

USE OF THIS SURVEY BY SUBSEQUENT OWNERS VOIDS SEAL AND CERTIFICATION HEREON.

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY EASEMENTS, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICE.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, NOT SHOWN.

THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS AND BUILDING COVERAGE ONLY.

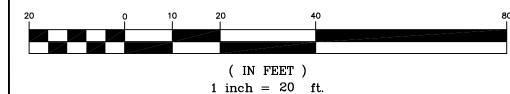
NO OTHER INTERIOR LOCATION DONE AT THIS TIME.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED LAND SURVEYOR IS ILLEGAL.

REFERENCE HEREBY MADE TO MAP # 1629
ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

GRAPHIC SCALE



PARCEL 1

MAP

PREPARED FOR
DIANE D. & KEVIN G. CUMMINS
RIDGEFIELD , CONNECTICUT

R-AA RESIDENCE ZONE

Area = 1.0335 Acres

R-AA ZONING REQUIREMENTS

FRONT, SIDE & REAR SETBACKS = 35'

MAXIMUM F.A.R. = 5,938 SQ. FT. EXISTING F.A.R. = 3,775 SQ. FT. PROPOSED F.A.R. = 4,800 SQ. FT.+/-

MAXIMUM BLDG. COV. = 3,513 SQ. FT. EXISTING BLDG. COV. = 2,030 SQ. FT.

EXISTING BLDG. COV. = 2,030 SQ. FT.

PROPOSED BUILDING COVERAGE = 2,625 SQ.FT.

EXISTING BUILDING HEIGHT = 26'
TOTAL BUILDING HEIGHT = 33'

THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY AND IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.

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. ON SEPTEMBER 26, 1996.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON, AND CONFORMS TO THE HORIZONTAL ACCURACY OF A CLASS "A-2" SURVEY.

R K W

LAND SURVEYING

Survey date APRIL 14, 2011

New Canaan , Connecticut Tel. 203 - 966 - 3501 Fax 203 - 966 - 3503



CT. L.S. # 70034

PROPOSED ADDITION ADDED JULY 13, 2011 DWELLING UPDATED AND PROPOSED GARAGE ADDED JANUARY 21, 2013 PROPOSED GARAGE REVISED MAY 5, 2020

FRANCIS J. WALSH JR.

FILE TUCCIO

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