



LOT AREA - 1.8651 ACRES
 (50,608 S.F.)
 EXISTING LOT COVERAGE - 3,041 S.F.
 EXISTING FLOOR AREA - 6,244 S.F.
 EXISTING FLOOR AREA - 6,286 S.F.
 PROPOSED FLOOR AREA - 6,844 S.F.
 PROPOSED FLOOR AREA - 9,316 S.F.

DISCLAIMER -
 IT IS THE RESPONSIBILITY OF THE CLIENT, CONTRACTOR, OR SUBCONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO IMPLEMENTATION. THIS SURVEY DOES NOT SHOW NOR IS IT INTENDED TO SHOW, UTILITIES THAT CROSS THIS PARCEL OR ADJACENT LAND.
 ERIC J. KRISTOFFERSEN, L.S., ASSURES NO LIABILITY FOR DAMAGE OR UTILITIES BY ANY PARTY UTILIZING THIS MAP FOR ANY PURPOSE.

NOTES
 THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES, SECTIONS 80-300-1 THROUGH 80-300-10 AND THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES, SECTIONS 80-300-11 THROUGH 80-300-15. THIS SURVEY IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEFENDANT ASSURANCE OF TITLE POLICY, INCLUDING CONFORMANCE OF THE SURVEYED PARCEL.
 ZONE - R-1A
 REFER TO MAPS NUMBERED 1074, 1089 AND 6864 RIDGEFIELD LAND RECORDS ASSESSMENTS, 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 CONFORMANCE OF THE SURVEYED PARCEL.

IMPROVEMENT LOCATION SURVEY
 MAP PREPARED FOR
PAUL J. GIOVANNIELLO
 AND
ALISA GIOVANNIELLO
 257 WEST MOUNTAIN ROAD
 RIDGEFIELD CONNECTICUT
 SCALE-1"=50'
 ARBA = 1.8651 ACRES
 SCALE



KRISTOFFERSEN LAND SURVEYING, LLC

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
 MAP PREPARED BY
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FILE NO. 074
 NOT VALID WITHOUT
 ENDORSED SEAL