

**R 7-5 ZONING REQUIREMENTS**  
 FRONT SETBACK = 25'  
 SIDE / REAR = 8'

**PARCEL B1**  
 TOTAL AREA = 9,022 SQ.FT.  
 ACCESS EASEMENT = 1322 SQ.FT.  
 NET LOT AREA = 7,500 SQ.FT.  
 MAX. F.A.R. = 3,183 SQ.FT.

MAX. BLDG. COV. = 1,377 SQ.FT.  
 MAX. BLDG. COV. per Sect. 3.6.C (140%) = 1,928 SQ.FT.  
 EXISTING BLDG. COV. = 1,694 SQ.FT.  
 EXCLUDING 200 SQ. FT. OF PORCH AREA  
 317 SQ. FT. OVER ALLOWABLE (2) = 634 SQ. FT.  
 TO BE DEED RESTRICTED

636 SQ. FT. PROVIDED  
 REFER TO REVISION OF SPECIAL PERMIT - FILE # 2012-015-SP

PROPOSED BLDG. COV. - 208 SQ. FT. (13'x16' PERGOLA)  
 (13'x13' PERGOLA NOT INCLUDED (<200 SQ. FT.))

IMPERVIOUS COV. THRESHOLD = 2,025 SQ.FT. (Per LOT AREA OF 7,500 SQ. FT.)  
 EXISTING IMPERVIOUS COV. = 2,365 SQ.FT.+/-  
 PROPOSED IMPERVIOUS COV. = 2,600 SQ.FT.+/-

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.

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

REFERENCE HEREBY MADE TO MAP # 9224  
 ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

M A P  
 Prepared for  
 RICHARD B. FUREY  
 a n d  
 DANIELLE FUREY  
 Ridgefield, Connecticut  
 R - 7.5 Residence Zone

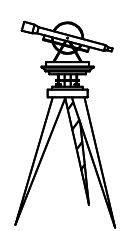
ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF  
 ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE  
 SIGNATURE APPEARS HEREON.

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

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  
 New Canaan, Connecticut  
 Tel. 203 - 968 - 3501  
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Survey date NOVEMBER 30, 2023  
 PROPOSED ADDITIONS ADDED DECEMBER 18, 2023  
 PROPOSED ADDITIONS REVISED MARCH 20, 2024

