

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

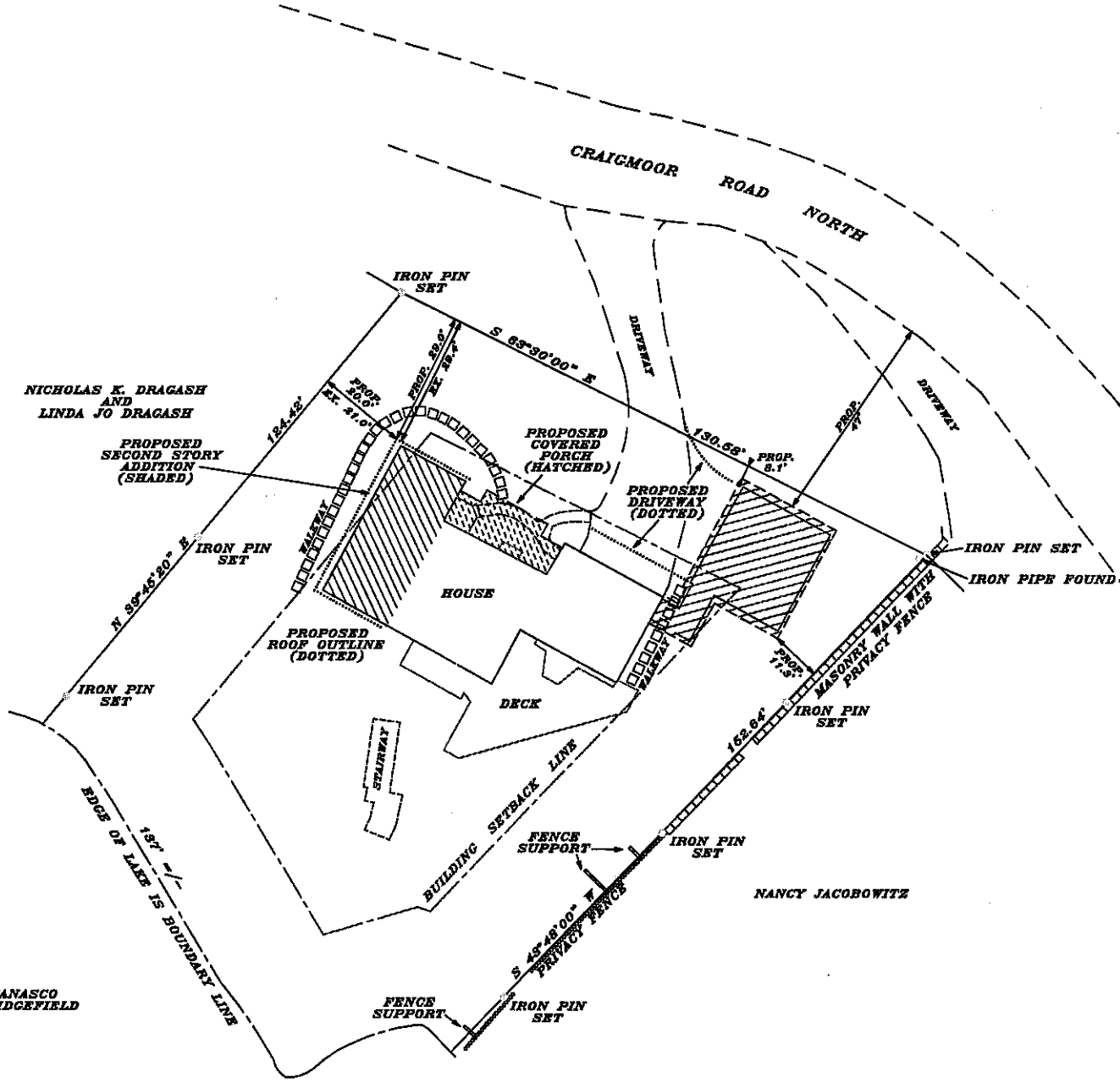
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN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

ZONE - R-A

REFER TO MAP NUMBER 561 RIDGEFIELD LAND RECORDS

EASEMENTS, ENCRAGEMENTS 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
CECILIA LANE, LLC
 24 CRAIGMOOR ROAD NORTH
 RIDGEFIELD CONNECTICUT
 SCALE-1"=20' DEC. 8, 2023
 AREA = 0.414 ACRE



LOTS 39, 40 & 41 COMBINED
 AREA = 0.414 ACRES (18,048 S.F.)
 EXISTING LOT COVERAGE = 1,791 S.F.
 PROPOSED LOT COVERAGE = 2,568 S.F. (ALLOWABLE = 1,957.6 S.F.)
 EXISTING FLOOR AREA = 2,377 S.F.
 PROPOSED FLOOR AREA = 3,009 S.F. (ALLOWABLE = 4,023.8)
 HOUSE PROPOSED TOTAL WING HEIGHT = 28' (ALLOWABLE = 45')
 HOUSE PROPOSED AVERAGE WING HEIGHT = 26' (ALLOWABLE = 36')
 GARAGE PROPOSED TOTAL HEIGHT = 22' (ALLOWABLE = 45')
 GARAGE PROPOSED AVERAGE HEIGHT = 17' (ALLOWABLE = 36')

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. 194
 NOT VALID WITHOUT
 EMBOSSED SEAL