

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

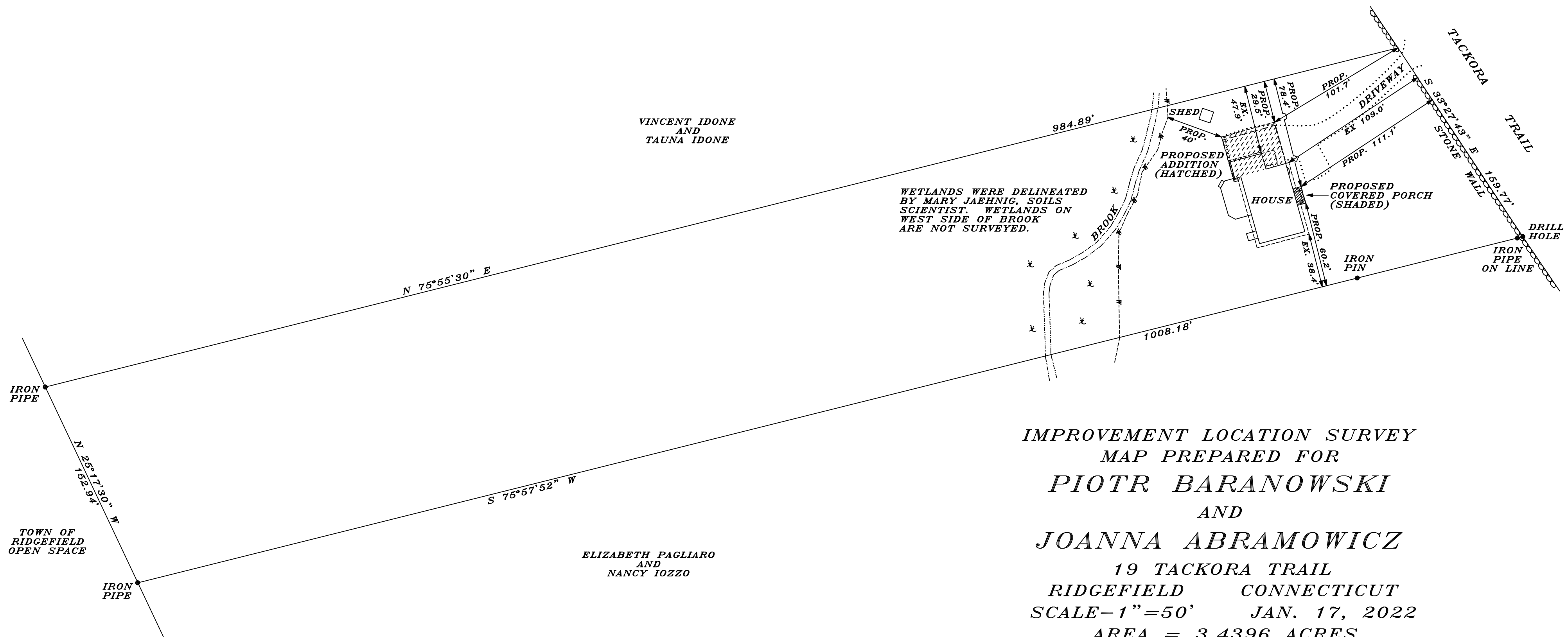
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS.

ZONE - R-AA

REFER TO MAP NUMBER 1037 RIDGEFIELD LAND RECORDS

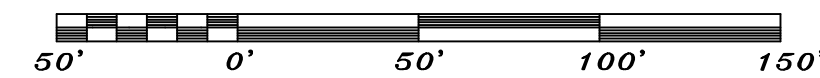
EASEMENTS, ENCROACHMENTS OR UNDERGROUND UTILITIES, IF ANY, MAY NOT BE SHOWN ONLY THOSE STRUCTURES SUBJECT TO ZONING REGULATIONS MAY BE SHOWN

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



WETLANDS WERE DELINEATED BY MARY JAEHNIG, SOILS SCIENTIST. WETLANDS ON WEST SIDE OF BROOK ARE NOT SURVEYED.

IMPROVEMENT LOCATION SURVEY
 MAP PREPARED FOR
PIOTR BARANOWSKI
 AND
JOANNA ABRAMOWICZ
 19 TACKORA TRAIL
 RIDGEFIELD CONNECTICUT
 SCALE-1"=50' JAN. 17, 2022
 AREA = 3.4396 ACRES
 SCALE



LOT 3 AREA = 3.4396 ACRES
 149,827 S.F.
 EXISTING LOT COVERAGE = 1.41%
 EXISTING FLOOR AREA = 1,980 S.F.
 PROPOSED LOT COVERAGE = 1.91%
 PROPOSED FLOOR AREA = 2,787 S.F.
 EXISTING IMPERVIOUS AREA = 4,797 S.F.
 PROPOSED ADDITIONAL IMPERVIOUS AREA = 30 S.F.
 PROPOSED TOTAL IMPERVIOUS AREA = 4,827 S.F.
 PROPOSED TOTAL BUILDING HEIGHT = 19'
 PROPOSED AVERAGE BUILDING HEIGHT = 16'

KRISTOFFERSEN LAND SURVEYING, LLC

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

MAP CERTIFIED BY
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FILE NO. 493
 NOT VALID WITHOUT
 EMBOSSED SEAL