

Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal and red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation and will invalidate this map.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

NOTE: Proposed Deck Dimensions and Location as Per Plan by Others

ZONING TABLE - R-AA ZONE	
<u>YARD SETBACKS</u>	
FRONT YARD	35 FT
SIDE YARD	35 FT
REAR YARD	35 FT

NOTE: Proposed Deck 25.83' Side Yard - Variance Required

EXISTING IMPERVIOUS SURFACES - R-AA ZONE	
BUILDINGS	2,594.04 S.F.
DRIVEWAYS	1,657.01 S.F.
WALKS/STEPS/WALLS	305.01 S.F.
DECKS	248.82 S.F.
UTILITIES & PADS	36.78 S.F.
EXISTING TOTAL IMPERVIOUS COVERAGE	4,841.66 S.F.
TOTAL LOT AREA	44,095.78 S.F.
MAX. IMPERVIOUS SURFACE COVERAGE ALLOWED	4,813.80 S.F.
TOTAL EXISTING BUILDING LOT COVERAGE	2,594.04 S.F.
MAX. LOT COVERAGE ALLOWED	3,446.75 S.F.

PROPOSED IMPERVIOUS SURFACES - R-AA ZONE	
PROPOSED WALKS/STEPS/WALLS	300.56 S.F.
PROPOSED DECK	315.84 S.F.
PROPOSED TOTAL IMPERVIOUS COVERAGE	4,904.23 S.F.
TOTAL LOT AREA	44,095.78 S.F.
MAX. IMPERVIOUS SURFACE COVERAGE ALLOWED	4,813.80 S.F.
TOTAL EXISTING BUILDING LOT COVERAGE	2,594.04 S.F.
MAX. LOT COVERAGE ALLOWED	3,446.75 S.F.

This map has been prepared in accordance with Sections 20-300b-1 through 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. the boundary determination category of which is a dependent resurvey conforming to horizontal accuracy Class A-2.

Premises hereon being Lot 52 as shown on a certain map entitled, "Meadow Woods, Prepared for Meadow Woods, Inc., Developer, Ridgefield, Connecticut." Said map filed in the Town of Ridgefield Clerk's Office on July 14, 1965 as map number 3512.

Surveyed in accordance with Deed Book 920, Page 142.

Premises shown hereon designated on the Town of Ridgefield Tax Maps as: Block G15, Lot 22.

Property Address:
25 Revere Place
Ridgefield, CT 06877

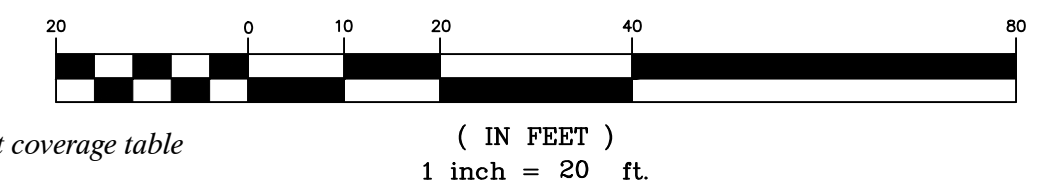
To the best of my knowledge and belief this map is substantially correct as noted hereon.

Surveyed: July 13, 2017
Map Prepared: July 14, 2017
Map Revised: August 28, 2017 to show proposed addition and lot coverage table
Map Revised: November 9, 2017 to show as built foundation
Map Revised: May, 25, 2018 to show final as built
Map Revised: June 19, 2018 to show coverage table and spot elevations
Map Revised: May 6, 2022 to show map/coverage table update
Map Revised: May 16, 2022; Map Revised: June 29, 2022 to show plot plan

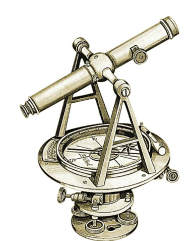
**PROPOSED ZONING LOCATION SURVEY
PREPARED FOR
25 REVERE PLACE
SITUATE IN THE
TOWN OF RIDGEFIELD
FAIRFIELD COUNTY, CONNECTICUT**

SCALE: 1" = 20'

GRAPHIC SCALE



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Connecticut Licensed Land Surveyor No.070297

Project: 17-238	Field Survey By: AN/FT & CR/BJC
Drawn By: CMP/BJC/BFC	Checked By: SBG/DM/BFC

