

PER MAP 4490

R - AA ZONING REQUIREMENTS

FRONT, SIDE & REAR SETBACKS - 35'
20 LOUNSBURY ROAD
ALLOWABLE F.A.R. - 15,380 SQ. FT.
EXISTING F.A.R. - 8,850 SQ. FT.

ALLOWABLE BUILDING COVERAGE - 10,805 SQ. FT.
EXISTING BUILDING COVERAGE - 5,150 SQ. FT.
EXCLUDING 200 SQ. FT. OF PORCH AREA
PROPOSED BUILDING COVERAGE - 5,600 SQ. FT.
INCLUDING COTTAGE ADDITION

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.

UNDERSTRUCTURES 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 FIELD INSPECTION DONE AT THIS TIME.

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

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

REFERENCE HEREBY MADE TO MAP # 4490, 3512
ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

M A P
Prepared for
PHILIP MACCI
Ridgefield, Connecticut
R - AA Residence Zone
Area = 4.658 Acres

ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF
ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE
SIGNATURE APPEARS HEREON.

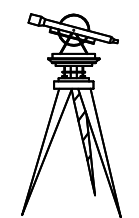
THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY
AND IS INTENDED TO VERIFY COMPLIANCE OR NONCOMPLIANCE
WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS
36-36a-1, 36-36a-2, 36-36a-3 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 28, 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 MAY 19, 2020

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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

FRANCIS J. WALSH JR.

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