201

FILE NO. 133

NOT VALID WITHOUT
EMBOSSED SEAL

N 22°34'40" W
12.81'

72.37'

HIGH RIDGE AVENUE